

Great Neck Union Free School District

What are the factors that affect public building construction? Specifically school construction

Public Building Construction	Private Building Construction
* Prevailing wage (union scale – all trades)	N/A
* Wicks Law (4 Primes GC, M, E, E, P)	N/A
* Bonds – Bid, Labor & Material, Performance	N/A – May be requested
* Strict School Attorney prepared Owner/Contractor Agreement	N/A – Contracts may vary
* High Insurance Requirements all contractors, subcontractors included. NYSIR stipulates	N/A – May be required
* Detailed Contractor Requisition Process with submission monthly of “certified payroll”	N/A
* Asbestos, lead design of removal – licensed Contractors	Applicable
* Typical Owner hiring of independent CM	May be applicable
* State Education Department (SED) regulations, requirements, guidelines for design and construction over and above N.Y. State/N.Y. City Building Codes	N/A
* Board of Education approval of bids, contracts, change orders, etc.	N/A
* Enforcement of SED regulation 155	N/A
* Construction <u>often</u> isolated to summer months only or other unoccupied periods	N/A – May occur in very extreme cases
* Prime Contractor and subcontractor “pools” more affixed to public construction and diminished by requirements above	N/A
* Construction done with building occupants present	May be applicable
* Work stoppage required during specific periods, physical conflicts, student testing/performances/etc.	May be applicable
* Quality, durability, longer life expectancy of selected materials, components, systems	May be applicable

* Required

Note: CM’s that are known for working in the School District marketplace state that Public Building Construction is 30% more costly than Private Building Construction.