

RISBA vs MSBA

11/14/17



RISBA vs MSBA

- Owner's Project Manager
 - Requirements
 - Duties
 - Cost Savings
- Designer
- Model Schools and Kit of Parts
- Commissioning
- Maintenance
- Funding
- Timeline
- Staffing
- Appendix



OPM in Massachusetts

- State of Massachusetts has statutory requirements for OPM engagement:
 - Any **public project over \$1.5M** requires an OPM
 - Provide **advice and consultation** with respect to:
 - Design, value engineering, scope of work, cost estimating, scheduling, etc
 - Ensures preparation of schedules which serve as control standards for **monitoring performance of project**
 - **Purpose** is to add an experienced construction professional to a volunteer public building committee.
- MSBA has minimal requirements for OPM qualifications.

Opportunity
Establish OPM Qualifications



Typical OPM duties

OPM represents the owner during:

- Planning Phase:
 - Procure Ed. Planner and other professionals
 - Track schedule and budgets
- Design Phase:
 - Designer procurement
 - Weekly progress meetings/minutes/agenda & special meetings as needed
 - Master schedule and budget development
- Procurement phase:
 - Assist in determining procurement method (GC or CM)
 - Scoping of bids once received
- Construction Phase:
 - Day to day oversight, data collection, progress tracking
 - Manage owner's subs (i.e., FFE, Technology)
 - **For MSBA – monthly on line updates and processing of reimbursement requests**

Typical OPM duties



- Closeout
 - Manage punch list closeout/turnover & occupancy
 - Furniture, Fixtures and Equipment/Technology/Move Management oversight
 - Warranty information/contacts/spare parts storage
- Control Schedule and Budget
 - Reduce escalation costs and delays

Opportunity

Require OPM in Rhode Island for all projects over \$1.5M.



Designer

MSBA

- Selected by MSBA Designer Selection Panel which includes 3 members from the district.
- Project Architect is required to be trained in procurement laws for public projects (MCPPO certification administered by Inspector General's Office)

RISBA

- Selected by District.

Opportunity

Provide RFP and contract templates. Possibly create State MPA for design and/or application process.



- Model schools are prototype schools having the same layout and similar systems (HVAC, roofing, etc.)
- Model schools easier to accomplish but face challenges when applying across the costal zone state
 - For example, Urban/Suburban sites will have different requirements
- **Alternative - “Kit of Parts”** – creating standards of space
 - Defines: space types, sizes, adjacencies & equipment
 - Allows LEA’s to select types of spaces needed to deliver their programs
 - “Kit of Parts” would provide appropriate amount of space and equipment
 - Saves time and money by having spaces already designed

Opportunity

Adopt a “Kit of Parts” protocol.



Commissioning

MSBA

- Mandated and paid 100% by MSBA.
- MSBA conducts regular procurements to pre-qualify commissioning firms that are assigned
- Contract is with MSBA.

RISBA

- Mandated and hired by district. Reimbursed at district's share ratio.
- State MPA currently available.

Opportunity

State could pay 100% of commissioning costs similar to MSBA.





Maintenance

MSBA

- Requires documentation that demonstrates the district is actively performing routine maintenance when submitting a Statement of Interest
- Maximum incentive points for maintenance practices is 2 points
- Ranking district performance: average, below average, above average
- Scoring methodology is consistent with the goals and priorities of the statute and regulations

RISBA

- Requires districts to invest in maintenance
- Districts allowed to set own benchmarks and spending targets
- No ranking or scoring of districts performed

Opportunity

Adopt robust protocols for maintenance, incentivize proper practices & rank performance.



Funding

MSBA

- Dedicated funding stream - one cent of the state's 6.25-percent sales tax.
- This dedicated Sales Tax Revenue is pledged for payment of outstanding debt service on MSBA bonds or notes.
- The MSBA may issue either general obligation or special obligation bonds, but the aggregate outstanding principal amount of bonds may not exceed \$10 billion.

RISBA

- Annual appropriation for School Construction Aid.
- Reimbursement based - determined by existing commitments plus newly submitted projects.
- Since FY 2015, has been set at \$80M.
- Difference between Housing Aid and \$80M funds the Capital Fund

Opportunity

Identify funding to increase SBA Capital Fund and supplement Housing Aid.



Cost Controls

MSBA

- MSBA pays up to 95% of the total grant, and holds the final estimated 5% until final audit.
- The time required to closeout a contract varies dependent upon the project and the district and its team.

RISBA

- LEAs do not receive Housing Aid reimbursement until project is substantially complete.
- Per SCR, SBA may conduct a final audit upon project completion.
- Project schedule set by LEAs

Opportunity

Complete more project through pay-go (Capital Fund); and Incentivize and assist districts to complete projects more quickly to avoid escalation and cost overruns.

Comparison of Approval and Funding Timeline

MSBA		Year 1				Year 2				Year 3				Year 4																											
F to S = Finish to Start		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
REPARATION																																									
001	Eligibility Period (6 - 9 mo)																																								
	Initial Compliance Cert																																								
	Form Building Committee																																								
	Educational Profile & Enrollment Process	Dependent upon the LEA's ability to complete																																							
	Maintenance & Capital Planning Docs																																								
	Local Authorization of Funding																																								
		★ (Vote for 1st Phase Funding \$1M on average)																																							
COPE Definition																																									
002	Forming Project Team (6 - 8 mo)																																								
		OPM procure AE procure																																							
003	Feasibility Study (8 - 10 mo)																																								
		F to S Develop program, options analysis, master budget scenarios, site selection																																							
004	Schematic Design (4 - 12 mo)																																								
		F to S Enhanced Schematic/early DD design/budget/sch site investigation/develop total project budget/set c																																							
005	Local Authorization of Funding (120 d)																																								
		F to S Up to 120 days Depends on																																							
RISBA		Year 1				Year 2				Year 3				Year 4																											
REPARATION		J <th>F</th> <th>M</th> <th>A</th> <th>M</th> <th>J</th> <th>J</th> <th>A</th> <th>S</th> <th>O</th> <th>N</th> <th>D</th> <th>J</th> <th>F</th> <th>M</th> <th>A</th> <th>M</th> <th>J</th> <th>J</th> <th>A</th> <th>S</th> <th>O</th> <th>N</th> <th>D</th> <th>J</th> <th>F</th> <th>M</th> <th>A</th>	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A												
	Letters of Intent (1 mo)																																								
	Stage 1 (3 mo)	LI																																							
	Initial Compliance Cert																																								
	Form Building Committee																																								
	Facilities Analysis																																								
	Educational Profile & Enrollment Process																																								
	Maintenance & Capital Planning Docs																																								
	Stage 2 (4 mo)	Stage 1																																							
	Local Authorization of Funding																																								
	Prioritization																																								
	Schematic Design																																								
	Financing Plan																																								
	Feasibility Study																																								
	Approvals																																								
	Local Municipal Approval	★																																							
	Council on Elem & Sec Ed Approval	★																																							
	Voter Referendum Approval (if bonding)	★																																							
		★																																							
		★																																							
	Funding the Project																																								
	Housing Aid (based on project completion)																																								
	Capital Fund (based on project completion)																																								



Staffing

MSBA

- 75+ FTEs
- Consultants engaged as needed for specific projects and time periods.

RISBA

- 3 RIDE FTEs (supported by RIDE offices including Finance and Legal).
- RIHEBC Support including 1.3 FTEs for Admin & Financial Support and Contracted Services as needed for underwriting, legal and financial services

Opportunity

Provide additional staff to support LEA's during early stages of design and submittal process

Appendix



- **OPM – Owners Project Manager** – provides project management guidance to an Owner throughout the life of the Owner’s Public School Project.
- **Cx – Commissioning** – Process by which equipment or a facility is tested to verify if it functions according to its design objectives or specifications
- **MPAs – Master Price Agreements** – covers requirements for broad categories of items for a period of time
- **RFP – Request for Proposal** – a document that solicits proposals, through a bidding process, for procurement of a service
- **RFQ – Request for Qualifications** – a document submitted to potential suppliers eliciting quotations for a product or service.
- **GC – General Contractor** – is responsible for the overall coordination of a project
- **CM – Construction Manager** – oversees the planning, design, and construction of a project. Purpose is to control a project’s time, cost, and quality



- **SCR – School Construction Regulations** – govern the process by which the RI Board of Regents for Elementary and Secondary Education perform their statutory function of determining the necessity of school construction, establishing standards for design and construction of school buildings, approving projects for school housing aid reimbursement, and ensuring that districts have adequate asset protection plans to maintain their school facilities.
- **LEA – Local Education Agency** - a public board of education or other public authority legally constituted within the State for either administrative control or direction of, or to perform a service function for, public elementary or secondary schools
- **FTE – Full Time Employee** – an employee employed on average at least 30 hours per week, or 130 hours per month
- **SOI – Statement of Interest** – allows districts to inform MSBA about deficiencies that may exist in a local school facility and how those deficiencies inhibit the delivery of the districts educational program.