Managing a Successful School Construction Project

Life Cycle of a Capital Improvement Project

- Assemble Your Team
  - School Districts
  - Community
  - Stakeholders
  - Architects
  - Engineers
  - Contractors
  - Owners
  - Survey

- Understand What You Have
  - Assumptions
  - Critical Information
  - Student Needs
  - Student Enrollments
  - Building File
  - Site Analysis

- Understand What You Need
  - Space Needs
  - Architectural and Engineering
  - System Planning
  - Existing Conditions

- Evaluate Solutions
  - Options
  - Alternatives
  - Criteria

- Design Your Solution
  - Design Target
  - Final Design
  - Budget

- Marketing
  - Marketing Strategies
  - Community Input

- Implementation
  - Construction
  - Facilities

- Completion
  - Final Review
  - Certification
  - Transmittals

LAVALLEE BRENSINGER ARCHITECTS
Define the Need

What is the problem we are trying to solve?
Assemble a Team

Assess your current space
Understand your future needs

Considerations:
- Feasibility study
- Enrollment study
- Demographic study
Engage with the community early and often

- Open houses
- School website
- Social media
- Local television
Selecting the Right Project Delivery Method

**Design-Bid-Build**
- Owner separately contracts with design professional and contractor
- Contractor selected based on objective criteria (usually low price)

**Construction Manager (CM) at Risk**
- CM hired during design process to consult regarding constructability (design-assist)
- Construction contract executed on cost-plus with GMP basis

**Design-Build**
- Owner contracts with single entity for design and construction
- Owner provides “Basis of Design” and then Design-Builder controls aspects not specifically enumerated or defined in contract
Bond Approval

Market your Need and Your Solution
• Simple Points - Why vote yes?
  • Clearly state current issues
  • Clearly articulate impacts to students and program
  • Present a justifiable solution
  • Demonstrate Value

Implementing the Solution
Questions?

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