

Revelstoke Board of Education
New Elementary School / School Consolidation
Information Bulletin #10 – October 14th, 2009

NEW ELEMENTARY SCHOOL WILL BE LARGER

The new elementary school was initially approved as a 250-student school plus one Kindergarten classroom. Two additional Kindergarten classrooms have now been approved to accommodate full day Kindergarten and 4 year old Early Learning programs. The space entitlement for the new school will be 2,733 m².

DESIGN-BUILD DELIVERY OF THE REVELSTOKE SCHOOLS PROJECT

Design-build is a procurement method where, in contrast to "design-bid-build" (or "design-tender"), the design and construction aspects are contracted with a single team known as the design-builder. The design-builder engages the design architect and they work together as a team to provide the best possible facilities for the School District. The advantages of design-build are:

- the design-builder influences the design process and funds are saved by adopting a design that is less costly to construct – these savings can then be applied to fund building enhancements
- the design-builder assumes the design risks – any extraordinary costs that may result during the construction phase are borne by the design-builder
- the design-builder is able to reduce the delivery schedule by overlapping the design phase and construction phase of the project.

Typically a two-stage procurement process is followed.

The first stage involves the issuance of a Request for Qualifications. Proponent teams comprised of a general contractor, consulting architect (the coordinating professional), consulting engineers and other professionals, respond to the Request for Qualifications. The Request for Qualifications was issued on March 19th, 2009 and subsequently the School District short-listed three teams based on team composition; corporate experience; individual knowledge, experience, and abilities; and team understanding of the project.

In the second stage, the short-listed teams are invited to submit comprehensive proposals that meet the functional requirements and performance specifications established by the School District for the new facilities. These requirements and specifications were issued to the three teams on August 5th, 2009.

WHERE WE ARE

The teams are busy planning the two schools. Our district project team is meeting with each of the proponents in what are called Commercial In-Confidence meetings. These meetings are intended to be confidential and clarify the proponents understanding of the project and the elements of the Request For Proposals. This process is progressing very well. At least two of these meetings have been convened for each of the teams to date.

The School District will evaluate the proposals submitted by the short-listed teams and select the proposal offering the best blend of functionality (design, features), aesthetics, and life-cycle costs (durability, operating costs) using weightings for these criteria set out in advance by the School District. The proponents are required to submit their packages by November 27th, 2009, giving the school district the month of December to make a selection.

Upon award of the design/build contract, design and construction risks are transferred to the successful proponent.

Project Timelines

We are working towards the following timelines:

- ✓ March 2009 - Issued request for qualifications
- ✓ August 2009 - Issued request for proposals
- December 2009 - Select preferred proponent
- Spring 2010 - Commence construction
- Summer 2011 - Achieve substantial completion of the elementary school
- September 2011 - Occupy new elementary school
- December 2011 – Achieve substantial completion of the secondary school
- February 2012 – Occupy Revelstoke Secondary School for second semester

FUTURE NEWSLETTERS

As our New Elementary School/School Consolidation project will be proceeding along with our new secondary school, we will move to a more comprehensive newsletter over the next two-year period of time. Newsletters will contain key information not only about the elementary but also about the secondary school and general issues such as the school site and construction updates. We continue to look forward to your comments and concerns as our project unfolds.

Questions / Concerns

Please direct comments/feedback to:

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