



Paradise ValleyTM
Unified School District

Agenda

How are bond/capital projects selected?

How is vendor selection done for these projects?

Project Selection

Introduction

First, a little bit about PVSchools facilities, by the numbers.

- The department is comprised of **75** dedicated staff members
- The school district is over **100** square miles
- The Facilities Department maintains **5,306,732 square feet** of interior space

Our buildings include:

- **5 Comprehensive High Schools, PV ONLINE and Sweetwater**, average age, 37 years
- **6 Middle Schools**, average age, 32 years
- **27 Elementary Schools**, average age, 28 years
- **13 Administrative Support Buildings**, average age, 30 years
- **The average age of all buildings across the district is 32 years old.**

Project Selection Process

- 1. Prioritizing Student and Staff Needs at the Site Level**
- 2. Budget and Funding Considerations**
- 3. Data-Driven Decision Making**
- 4. Long-Term Facility Master Plan**
- 5. Sustainability and Modernization**

1. Prioritizing Student and Staff Needs at the Site Level

- The primary driver behind selecting construction projects is ensuring the safety, well-being, and educational experience of our students and staff.
- Schools collect input and data from students, staff, and school community throughout the year regarding facility needs.
- Facilities leadership meets with school principals annually to walk the site, discuss input from stakeholders, and collaboratively prioritize future projects.

2. Budget and Funding Considerations

- Budget constraints play a significant role in how projects are selected. We work closely with the district's finance department to ensure that construction projects align with available funding, whether from local taxes, state funding, grants, or bonds.
- Prioritization also takes into account the cost-effectiveness of each project—ensuring that the district gets the most value for every dollar spent while addressing essential needs.

3. Data-Driven Decision Making

- Every facility undergoes regular evaluations to determine structural integrity, safety features, and the condition of key systems like HVAC, electrical, and plumbing.
- The facilities department utilizes data that includes the age and condition of existing buildings, work orders, and enrollment projections to validate needs.

4. Long-Term Facility Master Plan

- Data is collected so that each construction project can be a part of a larger, long-term facilities master plan that when complete will outline the district's goals for building development, remodel, and renovation over the next 10-20 years.
- The plan ensures that projects are completed in a logical and coordinated way, factoring in urgent needs with proactive planning for the life expectancy of a building system and educational programming trends.

5. Sustainability, Efficiency, and Modernization

- These efforts include projects that use energy-efficient designs, renewable energy sources, and materials that minimize environmental impact.
- We make sure we are supporting modern educational and academic program standards, integrating flexible learning spaces, and ample technology infrastructure to support 21st-century teaching methods.

Facilities Vendor Recommendation to Governing Board

The facilities department makes a vendor recommendation to the governing board on the following criteria:

- **Pricing:** We analyze data that may include multiple vendor proposals, construction cost index data, and historical pricing data to confirm appropriate pricing for a project.
- **Experience:** Schools are a unique client for construction firms. In addition to common construction safety requirements, vendors must abide by governing board policy to protect students, staff, and community, allow for flexible work dates and hours, and for summer projects, the ability to collaborate with other vendors at a site.
- **Warranty Service:** We expect our vendors to consistently honor warranties and provide expedited warranty service if necessary.
- **Prior Performance/Reputation:** We prefer vendors with a proven track record working in a school environment. Vendors we select understand our mission of maintaining and enhancing the learning environment for our students.
- **Communication:** The vendor must demonstrate clear, consistent, and collaborative communication with the district during the procurement process, construction phases, and project close out.

Vendor Selection

Introduction

- Alternative Project Delivery Methods (APDM) used in school district procurement and the required determination factors
- Qualities of Job Order Contracting, Construction manager at risk, and design-build
- Summary of current District/1GPA Cooperative JOC contracts
- Review of District's partnership with 1 Government Procurement Alliance

APDM Determination Factors

Alternative project delivery method (APDM) refers to the following types of procurement used in construction: Construction Manager at Risk (CMAR); Design Build (DB); Job Order Contracting (JOC)

The Procurement Code states the following:

A school district may use an alternative project delivery method if it determines in writing that such alternative project delivery method is advantageous to the school district. The following factors may be used for such determination:

- 1. Cost and cost control method;*
- 2. Value engineering;*
- 3. Market conditions;*
- 4. Schedule;*
- 5. Required specialized expertise;*
- 6. Technical complexity of the project; or*
- 7. Project management.*

Job Order Contracting

What is a JOC?

- Job Order Contracting – A construction contract used to procure various types of small projects with a threshold of one million dollars (\$1,000,000) per project.
- Applicable Procurement Rules R7-2-1102 through 1115.
- Paradise Valley USD (Board Policy DJE) increased the JOC limit to three million dollars (\$3,000,000) per project.
- JOC contracts may be awarded as a single contract or multiple contract for similar JOC construction services
- JOC contracts may be awarded to separate vendors
- Not to be used for large projects that exceed the threshold

JOC Advantages

The JOC is a popular procurement method because it allows the owner (District) to work collaboratively with the contractor incorporating their input on planning and design decisions.

When done correctly, this is an efficient process that will help the District achieve its desired outcome and minimize the need for change orders once construction has started.

This is a time saving and money saving process!

Construction Manager at Risk and Design Build

- Limited to one contract per procurement
- District may elect to have two separate contracts for a CMAR
 - One contract for the design phase - pre construction and design services
 - Another contract for the construction phase for all other construction services
 - Project must take place at a single location – Example: School rebuild, new build, etc.
 - District's direct involvement is key
 - Negotiated Guaranteed Maximum Price (GMP) is established when design phase is at 50%-90% completed
- Design – Build (DB) is for a single project and requires one contract
 - A single contract is awarded for design and construction services
 - The design-build team will complete the design, establish a fixed price, and manage the project until completion
 - District and other stakeholders are not as involved when using this type of procurement

PVUSD JOC's (Cooperative Contracts)

23-15PV JOC General Contractors

- Main Procurement Steps related to the vendor selection process
 - Issue a request for qualifications (RFQ) - Document containing the boiler plate and scope of work
 - Evaluations per evaluation criteria and weight; cost is not a factor
 - Board Award of final list of vendors
 - **Pricing:** The awarded vendors have entered into a master agreement that defines the terms and includes the pricing schedule. This schedule will follow the Unit Price Book/Open Book Pricing model. Contractors have submitted coefficients or discounts to help the district with pricing the work.
- Multiple vendor award – A total of fifteen (15) general contractors were awarded under 18-15PV
 - Multiple vendors under multiple disciplines related to construction
 - This is a cooperative contract available for the use of multiple agencies
 - Contract is compliant with all procurement requirements
- Multiterm contract – 5 years
 - The District can plan for projects by issuing purchase orders as soon as funding is available, and projects are approved
 - The District has more control over timeline by taking advantage of summer and school breaks to complete jobs

22-14PV JOC Mechanical Services

- Multiple vendor award - Seven (7) mechanical contractors available to perform work under scope
- Projects may include HVAC upgrades among others

1 Government Procurement Alliance Cooperative

Cooperative Purchasing occurs when two or more public procurement entities combine requirements to leverage the benefits of volume purchases, deliver supply chain advantages, and best practices to reduce administrative time and expenses.

Brief History

- *January 2016 - The Board authorized the District to participate as a lead procurement agency with 1GPA*
- *Revenue sharing opportunity for the District*
- *The district has processed about 20 contracts as a lead agency*
- *All contracts are reviewed for compliance with all applicable rules*

Cooperative Structure

- 1GPA uses the hybrid structure to process procurement contracts with a lead agency – Paradise Valley Unified is considered a Lead Agency
 - Cooperative and/or Lead Agency manage the cooperative purchasing process
 - Establishes cooperative contracts for use by multiple entities
 - Governed by various state laws, local policies, and regulations
 - Award of contracts is done by the lead agency's Governing Board

Advantages

- As a lead agency, the District's best interest is a top priority
- The District is involved throughout the solicitation and award process to develop procurement contracts that align with the District's needs
- Award ready to use contracts for the use of the District and other entities currently members of the cooperative
- Purchasing power = Better pricing

Questions?



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