

Knappa School District No. 4 • Knappa, Oregon 97103

Board of Directors' Work Session

*The Knappa School District will Inspire all learners to Achieve
academically and Thrive as independent and Productive citizens.*

Wednesday, January 5, 2022

5:30 p.m.

1. **Call to Order** – Chair Ed Johnson
 - 1.1 Flag Salute

2. **New Business**
 - 2.1 Bond Project Organizational Structure-(Pivot Architecture)

3. **Adjourn**

Next Meeting • Wednesday, January 19, 2022, 6:30 p.m. Regular School Board Meeting
Knappa High Library.

Building the Bond

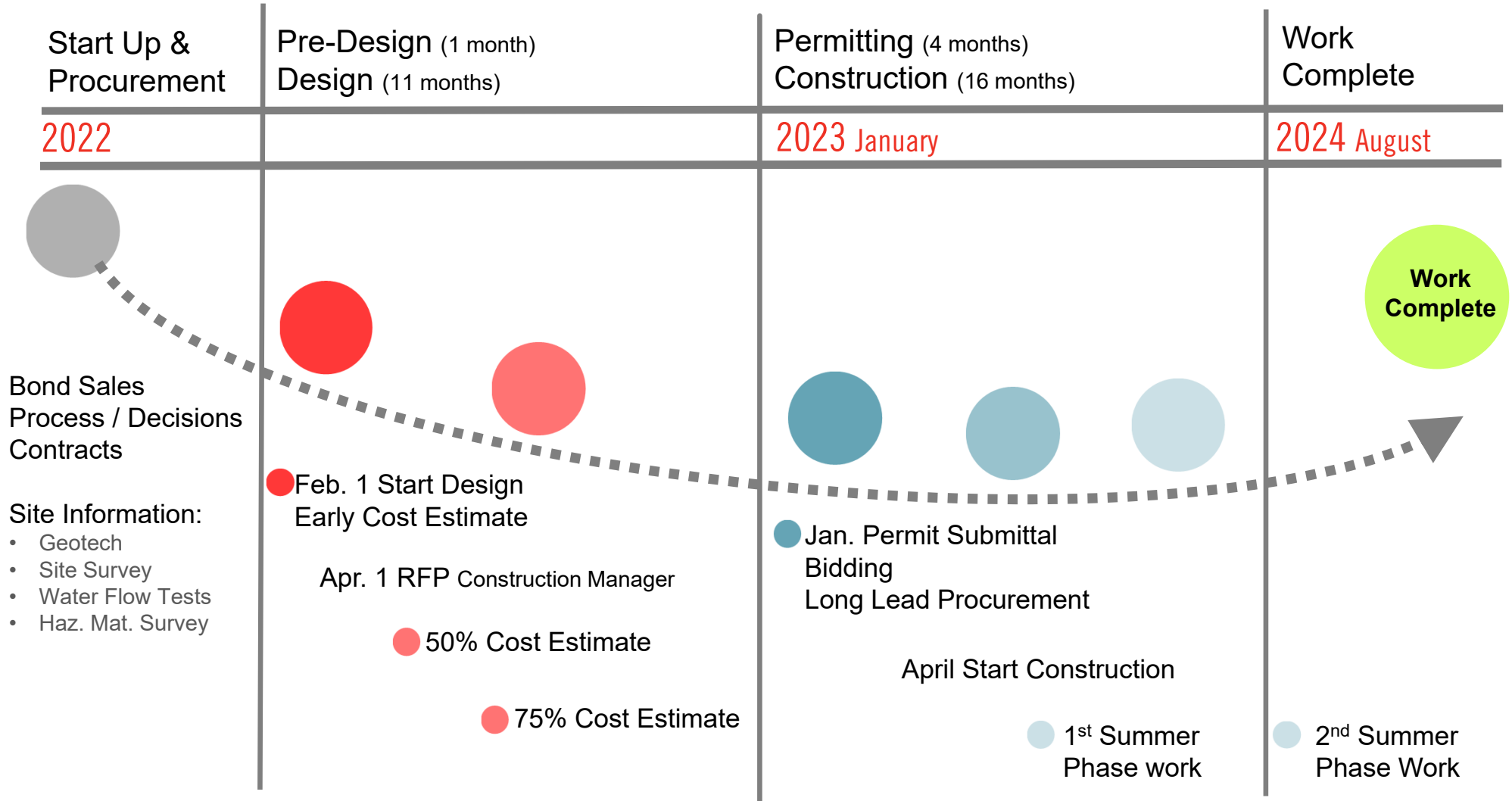
Knappa School District

Work Session January 5, 2022



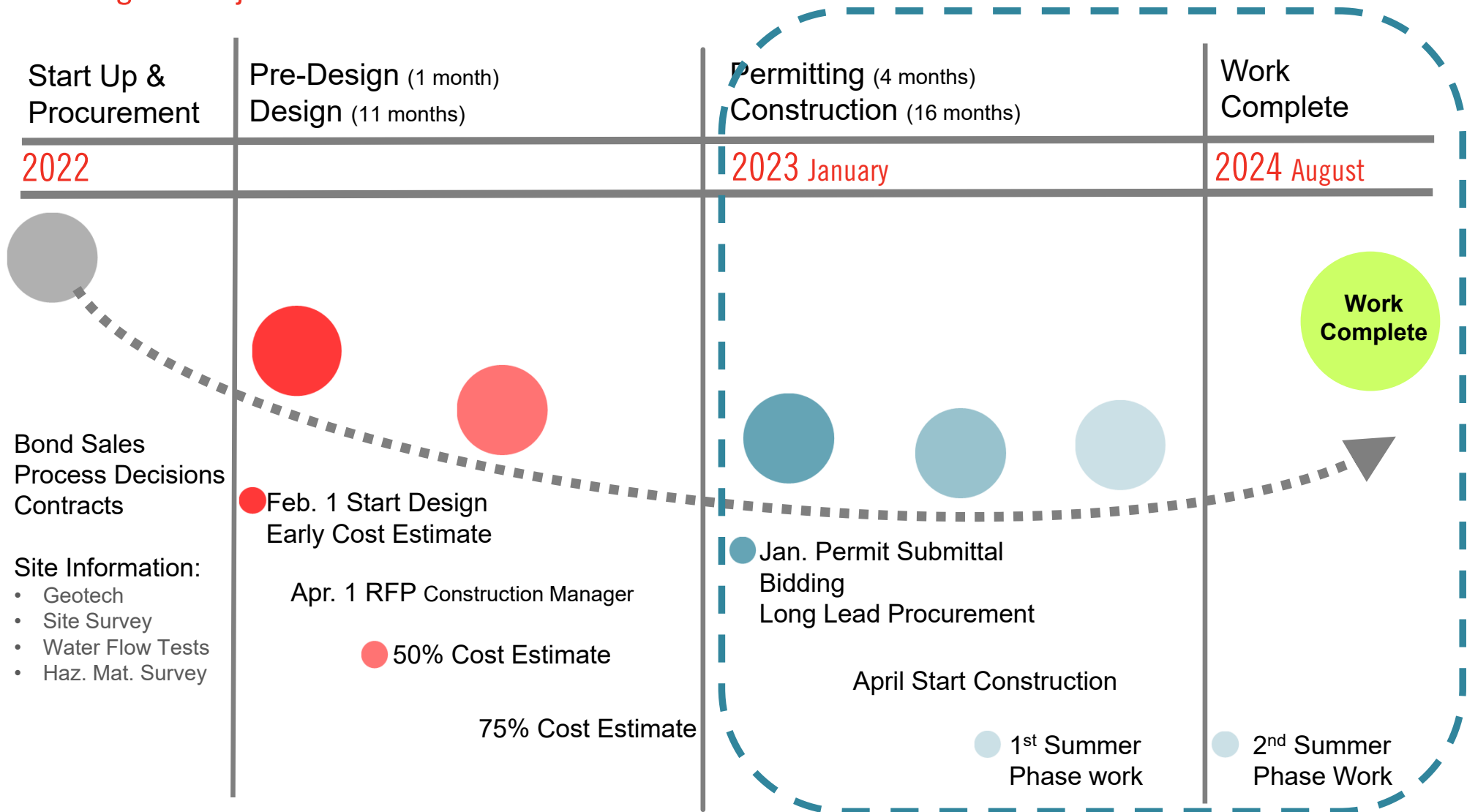
Process Overview

Moving the Project Forward



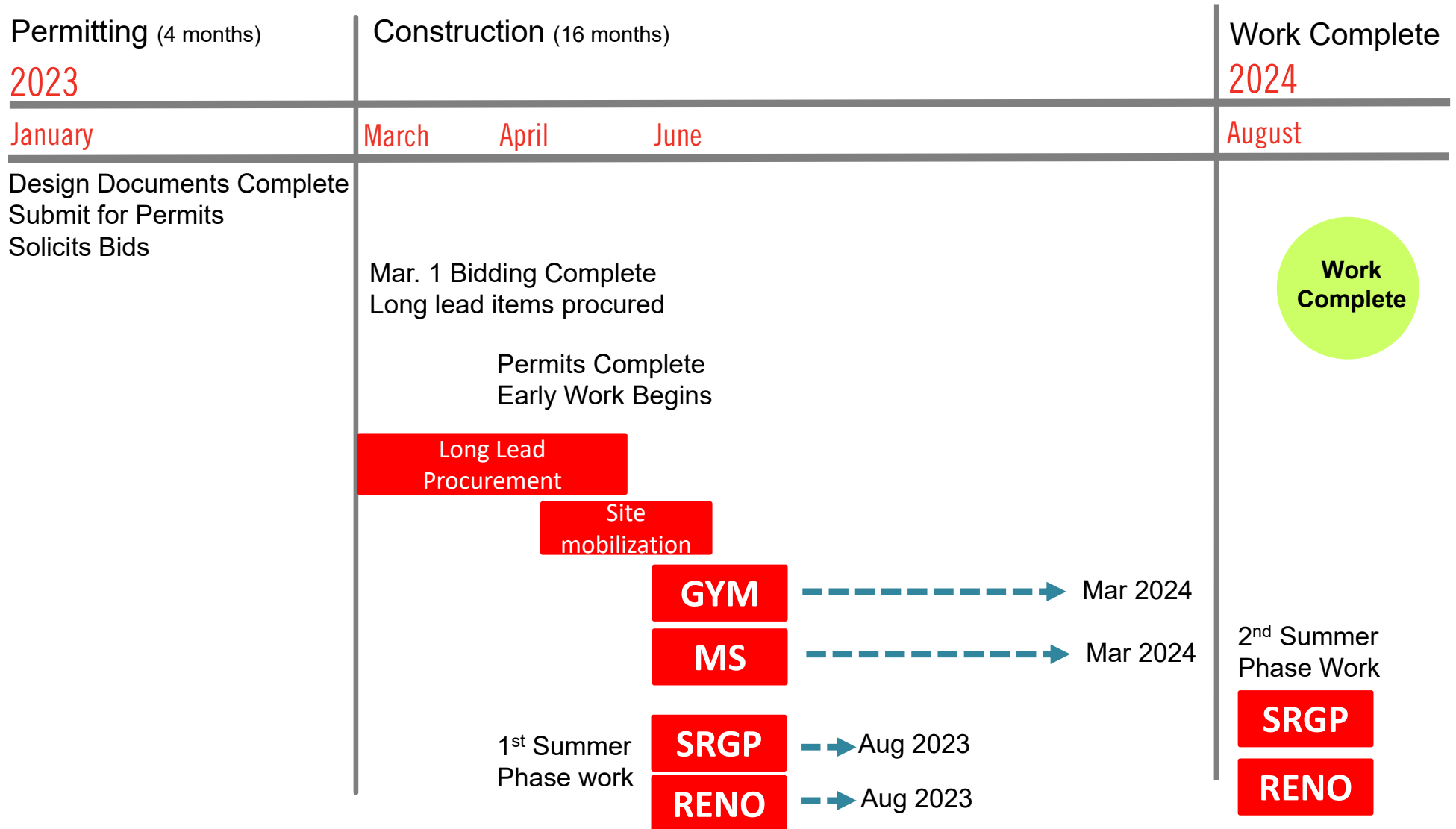
Process Overview

Moving the Project Forward



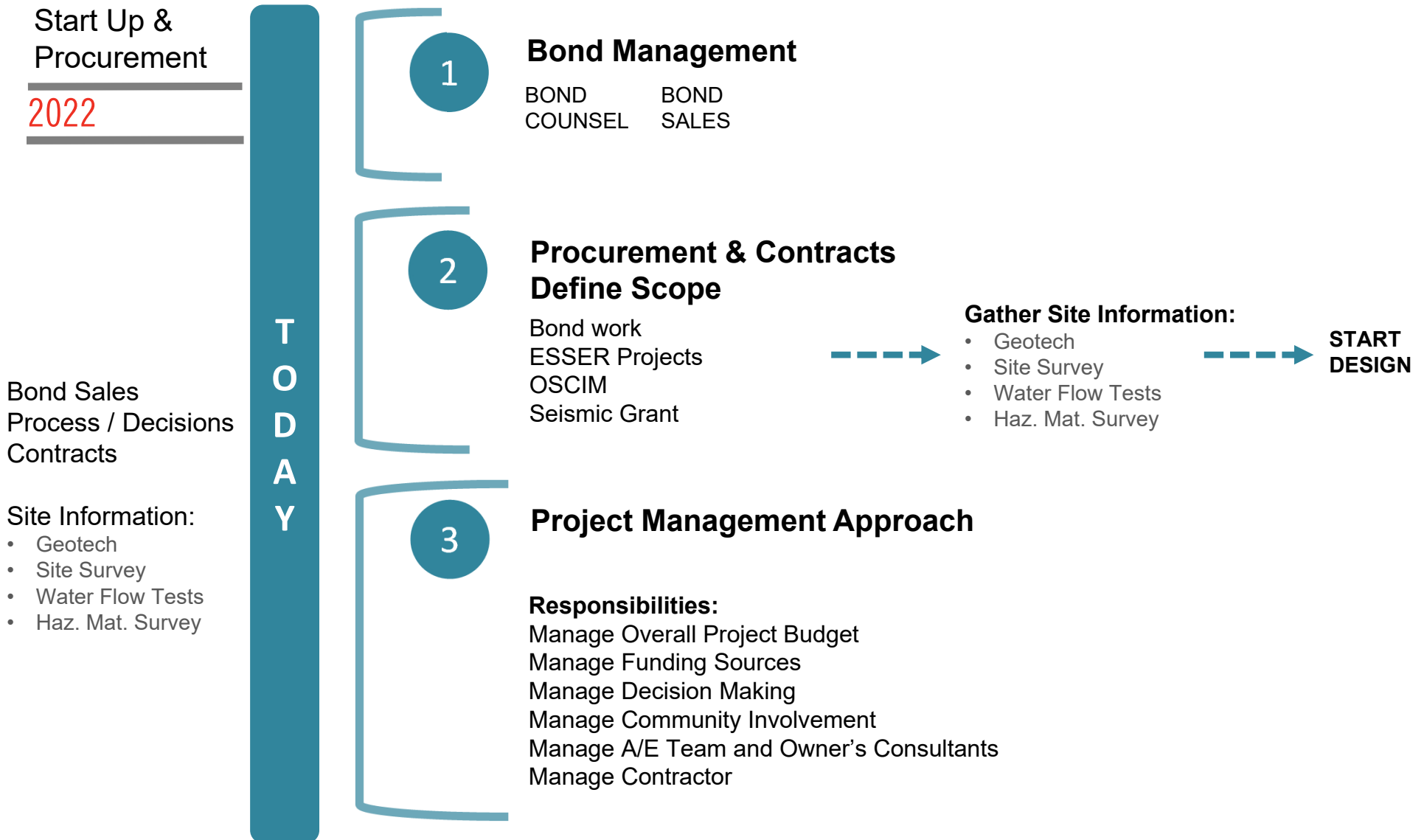
Process Overview

Moving the Project Forward



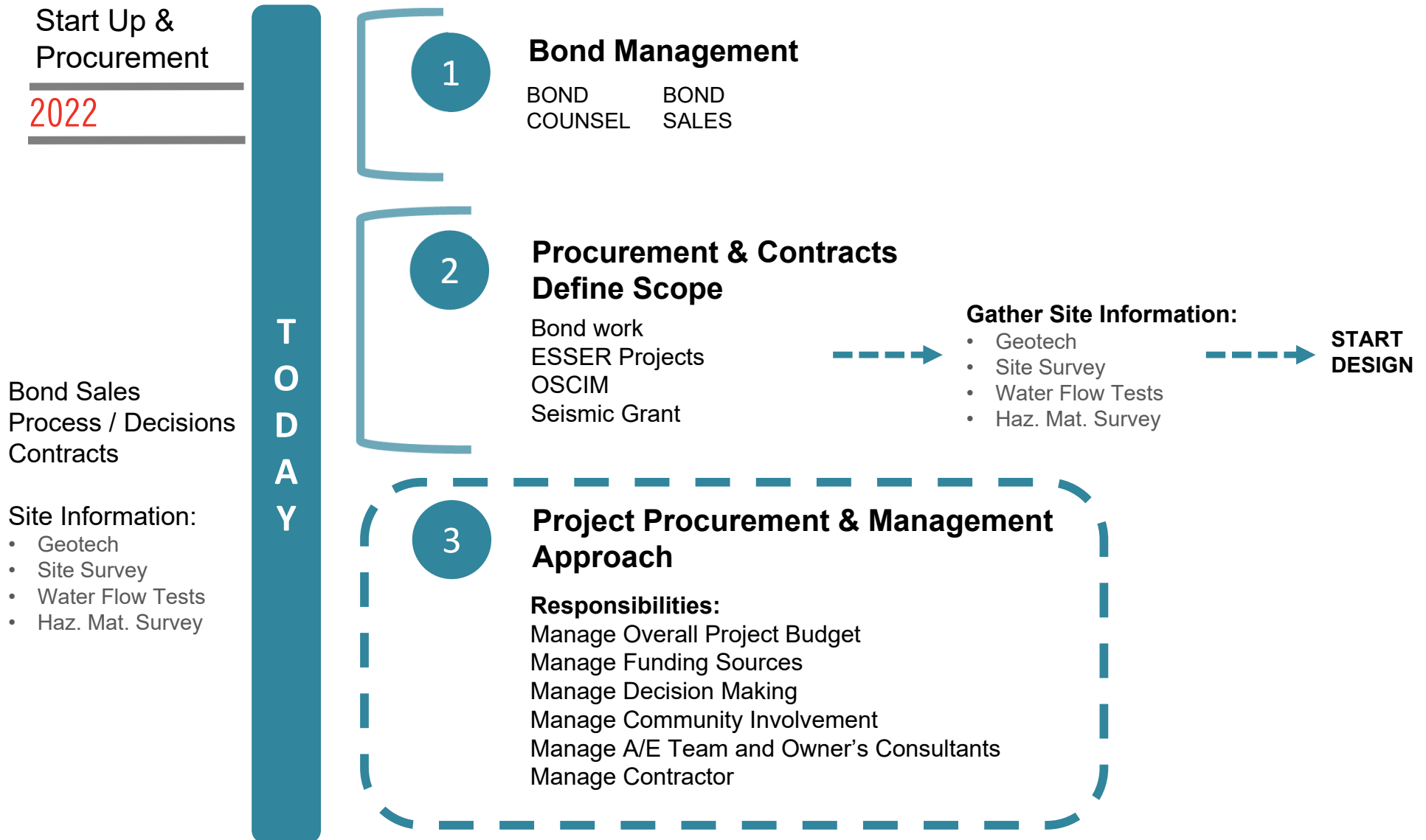
Process Overview

Moving the Project Forward



Process Overview

Moving the Project Forward



Start Up &
Procurement

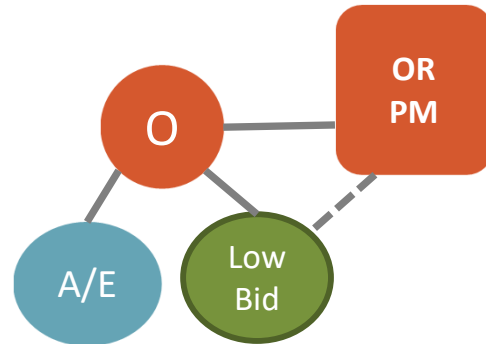
2022

Bond Sales
Process Decisions
Contracts

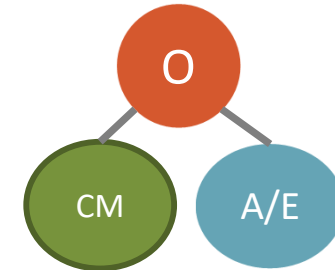
Site Information:

- Geotech
- Site Survey
- Water Flow Tests
- Haz. Mat. Survey

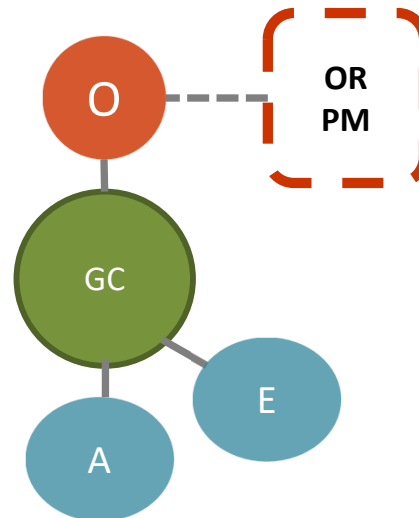
Design – Bid – Build (AKA Hard Bid)



AE / CMGC (Construction Manager / General Contractor)



Design - Build



Design – Bid – Build (AKA Hard Bid)

Start Up &
Procurement

2022

Bond Sales
Process Decisions
Contracts

Site Information:

- Geotech
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AE

Architect

Singe point of contact for Design
Work with Owner on project management
Clearly defined responsibilities by phase
Coordinates Owner's Consultants
A/E manages design schedule progress

OR
PM

Owner Rep as Project Manager:

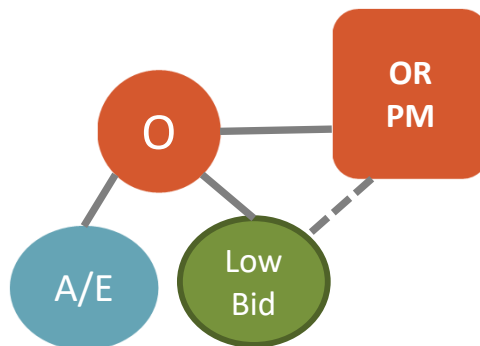
Third Contract
Manage Overall Project Budget
Manage Funding Sources
Manage Decision Making
Manage Community Involvement
Manage A/E Team and Owner's Consultants
Manage Contractor
Serves as Owner's interface

HARD
BID

Hard Bid Open to General Contractors:

No early input on schedule
Manages their own schedule
Not involved in early decision making
Don't have understanding of existing conditions
Long Lead Procurement challenges
More risk involved

Contractual Relationship Diagram



Design - Build

Start Up &
Procurement

2022

Bond Sales
Process Decisions
Contracts

Site Information:

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GC
Lead

General Contractor Lead:

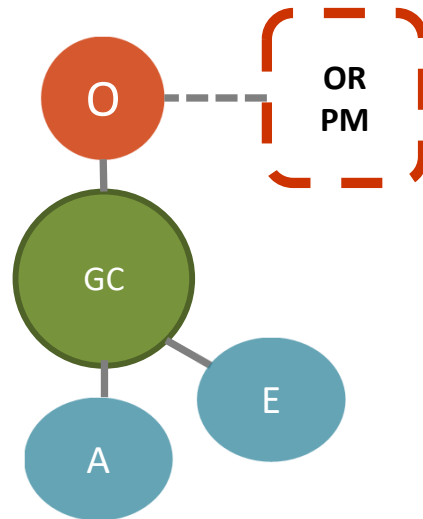
One Contract with General
Single Point of contact
Architect contracted under Contractor
Engineers contracted under Contractor
GC Work with Owner on project management
Clearly defined responsibilities by phase
Coordinates Owner's Consultants
GC is the lead advisor

Owner

Owner with additional support OR Project Manager Option

Manage Overall Project Budget
Manage Funding Sources
Manage Decision Making
Manage Community Involvement
Accounting and Record Keeping
Additional Admin Support

Contractual Relationship Diagram



AE / CMGC (Construction Manager/General Contractor)

Start Up &
Procurement

2022

Bond Sales
Process Decisions
Contracts

Site Information:

- Geotech
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AE /
CM

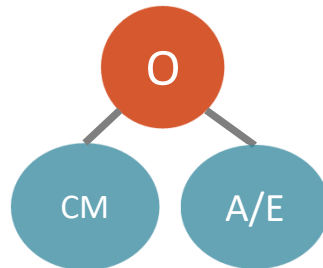
Architect & Construction Manager:

Two contracts
Single point of contact for Design
Single Point of contact for Construction
Work with Owner on project management
Clearly defined responsibilities by phase
Coordinates Owner's Consultants
A/E & CM manage schedule progress
AE & CM Support Owner

Owner

Owner with additional support

Manage Overall Project Budget
Manage Funding Sources
Manage Decision Making
Manage Community Involvement
Accounting and Record Keeping
Additional Admin Support

Contractual Relationship Diagram

Decision Point

Start Up &
Procurement

2022

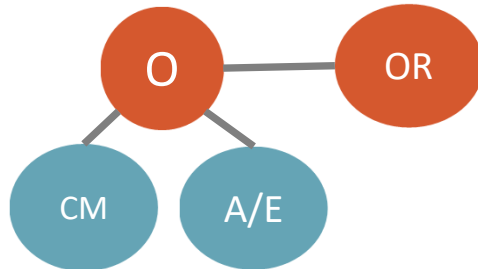
Bond Sales
Process Decisions
Contracts

Site Information:

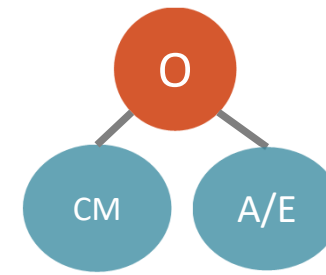
- Geotech
- Site Survey
- Water Flow Tests
- Haz. Mat. Survey

**Design – Bid – Build
(AKA Hard Bid)**

Owner's Rep



AE / CMGC



Design - Build

