

# Construction 101 Preconstruction Services

Presented By: Steve Worley  
Sr. Project Manager, Tilden-Coil Constructors, Inc.

## Construction Consultant Involvement Overview

---

- Design Involvement
- Budgeting
- Constructability
- Scheduling
- Multiple Trade Development
- Coordination w/ District's Department Directors
- Bidding

# Design Involvement

- Construction Material
- Budgeting
- Contractor's Perspective

# Budgeting

- Design Development
- 50% Design Drawings
- 90% Design Drawings
- DSA Submittal
- Final DSA Submittal
- Alternates & Value Engineering

## Constructability

- Electrical / Mechanical /Plumbing Coordination
- Civil Utilities and Building Utilities
- Water intrusion
- Quality Control
- Specification Review

## Scheduling

- Preconstruction Schedule
  - Design / Owner / Construction Team
- Construction Schedule
  - Elementary School: 12 to 14 months
  - Middle School: 15 to 18 months
  - High School: 24 to 28 months
- Phased Opening

## Multiple Trade Development

- Elementary School: 18 to 21 Bid Categories
- Middle School: 25 to 30 Bid Categories
- High School: 35 to 40 Bid Categories

## Coordination with District Personnel

- Planning
- Facilities
- Purchasing
- Maintenance & Operations
- Site Administration (Growth Projects)

# Bidding

- What: Should I consider?
- When: Should I bid?
- Where: Should I bid?
- How: Long should I bid?
- Bid Review and preparation for School Board Approval