

2015 Annual Summer Conference

MISSION
POSSIBLE

Keeping the Promise



Filling out your Capital Construction *Dance Card*

Wednesday, July 29, 3:45 – 5:00



Moderator and Speaker

Russ Allen, Business Director, Greater Albany Public Schools

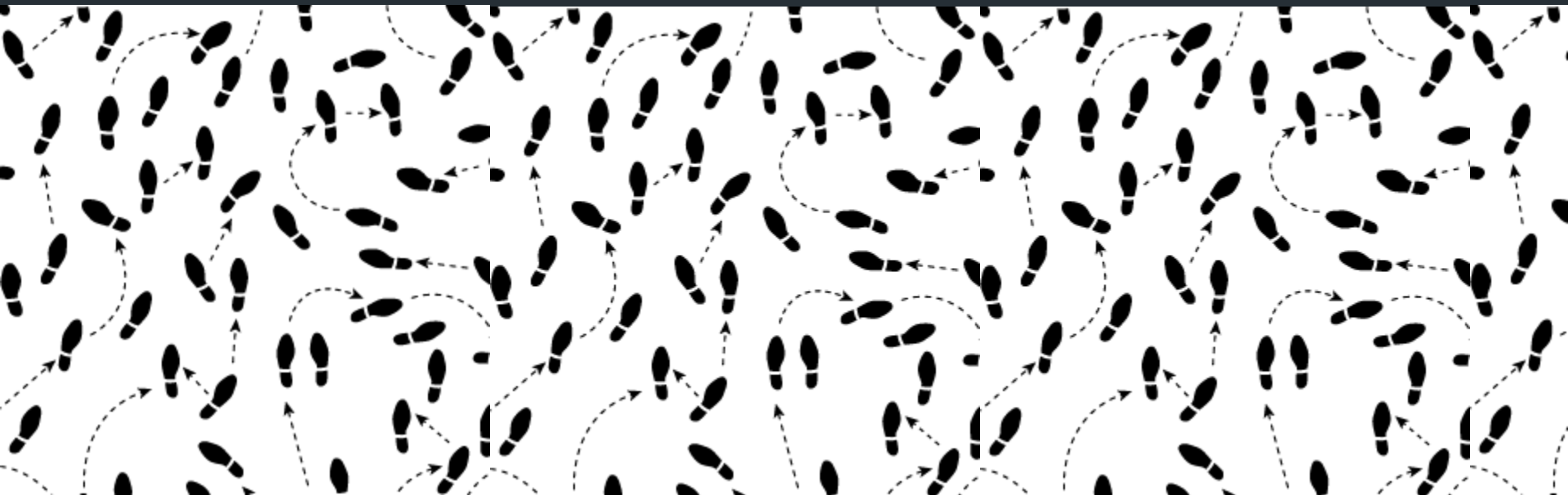
Additional Speakers

David McKay, HMK Company

_____ Karen Montovino & Scott Rose, DLR Group

Goals Today

- **Identify the various partners in a capital construction project**
- **Clarify their roles**
- **Explain the benefits each brings to the table**
- **Provide general costing information for each of these partners**



Capital Construction Dance Card



Your Primary PARTNERS

Those you come back to again and again throughout “the dance”

Dance: The Waltz – “to move or lead briskly and easily”

Partner: Projects Manager

Dance: The Swing – “lively interactions moving in coordinated and alternating directions”

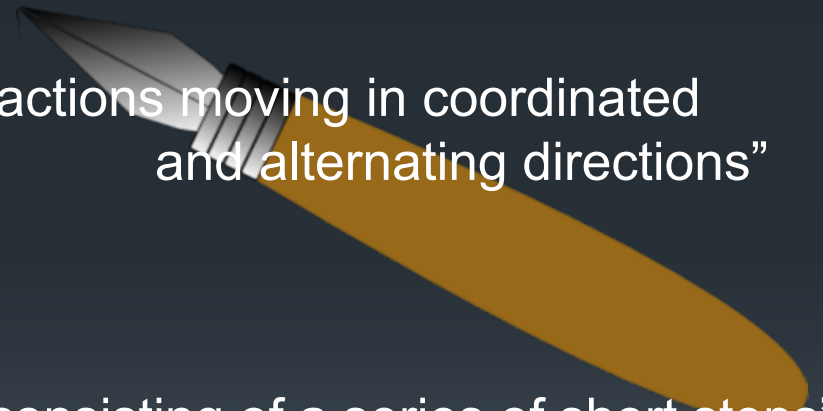
Partner: Designers

Dance: The Fox Trot – “a pace consisting of a series of short steps”

Partner: Commissioning Agent

Dance: The Hustle – “to proceed or work rapidly or energetically”

Partner: General Contractor



Capital Construction Dance Card

Partner: Projects Manager

Dance: The Waltz – “to move or lead briskly and easily”



ROLES

Establishes the budget break down

Facilitates the hiring and management of other consultants

Performs quality reviews of all other work

Reports out to Board and key stakeholders

BENEFITS

A wealth of historical and current industry knowledge

Relieves staff to keep running the district

COSTS

2-3% of Construction



Capital Construction Dance Card



Partner: Designers

Dance: The Swing – “lively interactions moving in coordinated and alternating directions”

ROLES

Pre-Design Planning

Architect

Structural Engineer

Mechanical Engineer

Electrical Engineer

Interiors Design

Low Voltage Systems Design

Energy Modeler

Security Design

Landscape Design

Civil Engineer

(potential – kitchen, auditorium, acoustics)

BENEFITS

They see opportunities that you may miss

They know industry and educational facility best practices

They know code and the jurisdictions

COSTS

8-14% of Construction



Capital Construction Dance Card

Partner: Commissioning Agent

Dance: The Fox Trot – “a pace consisting of a series of short steps”



ROLES

Evaluate mechanical systems against district goals

Helps to write control sequences

Establishes the steps of, and oversees, start-up and functional testing of system

Inspects installation

BENEFITS

Discovers latent defects pre-warranty

Creates smoother turn over of building

COSTS

\$60k - \$100k



Capital Construction Dance Card

Partner: General Contractor

Dance: The Hustle – “to proceed or work rapidly or energetically”



ROLES

To physically build the intended project

To find multiple sub-contractors to help execute the work

To perform constructability review and estimates (in some cases)

To shop locals

BENEFITS

Professional labor to build your end product versus in house

Knowledgeable of industry best practices

Wide pool of resources and suppliers

COSTS

Bid Cost of Actual Construction OR
Actual Cost plus FEE



Capital Construction Dance Card

BUT WAIT

Like the watusi, jitterbug, shuffle, and the slide, there are dances AND PARTNERS that you might want to consider:

Potential Dances
/ Partners:

Development of Technical Standards (\$30k - \$60k)

Development of Educational Specifications (\$50k - \$75k)

Geotechnical Investigation & Observations (\$45k-\$75k)

Site Surveying (\$15k - \$30k)

Land Use / Environmental (\$20k - \$40k)

Building Envelope Counsel (\$40k - \$60k)

Cost Estimator (\$25k - \$60k)

Communications to Community (\$50k - \$75k)

*Hazardous Materials Investigation & Removal Design
(\$40k - \$100k)*

Special Inspection & Testing (direct-hire) (\$30k - \$80k)

Furniture design, selection, & procurement (\$65k - \$120k)



Capital Construction Dance Card

HAVE YOUR CHECKLIST BEFORE THE DANCE

Ladies: dress, shoes, earrings, pearls, bag, corsage, hat

Men: suit, spats, tie, cuff links, watch, boutonniere, hat

Districts:

TOTAL PROJECT COSTS (Cost = Construction plus about 50%):

Construction

Building (estimate)

Site Work (estimate)

Demolition (estimate)

Abatement (estimate)

Sustainability Options (estimate)

Inflation (varies)

Administrative

Bond Issuance Fees (1.5%)

Projects Manager (2-3%)

Legal Consulting Fees (\$10k)

Miscellaneous

Printing (\$5k-\$10k)

Advertisement (\$2k -\$3k)

Site Services

Site Acquisition (varies)

Site Surveying (\$15k - \$30k)

Geotechnical Investigation (\$45k - \$75k)

Inspection & Testing Services (.75%)

Planning Services

Educational / Technical Specs (\$80k-\$135k)

Architecture & Engineering (8-14%)

Commissioning Agent (\$60k - \$100k)

District-Direct Consulting (\$325k-\$425k)

Permits (.75%)

LEED Certification (\$25k - \$35k)

Furniture & Equipment (8-10%)

Contingency (10% - new, 15% - remodel)

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QUESTIONS?!?!?



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