

“ ECASB BUSINESS CONNECTIONS ”

Planning Your Next Capital Project: How a Construction Manager Can Help

Thousands of decisions need to be made during the course of a capital improvement project — from simple meeting schedule coordination to decisions about unforeseen conditions, to changes and document interpretation that can impact activation dates, jeopardize budgets, and create claim opportunities.

The role of a construction manager is to coordinate and facilitate these myriad processes and decisions on behalf of your school district so that you can remain focused on the business of education. Campus Construction Management Group works on the District’s behalf as a reliable Owner’s advocate, from the early planning stages through construction and project closeout.

Referendum Planning: Putting a Project Together

Planning for a successful project requires careful evaluation and prioritization of critical facilities needs, balanced with a well-conceived plan to achieve educational programming goals, student enrichment, and community support. Putting a team together early in the process to develop a long-range facilities plan is a crucial first step. An effective facilities planning team includes your architect, financial consultant, construction manager, along with district administration and the Board of Education members, to provide a full spectrum of professional perspectives and expertise throughout the decision-making process.

The Building Condition Survey (BCS) required by New York State serves as a useful starting point when developing your next capital project, as it identifies and prioritizes the most critical facilities needs that your district must address over the next five years. When your architect and construction manager collaborate on your BCS development, the outcome is a fully informed tool that includes not only preventative maintenance plans, but accounts for additions, new construction, alterations, reconstruction and renovations. It prioritizes your immediate needs and establishes a baseline cost estimate for further scope development.

The BCS process helps establish the district’s capital project “needs” but does not necessarily take care of the “wants.” This is where collaboration and consensus of the entire facilities planning team is key, coupled with community representation, input, and involvement to ultimately build voter confidence in the project. Community forums, student surveys, and meetings with teachers and building administrators offer a useful sounding board that includes your district’s staff, students, and taxpayers in the process.





CURRENT CLIENTS

Campus is currently serving the following ECASB member school districts:

Akron CSD

Cleveland Hill UFSD

Eden CSD

Frontier CSD

Grand Island CSD

Iroquois CSD

Kenmore—Town of Tonawanda UFSD

Lackawanna City SD

Lake Shore CSD

Springville-Griffith Institute CSD

Sweet Home CSD

Tonawanda City SD

Williamsville CSD

Your construction manager, as part of your project team, can help answer technical questions that arise during this process and offer experience-based guidance. This involvement can help give shape and priority to a wish list by factoring in considerations of cost, aidability, construction scheduling, and the logistical impacts on other building areas and educational activities.

Once the “wants and needs” for the project’s potential scope have been gathered, the facilities planning team will continue to refine the project’s scope, budget, and schedule to ensure the project is sensible and achievable. Much of this process hinges on the reliability of early cost estimates; Campus brings our in-house estimating team to the table, rather than using a third-party firm, ensuring accuracy that will hold up on bid day.

The last stage of the pre-referendum process is communicating the project information to your community to raise awareness and encourage voter turnout. Your construction manager’s involvement in the pre-referendum process results in a deep understanding of the project’s scope, budget, and timeline, all of which needs to be communicated to your voters. Campus offers public information campaign development and deliverables as a value-added service, including newsletters, videos, and full coordination.

By adding a construction manager to your team early in the capital project planning process, your district can benefit from an additional layer of construction experience and insight that will strengthen collaboration, consensus, and community support for your next capital project.

About Campus Construction Management Group

Campus Construction Management Group is dedicated to helping clients achieve their capital project goals. We specialize in education facility construction management, offering a full range of CM services to plan, coordinate, and supervise construction, all on behalf of the Owner. As an employee-owned company, Campus is invested in the success of every single project we undertake. Our commitment is reflected in our people—experienced CM professionals who are effective communicators, motivated team players, and reliable Owners' advocates.