



Northshore
School District

Support Services

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November 28, 2011

I recently became aware that you are developing a K-12 school construction pilot program and strongly support its implementation.

As you know, ongoing Washington State budget/revenue pressures are placing significant stress on K-12 (and Higher Education) facilities programs. As a result, Districts need to be allowed to research and develop better ways to predict and control their facilities expenses, including operations and maintenance costs.

School districts do not have a reliable source of discretionary general fund monies available to cover unexpected/expanding operation and maintenance costs. When these types of costs arise, funds must be diverted from other uses, and the quality of the physical learning environment suffers. As an end result, students suffer.

Districts must be enabled to pursue creative and progressive contracting methods that drive down their operations and maintenance overhead costs so that they can redirect those very limited dollars toward student instruction.

RCW 39.35A performance contracting method is a proven and innovative way for school districts to better manage their facilities costs. It is my experience that facilities procured through performance contracting deliver better financial performance over time as compared to other contracting methods. This is specifically because actual "as built" performance is the benchmark - not just theoretical "as designed" performance.

In essence, performance contracting helps to eliminate unexpected future facilities expenses, and mitigate the impact on already overburdened maintenance and operations staff, which means that more money is left over for books for students.


The ability of the 39.35A process to deliver high performing school facilities has been proven in the retrofit context, and the time is right to extend this contracting mechanism to new construction and modernization projects.

The Northshore School District has significantly benefited from the opportunity to use the GC/CM procurement process and believes the ability to expand our procurement options is critical to maintaining and improving our successful building program.

As a former member of CPARB, I appreciate the work that you do to improve the ability of public entities to procure facilities, and I commend your work to develop this critically important pilot program.

Please do not hesitate to contact me if I can assist in any way.

Sincerely,

A handwritten signature in cursive script that reads "Dan Vaught". The signature is written in black ink and is positioned above the printed name.

Dan Vaught

cc: Larry Francois