



CALIFORNIA'S  
COALITION  
for ADEQUATE  
SCHOOL HOUSING

# Construction 101

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## Putting Together The Team

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- ❑ Get your planning group together first



## Putting Together The Team

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- ❑ Contract with the consultants you need to perform the early tasks



## Putting Together The Team

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- ❑ Contract with the consultants that will manage and inspect your construction



## Putting Together The Team

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- ❑ RFQ/RFP for Your Consultants



## **The Budget**

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- Or “Estimate”



## **The Builder and The Buildings**

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- Design-Bid-Build



## The Builder and The Buildings

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- Lease-Leaseback



## The Builder and The Buildings

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- “Energy Efficiency” Contract
  - Solar Projects
    - PPA’s
    - District-Purchase Solar Projects
  - Other Projects



## The Design Process and Approvals

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- ❑ Current DSA bin time
- ❑ Furloughs
- ❑ No state disbursement, but “apportionment”



## Bidding

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- ❑ Construction contracts in excess of \$15,000 must (generally) be publicly bid
  - Not acceptable to split into smaller packages
- ❑ The lowest responsive, responsible bidder gets the contract

## Bidding

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- ❑ Formalities of bidding
  - Front end documents
- ❑ Timing
- ❑ Listing subcontractors
- ❑ Bonding

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## Bidding

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- ❑ Bid Protests
  - Responsiveness
  - Responsibility
  - Standing to Protest

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## Prequalification

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- ❑ More Popular in the Current Market

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## Substitutions and Sole Sourcing

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- ❑ Substitutions
  - District option to accept/reject
  - Timing issues
- ❑ Sole Sourcing
  - Public Contract Code 3400

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## Managing the Project/Construction

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- Early Project Performance
  - Substitution of Subcontractors
  - RFIs
  - Construction Schedule
  - Schedule of Values

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## Managing the Project/Construction

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- Ongoing Project Performance
  - Delayed Performance
  - Struggling Subcontractors
  - Unforeseen Conditions

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## Managing the Project/Construction

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- ❑ Ongoing Project Performance
  - Change Orders
  - Payment

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## Managing the Project/Construction

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- ❑ “Substantial Completion”
- ❑ Punchlist
- ❑ DSA-6
- ❑ Closeout

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## Construction Claims

- ❑ Timing
- ❑ Documenting
- ❑ Contract Process
- ❑ Avoiding
- ❑ Resolving

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## Questions & Answers





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# Thank You

