



ICAT SERVICES



FACILITY
ASSESSMENT



DESIGN TEAM
SELECTION



FACILITY MASTER
PLANNING SUPPORT



COMMUNITY
ENGAGEMENT
AND REFERENDUM
SUPPORT



CONSTRUCTION
PLANNING AND
BUILDING



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ICAT

Iowa Construction Advocate Team



ESTES

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AN IASB AFFILIATE

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ADVOCATES FROM CONCEPT TO COMPLETION




The Iowa Construction Advocate Team (ICAT) is an affiliate of the Iowa Association of School Boards (IASB) and Estes Construction.

This partnership was formed to provide construction expertise and guidance to benefit IASB members. The program and available services help school districts

across Iowa with facility planning, design team selection, referendum support and construction projects.

Services available to IASB member districts are provided at no cost or at a significantly reduced rate to help districts stretch available funds.

ICAT SERVICES

-  FACILITY ASSESSMENT
-  DESIGN TEAM SELECTION
-  FACILITY MASTER PLANNING SUPPORT
-  COMMUNITY ENGAGEMENT AND REFERENDUM SUPPORT
-  CONSTRUCTION PLANNING AND BUILDING

NEARLY
\$5M
IN SAVINGS
HAS BEEN
REALIZED BY
DISTRICTS
USING
**ICAT
SERVICES**
FOR NEW
CONSTRUCTION
RENOVATIONS
AND ADDITIONS

ESTESCONSTRUCTION.COM

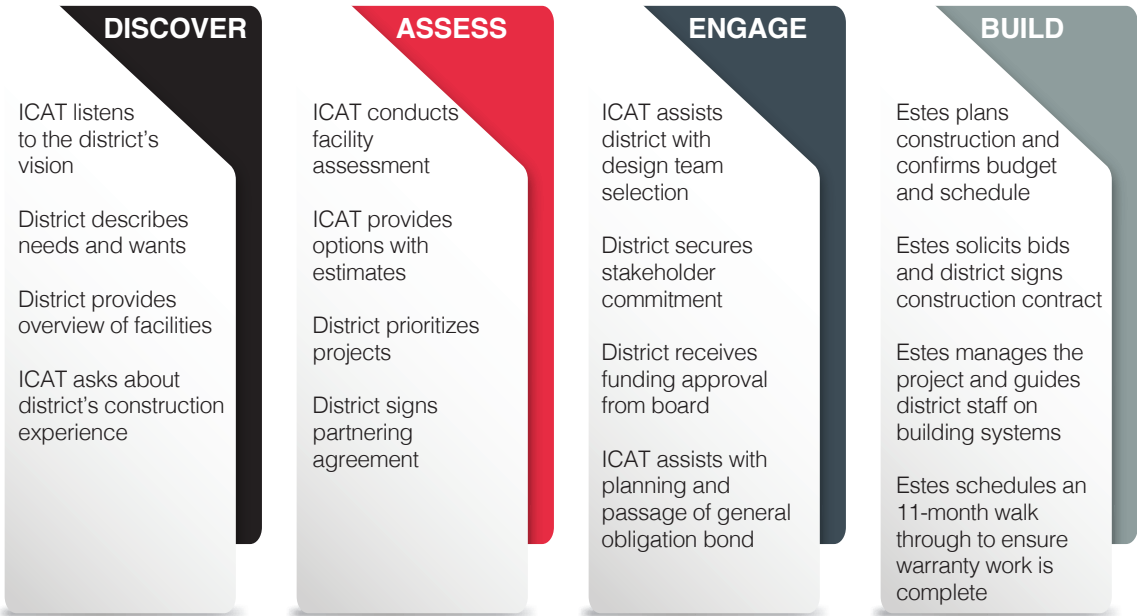
DELIVERING SUCCESSFUL OUTCOMES

Your district is part of the team, making decisions to stay within your budget and complete your project according to your timeline and with the design and features that meet your needs.

BENEFITS OF WORKING WITH ICAT

- Best return on investment with financial stewardship of taxpayer support, if applicable
- Collaboration between the district, design team and construction manager delivers better outcomes
- Commitment to schedule and ability to prioritize and sequence work without impacting student instruction
- No surprises during planning or construction due to transparent and frequent communication
- Less risk with extensive safety and security protocols to protect students and staff

ICAT FACILITY SUCCESS PLAN



K-12 FACILITY ASSESSMENT

PLANNING FOR THE FUTURE



ICAT spent a week in our district studying our facilities and helping us put together a realistic look at our district needs in the near future as well as twenty-year projections. This work has become the cornerstone of our district's vision, budget and planning for our facilities.

Dr. Tony Aylsworth
Superintendent
Pleasantville CSD

EVALUATE THE CURRENT STATE OF YOUR FACILITIES

The best way to develop a master plan is to first understand the condition and needs of existing facilities. The process starts with ICAT listening to and learning about the district's vision, challenges and opportunities.

HOW ICAT SERVES YOUR DISTRICT

ICAT assembles a team to conduct a comprehensive field evaluation of facilities that identifies the physical and functional needs of each building. The assessment identifies deficiencies in mechanical, electrical and plumbing systems, roof and other exterior conditions plus code and ADA accessibility. The findings are used to create time and cost scenarios for renovating at your existing site or building a new school on another property.

Districts benefit from an impartial evaluation that determines project costs and priorities. The assessment builds consensus and creates an action plan. The ICAT team stays engaged to help facilitate the next steps to keep the process moving.

BENEFITS OF WORKING WITH ICAT

- Share the assessment with your board, facility committee and community to show the need for action
- Trust the ICAT experts with extensive assessment experience, knowledge of the cost of modernizing facilities and recommendations for prioritizing and sequencing projects
- Expedite the assessment process with ICAT organizing and leading the facility walkthrough
- Refer to the assessment as the single source of truth during master planning, community engagement sessions and referendum process

COMPREHENSIVE ASSESSMENTS

- Building, classroom and targeted learning environments
- Safety and security entrances
- Athletic fields and facilities
- Building codes and ADA compliance

ASSESSMENT DELIVERABLES

- Facility long-term master plan
- Budget and cost variables
- Project prioritization
- Timeline
- Ten-year maintenance plans



DESIGN TEAM SELECTION

SELECTION SUPPORT



With the assistance of ICAT we have moved forward with selecting a new architectural firm and are creating a district-wide master plan. They always inform me of the next steps or updates in a timely manner. I cannot express the gratitude we have for their support.

Autumn Pino
Superintendent
Springville CSD

FINDING THE RIGHT DESIGN TEAM

Leverage the experience of ICAT to help your district identify the design team for your project. ICAT can provide tools to assist in the vetting process to identify design teams with proven K-12 learning environment experience adept at master planning and referendum support if applicable.

HOW ICAT SERVES YOUR DISTRICT

Many design teams serve Iowa K-12 schools, and ICAT has experience working with them. Design functionality, communication style, capacity and team dynamics are important factors when choosing a design partner, but they are often difficult to discern from brief interactions. ICAT is your unbiased intermediary, and you choose the design team that best aligns with your district.

BENEFITS OF WORKING WITH ICAT

- Leverage ICAT's experience working with most design teams
- Accelerate the start of your project by using ICAT's process and existing documents
- Reduce the time burden on you, your staff and board
- Remove conflicts of interest for full transparency to your community

PROCESS FOR SELECTION SUCCESS

DISCOVER

- ICAT asks the right questions to understand the types of design services needed
- Identify the desired qualities and skill sets of a design partner
- Discuss the district's experience, if any, with designers and construction projects

DEFINE

- Determine selection criteria based on district needs
- Identify potential design teams
- Develop and distribute Request for Qualifications (RFQ) if applicable
- Reply to questions and report interest to the district

DETERMINE

- Customize evaluation tools with weighted criteria for scoring and ranking
- Facilitate the RFQ review process and assist in determining a short list, if needed, for interviews
- Schedule and facilitate design team interviews
- Moderate post-interview discussion
- Assist the committee to finalize selection and inform all design teams



MASTER PLANNING SUPPORT

FULL-SERVICE ADVOCACY



ICAT understands rural school districts' needs and are dedicated advocates for identifying priorities and needs in order to complete a project. ICAT has assisted us with an assessment, architecture selection and are in the process of master planning for the next 15 years.

Tony Ryan
Superintendent
East Marshall CSD

SUPPORT YOUR VISION WITH A MASTER PLAN

ICAT provides guidance for gathering stakeholder input to determine how to address the assessment findings and create a vision for the future.

HOW ICAT SERVES YOUR DISTRICT

ICAT provides project prioritization with cost options to your board and facilities committee for initial feedback. The group reviews the assessment and discusses what the community will likely support for a plan and the impact of a bond referendum if needed. A cohesive message is crafted with the group and presented to the community for feedback. This step is a valuable early gauge of community support.

BENEFITS OF WORKING WITH ICAT

- Provide leadership and input for the group as they prioritize needs and wants
- Experience working with growing, merging districts and challenging multi-community interests
- Ability to set short and long-term district goals with a master plan



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REFERENDUM SUPPORT

REFERENDUM EXPERIENCE



The support from the ICAT team within the referendum campaign was phenomenal.

Dr. Andy Crozier
Superintendent
Central Lee CSD

SECURING COMMUNITY SUPPORT

Engage with the community to pass your bond referendum on the first attempt. Districts have only one opportunity annually to take the request to voters, so there is no time to waste with failed attempts.

HOW ICAT SERVES YOUR DISTRICT

ICAT assists districts during public forums by listening and answering the community's project questions. The proposed projects, preliminary budget, and timeline are presented to the community to educate voters on the need and the tax impact, if any. Voters typically have similar concerns to a bond referendum, and ICAT provides answers to help the district overcome obstacles and secure community support.

BENEFITS OF WORKING WITH ICAT

- ICAT has experience with bond referendums in Iowa and a record of over 80% success rate on the first attempt
- Ability to clearly communicate the construction plan and investment to your community
- Expertise to accurately estimate project costs based on market knowledge and historical data
- Access to additional partners skilled at crafting the community message



CONSTRUCTION PLANNING AND BUILDING

RESPONSIVENESS



They are amazing when it comes to clear communication because when I call, they always answer, plain and simple.

Will Engelbrecht
Facilities Director
Center Point-Urbana
CSD



INTEGRATED PROJECT DELIVERY (IPD)

The IASB endorsed the Integrated Project Delivery process 15 years ago as the preferred delivery method for school construction projects in Iowa.

IPD is a highly collaborative construction approach that brings together the design team, owner, and construction manager very early in the project's conceptual stages. Early collaboration ensures utilization of the best ideas for the best possible outcome. Transparency, trust, and communication are the core principles of IPD.

BENEFITS OF IPD

- All stakeholders share one common goal, which is a successful project outcome that is delivered on time and on budget
- Collaboration supports schedule milestones and final delivery
- The three parties contribute ideas to meet budget goals
- Lean practices are utilized
- Challenges are transparent and solved collectively