

SCHOOL CONSTRUCTION CONTRACT BASICS

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JOURNEY + RESULTS

1. INTRODUCTION
2. SCHOOL DISTRICTS
3. PRESENTATION OBJECTIVE



CASE STUDY PROJECT

1. MASTER PLANNING / FACILITY STUDY PHASE
2. PRE-REFERENDUM PHASE
3. DESIGN PHASE
4. CONSTRUCTION PHASE

REQUEST FOR PROPOSAL

\$568,000

1. FOUNDATION FOR THE CONTRACT
2. COMPETITIVE ANALYSIS
3. TRANSPARENCY
4. BUY-IN FROM EVALUATION COMMITTEE

CONTRACT FEE & GENERAL CONDITIONS

\$340,000

1. FEE - ONLY 8-10% OF TOTAL INCOME (EXCLUDING SUBS)
2. OVER 14 POTENTIAL PROFIT POCKETS
3. GENERAL CONDITIONS RECONCILIATION

AUDIT PROVISION / BILLING ERRORS

\$175,000

1. CONVERT TO A STIPULATED SUM

2. BILLING ERRORS
 - a. Pre-construction phase vs Construction Phase (\$34K)
 - b. Salaried Staff Overtime (\$78K)
 - c. Master Plan credit (\$25K)
 - d. Bid self-perform expenses moved to “cost-plus” reimbursable expenses (\$27k)
 - e. Inappropriate Charge (\$131)
 - f. Direct vendor charge error (\$11k)

SUBCONTRACTOR MANAGEMENT

1. EXPECTATIONS
2. (56) SUBCONTRACTOR CHANGE ORDER CHALLENGES (\$429k)

\$429,000

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RECAP

1. REQUEST FOR PROPOSAL - USE AN EXPERT
2. WHO IS YOUR DISTRICT'S ADVOCATE?

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