



Germantown Central School District

Construction Oversight

*Presentation to the
Board of Education*

September 13, 2017

Responsibilities of a Construction Manager

Pre Construction Phase

- Prepare construction schedule
- Prepare cost estimate
- Prepare specification general conditions
- Prepare site logistics plan

Bid Phase

- Generate bidder interest
- Investigate bidders' qualifications

Construction Phase

- Maintain communication with the District and provide progress reports
- Ensure minimal impact on education.

- Monitor Contractor Safety Plans
- Monitor conformance with architect's drawings
- Monitor conformance with construction schedule
- Provide daily reports of job activity, shop drawings, and revisions.
- Coordinate deliveries of materials
- Oversee and document all required testing
- Conduct Daily Job Meetings

Post Construction Phase

- Monitor the completion of the work after punch list
- Assist District with close out

Goals for Hiring a Construction Manager

Making the Right Choice

- Best Fit with the District Goals
- Relevant Experience
- Knowledge of the Area
- 'Right-sized' Staffing Plan

Buying the Right Services

- Buy just what you need
- Plan for Ebb and Flow of Construction

Hiring at the Right Time

- Maximize Value
- Maximize Benefit

RFP For Construction Management

- Issue now for November 8 AWARD

Project Time Line

Accelerated Project

Submitted to SED	Jan 9, 2017
Architect Comments	June 27, 2017
Engineer Comments	Sept 11, 2017
Anticipated Approval	Oct 1, 2017
Bid Period	TBD
Award	TBD
Work Period	May to Aug 2018

Addition Project

Submitted to SED	June 22, 2017
Architect Comments	Sept 5, 2017
Engineer Comments	None
Anticipated Approval	January 2018
Bid Period	TBD
Award	TBD
Work Period	May 2018 to Aug 2019