

Long Range Partners Planning

John J. Hood • 11.24.2025
Superintendent



Goal: Provide direction on pre-bond, long term planning with partners. There is **no commitment** past pre bond planning, however, partners have made commitments should we wish to continue with them afterwards.

Agenda

Review Big Rocks
Finance Opportunities
Current Partnership
Considerations
Pros and Cons
Recommendation
Next Steps



Long Range Planning: Big Rocks

- New Elementary, Central Montessori
- Student Device Replacement
- Reuse of Kinawa

Medium and Small Rocks Needed too!
Facility pressing needs, Athletics, Buses, etc.

(To be identified in process.)



Financing Opportunities

Voter Approved Bond
Voter Approved Sinking Fund*

*Current Sinking Fund expires 2031



Current Partners



VERIDUS
GROUP



TowerPinkster

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Critical Success Factors for Future Planning



Point #1
Continuity



Point #2
**Financial
Responsibility**



Point #3
Quality



Partner Selection: Considerations to Extend Agreements

- Existing-site familiarity maintains continuity, minimizes learning-curve
- Proven, cohesive team, communicates well, reduces delays/conflicts
- Stability during leadership transitions supports consistent decision-making and project momentum
- Negotiated competitive rates in line with industry standards
- Administrative efficiencies through coordination with one team
- Site management efficiencies with unified coordination of contractors
- Track record of delivering quality outcomes aligned with district goals, on time and within budget



Partner Selection: Considerations for New Partners

- New partners may bring fresh perspectives, updated best practices
- Existing-site familiarity removes continuity, increases learning curve
- New team development team provides opportunities, requires additional time
- Additional transition during time of leadership change in district
- Potential to renegotiate terms or optimize costs
- Crossover of bond teams and contractors through 2031
- Administrative inefficiencies; coordination with multiple teams
- Transfer of district standards to new partners





Partner Contracts

Partner contracts negotiated to includes no fees to be paid during pre bond planning, with costs to be included after passage of future bond program. Future commitments below (pricing) align with current contracts with our partners.

	Industry Standard	Future Commitment
Veridus (Owner's Representative)	2-4%	2-3%
Christman (Construction Manager)	1.5-4% CM Fee 5-10% Total Fees	Dependent on final scope and risk approach (Negotiated later)
Tower Pinkster (Architect)	6-10%	6%

Recommendation: Continue Current Partnerships

Proven Performance

Our current team has successfully delivered projects on time and within budget, demonstrating reliability and competence.

Immediate Readiness

Minimal onboarding means we can advance work most efficiently on critical "Big Rock" projects without losing momentum or time

Institutional Knowledge

Deep familiarity with our facilities, culture, and operational needs creates efficiency and minimizes costly missteps.

Cost Competitiveness

Negotiated rates and established efficiencies deliver value without the transaction costs of a new selection



Future Partners



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Next Steps

- **December 8 -
Action by BOE**
- **January - Long
Term Planning
Discussion with
Partners, or RFP**

