

## HIGH BID ENVIRONMENT

---

The C.A.S.H. Field Survey, 2004

---

---

---

---

---

---

---

---

## The Problem

---

- Reports to CASH of high bids
  - Board authorized survey
  - Results tabulated
  - Results discussed with CASH Board and State Allocation Board in June
- 

---

---

---

---

---

---

---

---

## The Survey

---

- Survey sent out Spring 2004
  - Asked school districts about bids
  - New Construction and Modernization included
  - Asked high bid, low bid, awarded bid
  - Asked if bid rejected, redesigned
  - Asked if re-bid, if bid was lower
- 

---

---

---

---

---

---

---

---

## The Survey

---

- How did districts deal with high bids?
  - Did they reduce non-classroom space?
  - Did they convert permanent classrooms to modular?
  - What other action was taken to award bid and move forward?
- 

---

---

---

---

---

---

---

---

## The Results

---

- 106 districts responded
  - 83 Modernization projects included
  - 23 New Construction projects
- 

---

---

---

---

---

---

---

---

## The Results

---

- 80% of MOD projects were awarded
  - 24% of MOD projects were rejected
  - 15% of MOD projects were re-bid
  - (No, it doesn't add up)
- 

---

---

---

---

---

---

---

---

## The Results

---

- 75% of NC projects were awarded
  - 23% of NC projects were rejected
  - 14% of NC projects were re-bid
  - (No, this doesn't add up either)
- 

---

---

---

---

---

---

---

---

## The Responses

---

- Reduced scope of project
  - Eliminated MP, considering Admin.
  - Converted campus to modular
  - Converted library, kitchen to modular, eliminated Administration
  - Eliminated teaching walls, changed flooring
- 

---

---

---

---

---

---

---

---

## The Responses

---

- Redesigned (MOD) for ADA only
  - Delayed project indefinitely
  - Used multi-prime and value engineering
  - Bid twice 2003, twice 2004, all bids rejected
  - Reduced scope, district became multi-prime contractor
- 

---

---

---

---

---

---

---

---

A CASE STUDY:  
Capistrano Unified School District

---

- Re-use of plans for elementary school
  
  - Site 1: June 2001 \$ 7.05 million
  - Site 2: July 2001 \$ 8.14 million
  - Site 3: March 2002 \$ 8.09 million
  - Site 4: June 2004 \$13.61 million
- 

---

---

---

---

---

---

---

---

A CASE STUDY:  
Square Foot Costs

---

- Site 1: \$ 152.03 (2001)
  - Site 2: \$ 173.68 (2001)
  - Site 3: \$ 172.74 (2002)
  - Site 4: \$ 278.26 (2004)
- 

---

---

---

---

---

---

---

---

Now What?

---

- Stay Tuned.....
- 

---

---

---

---

---

---

---

---