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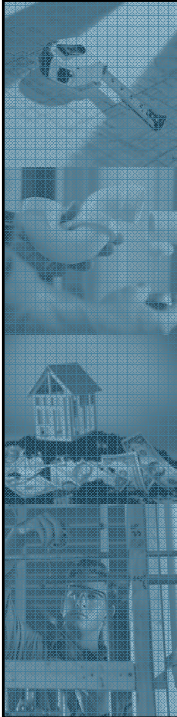
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C.A.S.H. WORKSHOP
“How to Design and Construct Modernization Projects”

OVERCOMING LOGISTICAL PROBLEMS

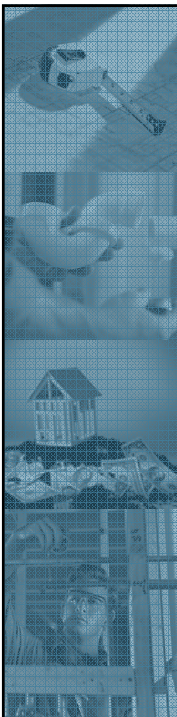
ED MIERAU

Neff Construction, Inc.



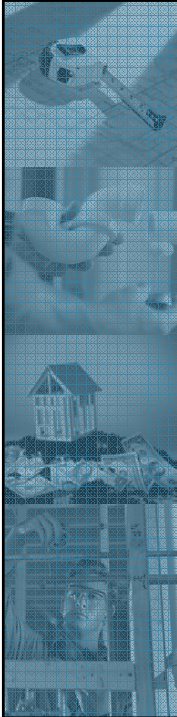
OVERCOMING LOGISTICAL PROBLEMS

- **Ed Mierau**
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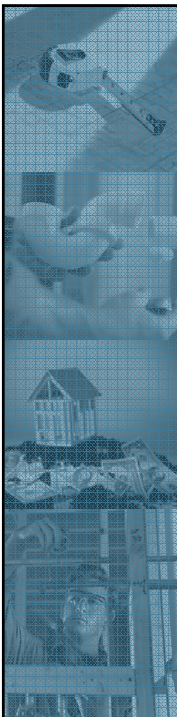
PRE-CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Survey
 - Bldg. Corners
 - Topography
 - Hazardous Materials
- As-Builts
 - Underground
 - Building
- Soils Reports
 - Geo-hazards
 - Structural



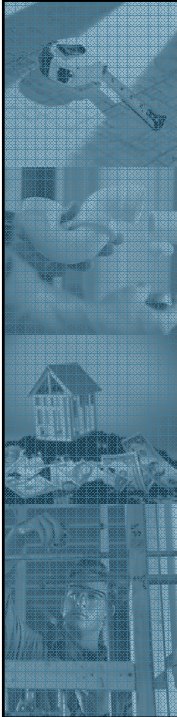
PRE-CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Scheduling
 - Illogical
 - Compressed
 - Extended
- Staging Plan
 - Site Constraints
 - Security Issues
 - Copper/Other Metals



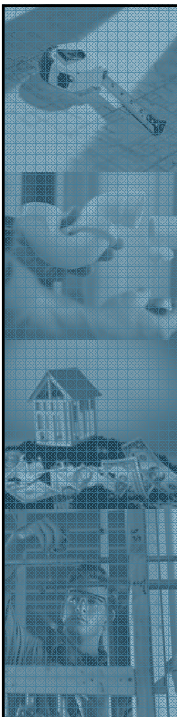
PRE-CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Construction Phasing/Timing
 - Electrical Upgrades/Shutdowns
 - Low Voltage Upgrades
 - Landscape Planting
 - Roofing/Water Infiltration
- District Standards
 - PCC section 3400
 - May Limit Bidder, Sub-Bidder, Material Supplier Pool



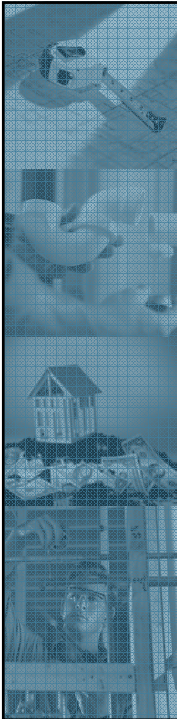
PRE-CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- General Conditions Documents
 - Onerous Provisions
 - Lack of Flexibility
- Bid Climate
 - District Specific
 - Like Kind Projects Bidding Conflict
 - Saturated Market
 - Packaging Growth with Mod. Work



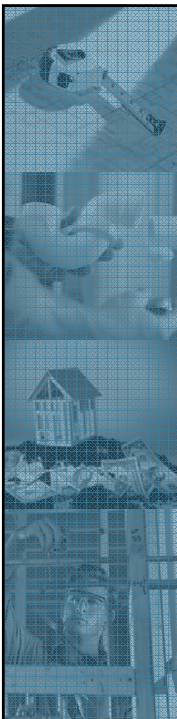
PRE-CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Agency Approvals
 - DSA
 - CDE



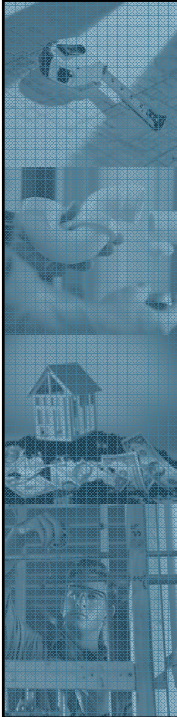
CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Security/Safety
 - Must be of Primary Importance
 - Passing Areas/Playfields
- Critical Submittals/Deferred Approval Items
 - Structural Items
 - AFS
 - Doors and Frames
- Weather
 - Site Work
 - Roofing
 - HVAC Systems



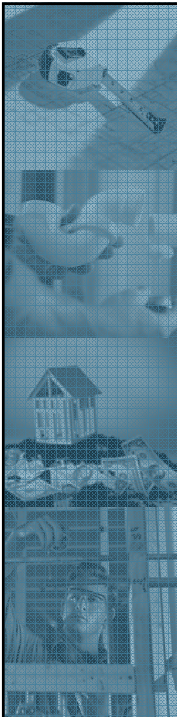
CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Schedule Manipulation
 - Changing Building Sequences
 - Avoid Impacts to Momentum
 - Testing
- Management Personnel
 - Detail/Team Oriented
- RFI Response Time
 - Differs from Growth
 - Check General Conditions
- Unforeseen/Differing Conditions
 - The Rule Rather than the Exception
 - Must Allow Sufficient Float in the Schedule
 - Establish a Sufficient Contingency



CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Labor Availability
 - Marketplace is Stabilizing
 - Anticipate Shortages
- Dispute Resolution
 - Formal Procedures in Your Gen. Cond. Documents
 - Informal Procedures
 - Time



CONSTRUCTION ITEMS WHICH HAVE THE MOST SIGNIFICANT TIME OR COST IMPACT ON YOUR MODERNIZATION PROJECT

- Payment
 - Progress/Retention
 - Procedures
 - Tracking
- Failure to Move to Close-Out
 - Impact on Future Projects
 - Warranty
 - Alternatives to Keeping the Project Open