



Construction Projects from Start to Finish

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Topics of Discussion

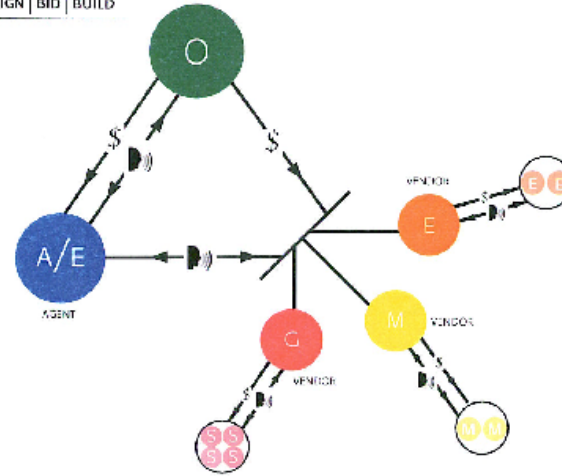
- Reviewing Applicable Laws
- Deciding on Delivery Method for Construction
 - Discussion of available options
 - Hiring your professional help
- DPI Approval of Projects
- Tools

Applicable Laws

- Chapter 48-01.2 Public Improvement Bids and Contracts
 - Threshold for this chapter is \$150,000 (48-01.2-02.1)
 - Drawings must be by architect or engineer (48-01.2-02)
- Includes sections for the following delivery methods
 - Traditional Construction
 - Agency Construction Management (CMA)
 - Construction Management at Risk (CMaR)

Deciding on Delivery Method for Construction

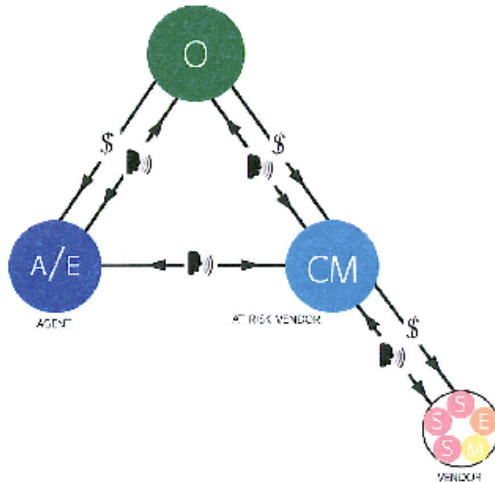
NORTH DAKOTA MULTIPLE PRIMES
(3 MINIMUM BIDS)
DESIGN | BID | BUILD



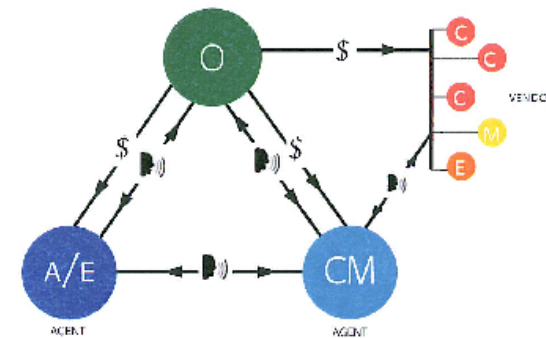
KEY

- \$ CONTRACT/MONEY FLOW
- COMMUNICATION
- O OWNER
- A/E ARCHITECT/ENGINEER
- CM CONSTRUCTION MANAGER
- A/E/CM ARCHITECT/ENGINEER & CONSTRUCTION MANAGER
- C PRIME CONTRACTOR
- M PRIME MECHANICAL CONTRACTOR
- E PRIME ELECTRICAL CONTRACTOR
- G PRIME GENERAL CONTRACTOR
- S SUB CONTRACTOR
- M MECHANICAL SUB-CONTRACTOR
- E ELECTRICAL SUB-CONTRACTOR

CM AT RISK



CM AGENCY



Hiring your professional help

- Traditional
 - RFQ for architectural services
 - Hire based on qualification and negotiate your fee
 - RFQ can have architect include the engineers or
 - Hire the engineers in collaboration with the owner and architect
 - Century Code allows the owner to designate the General Contractor to do the coordination at the site.
 - Bid bond required (5% of bid amount) (48-01.2-05)
 - Must advertise for 21 days (48-01.2-04)
 - Lowest **RESPONSIBLE** bidder (48-01.2-07)
 - Performance bond required (48-01.2-10)

Hiring your professional help

- Construction Manager
 - RFQ for both architectural services and construction manager
 - Construction Management – Agency (48-01.2-19)
 - Selection committee is composed of individuals the governing body determines to be qualified.
 - Construction Management At Risk (48-01.2-10)
 - Selection committee makeup (minimum)
 - Owner's representative (administrative)
 - A registered architect
 - A registered engineer
 - A licensed contractor (cannot be considered for the construction manager)

Construction Management - continued

- Construction Manager Agency
 - CMA must provide owner a performance bond equal to the cost of the work they are doing (48-01.2-23)
 - Contractors (sub contractors) must provide owner with a performance bond (48-01.2-23)
 - Builder's risk – someone needs to cover the project during construction
- Construction Manager at Risk
 - CMaR must provide the owner a bond equal to the guaranteed maximum price GMP (48-01.2-23)

Other things you may need to know

- Traditional
 - Owner will need to manage 3-4 contracts (general, electrical, mechanical, testing and balancing)
- Construction Manager Agency
 - The construction manager and the owner will need to manage multiple contracts (Lincoln was 32 contracts)
- Construction Manager at Risk
 - The owner manages one contract with CMaR

Recent Construction Projects in Bismarck

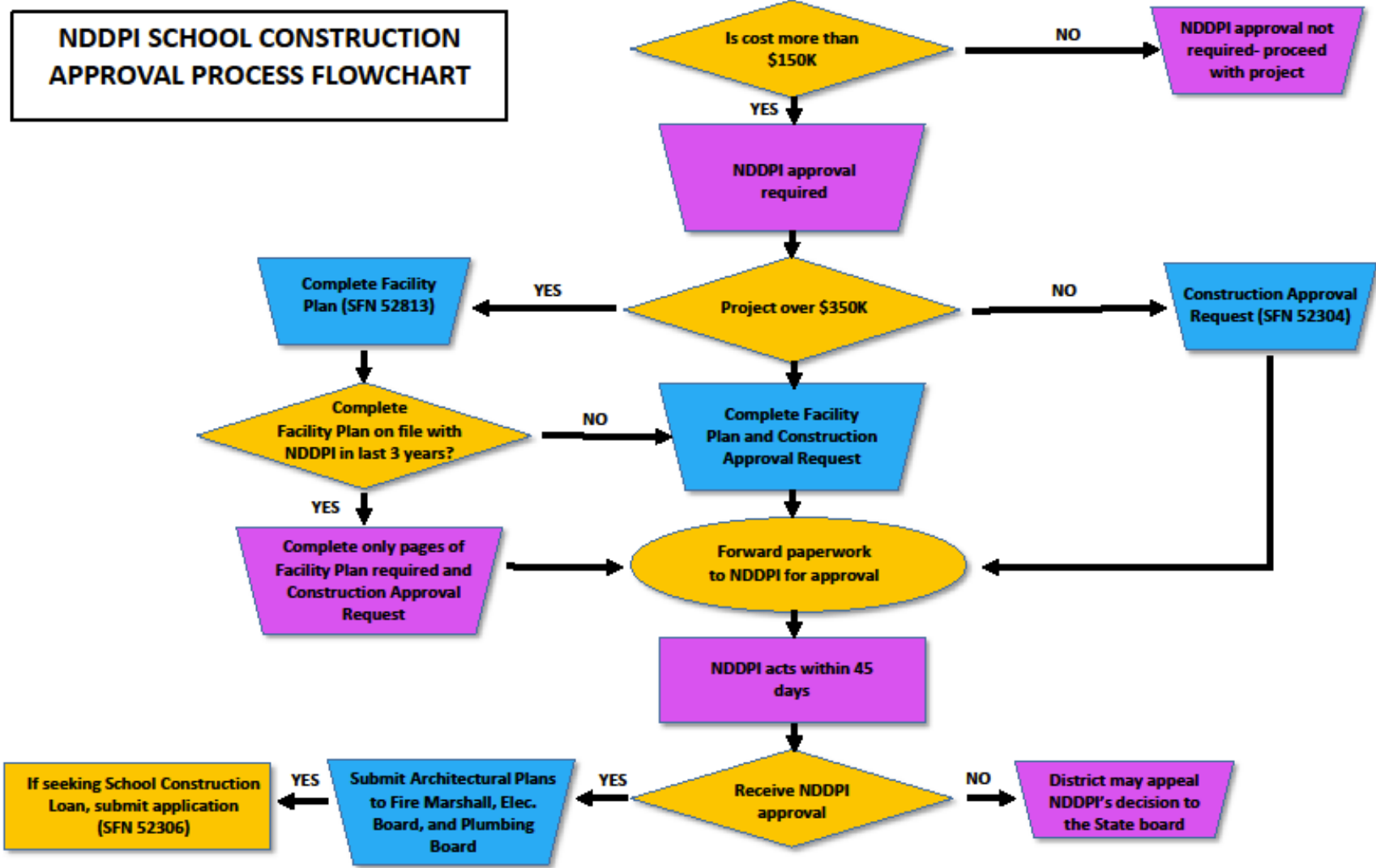
- Traditional
 - Sunrise Elementary School
 - Career Academy (BSC campus)
 - Lincoln and Liberty additions
 - Additions to middle schools (currently under construction)

- Construction Management Agency
 - Lincoln Elementary School
 - Liberty Elementary School

- Construction Management at Risk
 - Legacy High School
 - Sanford Athletic Complex (4 phases)
 - Sunrise Addition

DPI Approval

NDDPI SCHOOL CONSTRUCTION APPROVAL PROCESS FLOWCHART



DPI Approval

General Authority: NDCC15.1-36-01

Projects costing \$150,000 must obtain approval (SFN 52304).

Facility Plan (SFN 52813) required for all projects costing \$350,000 or more. Facility plan should be clear, concise, complete, and accurate as it acts as the justifying document for project approval.

Tools

- Document Management Solution
 - Allows electronic submittal management
 - All drawings in one location
 - Shop drawings in one location
 - Pay requests in one location
 - Email reminders customized by trade
 - Bismarck has used Submittal exchange
- Electronic contracts
 - Electronic signatures
 - Electronic storage of all contracts