

School Construction

Vision to Warranty



Using the CMAR (Construction Manager at Risk) Method

Introduction

- Every school construction project has a lifecycle
- Starts with a vision → ends with a warranty
- Goal: Deliver safe, functional, and future-ready learning spaces
- It all starts with effective **Master Planning**



The image features a white background with two diagonal stripes of yellow and black hazard tape. One stripe runs from the top-left towards the bottom-right, and the other runs from the bottom-left towards the top-right, framing the central text.

Master Plan Phase

Master Plan

Vision

- Driven by student needs, replacement schedule, aging facilities or systems
- Involves board, superintendent, and community input
- Defines the WHY behind the project

Master Plan

Dr. Charles Stein

● Education

- BS Civil Engineering - University of Arkansas - 1971
- MS Water Resources Planning - Colorado State - 1975
- Doctor of Engineering - SMU - 2004

● Experience

- Arkansas Professional Engineer - #4081
- Corps of Engineers - 34 years
- Arkansas Facilities Division, Director - 8 years
- Facilities Consultant - 8+ years (Springdale, Fort Smith, Bryant, Benton, Jacksonville-North Pulaski, 12 other districts)



Master Plan - Planned Projects

- Northside High School Outdoor Plaza
- Northside High School - Turf Replacement
- Northside High School - B Street Improvements
- Southside High School - HVAC Replacement
- Southside High School - Turf Replacement
- PEAK Innovation Center - Drainage Replacement
- Darby Middle School - Student Dining/Kitchen Addition

Master Plan - Planned Projects

- District Wide - Building Automation
- District Wide - Playground Addition
- District Wide - Marquee Replacement
- Bonneville Elementary - School within a School
- Fairview Elementary - Sewer Replacement
- Morrison Elementary - Parking Addition
- Spradling Elementary - Roof Replacement

Master Plan/Partnership Program Background

- 2001- Lake View School District Lawsuit – State duty to provide adequate education
- 2004 - Task Force Report
- 2005 – Legislative Session
 - Partnership Program (ACA 6-20-2507)
 - Master Plan (ACA 6-21-806)
 - Division of Public Schools Academic Facilities and Transportation (ACA 6-21-112)
- *Dr. Charles Stein*
 - *2005-2010 Division Assistant Director*
 - *2010-2015 Division Director*

About \$ 2+ Billion of State Funds since 2005

“New construction”



New/replacement
schools

Additions

HVAC

Roofs

Other Systems

Fort Smith - \$15 million

Academic Facilities Wealth Index



- School district share of project
- $1 - \text{wealth index} = \text{state funding percentage}$
- Complex computation of value of one mill per student
- Revised in 2019 Legislative Session to adjust by median income
- Fort Smith School District – State Partnership Program Percentage
 - 2025-2027 = **67.5%** (of Qualified Project Cost)
(Current maximum cost factor = \$300/SF)

Master Plan/Partnership Program Two-Year Timeline

DATE	MILESTONE	DISTRICT	DIVISION
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ODD YEAR

February 1	Preliminary Master Plan		
May 1	Partnership Program Project List Funding		
<i>No Later Than November 1 Optional</i>	Partnership Program Project Applications – Deadline for 60-day Review		



See Act 864 of 2017

EVEN YEAR

February 1	Final Master Plan		
March 1	Partnership Program Project Applications		
September 1	Final Master Plan Approval/Non-Approval		

Master Plan Tabs

- **TAB 1 District Information**
- TAB 2 School Board Resolution
- TAB 3 Public Hearing
- **TAB 4 District Enrollment Projections**
- TAB 5 Community & District Profile (*Optional*)
- **TAB 6 Narrative Analysis**
- TAB 7 Insurance
- TAB 8 Identification of Access Issues
- TAB 9 Custodial Plan
- TAB 10 Maintenance Plan
- TAB 11 Preventative Maintenance Plan
- TAB 12 Projected Replacement Schedule for Life Cycle Systems
- TAB 13 Committed Projects
- **TAB 14 Planned New Construction Projects**
- TAB 15 Annual Expenditures for Maintenance/Repair & Capital Outlay

Fort Smith School District

2027-2029 Partnership Program Projects

POTENTIAL PARTNERSHIP PROJECT APPLICATIONS	Comments	Estimated Total Project Cost (Very Approximate)	Estimated State Funding (67.5%- limited to \$300/SF for new space)
Southside HS – HVAC Replacement	Numerous maintenance and repair issues.	\$ 10 M	\$ 6.75 M
Fairview ES – Replace Sewer	Numerous maintenance and repair issues.	\$ 1 M	\$ 0.675 M
Darby MS – Cafeteria + Kitchen Addition	Existing grossly undersized kitchen and cafeteria will be converted to science labs, classrooms, or media center addition.	\$ 6 M	\$ 3 M

Partnership Program Timelines for 2027-2029 Projects and 2026 Master Plan

November 1, 2025 Partnership Program early application deadline

February 1, 2026 Master Plan deadline

March 1, 2026 Final Partnership Program deadline

By May 1, 2027 Commission funds Year One projects
after Legislative Session

By May 1, 2028 Commission funds Year Two projects
after Fiscal Legislative Session

Project Execution - Must begin construction (signed contract) - 18 months
after funding

Must complete construction (4 years after funding and 2
years for system replacements)

Must complete project contract (5/3 years after funding)

Next Steps

- School board approve **2026 Master Plan Resolution⁶** at October 27 meeting (Resolution is non-binding and does not obligate any expenditure of district funds.)
- CStein, LLC complete Partnership Program project applications and request Review Conference before November 1
- Division will review applications and schedule a Review Conference within 75 days
- Finalize Master Plan by February 1, 2026
- Revise Partnership Program project applications, if any or needed, by March 1, 2026

Master Plan

- District facilities report
- System Replacement Cycle ²
- Annual Report
 - Warm, Safe, Dry ³
 - Space Needs
- Master Plan Resolution ⁶

Master Plan

Unused/Underutilized Facility Waiver Letter ⁵

- We can seek a waiver from the Division by sending a request for waiver
- By law the Division has to notify all Charter and give them 30 days to object to the Division waiver.
- If no charter responds in 30 days to the public notice of the waiver, then the Division will notify the district that they can sell or lease the building to a non-charter entity.

Master Plan

Key Milestones

- Board Approval
 - Master Plan Resolution
- Submission to the State
- Start the **Qualification Phase**



Qualification Phase

Qualification

- District issues Request for Qualifications ¹
- Evaluation Committee recommends Construction Manager at Risk (CMAR)



Qualification

CMAR Facility Stakeholder Plan	max points	Beshears	Clark	Nabholz
Company leadership, and presence in local community	20	0	0	0
Strength of proposed team	20	0	0	0
Relevant project experience and experience with FSPS	20	0	0	0
Ability to foster market competition	15	0	0	0
Schedule management	15	0	0	0
Approach to compensation	5	0	0	0
Claims and litigation	5	0	0	0
total points	100	0	0	0



Qualification

Key Milestones

- Evaluate Qualifications
 - Grading Rubric
 - Shortlist and Conduct Interviews (if applicable)
 - Negotiate Contract with Top-Ranked Firm
 - Execute the **Contract Phase**
- 

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Contract Phase

Contract

American Institute of Architects (AIA)

- Standard AIA contracts protect the district
- Define roles, responsibilities, risk
- CMAR contract includes fees, services, and Guaranteed Maximum Price (GMP)



American Institute of Architects: Guaranteed Maximum Price (GMP)

- AIA 133 A is the **The GMP Amendment** ²
 - Locks in cost, schedule, and scope once design is ready
- Includes allowances, contingencies, risk coverage
- Provides financial certainty to the district
- When contract negotiations are complete and executed we move to the **construction phase**

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Construction Phase

Construction

Construction Administration

- Pay Applications
- Owner, Architect, CMAR meetings (OAC)
 - Safety and Site Logistics
 - Schedule
 - Financials
- Observation Reports

Construction

Closeout Phase

- Substantial Completion
 - ☐ Punch list prepared & addressed
 - ☐ Building is safe for students & staff occupancy
 - ☐ Legal transfer of facility to the district
- Warranty Phase⁵
 - ☐ Typically 1-year warranty
 - ☐ Contractors fix issues at no extra cost



“Successful projects begin with vision
and end with student success”

Safe, modern facilities = stronger learning outcomes



Questions?





Long Range Facility Committee

Committee Commitment

- District Facility Overview
- Guiding Principles
- Tours & Capital Assessments
- Capacity Studies
- Financial Breakdown
- Review Facility Downsizing

30+

Community & Staff Members



325+

Collaboration Hours



200

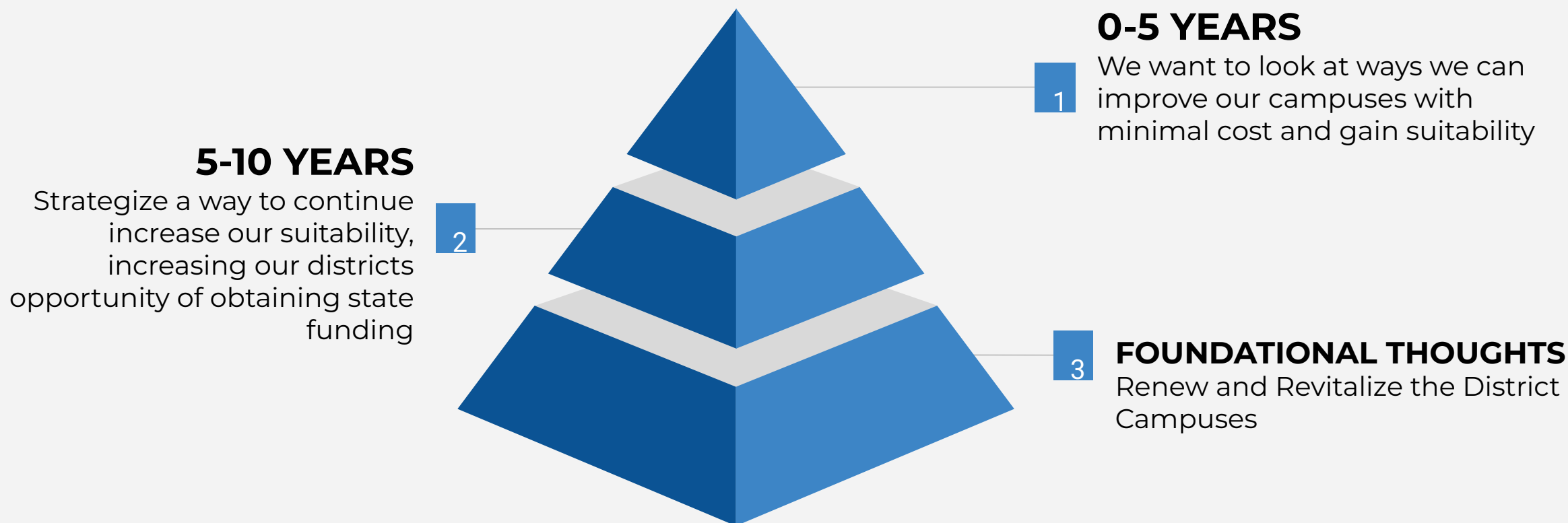
Research Hours

7 Meetings



2 Campus Tours

THE LONG RANGE FACILITY PLAN



Summary of Recommendations

0-5 Years

- Develop plans to **close**:
 - Belle Point Building and **relocate** services to Orr Elementary
 - **Rezone** Orr Elementary students to neighboring schools
 - Parker Building and **relocate** services
 - Rogers Building and **relocate** services
 - Peabody Building and **relocate** services
- **Prioritize classrooms** to meet state standards
- **Study the feasibility** to build a regulation track for Northside High School
- Continue to **analyze opportunities** to right-size other elementary schools if appropriate

5-10 Years

- **Assess** the middle school cafeterias
- Continue to **review other opportunities** to right-size other elementary schools if appropriate
- **Study the cost and feasibility** of renovating or building a performing arts facility at each high school.
- **Assess** the need for expansion/renovation of athletic facilities at middle schools



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Questions?

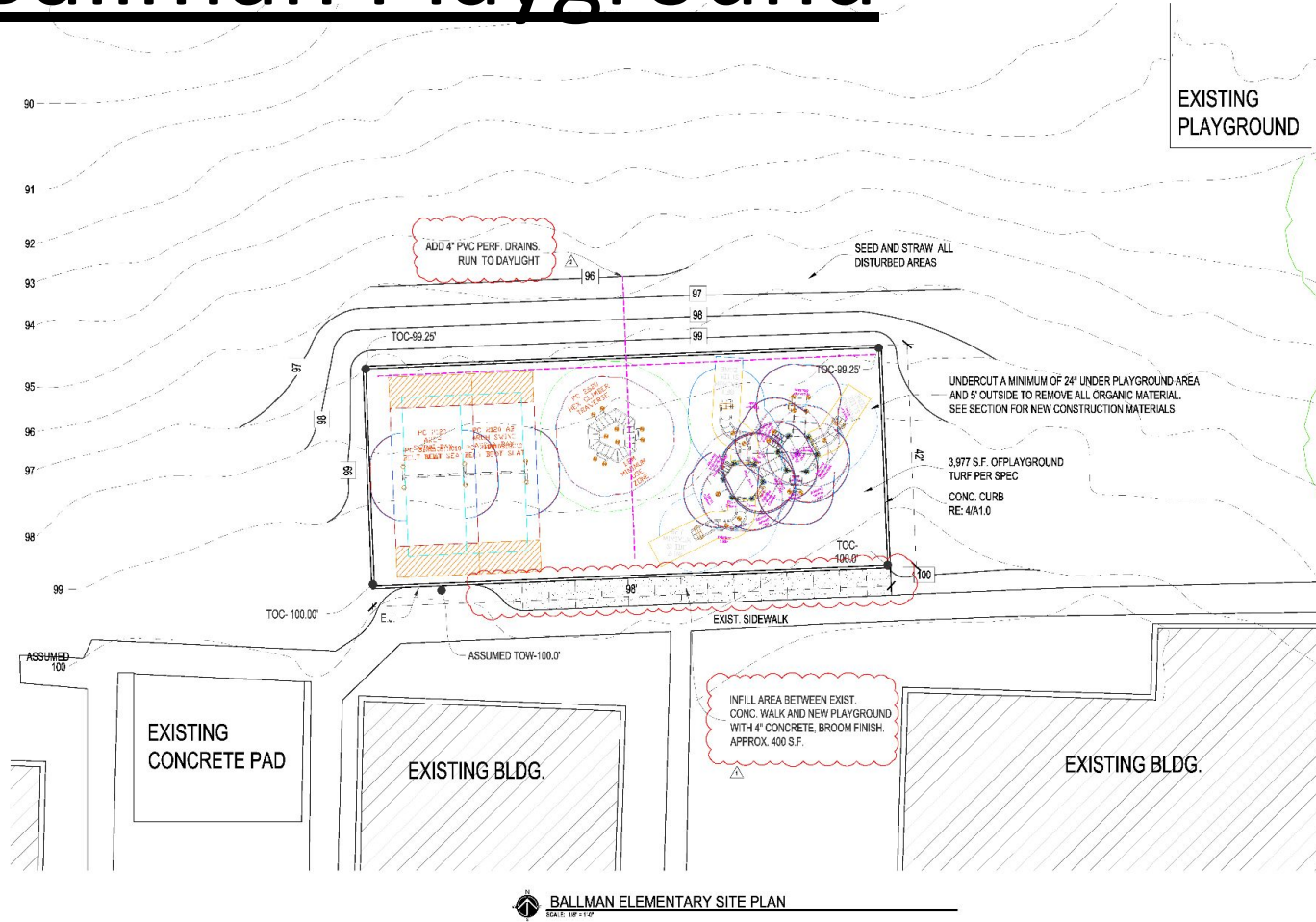
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Playgrounds

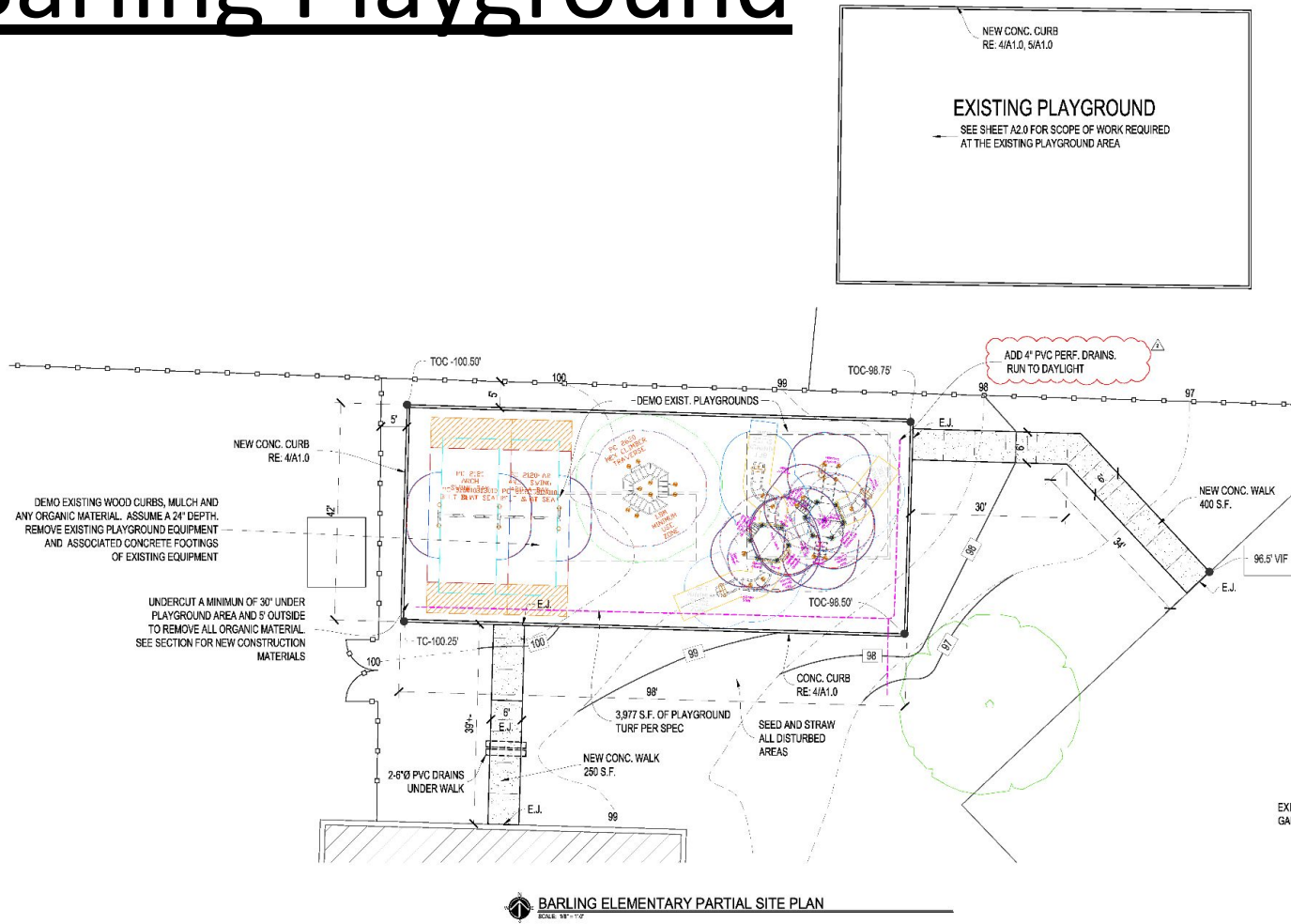


Playgrounds

Ballman Playground



Barling Playground



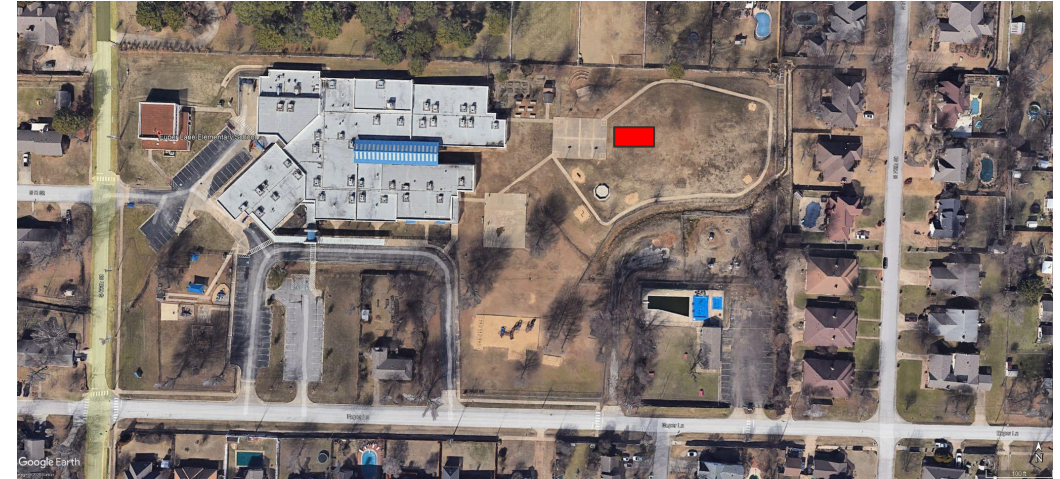
EX:
GAL

Euper Lane Playground

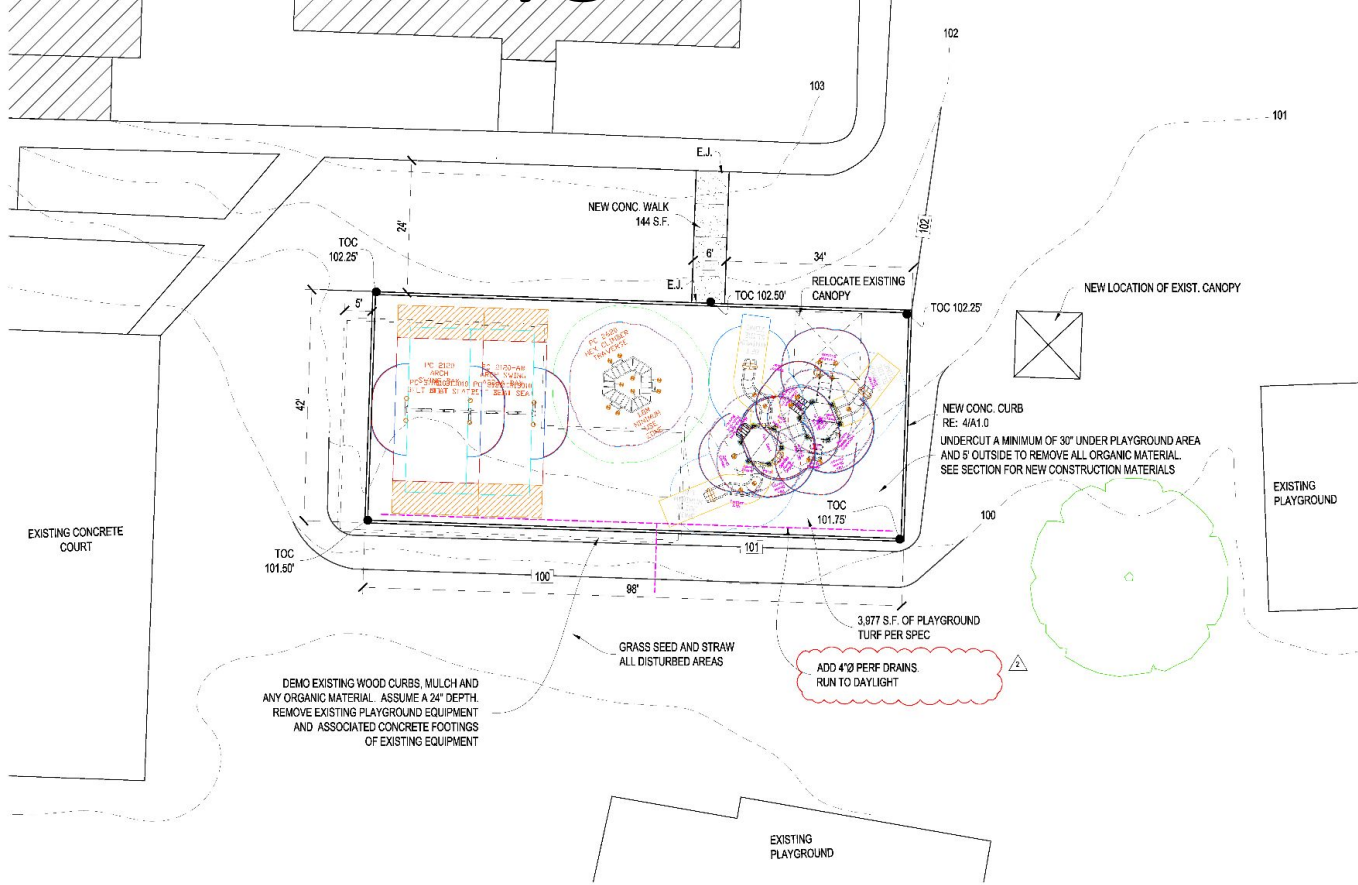
The image displays the site plan for the Euper Lane Elementary playground area, overlaid on an aerial photograph. The plan shows the existing soccer field, the new playground layout, and the relocation of the soccer goal. Key features include:

- EXIST. CONC. GAME COURT**: Located to the west of the playground area.
- NEW CONC. SIDEWALK 170 S.F.**: A new sidewalk running along the west side of the playground.
- RELOCATE EXIST. SOCCER GOAL 40' TO THE EAST**: The goal is moved from its current position to a new location further east.
- NEW LOCATION OF SOCCER GOAL**: The new goal location is marked with a red rectangle on the aerial view.
- UNDERCUT A MINIMUM OF 30" UNDER PLAYGROUND AREA AND 5' OUTSIDE TO REMOVE ALL ORGANIC MATERIAL. SEE SECTION FOR NEW CONSTRUCTION MATERIALS**: A note indicating the required undercut for the new playground area.
- 3,808 S.F. OF PLAYGROUND TURF PER SPEC**: The total area of the new playground turf.
- CONC. CURB RE: 4/A1.0**: A concrete curb with a 4-inch height and A1.0 finish.
- SEED AND STAW ALL DISTURBED AREAS**: A note indicating the requirement to seed and stow all disturbed areas.
- ADD 4"X8" PERF. DRAINS. RUN TO DAYLIGHT**: A note indicating the addition of 4-inch by 8-inch perforated drains running to daylight.
- FUTURE SPED PLAYGROUND AND CONC. WALK**: A dashed line indicating the location of a future special needs playground and concrete walkway.
- EXIST. CONC.**: Existing concrete areas are shown with dashed lines.

The plan is titled **EUPER LANE ELEMENTARY PARTIAL SITE PLAN** with a scale of **1/8" = 1'-0"**.



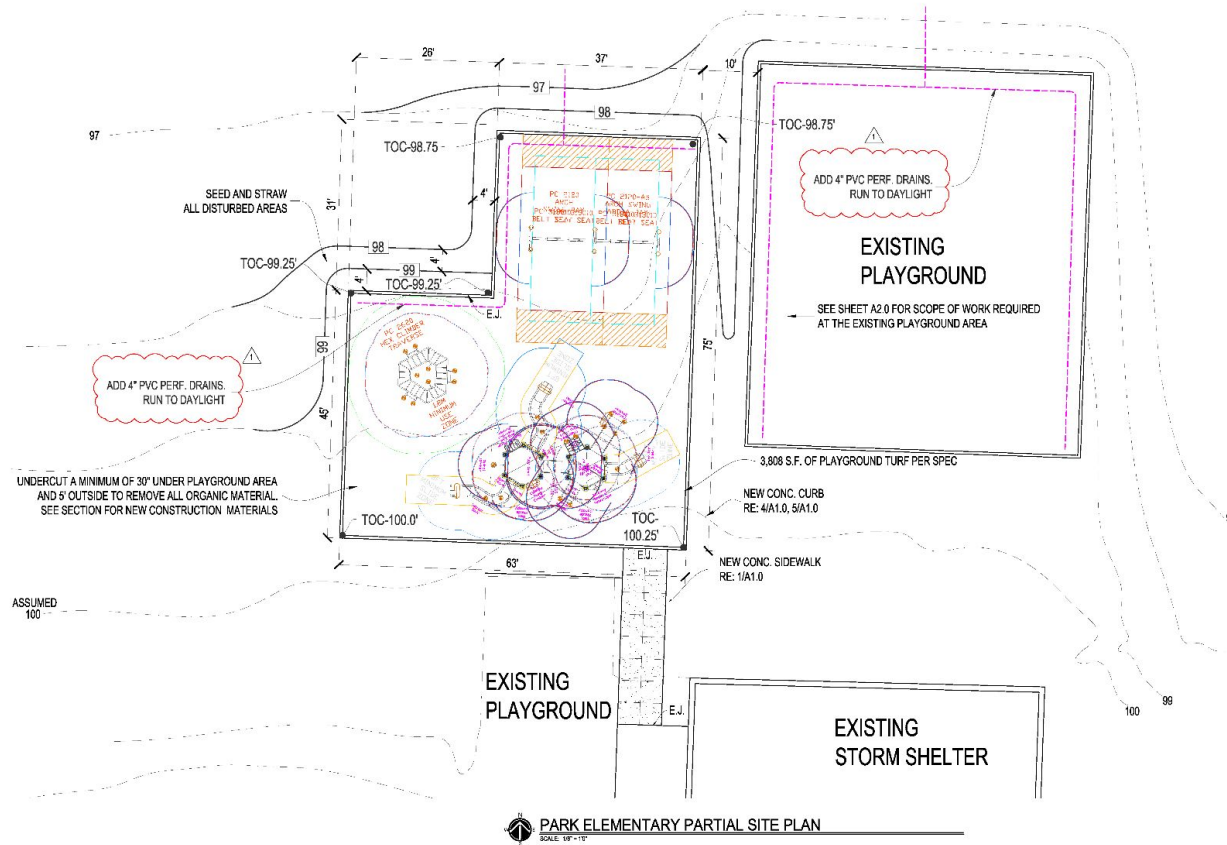
Fairview Playground



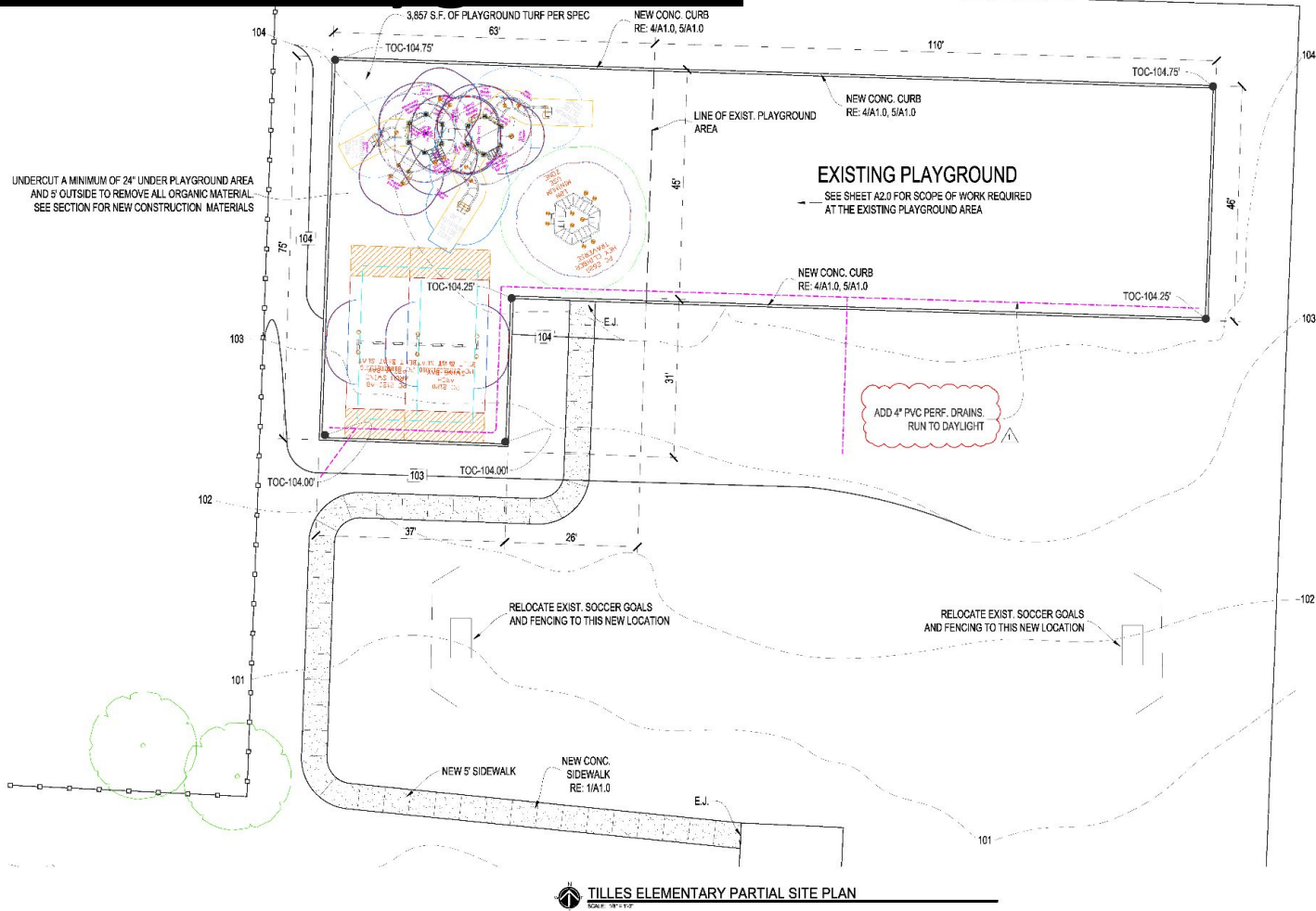
 **FAIRVIEW ELEMENTARY PARTIAL SITE PLAN**
SCALE: 1/8" = 1'-0"



Park Playground



Tilles Playground



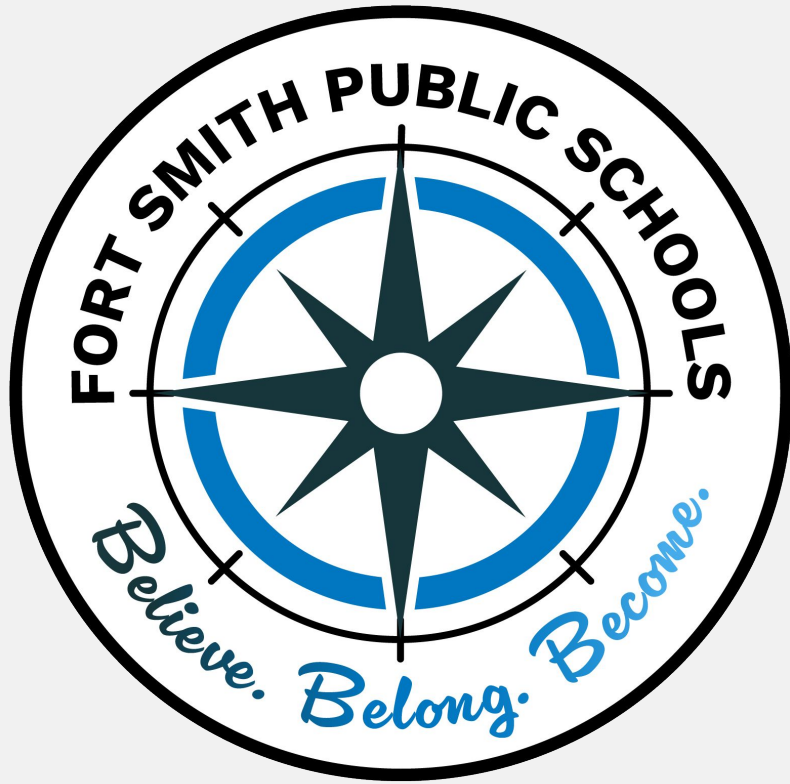
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Questions?



Purchasing





Purchasing Overview

Mr. Craig Tecmire
-

Supervisor of
Purchasing

October 21, 2025

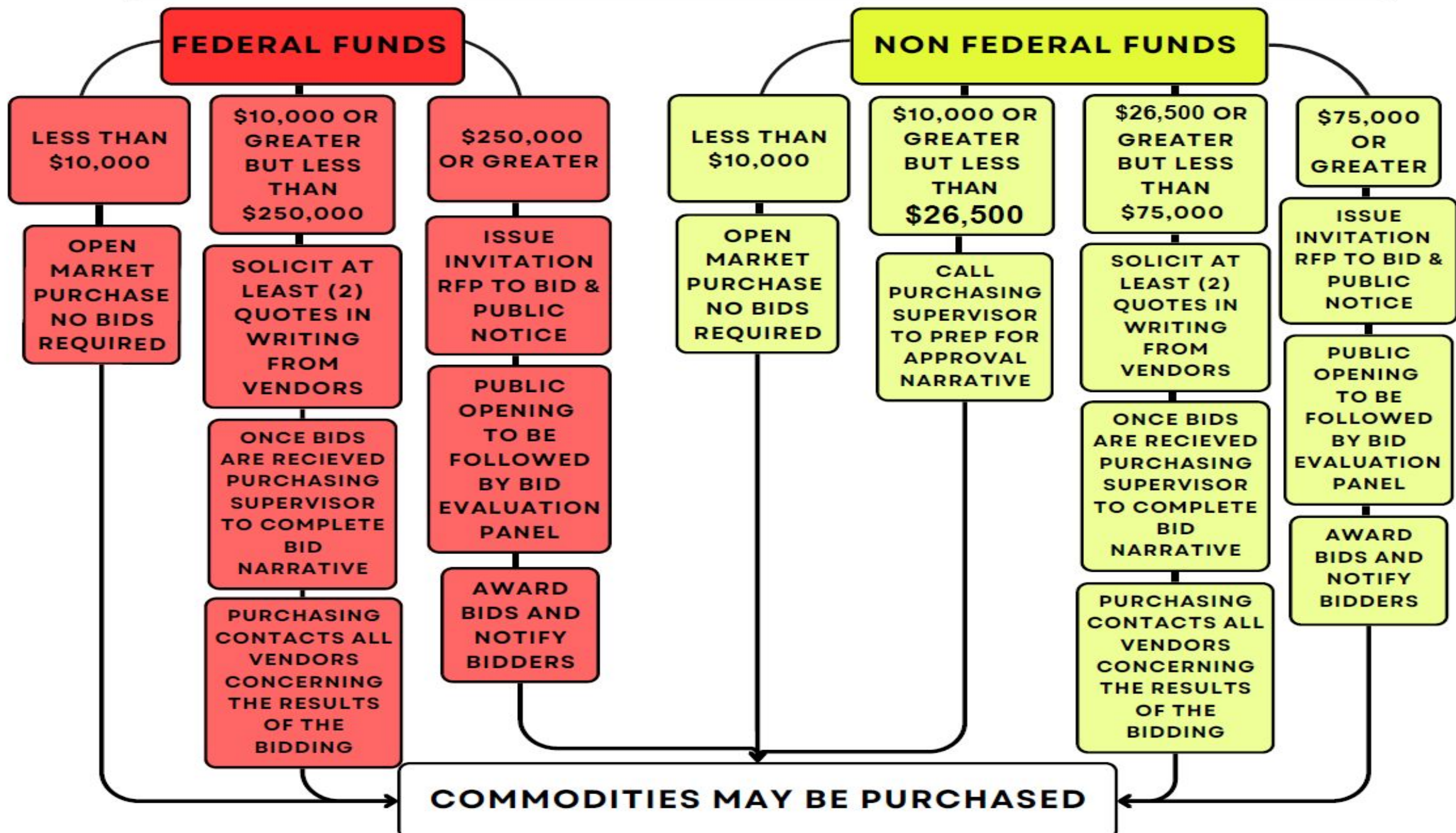
FSPS Policy 7.5 Purchases & Procurement

1. (4) Pages long - Hangs on FSPS website
2. Establishes parameters for District
3. Commodity -vs- Professional Service

Key Takeaways from 7.5

1. Definition of a **Commodity**: All supplies, goods, material, equipment, computers, software, machinery, facilities, personal property, and services, other than personal & professional services, purchased on behalf of the District.
2. Definition of **Professional Services**: Legal, financial advisory, architectural, engineering, construction management, and land surveying professional consultant services.

FORT SMITH PUBLIC SCHOOLS PURCHASING THRESHOLD FLOW CHART



Other ways Purchasing supports

Other duties!

1. Process all PO's for the District ~ 15,000
2. Order, Process, & Tag all Fixed Assets
3. Copier/Printer Repair & Servicing
4. Oversight of District cell phone program
5. Shipping & Receiving - Packages
6. Shred - District wide
7. Textbook Disposal - District wide
8. Walmart/Sam's/Harps centralized charge cards
9. Coordinate setting up new vendors - eFinance
10. FSPS Post Office & Delivery Service - mail & packages
11. Warehousing & warehouse support!

Purchasing Team



Questions

