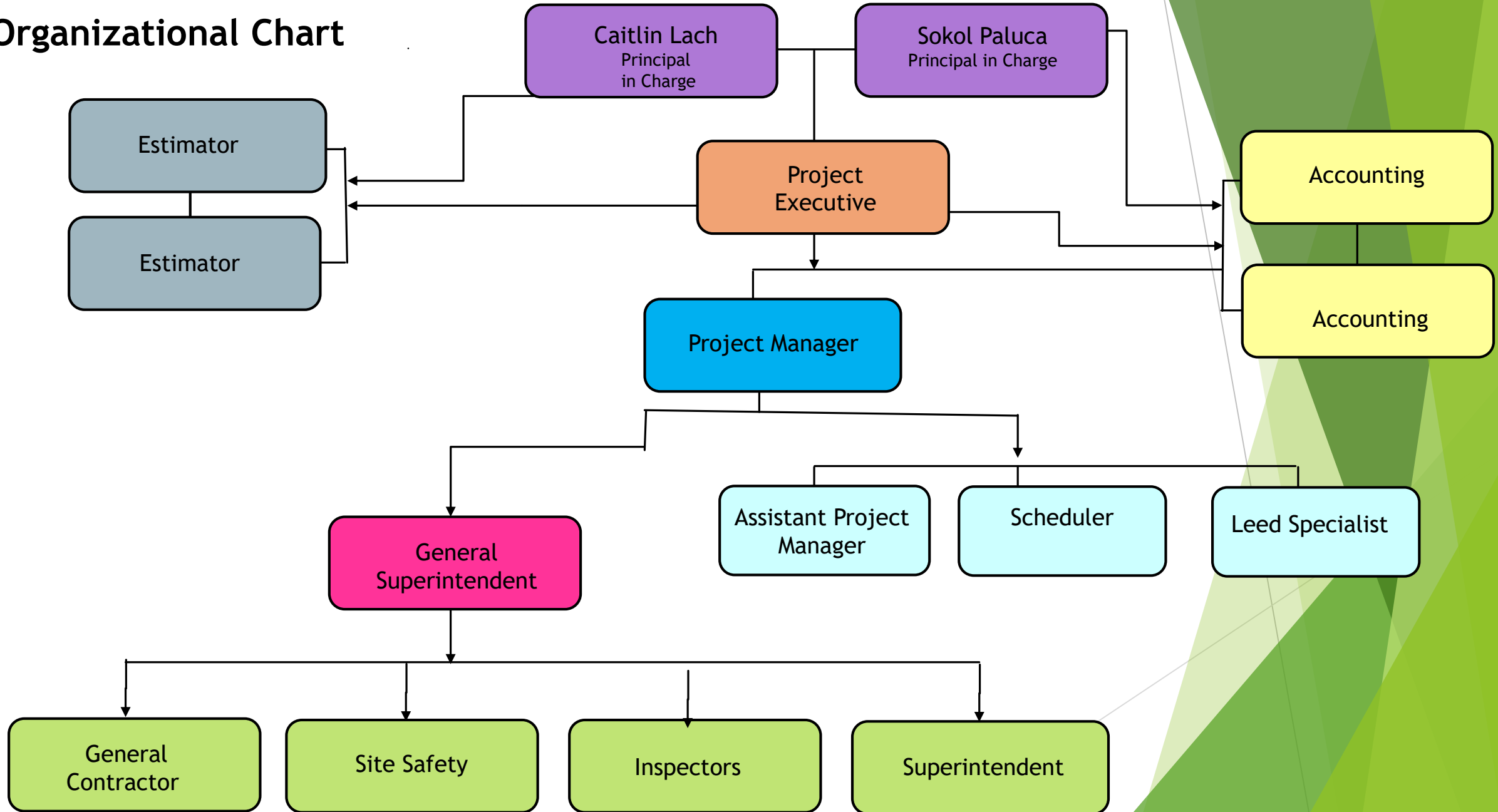


C & S Construction Inc.

Over 50 years in Business

Caitlin Lach & Sokol Paluca

Organizational Chart



Bidding Process

- ▶ Qualify the GC's
 - ▶ Submit references
 - ▶ Submit example of projects
 - ▶ Insurance Requirements
- ▶ Leveling of the bids
- ▶ Include cost of materials increase
- ▶ Contingency Fees/Design Fees
- ▶ Evaluation of the bids- Bids Tabs
- ▶ Solicitation of bids
- ▶ Award the Contract

BID TABULATION													
Company Name:					Project No.								
Project Name:													
Location:													
Architect:													
Bid Date:													
BID QUANTITIES					Estimate		CONTRACTOR A		CONTRACTOR B		CONTRACTOR C		
Ref #	Bid Item #	Item Description	Qty.	UNIT	UNIT AMOUNT	BID	UNIT AMOUNT	BID	UNIT AMOUNT	BID	UNIT AMOUNT	BID	
1	1.01												
2	1.02												
3	1.03												
4	1.04												
5	1.05												
6	1.06												
7	1.07												
TOTAL BASE BID					\$		\$		\$		\$		
TAX					\$		\$		\$		\$		
TOTAL BID					\$		\$		\$		\$		

Managing Time & Cost

▶ Construction Timeline

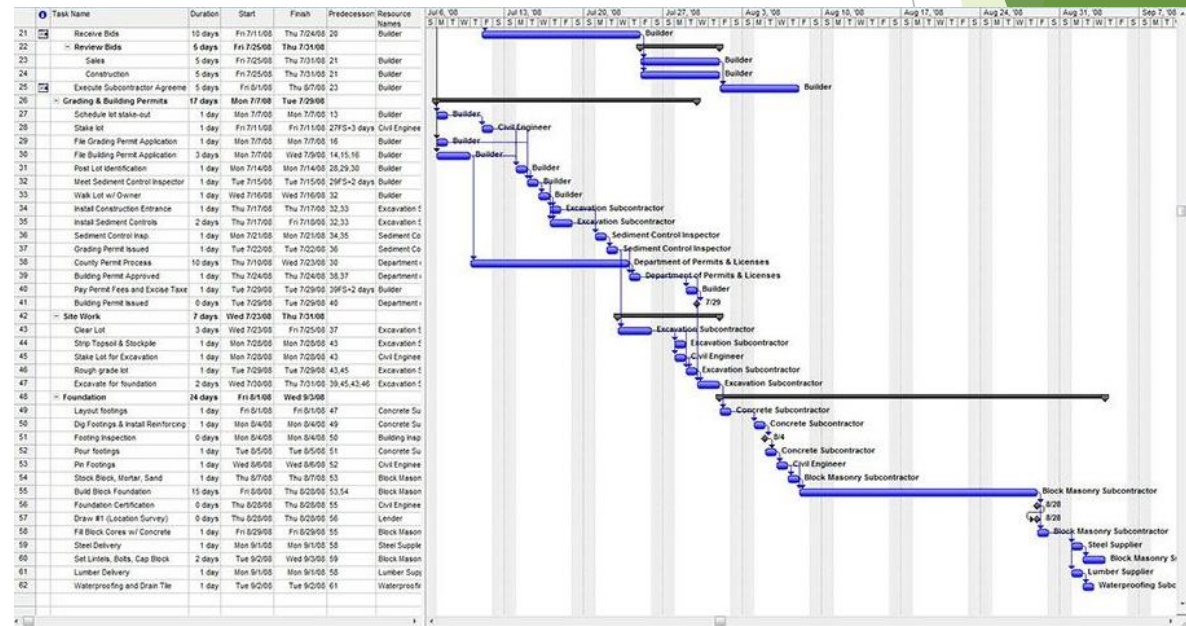
- ▶ 1 to 2 years
 - ▶ Based on our experience managing similar projects
 - ▶ See our Statement of Qualification handout

▶ Managing Cost

- ▶ Checking the contractors work to make sure they are doing the job right
- ▶ Pulling out a permit from D.O.B for early and late times.
- ▶ Design Development- estimate a budget based on DD sets, estimate a schedule
- ▶ 10% construction contingency fund for unforeseen conditions
- ▶ Estimate Escalation prices for materials, labor
- ▶ Cost Codes

Managing the Schedule

- ▶ Weekly meetings
- ▶ Progress Photos
- ▶ Set Milestones
- ▶ After hour variances to work on weekends
- ▶ Weather issues
- ▶ Designated Scheduler



Money & Payments

- ▶ Applications for payment
- ▶ Project Manager will monitor the budget
- ▶ AIA application for payment
- ▶ Accountants will monitor the payments, the balance of job, the budget
- ▶ Superintendent will verify work and completion

APPLICATION AND CERTIFICATE FOR PAYMENT			PAGE ONE OF	PAGES
TO OWNER:	PROJECT:	APPLICATION #:	Distribution to:	
		PERIOD TO:	<input type="checkbox"/> Owner <input type="checkbox"/> Const. Mgr <input type="checkbox"/> Architect <input type="checkbox"/> Contractor	
		PROJECT NOS:		
FROM CONTRACTOR:	VIA ARCHITECT:	CONTRACT DATE:		
CONTRACT FOR:				
CONTRACTOR'S APPLICATION FOR PAYMENT				
<small>Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.</small>				
<small>The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.</small>				
1. ORIGINAL CONTRACT SUM-----	\$		CONTRACTOR:	
2. Net change by Change Orders-----	\$		By: _____ Date: _____	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$		State of: _____	
4. TOTAL COMPLETED & STORED TO DATE-\$	\$		County of: _____	
<small>(Column G on Continuation Sheet)</small>				
5. RETAINAGE:			Subscribed and sworn to before	
a. 10.0% of Completed Work	\$		me this _____ day of _____	
<small>(Columns D+E on Continuation Sheet)</small>			Notary Public: _____	
b. 10.0% of Stored Material	\$		My Commission expires: _____	
<small>(Column F on Continuation Sheet)</small>			CERTIFICATE FOR PAYMENT	
Total Retainage (Line 5a + 5b or	\$		<small>In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.</small>	
Total in Column I of Continuation Sheet-----	\$		AMOUNT CERTIFIED ----- \$	
6. TOTAL EARNED LESS RETAINAGE	\$		<small>(Attach explanation if an amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)</small>	
<small>(Line 4 less Line 5 Total)</small>			ARCHITECT:	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$		By: _____ Date: _____	
<small>(Line 6 from prior Certificate)-----</small>	\$		<small>This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.</small>	
8. CURRENT PAYMENT DUE-----	\$			
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$			
<small>(Line 3 less Line 6)</small>				

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

Controlling Communication

- ▶ RFI Logs
- ▶ Submittal Logs
- ▶ Proposal Logs
- ▶ Submittal Review Process

REQUEST FOR INFORMATION LOG									
PROJECT: OWNER: LOCATION:									
SB PROJECT NO: ARCHITECT: STRUCTURAL ENG.: M.E.P. ENG.:									
RFI #	RFI DATE	DATE SENT	SENT TO	DATE RETURNED	TRADE	DAYS OUT	SK ISSUED	DESCRIPTION	REMARKS
01	10/18/17	10/18/17	Tecton	11/02/17	HVAC	15		Please provide data sheets for packaged rooftop unit schedule, by building owner? HVAC subcontractor needs information to complete shop drawings for Review	RTU's and curbs are furnished and installed by the LLD. See attached approved submittal from LLD being provided for reference (Contractor to field verify existing RTU's). -PB - 11-12-17
02	10/19/18	10/19/18	Tecton	12/07/18	Fire Alarm			For this project, will we go stand alone or use the building vendor to incorporate Fire Alarm into the building (added cost about \$14,000)? Please advise?	1. Lease indicates fire alarm to be incorporated into owner's fire alarm panel. 2. Drawings indicate fire alarm devices; wire to owner's fire alarm panel. Proceed with fire alarm system per contract dwgs per direction from Jim McInemey (no additional cost).
03	10/19/18	10/19/18	Tecton	12/05/18	Flooring			The specified material, self leveling material, has a 28 day cure this will be a scheduling issue, what else can be used. Attached you will find what our flooring sub recommends and based on his experience 3500 psi in about 72 hours. Please advise?	Product specified on contract documents to be used
04	10/19/17	10/19/17	Tecton	11/02/17	Electrical	15	N/A	1. Electrical contractor was told by super onsite that they are only bringing 400 amp (which is not sufficient for Davita needs). 2. Instead of 800 amp main disconnect they have (2) 400 amp disconnects which is unacceptable for our needs. The drawings show 800 amp service to the floor with 800 amp main disconnect. Please advise if there needs to be a meeting onsite with our electrical sub, architect and engineer of record?	Electrical service is being reviewed with the LLD. Revised electrical dwgs will be issued under a forthcoming ASI. -PB - 11-1-17

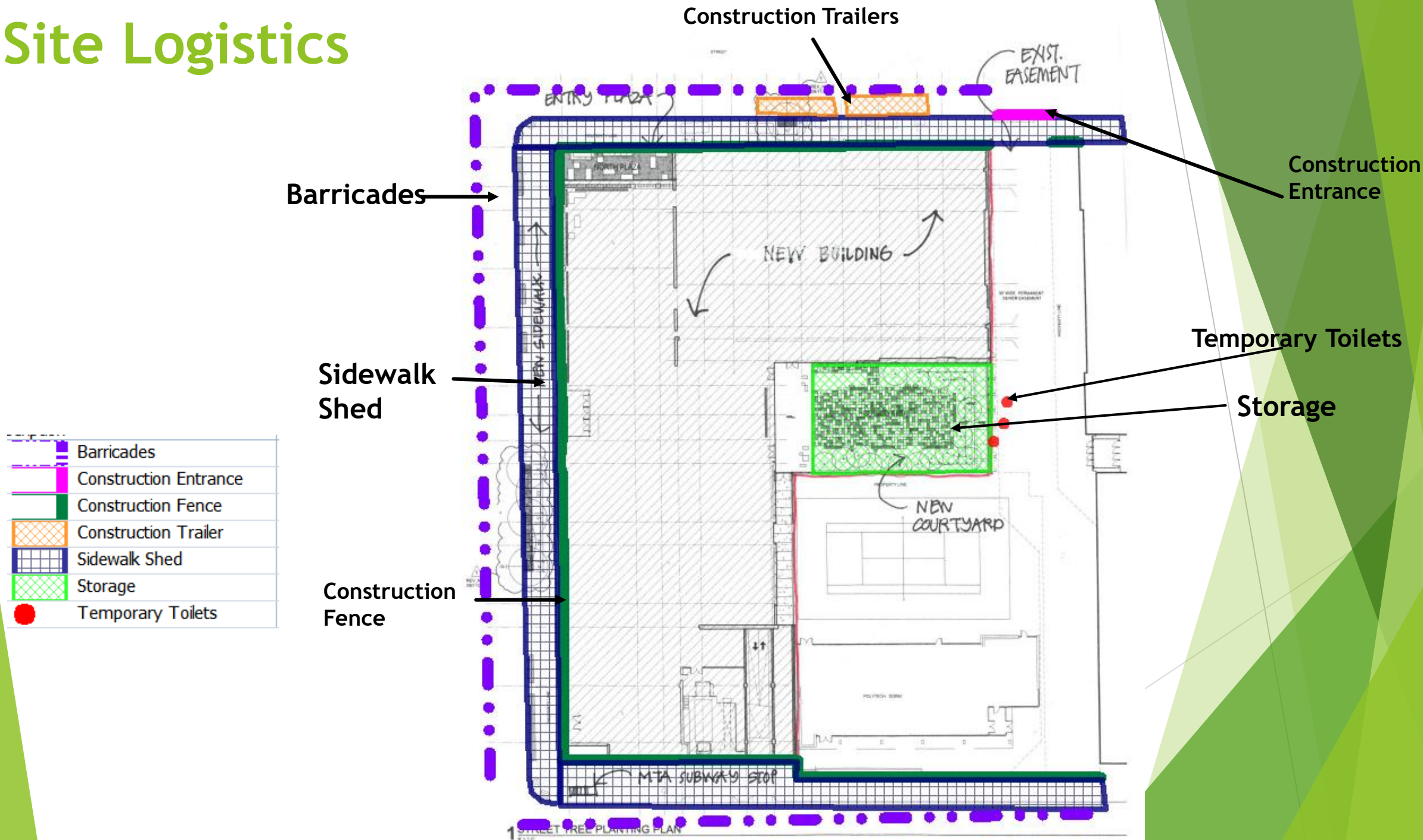
PROPOSAL LOG									
PROJECT: VERG 196 4th Avenue OWNER: Veterinary Emergency Referral Group, P.C. LOCATION: 196 4th Avenue Brooklyn, NY 11217 SB PROJECT NO: 16-016S									
PROP NO.	DATE	TRADE	AMOUNT PROPOSED	DESCRIPTION	AMOUNT APPROVED	AMOUNT VOIDED	AMOUNT STILL OPEN	DATE APPRVD	REMARKS
PROJECT SCOPE CHANGES									
1	1/13/2017	Tipp Flooring	\$ -	Self-level floor per drawings attached	\$0.00	\$ 70,886	\$0		VOID
1R	3/16/2017	Tipp Flooring	\$67,436.00	Self-level floor per drawings attached	\$67,436.00	\$0.00	\$0.00	3/27/2017	Approved
2		OCC Maintenance	\$7,993.00	Chop and excavate floors for MRI machines and remove concrete slab between backwall and CMU wall under slab	\$ -	\$ 7,993	\$0.00		Rejected
3	1/20/2017	Arista Steel	\$2,308.00	Shoring for removal of wood columns and installing steel columns	\$2,308.00	\$0.00	\$0.00	3/6/2017	Approved
4		Denair	\$794.00	Temp. ductwork for Generator	\$ -	\$ -	\$794.00		GOOD
5	1/27/2017	SRS Electric	-\$5,436.00	Credit for equipment removed from scope. This includes removal of X-Ray power including Panel L2B, feeder to L2B from switchboard, 75KVA transformer and feeder to X-Ray and relocation of Ultrasound equipment feed to panel L2A	-\$5,436.00	\$0.00	\$0.00	3/6/2017	Approved
6	1/27/2017	Architectural Hardware	\$1,375.00	Additional hardware required to meet standards for Fire Doors	\$1,375.00	\$0.00	\$0.00	3/6/2017	Approved
7		Arista Steel	\$ -	Additional steel work required	\$0.00	\$ 18,975	\$0		VOID
7R	2/13/2017	Arista Steel	\$5,463.00	Additional steel work (Existing Structural Deficiencies - (Owner) - Tubing for 2 Columns)	\$5,463.00	\$0.00	\$0.00	3/6/2017	Approved
8		John Herrick	\$3,450.00	John Herrick - Con Edison filing fee	\$ -	\$ -	\$3,450.00		GOOD
9	2/13/2017	Arista Steel	\$6,613.00	Additional steel work (Existing Structural Deficiencies - (Owner) 2 C-Channel to reinforce existing wood columns)	\$6,613.00	\$0.00	\$0.00	3/6/2017	Approved

3/28/2017
4:44 PM

Controlling Quality of Construction

- ▶ Field reports
- ▶ Good Communications systems & Procedures
- ▶ Shop drawings and product data submissions
- ▶ Tests and inspections
- ▶ Product Data
- ▶ Safety inspections
- ▶ Commissioning
- ▶ Informal Observations
- ▶ Job meetings and meetings minutes
- ▶ Quality Assurance
- ▶ Submittals

Site Logistics



	Barricades
	Construction Entrance
	Construction Fence
	Construction Trailer
	Sidewalk Shed
	Storage
	Temporary Toilets

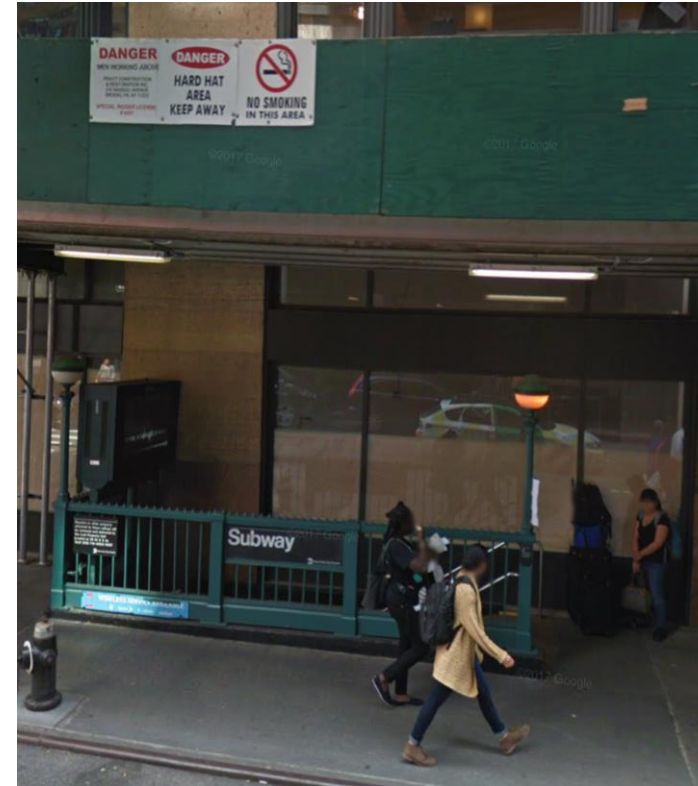
Mobilization

- ▶ Letter to Proceed
- ▶ Walk-Way Rerouting
- ▶ Temporary Walkways
- ▶ Assigning members of the team
- ▶ Plan the construction Kick-off Meeting
- ▶ Temporary Utilities



Working with the MTA

- ▶ Meet with the MTA
- ▶ Find out the requirements
- ▶ Work on a closure plan
- ▶ Temp shed to keep MTA subway open
- ▶ Signage



Soil Condition

- ▶ Testing of soil
- ▶ Back fill
- ▶ Daily field Inspector to monitor the soil and the pile foundations