C & S Construction Inc.

Over 50 years in Business

Caitlin Lach & Sokol Paluca
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
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
## Controlling Communication

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

### REQUEST FOR INFORMATION LOG

<table>
<thead>
<tr>
<th>RFI #</th>
<th>RFI Date</th>
<th>Date Sent</th>
<th>Date Due to</th>
<th>Date Returned</th>
<th>Status</th>
<th>Description</th>
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</thead>
<tbody>
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<td>01</td>
<td>18/3/17</td>
<td>3/15/17</td>
<td>11/29/17</td>
<td>11/29/17</td>
<td>In-Proc</td>
<td>M4C</td>
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<tr>
<td>02</td>
<td>18/3/17</td>
<td>2/27/17</td>
<td>12/31/17</td>
<td></td>
<td>In-Proc</td>
<td>Fire Alarm</td>
</tr>
<tr>
<td>03</td>
<td>18/3/17</td>
<td>2/27/17</td>
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<td></td>
<td>In-Proc</td>
<td>Flooring</td>
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<tr>
<td>04</td>
<td>18/3/17</td>
<td>2/27/17</td>
<td>11/22/17</td>
<td></td>
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<td>Electrical</td>
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### PROPOSAL LOG

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</tr>
</thead>
</table>

Controlling Safety

- Site safety managers
- Site safety plan
- Safety Logs
- OSHA
- Hard hats
- Barricades
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
- Sidewalk Shed
- Construction Trainers
- Construction Fence
- Storage
- Temporary Toilets
- Construction Entrance
- New Building
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