Construction Management and Related Services for K-12 School Districts

CONSTRUCTION SERVICES GROUP

Specialists in School Buildings

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DISTRICT 112

Overview of CSG

- 1. A unique program of ESD 112
- 2. 13th year of service to K-12 school districts
- 3. Over 80 of the state's 295 school districts served
- 4. Over \$1.5 billion and 5,900,000 sf of school construction projects
 - 44 elementary schools
 - 22 middle schools
 - 26 high schools
 - 25 specialty buildings

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- 4. Located in ESD's in most areas of the state:
 - ESD 112 Vancouver
 - ESD 189 Anacortes
 - ESD 123 Pasco
 - ESD 101 Spokane
 - ESD 121 Renton (in process)
 - ESD 113 Olympia (in process)



- 5. Methods of engaging CSG:
 - Inter-local agreement
 - Competitive proposals
- 6. CSG funding sources:
 - Fees for services rendered

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- 7. CSG staff background:
 - Construction management
 - Architecture
 - Construction contracting
 - Mechanical engineering
 - Facilities operation and maintenance
 - Fiscal management
 - OSPI facilities program management



- 8. Related ESD 112 programs:
 - Legal
 - Public Information
 - Insurance
 - Educational Technology

Benefits to School Districts

- 1. Districts feel comfortable working with nonprofit member of the educational community
- 2. CSG manages only school construction projects, so is "expert" in that building type
- 3. Familiar with school district financial and accounting systems
- 4. Extensive experience with OSPI funding assistance program



Benefits to School Districts (cont.)

- 5. Small school districts that have no facilities staff or history in construction projects get decades of experience across many disciplines
- 8. Medium sized districts that have limited facilities staff and construction history get staff augmentation in critical areas of need
- Large districts that have interim need for personnel and prefer not to hire and fire district staff get high-quality professionals on demand

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CSG Services

 CSG provides a wide range of services related to the creation, modernization and operation of school facilities across the State of Washington

- Pre-Construction Services
- Design Period Services
- Construction Period Services
- Post Construction Services
- Special Services

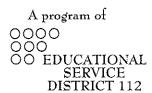


Pre-Construction Services

- 1. Existing facility assessments and condition data management
- 2. Community bond surveys
- 3. Bond strategies
- 4. Bond communications
- 5. Pre-bond master scheduling
- 6. Pre-bond master budgeting

Design Phase Services

- Design team selection and contracting assistance
- 2. Educational specifications
- 3. Schedule management
- 4. Budget management
- 5. Establishment of district quality standards
- 6. Value Engineering (OSPI)
- 7. Constructability Reviews (OSPI)
- 8. OSPI compliance



Bidding Phase Services

- 1. Bidder solicitation/competition building
- 2. Bid review and recommendations
- 3. Construction contract development
- 4. OSPI compliance



Construction Phase Services

- 1. Schedule oversight
- 2. Budget management
- 3. On site quality control
- 4. Furniture and equipment procurement assistance
- 5. Management of separate district vendors/contractors
- 6. Building Commissioning (OSPI)



Construction Phase Services (cont.)

- 7. Punch list management/closeout facilitation
- 8. Financial reconciliation and monitoring of requirements for contractor retainage release
- 9. OSPI compliance



Post Construction Phase Services

- 1. Warranty administration & 1-year walk through
- General trouble shooting and de-bugging of building systems



Special Services

- Capital facilities planning/impact fee ordinances
- 2. Development reviews (SEPA)
- 3. Energy conservation audits and retrofit management
- 4. Retro commissioning
- Construction document archiving and data bases

Emerging Services

- BPA sponsored energy auditing for school buildings
 - No-cost energy audits to school districts across the state
 - Administered through local public and private utilities
 - BPA funds a percentage of energysaving capital improvement costs
 - Data gathered on mechanical, electrical and building envelope conditions



Emerging Services (cont.)

- 2. Facilities operation and maintenance services
 - Existing facilities inventories and detailed condition assessments
 - Short, medium and long term maintenance plans
 - Compliance with OSPI 2% rule

CSG - Working as our construction partner...