



The Bond Passed, Now What?

Presenter

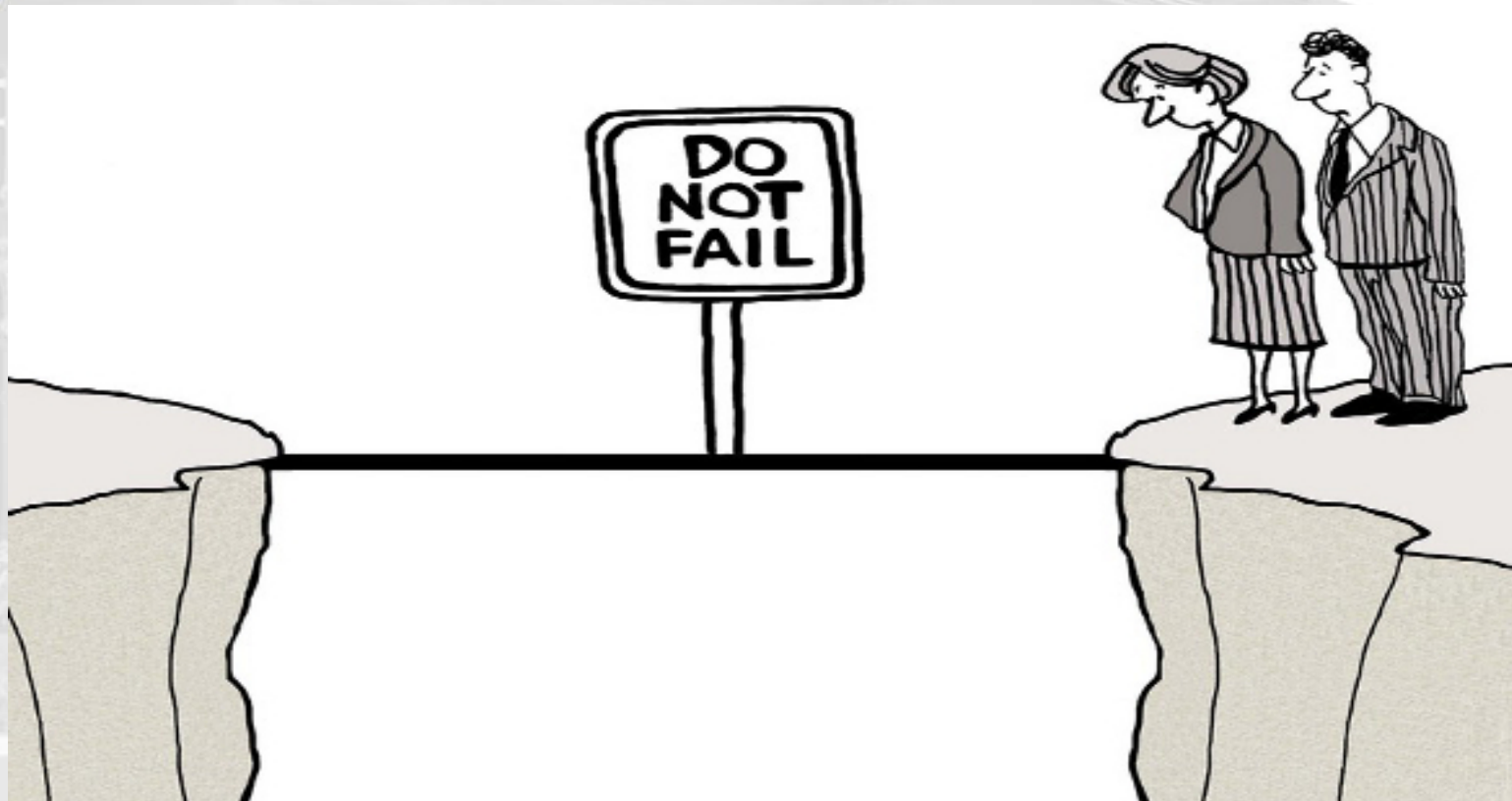
David McKay, Principal
HMK Company

David, has spent the last 42 years in the construction industry, holding various positions as carpenter, construction superintendent, project manager. For the last 25 years, his focus has been K-12 construction as an Owner's Project Manager. He has worked with 93 Oregon and 15 Washington School Districts.

Goals Today

- Identify the various partners
- Clarify their roles
- Benefits each brings
- Other important activities

What have we gotten ourselves into?



What Now?

Who do I hire first?

Architect

Project Manager

Project Manager

- Develops a Program Implementation Plan
- Facilitates the hiring and management of other consultants
- Ensures insurance requirements are consistent with district's risk mitigation policy
- Establishes the budget break downs by project
 - Create strategic plan for pursuing additional revenue sources (grants, incentives, etc.)
- Creates master schedule
- Performs quality reviews of all other work
- Develops project accounting aligned with ODE PBAM
- Reports to Board and key stakeholders

Construction Counsel

- Legal review of solicitation documents
- Develop standard contracts for all project partners
 - Design professionals
 - Contractors
 - Various other owner coordinated consultants

They specialize in construction law & public bidding statutes, are able to draft contract language that protects you.

Design Professional

- Architect
 - Structural Engineer
 - Mechanical, Electrical, Plumbing, Low Voltage Engineers
 - Landscape Designer
 - Civil Engineer
 - Other Designers - Food Service, Theater, Acoustical

They know educational facility best practices and are able to see opportunities. They know the code and jurisdictions.

Other Owner Coordinated Consultants

- Land Survey
- Geo-Technical Engineer
- Utility Locator – Private and Public
- Hazardous Material Consultant
- Land Use
- Building Envelope
- Cost Estimator
- Commissioning Agent
- Special Inspections & Construction Testing
- Furniture, Fixture, and Equipment

Cost of Project Team Members

- Project Manager – 2% - 3%
- Architectural & Engineering – 8% - 12%
- District Direct Consultants – 2.5% - 5%

Other Important Tasks

- Communication
 - Bond Web Page
 - Social Media
 - Community Newsletter – Monthly
 - Internal District Stakeholder Newsletter – Monthly
- Develop Building Standards
- Develop Furniture, Fixture, and Equipment Standards

Other Important Tasks

- Bond Oversight Committee
 - Purpose – Confirm that the bond dollars are being spent as defined in the bond promise



Questions
