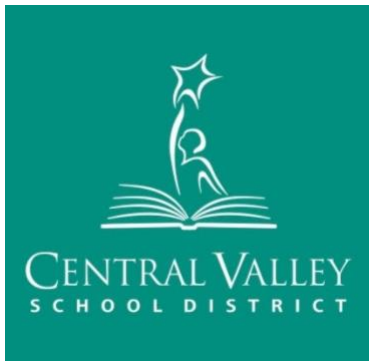




Central Valley School District #356

Application for Project Approval for
Progressive Design-Build

District-Wide Secure Vestibule Projects



September 26, 2024



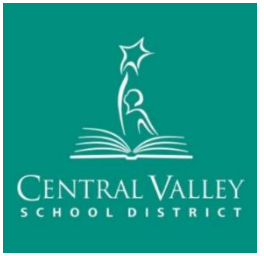
Agenda



1. Team and Organizational Chart
2. About Central Valley
3. Scope
4. Why Progressive Design-Build
5. RCW 39.10
6. Schedule
7. Budget and Financing
8. MWBE Outreach
9. Questions



Team



Jay Rowell

Director of Special Projects, CVSD

Lead for all CVSD Construction Projects

Jerrold Olson

Director of Facilities, CVSD

Gina Bullis

Executive Financial Officer, CVSD

Jonathan Miller, Assoc. DBIA, CCM, PMP

PDB Advisor, Turner & Townsend Heery

Nine progressive design-build project under RCW 39.10

John Minder, Assoc. DBIA

Project Manager, Turner & Townsend Heery

Eight years of industry experience with PDB and K-12 projects

David Beaudine, Assoc. DBIA, CCM

Advisor/Executive, Turner & Townsend Heery

Over 30 Alternative delivery projects including four PDB

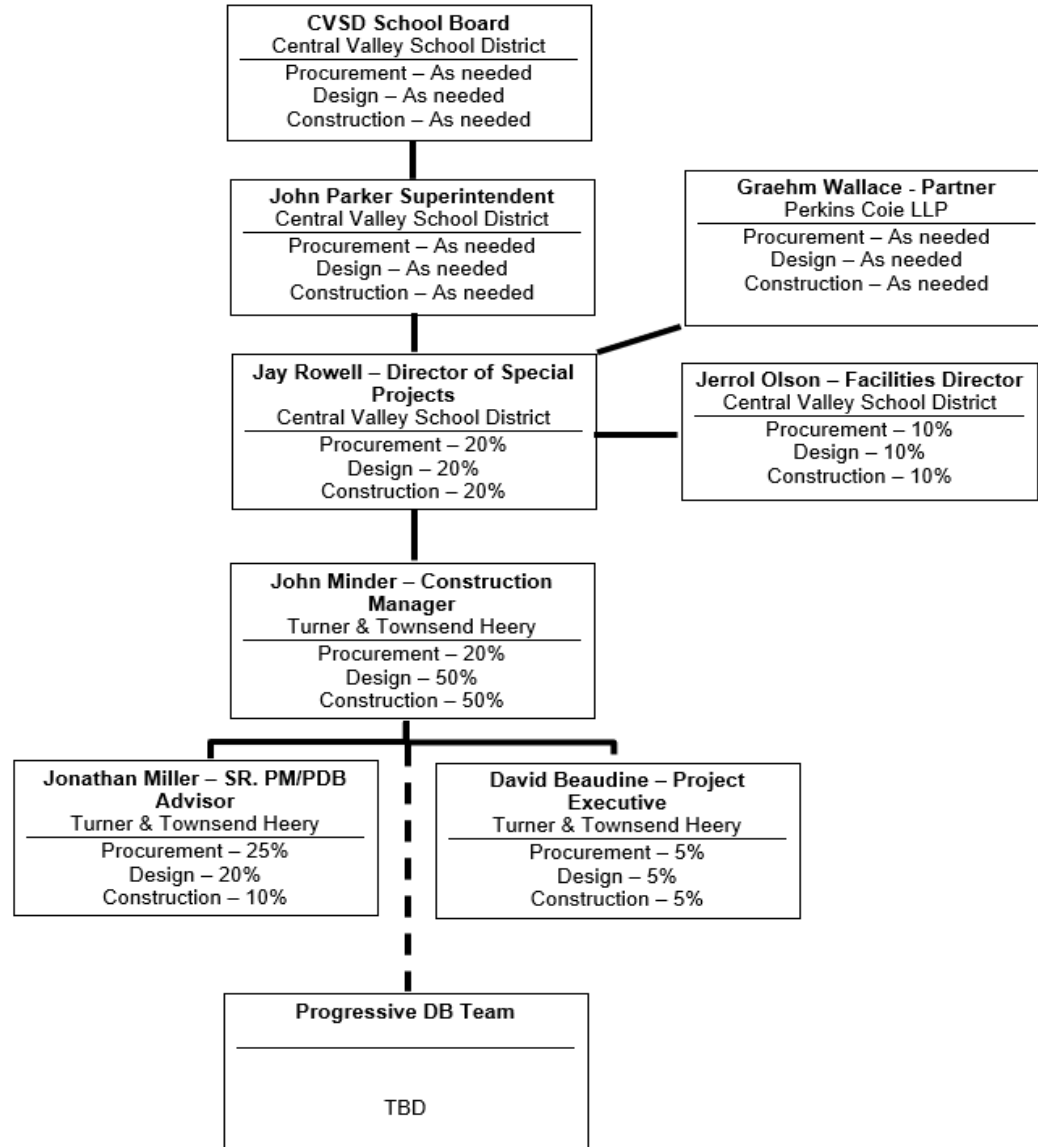
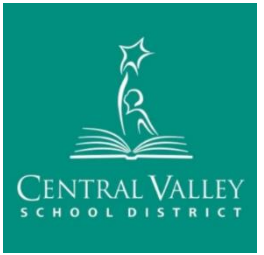
Served two terms on PRC

Graehm Wallace

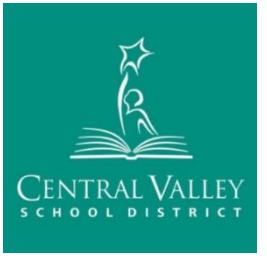
Partner, Perkins Coie

Extensive PDB Experience as special legal counsel under RCW 39.10

Organization Chart

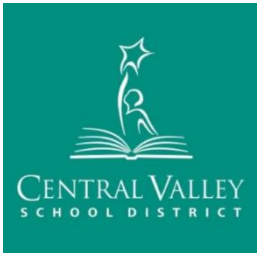


CVSD Overview



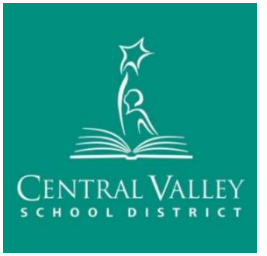
- Committed to education excellence for over 130 years.
- Mission – Prepare students for career and life through a high quality, comprehensive education in partnership with families and community in a safe and inclusive environment.
- In the last 9 years completed nearly \$500M in new school construction; numerous GC/CM projects

About CVSD



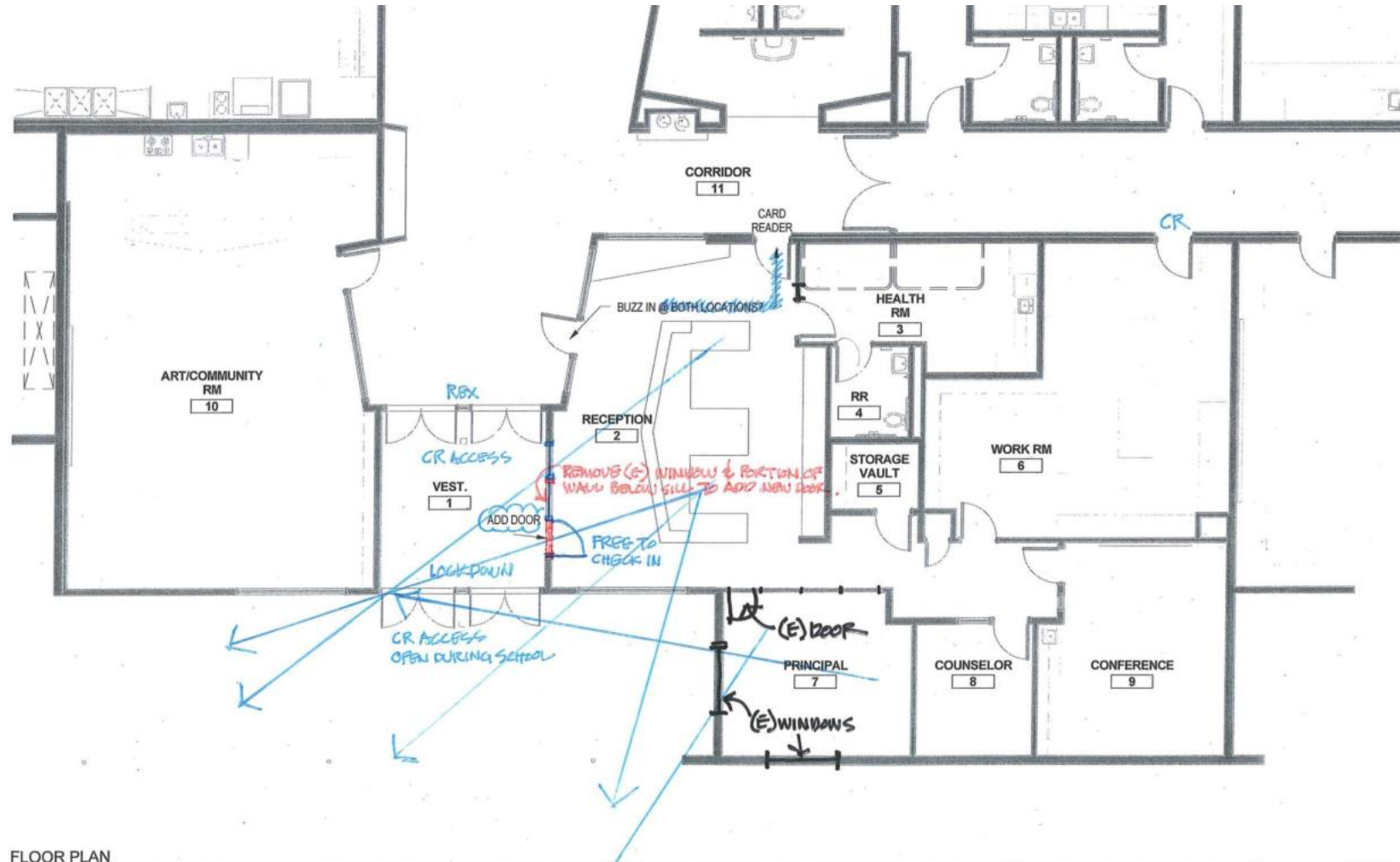
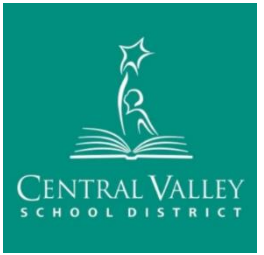
- 15,293 students at 30 schools and learning centers
- District serves an 80-square mile area in Spokane Valley
- 1,980 employees – 13th largest employer in Spokane County

Project Scope & Goals



- Upgrade eight elementary and two middle school front entry vestibules
- Project will involve architectural redesign of main entrance areas
- Enhance safety, functionality, and aesthetic appeals for front entry vestibules
- Modernize existing entry systems

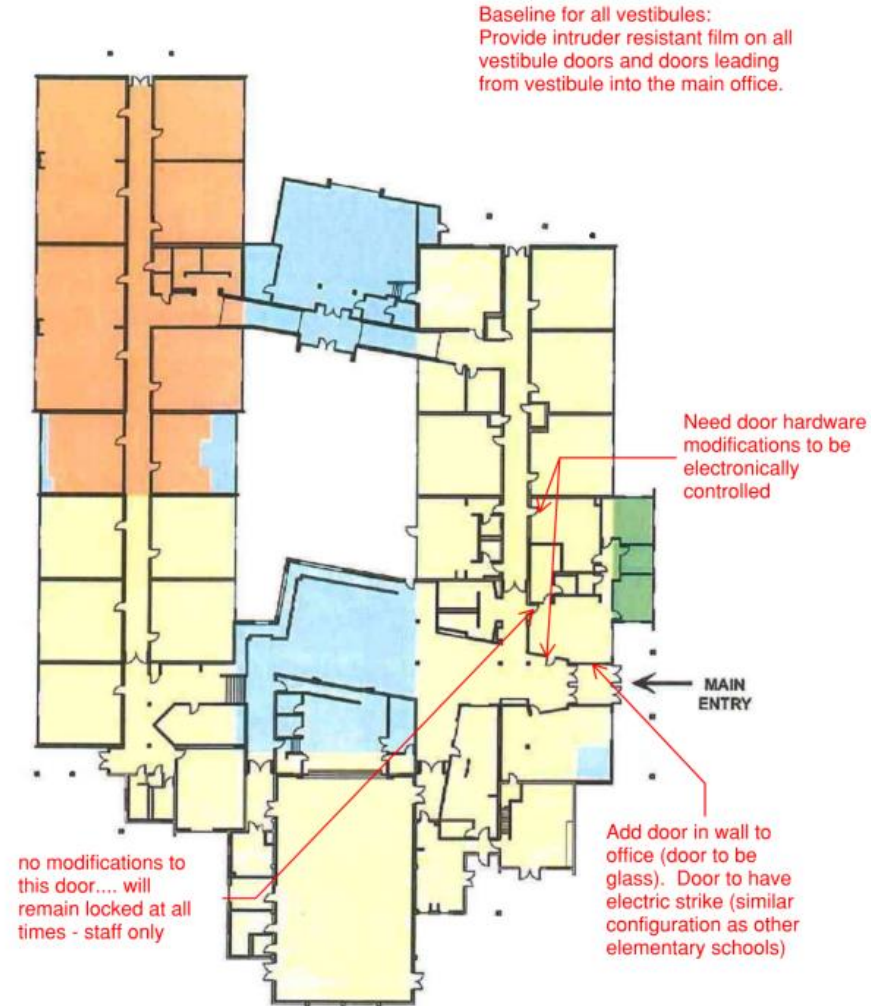
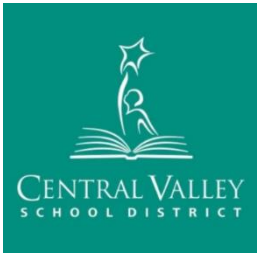
Site Plan Markup



FLOOR PLAN
1/8" = 1'-0"

	Adams	Phase: SD IssueDate: 01 JUNE 2015 Revision: 03/17/17 Job #: XXXX	A2 02
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Site Plan Markup

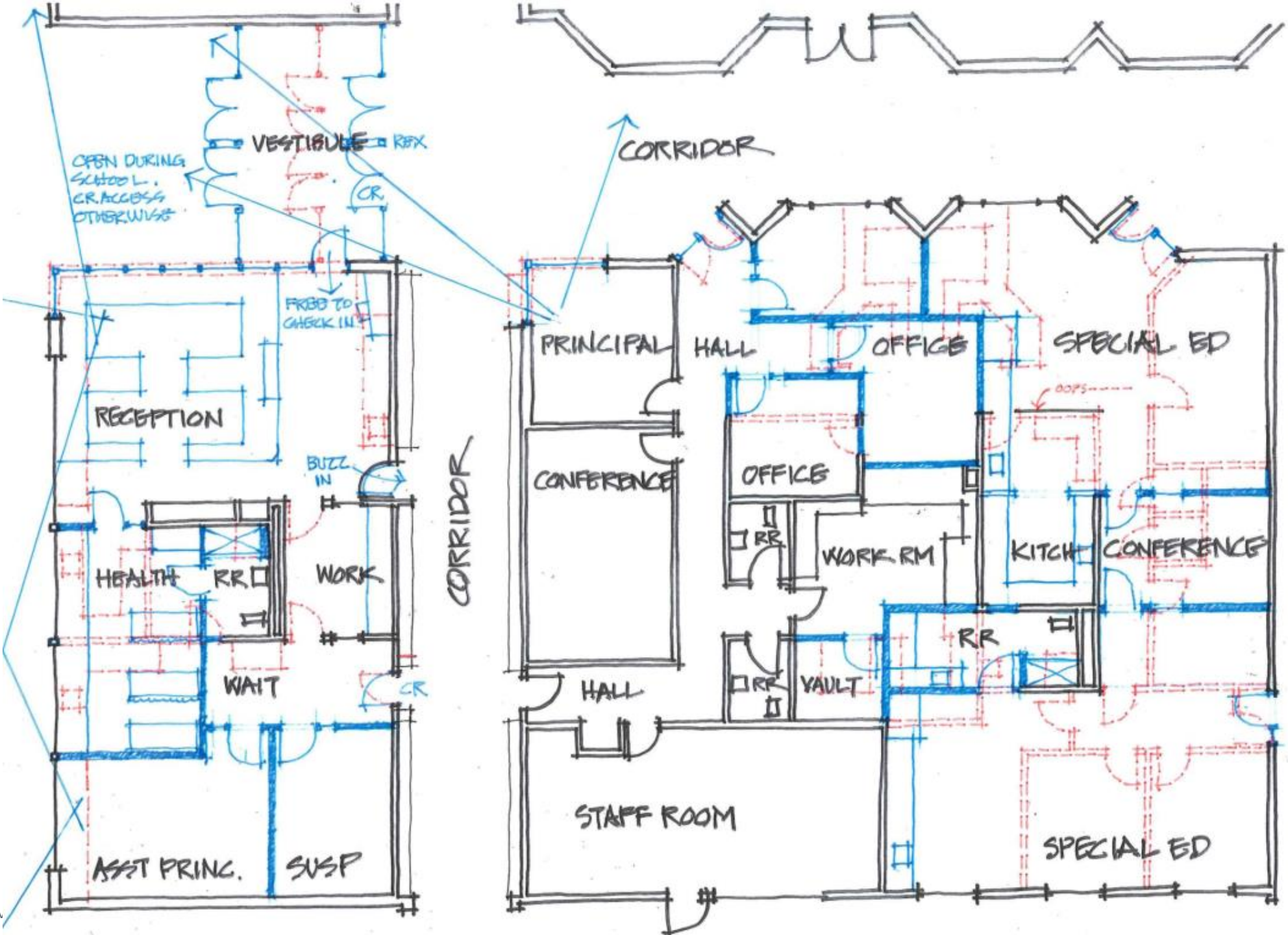


Originally Built 1958	28,414 s.f.
Classroom Addition 1966	10,644 s.f.
Library Addition 1976	680 s.f.
Complete Modernization/Addition 2003	7,141 s.f.
Total Area Complete Mod. 2003	46,879 s.f.

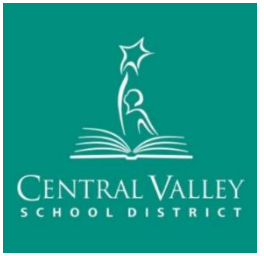
ADAMS ELEMENTARY SCHOOL North
Scale: 1" = 40'-0"

03.17.17

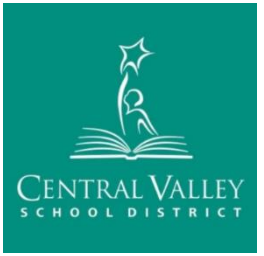
(C) BONDISH MS



Why Progressive Design-Build



- Significant variations in site conditions presents challenges when grouping all schools into one project
- Must align budget with scope and early cost certainty – this project is only a small piece of the Capital Facilities Levy
- Single point of responsibility for Owner
- Time to market and expedited schedule
- Opportunity to utilize MWBE firms



- **Greater innovation or efficiencies between the designer and the builder**

By grouping all schools together under one project, the PDB team can standardize materials across all vestibules and streamline construction with an experienced team.

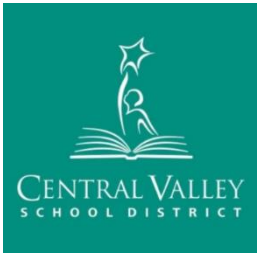
- **Savings in project delivery time**

Significant time savings on the project can be achieved by allowing concurrent design and construction phases, streamlining communication and decision making, reducing bidding and procurement time, and simplifying permit and approval processes.

- **Substantial Fiscal Benefit**

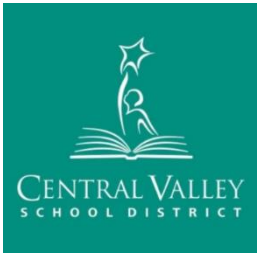
With a fixed project budget, we need a highly qualified PDB to design to our budget and ensure scope aligns with that fixed amount. We need to validate scope, schedule, budget, and site conditions so that we can accurately design to our GMP budget.

Schedule



TASK	TARGET COMPLETION DATE
Procure Project/Construction Management Team	Completed
PRC Approval	September 26, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	October 6, 2024
Second publication of RFQ for PDB Team	October 13, 2024
A3 SOQ's Due	October 31, 2024
Shortlist Finalists	November 6, 2024
Distribute RFP to Shortlisted Firms	November 8, 2024
Interactive Meetings	November 21, 2024
Management Plan and Fee Due	December 13, 2024
Highest Scored Finalist Announced	December 18, 2024
Validation Complete	March 14, 2025
Design	March 2025 through July 2025
Construction (Multiple Packages)	May 2025 through August 2026

Budget & Financing



In February, 2024, CVSD passed a Capital Improvements and Technology Levy in the amount of \$47,500,000. Of the amount passed in the levy, \$6M is allocated to safer and secure main entry vestibules at various locations around the District. CVSD will collect on the Capital levy beginning in 2025, running through 2030.

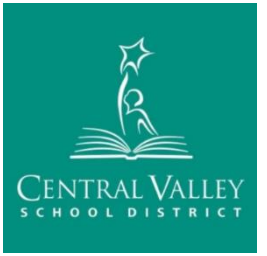
Cost for Professional Services (A/E, Legal, etc)	\$500,000
Estimated project construction costs (including construction contingencies):	\$4,000,000
Equipment and furnishing costs	\$200,000
Off-site costs	Inc. Above
Contract administration costs (owner, cm, etc.)	\$332,000
Contingencies (design & owner)	\$ 400,000
Other related project costs (briefly describe)	\$100,000
Sales Tax	<u>\$468,000</u>
Total	\$6,000,000

MWBE Outreach

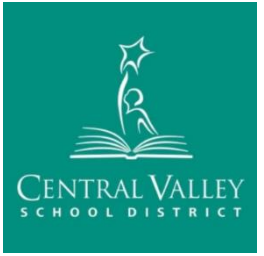


- Having a workforce that represents the diverse backgrounds of students and staff is extremely important to the CVSD
- RFQ will require past performance data of MWBE firms
- RFP will require inclusion and outreach plan
- Advertisement & RFQ will be sent to OMWBE to be posted and viewed on their website for contracting opportunities
- Outreach with local APEX coordinator
- CVSD will enforce requirements to track and report utilization of MWBE and veteran certified businesses

Summary



- Project meets criteria of RCW 39.10
- MWBE and DBE outreach is extremely important for this project
- Project team is well-suited & experienced for PDB
- PDB gives this project the best chance to meet the project deadlines and goals



Questions