Presentation Agenda

- Introductions
- Study Goals
- Methodology
- Interviewees
- Facility Service Needs
- Model Contracts
- Gaps/Deficiencies/Barriers
- Next Step
- Questions/Discussion
Study Goals

- Structures that exist and those needed to support school facility services
- Identification of gaps, deficiencies and barriers
- Recommendations for improved services and delivery models
Methodology

- Data from selected districts and service providers
- Identification of needs
- Gap analysis
- Program delivery methods
- Development of recommendations
Interviewees

School District Interviews:
- Tacoma
- Spokane
- Bellingham
- Pasco
- Aberdeen
- Cascade
- Montesano
- Riverview
- Pullman
- Port Angeles
- Davenport
- Columbia

Public/Private Agencies:
- ESD 101
- ESD 105
- ESD 112/Construction Services Group
- ESD 113
- ESD 114
- ESD 121
- ESD 123
- ESD 171
- ESD 189
- General Administration
- GALCo Engineering Services
- Heery International
- Olympic Associates
Facility Service Phases

Planning -> Design
Design -> Bidding
Bidding -> Occupancy & Post-Occupancy
Occupancy & Post-Occupancy -> Asset Preservation
Asset Preservation -> Planning
# Services Offered - example

## OSPI
- Compliance Support
- Consultation
- Funding

## School Districts In-House
- Small
- Med.
- Large

## Planning Services

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<th>Private Sector</th>
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<td>Inventory</td>
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<td>Project Delivery</td>
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Model Contracts

- Model contracts are widely used:
  - American Institute of Architects (AIA)
  - Associated General Contractors (AGC)
  - General Services
  - Large Districts

- Model contracts are individualized for projects and districts by legal council

- Many states provide model contracts
Service Needs

PLANNING
- Demographics
- Community & Staff Interaction
- Project delivery methodology & schedule
- Consultation
- Facility assessments
- Inventory
- Capacity & utilization
- Funding strategies
- Site selection & acquisition
- School closures

DESIGN
- Design team selection
- Owner-AE contracts
- Design services & contract documents
- Value engineering
- Constructability
- Energy life cycle cost analysis

BIDDING
- Project management
- Financial management
- Educational specifications
- Bid review & recommendations
- Construction contracts

CONSTRUCTION
- Project management
- Testing
- Quality control
- Furniture, fixtures, & equipment inspection
- Financial management
- Dispute resolution

OCCUPANCY
- Project management
- Financial management
- Warranty management
- Commissioning
- Training in systems & operation

ASSET PRESERVATION
- Plant operations management & support
- Small projects management
- Performance contracts
- Asset preservation planning
- Energy management
- Facility planning
## Gaps/Deficiencies/Barriers

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Next Step

- Develop recommendations for regional school construction assistance program, including:
  - Services to be prioritized based on gap analysis
  - Delivery models that are effective
  - Consider findings from K-Linear Cohort Projections Study, K-12 Formula Transparency Study, and JLARC Facility Inventory Study
Thank you!

Questions?

Discussion