

Cheney Public Schools

Application for Project Approval for Progressive Design Build

Craig Road Elementary

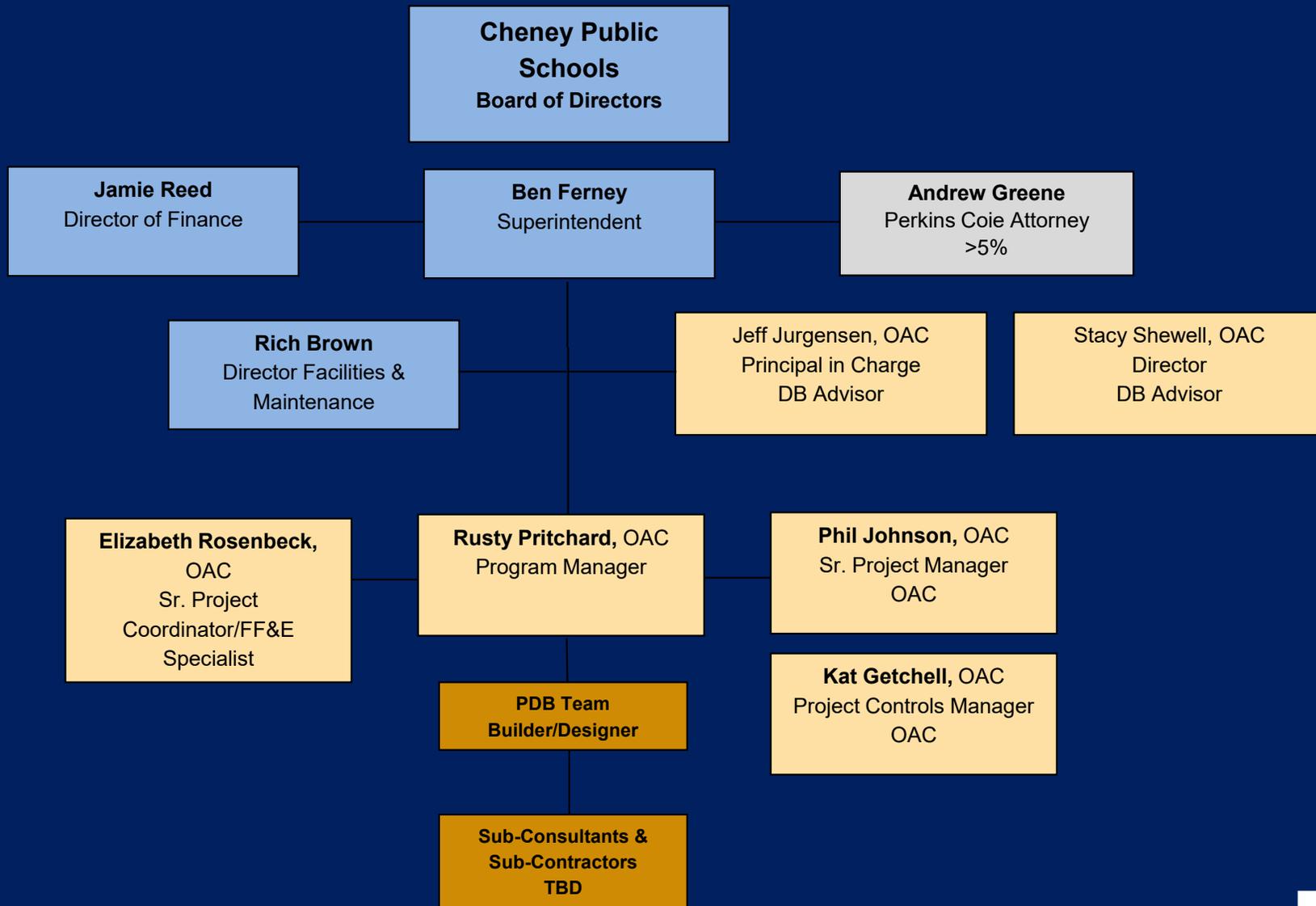


Agenda

1. Team
2. District Information
3. Project Scope
4. Schedule
5. Budget
6. Why Progressive Design Build
7. RCW 39.10
8. Questions



Cheney Public Schools Project Team



Cheney School District Facts

CHENEY PUBLIC SCHOOLS BY THE NUMBERS

Assessed Valuation \$7,639,437,097

Total Employees 766

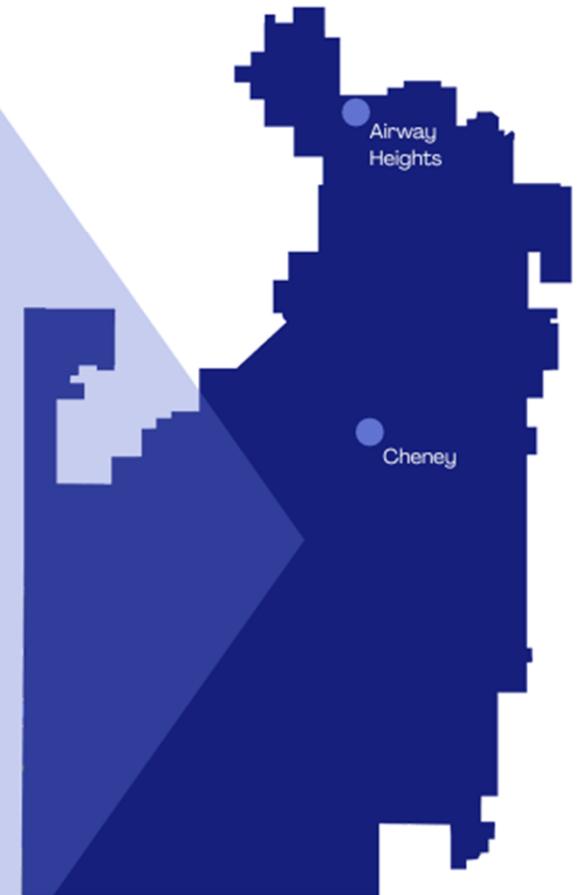
District Wide Student Enrollment FTE 5,431.16

Square Mileage of the District 381 sq. miles

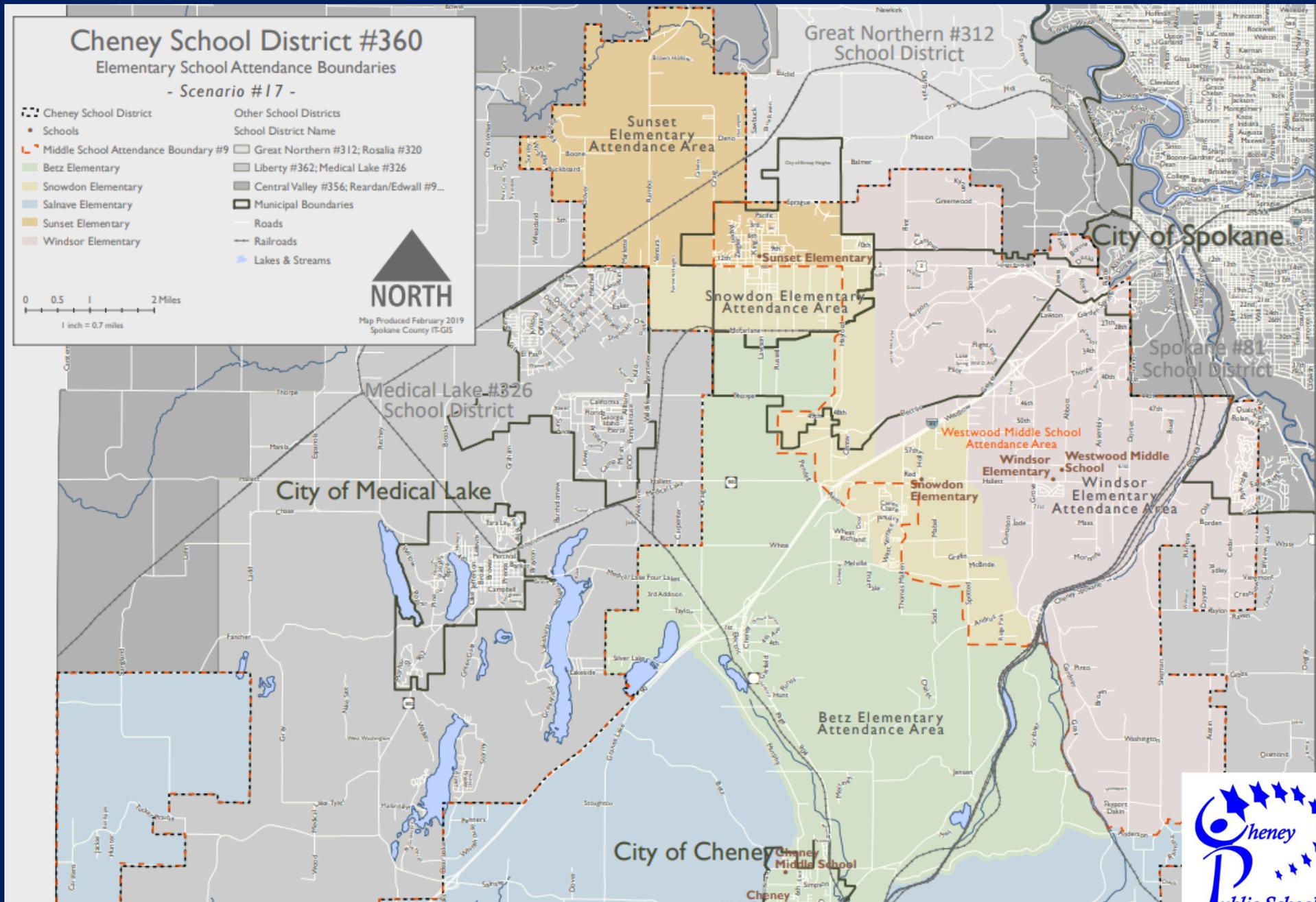
Free and Reduced Meal Percentage 52.19%

Miles Driven by District Buses Last Year 880,709

Total Budget \$91 million



District Boundaries

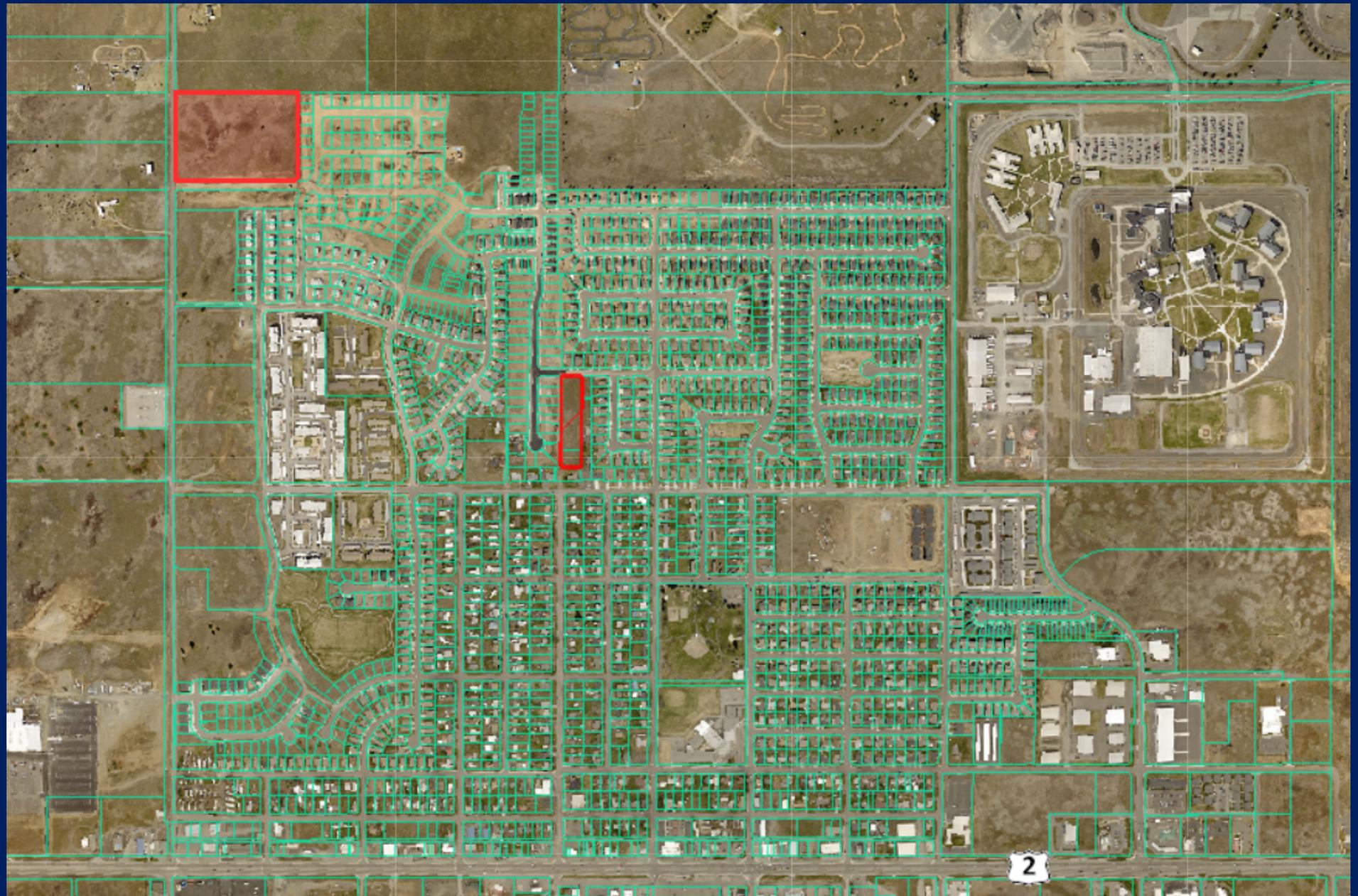


Site & Scope

1. 60,000 sf +/-
2. 500 k-5 students
3. City of Airway Heights is location
 1. Issues are water contamination with AFB & GEG Airfields
 2. Sewer & pumping system issues
 3. Permitting issues within City



Aerial of the Site



Cheney Public Schools Procurement Schedule

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PDB RFO Advertisement #1	02/14/2024
PDB RFO Advertisement #2	02/21/2024
Pre-Proposal Meeting	02/21/2024
PDB SOQ Due	02/28/2024
CPS Selection Committee SOQ Review and Scoring	03/11/2024-03/21/2024
Notify Shortlisted Finalist Teams	03/22/2024
Issue RFP to Finalists	03/29/2024
PDB Interactive Meetings	04/03/2024-04/04/2024
PDB Management Plan and Fee Proposal Due	04/12/2024
Management Plan and Fee Review and Scoring	04/15/2024-04/24/2024
Announce Apparent Successful Proposer	04/25/2024
Contract Negotiations	05/01/2024-06/01/2024
CPS Contract Approval	06/02/2024
Design-Builder NTP	June 2024
Substantial Completion	July 2026



Cheney Public Schools Project Budget

Costs for Professional Services (Legal etc.)	\$300 K
Estimated project construction costs (<i>including construction contingencies, sales taxes and AE Fees & permits</i>):	\$39 M
Equipment and furnishing costs	\$2.5 M
Off-site costs	\$1.0 M
Contract administration costs (owner, cm etc.)	\$1.7 M
Contingencies (owner)	\$5.0 M
Other related project costs	\$500 K
Total	\$50.0 M



Why Progressive Design Build?

- Predictability: Align Budget and Scope with funding
- Efficiency and Innovation in design
- Time to Market and Expedited Schedule (FLEXIBILITY)
- Earliest Cost Certainty
- Single Point of Responsibility for Owner
- As with all public owners, the success of this bond lays groundwork for all future bonds.
- Greater opportunities to involve local suppliers/subcontractors



MWBE & SBE Strategy

THIS WILL BE COMPRISED OF THREE LEVELS OF EFFORT

- **Owner outreach** meetings with members of the AEC community utilizing the office of OWMBE, AGC, Chamber of Commerce.
- **Design Build Team selection Criteria** – we will ask for past performance and their approach to driving participation for this project. Meeting with other districts as Tacoma to seek strategy.
- **Contact other districts** – seek guidance from districts who have developed highly successful strategies, such as Tacoma Public Schools. How to score the approaches as well.
- **Design Builder Outreach Plan** – the team will be required to include the owner in the development of their plan so we can all score it. Need to have the possible points such it shows the importance



RCW 39.10.300

The project meets all three of the RCW criteria:

- a. Design-build approach is critical in developing the construction schedule, design and budget.
- b. The project will be provided opportunity for greater innovation and efficiencies by utilizing the Progressive Design Build methodology.
- c. This project will realize significant savings in project delivery time which will show progress to the community. By utilizing PDB, we get the benefit of early cost certainty, while beginning the procurement of materials, early site packages, and “mini-GMP’s”.



Questions?

