

Construction Technology Helps MAREK Get Accurate Information to the Field in Real-Time

MAREK

STRENGTH FROM WITHIN



[Article was originally posted on Autodesk Construction Cloud Blog. [constructionblog.autodesk.com](https://www.autodesk.com/blog/construction)]

By Lauren Ginsberg,

Started by three brothers as a small residential drywall company in the late 1930s, MAREK has grown to be one of the largest commercial specialty contractors in the South with more than 1,500 employees and seven regional offices. The company prides itself on a top-down, bottom-up approach to workforce development and safety initiatives through the use of cutting-edge technology.

Paul Godwin, BIM Manager at MAREK, shares the company's vision around adopting technology to standardize and change workflows to improve jobsite communication and the transfer of real-time data between the office and the field.

"We don't ever want to get into a situation where someone says, "Hey, can you do this?" And we don't have the technology or the understanding of technology to get it done," says Godwin.

In adopting Autodesk Construction Cloud™, MAREK has been able to bridge the gap between the office and the field for better data sharing, alleviating tension around not having the most up-to-date model information to "build it right the first time."

Paul Godwin, BIM Manager at Marek: Marek is an 80-year-old division nine subcontractor. One of our philosophies is let's do it right the first time, let's be customer-oriented. If the project's successful, then MAREK's successful.

For the longest time, it was just business as usual, doing the same things that don't work, and we've made a push to digitalize. Technology has helped bridge the gap between our field and our office, making it a better work environment.

The biggest benefit is getting information quicker, faster, and more accurate to our field, the most accurate up-to-date drawings, the most accurate up-to-date RFIs, so they build it right the first time. We don't ever want to get into a situation where someone says, "Hey, can you do this?" And we don't have the technology or the understanding of technology to get it done.

As a subcontractor, we get a lot of exposure to different things as mandated by a GC. So then we take the advice from our field. What worked? What didn't work? What do you want? Did this do what you wanted? And then we adapt it into what we're doing.

With implementing Autodesk Construction Cloud, we can slice and dice a model and look at different angles and different views. The difference between seeing something in 2D and 3D lets you see what you have to build rather than guessing at what you have to build.

I would recommend for deploying a digital transformation strategy is to find something that is a pain point for your field and give them that solution, but you include them in the solution process. You make them own it. You make them the champions of it. You take their advice, you listen to them. The one thing that we do is we don't ever dictate; this is the software you're going to use because I say you're going to use it. And that's really key. If the field is the owner of it, it's going to be successful.

Being familiar with many different solutions has helped us be more dynamic in the field, and that's an added value that gives us an edge over our competition.

SOURCE:

<https://constructionblog.autodesk.com/marek-construction-technology/>



California Sub-Bid Request Ads

MCCARTHY

3721 Douglas Blvd., #180 Roseville, CA 95661
Phone: 916-786-3833 Fax: 916-786-3234

INVITATION TO BID

Roseville Joint Union High School District West Park High School
McCarthy Building Companies, Inc. is requesting quotes from all certified DVBE subcontractors

Bids will be accepted on or before July 13, 2020 at 12:00 PM (PDT)

- Via "Building Connected" – email Serge Karageorgiou (SKarageorgiou@mccarthy.com) for access to the project
- by email to Serge Karageorgiou (SKarageorgiou@mccarthy.com)
- or Delivered to McCarthy Building Companies, 3721 Douglas Blvd., #180 Roseville, CA 95661

Pre-Bid RFI Deadline: July 1, 2020 at 12:00 PM (PDT).

Submit RFIs via Building Connected or email (SKarageorgiou@mccarthy.com)

Project Location: Roseville, CA 95747

Project Description: Construct the West Park High School - Phase 2 - Increment 1, including but not limited to: two new classroom buildings (Buildings "F" and "S", electrical enclosure, student parking lot, fire lane, associated utilities, landscape, hardscape, etc.).

Client's Reprographer: ARC Northern California Planwell: https://order.e-arc.com/arcEOC/PWELL_Main.asp?mem=23

Public Contract Code Section 20111.6

Prequalification in compliance with Public Contract Code section 20111.6 is required for this Project. Therefore, the LLB (lease-leaseback) Entity and its mechanical, electrical and plumbing ("MEP") subcontractors (as defined by Public Contract Code section 20111.6(k)) must be prequalified prior to the LBB Entity submitting its Proposal. MEP subcontractors subject to these requirements are those with any of the following license classifications: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 and C-46. Proposal will not be accepted from any Respondent to this RFP who has not complied with these requirements. The District's prequalification application is available on the Internet at www.rjuhsd.com/domain/16 or can be obtained at the Facilities Development Department. **The prequalification application deadline is June 30, 2020.**

Public Works Registration Requirement

Notice is hereby given that this project is a public works project within the requirements of Division 2, Part 7, Chapter 1 of the California Labor Code, and that the LLB Entity and its subcontractors are required to be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 at the time of bidding. The LLB Entity and its subcontractors, truckers, and any suppliers and/or vendors subject to California's prevailing wage laws must be registered with the Department of Industrial Relations prior to the due date for Proposals on this RFP.

Education Code Section 17407.5; Public Contract Code Sections 2600 et seq.

Compliance with Education Code section 17407.5 and Public Contract Code sections 2600 et seq. is required by ever trade and specialty contractor for this Project.

All subcontractors working on the project will be required to submit a monthly report for its own workforce and all sub-tier subcontractors demonstrating to the Roseville Joint Union High School District that it is in compliance with these requirements. Failure to submit a monthly report is grounds for termination.

If the subcontractor provides an incomplete report, or the report does not demonstrate compliance with the skilled and trained workforce requirements, then the District shall withhold 150% of the value of the work. The LLB Entity shall then withhold this same amount from the subcontractor until such time the issues are rectified and payment has been received from the District.

DVBE Participation

The project has a goal of at least three percent (3%) DVBE participation in accordance with Education Code section 17076.10.

Subcontractor who are DVBE or have tier subcontractors, vendors, or suppliers who are DVBE should include with its proposal a copy of the DVBE Certification letter from the Department of General Services.

For those proposals where DVBE participation is an additional cost, the percentage and value shall be listed as an alternate to the base bid proposal.

TMM Enterprises Group, Inc
is seeking qualified MBE/DBE/WBE/OBE
Suppliers for

130128R1 - IFB 130128R1 -
12-INCH REGULATOR AND RELIEF
VALVES FOR CORONADO TRUNK LINE

Owner: Los Angeles Water & Power

BID DATE: 06/26/20 @ 2:00 PM

Seeking:

- Industrial Valve Manufacturing

TMM Enterprises Group, Inc

Contact: Terrence Payne

5042 Wilshire Blvd #517

Los Angeles, CA 90036

Phone: 323-376-0162

Email: info@tmminfo.biz

TMM Enterprises Group, Inc will assist qualified subcontractors in obtaining bonds, insurance, and/or lines of credit.



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Contact Info:

795 Folsom Street, 1st Flr, Room 1124

San Francisco, CA 94107

Email: sbe@sbeinc.com

Website: www.sbeinc.com

Phone: (415) 778-6250, (800) 800-8534

Fax: (415) 778-6255

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California Sub-Bid Request Ads

DESILVA GATES CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909
Dublin, CA 94568-2909
(925) 829-9220 / FAX (925) 803-4263
Estimator: ERIC ALLRED
Website: www.desilvagates.com
An Equal Opportunity/
Affirmative Action Employer

DeSilva Gates Construction (DGC) is preparing a bid as a Prime Contractor for the project listed below:

2018 ARTERIAL STREET REHABILITATION PROJECT
Along North and South Livermore Avenue
Federal Project No. STPL-5053(31)
Disadvantaged Business Enterprise Goal Assigned is 16%

OWNER:
CITY OF LIVERMORE,
1052 South Livermore Avenue,
Livermore, CA 94550

Bid Date: JUNE 24TH, 2020 @ 2:30 P.M.

DGC is soliciting quotations from certified Disadvantaged Business Enterprises, for the following types of work and supplies/materials including but not limited to:

ADJUST IRON, COLD PLANE, CRACK SEALING, MINOR CONCRETE, ROADSIDE SIGNS, STRIPING, SWPPP/WATER POLLUTION CONTROL PLAN PREPARATION, TRAFFIC CONTROL SYSTEMS, TRAFFIC CONTROL/ENGINEER, TRUCKING, WATER TRUCKS, STREET SWEEPING, HOT MIX ASPHALT (TYPE A) MATERIAL.

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 7700 College Town Drive, Sacramento, CA, or at your local Builders Exchange, or reviewed and downloaded from the ftp site at <ftp://ftp%25desilvagates.com:f7pa55wd@pub.desilvagates.com> (if prompted the username is ftp@desilvagates.com and password is f7pa55wd) or from [ebidboard https://www.ebidboard.com](https://www.ebidboard.com), or from the City's website:<http://www.cityoflivermore.net/city/gov/cdd/eng/bids.htm>.

Fax your bid to (925) 803-4263 to the attention of Estimator Eric Allred. If you have questions for the Estimator, call at (925) 829-9220. When submitting any public works bid please include your DUNS number and DIR number. For questions regarding registration for DIR use the link at www.dir.ca.gov/Public-Works/PublicWorks.html

If you need DBE support services and assistance in obtaining bonding, lines of credit, insurance, necessary equipment, materials and/or supplies or related assistance or services, for this project call the Estimator at (925) 829-9220, or contact your local Small Business Development Center Network (<http://californiasbdc.org>) or contact the California Southwest Transportation Resource Center (www.transportation.gov/osdbu/SBTRCs). DGC is willing to breakout portions of work to increase the expectation of meeting the DBE goal.

At our discretion, 100% Payment and 100% Performance bonds may be required as a subcontract condition. This will be a PREVAILING WAGE JOB. DGC is an Equal Opportunity/Affirmative Action Employer.

DESILVA GATES CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909
Dublin, CA 94568-2909
(925) 829-9220 / FAX (925) 803-4263
Estimator: ERIC ALLRED
Website: www.desilvagates.com
An Equal Opportunity/
Affirmative Action Employer

DeSilva Gates Construction (DGC) is preparing a bid as a Prime Contractor for the project listed below:

OROVILLE BANGOR HWY REHABILITATION- County Project No. 10661-2019-05 Federal-Aid Project No.: 36P0(009)
Disadvantaged Business Enterprise Goal Assigned is 6%

OWNER:
COUNTY OF BUTTE
7 County Center Drive, Oroville, CA 95965

Bid Date: June 23rd, 2020 @ 8:30 A.M.

DGC is soliciting quotations from certified Disadvantaged Business Enterprises, for the following types of work and supplies/materials including but not limited to:

AC DIKE, BIOLOGIST CONSULTANT, CEMENT TREAT (FDR), COLD PLANE, EMULSION SUPPLIER, EROSION CONTROL, STRIPING, SURVEY/STAKING, SWPPP PREP/WATER POLLUTION CONTROL PLAN PREPARE, TRAFFIC CONTROL SYSTEMS, TRAFFIC CONTROL MATERIAL SUPPLIER, UNDERGROUND, TRUCKING, WATER TRUCKS, STREET SWEEPING, HOT MIX ASPHALT (TYPE A) MATERIAL.

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 7700 College Town Drive, Sacramento, CA, or at your local Builders Exchange, or reviewed and downloaded from the ftp site at <ftp://ftp%25desilvagates.com:f7pa55wd@pub.desilvagates.com> (if prompted the username is ftp@desilvagates.com and password is f7pa55wd) or Digital bid documents (Plans and Special Provisions) may be obtained for free at the Butte County Public Works Website at: <http://www.buttecounty.net/publicworks/projects.aspx>.

Fax your bid to (925) 803-4263 to the attention of Estimator Eric Allred. If you have questions for the Estimator, call at (925) 829-9220. When submitting any public works bid please include your DUNS number and DIR number. For questions regarding registration for DIR use the link at www.dir.ca.gov/Public-Works/PublicWorks.html

If you need DBE support services and assistance in obtaining bonding, lines of credit, insurance, necessary equipment, materials and/or supplies or related assistance or services, for this project call the Estimator at (925) 829-9220, or contact your local Small Business Development Center Network (<http://californiasbdc.org>) or contact the California Southwest Transportation Resource Center (www.transportation.gov/osdbu/SBTRCs). DGC is willing to breakout portions of work to increase the expectation of meeting the DBE goal.

At our discretion, 100% Payment and 100% Performance bonds may be required as a subcontract condition. This will be a PREVAILING WAGE JOB. DGC is an Equal Opportunity/Affirmative Action Employer.

DESILVA GATES CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909
Dublin, CA 94568-2909
(925) 829-9220 / FAX (925) 803-4263
Estimator: ERIC ALLRED
Website: www.desilvagates.com
An Equal Opportunity/
Affirmative Action Employer

DeSilva Gates Construction (DGC) is preparing a bid as a Prime Contractor for the project listed below:

2020 PAVEMENT MAINTENANCE - PHASE 2 Federal Project No. STPL-5318 (031)
Disadvantaged Business Enterprise Goal Assigned is 14%

OWNER:
CITY OF CUPERTINO
10300 Torre Ave. Cupertino, CA 95014

Bid Date: JUNE 30TH, 2020 @ 2:00 P.M.

DGC is soliciting quotations from certified Disadvantaged Business Enterprises, for the following types of work and supplies/materials including but not limited to:

ADJUST IRON, COLD PLANE, SLURRY SEAL, STRIPING, SURVEY/STAKING, SWPPP/WATER POLLUTION CONTROL PLAN PREPARATION, TRAFFIC CONTROL SYSTEMS, TRAFFIC CONTROL MATERIAL SUPPLIER, TRAFFIC CONTROL/ENGINEER, TRUCKING WATER TRUCKS, STREET SWEEPING, RUBBERIZED HMA (GAP GRADE) MATERIAL.

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 7700 College Town Drive, Sacramento, CA, or at your local Builders Exchange, or reviewed and downloaded from the ftp site at <ftp://ftp%25desilvagates.com:f7pa55wd@pub.desilvagates.com> (if prompted the username is ftp@desilvagates.com and password is f7pa55wd) or from the City's website under "Open Bids" at <https://apps.cupertino.org/bidmanagement/index.aspx>.

Fax your bid to (925) 803-4263 to the attention of Estimator Eric Allred. If you have questions for the Estimator, call at (925) 829-9220. When submitting any public works bid please include your DUNS number and DIR number. For questions regarding registration for DIR use the link at www.dir.ca.gov/Public-Works/PublicWorks.html

If you need DBE support services and assistance in obtaining bonding, lines of credit, insurance, necessary equipment, materials and/or supplies or related assistance or services, for this project call the Estimator at (925) 829-9220, or contact your local Small Business Development Center Network (<http://californiasbdc.org>) or contact the California Southwest Transportation Resource Center (www.transportation.gov/osdbu/SBTRCs). DGC is willing to breakout portions of work to increase the expectation of meeting the DBE goal.

At our discretion, 100% Payment and 100% Performance bonds may be required as a subcontract condition. This will be a PREVAILING WAGE JOB. DGC is an Equal Opportunity/Affirmative Action Employer.





California Sub-Bid Request Ads

NBC Construction & Engineering INC.

as a "GENERAL CONTRACTOR" is requesting proposal on "ALL TRADES" from all subcontractors & suppliers, including DVBE, LBE, DBE, SBE, MBE, WBE firms for the following project:

**ANDREW HILL HIGH SCHOOL DW
INFRASTRUCTURE ADA WALKWAY
BID NO. B-18-19-20**

BID DATE & TIME: 7/8/2020 @2:00PM

PROJECT LOCATION:

**ANDREW HILL HIGH SCHOOL
3200 Senter Road, San Jose, CA 95111**

Owner: East Side Union High School District

NBC Construction & Engineering Inc.

850 South Van Ness Avenue
San Francisco, CA 94110

Phone # 925-324-2727 • Fax # 800-622-9144

All Bidders are hereby notified that the District has a Labor Compliance Program (LCP) -Prevailing Wages in effect on this Project and all contractors and subcontractors bidding this project will be required to comply with the LCP. In addition, All the Certified Payrolls (CPR) must be reported through Elation System and DIR website. Bidder is responsible for all shipping and handling fees. Documents and plans are available for review by downloading from the District's website, <http://thebond.esuhdsd.org/contractorsbidders/capital-purchasing/current-rfq-rfp-bids/>, using the Capital Planning and Development link. Or contact us.

**Please Submit & Fax all proposals
to 800-622-9144**

**For more information,
Please call Mike Schalchi at (925)-322-7473**

NBC Construction & Engineering INC.

as a "GENERAL CONTRACTOR" is requesting proposal on "ALL TRADES" from all subcontractors & suppliers, including DVBE, LBE, DBE, SBE, MBE, WBE firms for the following project:

**INTERIOR LIGHTING UPGRADE AT
BROOKVALE ES & UNDER CABINET
LIGHTING AT COIL
BID NO. 341-07-02-20**

BID DATE & TIME: 7/2/2020 @2:00PM

PROJECT LOCATION:

Brookvale ES

3400 Nicolet Ave. Fremont, CA 94536

Owner: FREMONT UNIFIED SCHOOL DISTRICT

NBC Construction & Engineering Inc.

850 South Van Ness Avenue
San Francisco, CA 94110

Phone # 925-324-2727 • Fax # 800-622-9144

All Bidders are hereby notified that the District has a Labor Compliance Program (LCP) -Prevailing Wages in effect on this Project and all contractors and subcontractors bidding this project will be required to comply with the LCP. In addition, All the Certified Payrolls (CPR) must be reported through Elation System and DIR website. Bidder is responsible for all shipping and handling fees. Documents and plans are available for viewing on the District website at, www.fremont.k12.ca.us/bids. Or contact us.

**Please Submit & Fax all proposals
to 800-622-9144**

**For more information,
Please call Mike Schalchi at (925)-322-7473**



INVITATION TO PREQUALIFY AND BID FOR CENTRAL UTILITY PLANT MISCELLANEOUS IMPROVEMENTS JOHN WAYNE AIRPORT • PROJECT NO: P404

APPLICABLE TRADES

Demolition; Concrete/Rebar; Misc. Metals; Roofing (patching) Painting; Plumbing; HVAC; Electrical; Fire Alarm; Data/Comm; Trailers; Chain-link Fence & Gate; Fireproofing.

APPLICANTS

Prequalified Trade Contractors will be eligible to bid the project. If interested in prequalifying and bidding, please contact vmiguel@swinerton.com or 213.896.3439 for the prequalification forms. Do NOT contact the County of Orange, John Wayne Airport, Architect or any of the project Consultants. All queries direct to Swinerton.

REQUIRED SUBMITTALS

1. Submit all documents required for Swinerton Prequalification.
 - a. Visit: <http://www.swinerton.com/subcontractors/subcontractor-prequal>.
 2. Complete Review of and Sign Swinerton Master Service Agreement.

DUE DATE FOR PREQUALIFICATIONS APPLICATIONS

Monday, June 29, 2020 1:00PM PST

PROJECT INFORMATION AND DESCRIPTION:

This project is located at John Wayne Airport in Santa Ana. Scope includes upgrades of existing mechanical equipment in the John Wayne Airport Central Utility Plant. The mechanical equipment being upgraded or replaced include installation of new air handling units, upgrade of emission controls systems, addition of a new water treatment system for cooling towers, and extension of exhaust stacks.

ANTICIPATED BID START DATE

Wednesday, July 1, 2020 1:00PM PST

DUE DATE FOR BID RFI's

Friday, July 10, 2020 1:00PM PST

DUE DATE FOR TRADE CONTRACTOR BIDS

Friday, July 24, 2020 at 1:00PM PST Submit Bids to Swinerton Estimating at: EstimatingLA@swinerton.com

Swinerton is an Equal Employment Opportunity, Minority, Women, Disability, and Veteran Employer

Balfour Beatty Infrastructure, Inc. (BBII) is bidding as a Prime contractor and encourages all qualified Subcontractors and Suppliers to submit quotations for the following project. Balfour Beatty is a Union Contractor and this is a public works project. Subcontractors must be registered with the Department of Industrial Relations before the bid date.

Project Description: Filter Plant and Clearwell Improvements, Phase 1A

Project Location: Martinez, CA

Owner: Central Contra Costa Sanitation District (CentralSan)

Contract No.: DP 7361

Bid Date: Prime Contractors: **Wednesday, July 22, 2020 at 2:00pm**

Subcontractors: **Monday, July 20, 2020 at 2:00pm**

This is a design-bid-build project and subcontractor scopes must be based on the General/Special Provisions, and the Project Definition and Reference Documents provided. It is recommended that interested subs contact Balfour Beatty Infrastructure well ahead of the due date to discuss scope and quantities.

SUBCONTRACTOR BIDS ARE SOUGHT FOR THE FOLLOWING TRADE(S)

Aggregate, Ready Mix, Cathodic Protection, Ceiling Suspension, Concrete Forms and Accessories, Concrete Pumping and Special Placement, Doors, Electrical, Fabricated Steel Pipe, Flexible Pavement - Asphalt (AC), Handrails and Railing, Pipe Support, HVAC, Joint Seal, Masonry, Mechanical, Misc. Metals, Misc. Valves, Paints and Coating, Pipe Insulation, Plaster and Gypsum Board, Pre-Engineered Structure, PVC/CPVC Pipe & Valve, Reinforcing Steel, Storage Tank, Structural Steel, and Thermal Protection.

PLANS & SPECIFICATIONS: Project Bid Documents may be obtained from the Project Owner or you may view them at BBII's office by appointment. For your convenience, you may also view and download plans by following this link maintained by BBII: <https://securecc.smartinsight.co/#/PublicBidProject/521698>

Subcontractors and Suppliers are responsible for reading and acknowledging all Specifications and Addenda.

BONDING & INSURANCE: Subcontractors may be required to furnish insurance evidencing coverage and performance and payment bonds in the full amount of their subcontract, by an admitted surety subject to approval by BBII. Bonding cost assistance is available. Subcontractors should expect to sign the standard BBII subcontract agreement and provide a waiver of subrogation. Please contact BBII at (707) 227-8500 for bonding and other types of assistance.

QUESTIONS: For questions regarding the bid, please contact Erik Golub at (707) 227-8500, fax: (877) 763-4002, email: ewr@balfourbeattyus.com, or in writing to: 5050 Business Center Drive, Suite 250, Fairfield, CA 94534.

Quotations must be valid for the same duration as specified by the Owner for contract award. Conditions or exceptions in Subcontractor's quote are expressly rejected unless accepted in writing. Subcontractor scope (including any conditions or exceptions) is required one week prior to bid deadline, to allow proper evaluation. To assist DBE Subcontractors and Suppliers, we will divide total scopes into smaller tasks or quantities, and if necessary adjust schedules to permit maximum participation by DBE firms. Subcontractors are required to indicate all lower-tier DBE participation offered on their quotation.

**PLEASE RESPOND TO THIS AD AS SOON AS POSSIBLE IF INTERESTED IN BIDDING
VIA EMAIL, FAX OR TELEPHONE AS SPECIFIED ABOVE. THANK YOU.**

7 Steps to Successful Project Closeout

[Article was originally posted on Autodesk Construction Cloud Blog. constructionblog.autodesk.com]

By Grace Ellis

The Ultimate Guide to Complete Your Next Construction Project

Often the last thought in your mind when your job is running full speed ahead is project closeout. Your subcontractors are showing up, your rented equipment works and is where it should be, and all is right in the world. As the days pass and your project draws to a close, you're ready to chalk this one up as a success and prepare for your next challenge. However, 77% of projects experience some form of schedule overrun, so a project that is on pace to finish on time is a cause for celebration.

Not so fast.

The final days of a project have a huge impact on your overall profitability and success—as the saying goes, projects are remembered not by how they start but how they finish. If something goes wrong at the end, it could turn that “perfect” project into a nightmare. A successful closeout is key to your financial success because it allows you to receive final payments. In fact, you typically won't be able to release final retainage without it—effectively putting as much as 10% of your contract at stake. And that 10% loss doesn't even factor in the costs associated with claims that can come from prolonged payment disputes.

According to a recent survey from Autodesk and Dodge Data & Analytics, 66% of general contractors experience trouble getting off the job on at least a quarter of their projects. So, what causes this last-minute derailment, and what can you do to prevent it?

It's all about the project closeout process. Since you're at the end of the project, you may not even have the resources on hand to easily correct errors if you discover them after your workers have been released. The right construction closeout plan, starting well before actual closeout, is essential to a seamless client handover.

Your Project Closeout Plan Will Make or Break Your Project

The way you approach the very end of a project can have long-lasting implications for your business; a poor closeout can even derail a project that has otherwise been running smoothly. All the work you did to engage with the client and build a relationship can be destroyed in this final phase. No matter how well the final stage looks, the job is not complete until all steps of the closeout have been completed and everyone goes home satisfied.

What makes this vital process so easy to mess up—or overlook entirely? Failing to consider the closeout process until you are in the final phases, not having a plan for turning the project over to the owner, and failing to follow through could turn your dream project into a nightmare. Delays

are common at the last minute during the closeout process, simply because vital plans and data are missing, papers need to be tracked down, or unfinished change orders suddenly turn into actual claims. Any one of these issues can derail your progress and cause your project to run past the anticipated deadline.

With the right tools, a well documented closeout process is surprisingly simple, helping to ensure that everything is complete, your customer is satisfied, and you can win repeat business. A look at some construction project closeout best practices and efficiency measures can help you make the most of this critical element.

What Is Construction Closeout?

A construction project isn't like an old car; you can't just sign over the title, accept money and walk away. You need to address everything from the work performed by your subcontractors to the return of rented equipment, and facility systems are up and running to be sure that your site is truly ready for the end client to occupy.

Much of the problem with project closeout is that it involves detailed coordination, paperwork, tracking over so many processes and systems. However, by using connected construction technology, lifecycle data and intelligence from both the field and office can enhance and streamline project closeout. Closeout does not have to be overwhelming; if you're still struggling with paper contracts, change orders, missing asset information, and invoicing, some innovations in technology could be all you need to simplify your closeout process.

Common Project Closeout Problems

An ideal project closeout process is fast and straightforward because you already have all the data you need on hand, but some common problems can derail your progress. Simply failing to plan for this crucial project component can cause issues and push your completion date and final payment back further than you intended. Since everyone on the site is completely focused on sprinting to the finish line, project closeout problems can lead to costly errors. Here are a few of the most common causes of closeout delays and problems:

Poor communication between the field and office

Your designers, accountants, and managers all need to play a role in the closeout process. If they don't have what they need or can't access information, then your closeout will be full of delays and frustration. The easier it is for your teams to collaborate, the better your closeout experience will be. Facilitate this communication using connected construction software designed to enhance collaboration and closeout will be a breeze.

Delayed change order resolution

A change order that is misplaced, ignored, or not completed correctly can easily turn into a claim, which will slow your project closeout.

Track change requests and make sure that work is complete well before this final stage to avoid not only delays but conflict as well. Conflicts, claims, and disputes can slow your progress and eat up your profits; as soon as a change order becomes a claim, it becomes more difficult to resolve.

The reverse bell curve

You've likely heard that projects typically require the maximum amounts of effort during startup and closeout of a project. However, most people leave out the most important part of this common piece of advice: you may not always have the resources you need for that extra push at the end. This odd phenomenon impacts projects of all types and sizes; you need to be aware that work performed at the end of the job may not be of the same quality as work performed on day one. Team members will demobilize from the site when they think they are done; notifying them in a timely manner of outstanding tasks can help you avoid delays at the most critical part of the job.

Lost information and paperwork

The closeout process includes so many individual pieces of information, such as emails and file distribution, that studies show up to 30% of initial data created during design and construction phases are lost by project closeout. Those documents you had at the beginning of the project, three weeks ago? If you don't have a centralized document management system in place that lets you know where they are at all times then they're long gone, along with the clipboard you had them on.

Any time the critical documents you need are in an easy to lose, easy to destroy format like paper, you take on risk. Key closeout documents like warranties, cut-sheets, lien releases, and facilities training documents come in all different formats, at different times, all towards the end of the project. If you can't locate any of these items at closeout, you could be in for a serious headache when you should be celebrating a successful project.

Project Closeout: A Detailed Plan for this Phase

During this part of the construction, all facets and components of the entire job need to be properly finished and signed off on before the team begins to disperse. The contractor or project manager needs to be sure that all parts of the project are truly complete and that the last components installed look as good as the first.

Implementing a comprehensive, step by step approach to project closeout and using technology to aid the process can boost efficiency and ensure you are handing over a completed work you are truly proud of. The right approach at this stage can also ward off problems and ensure the client ends up happy with the experience and final results.

Step 1: Project Closeout

During this step, the project or site manager will confirm that all project requirements have been

7 Steps to Successful Project Closeout

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satisfied, all work has been completed and all promises have been kept. This is the time to review any change requests, view all work and go over your initial documentation to ensure that you have fulfilled your obligations to your client. Software that tracks every package and part of the project can streamline this process considerably and shorten the amount of time you spend tracking down paper and employees on the jobsite.

You'll need to:

Document that all work has been completed as outlined in the original contract or order; if something is missing, incomplete or not done correctly, document and take steps to correct.

- Review legal requirements and ensure that all terms have been met.
- Meet with any code or inspection authorities and obtain COE and other documentation
- Review any change orders to ensure that these have been completed prior to client closeout.
- Review client notes to ensure that any requests have been attended to and that the site is truly ready to be handed over.

Step 2: Client Closeout

Client closeout is your chance to not only ensure that the client is satisfied with the deliverables but also to verify their acceptance and even solidify your relationship. If everything has been done correctly and you've completed the work, this part should be a positive experience for you both. In fact, it's a great opportunity to really improve client satisfaction by getting your closeout clean, organized, and swiftly in the hands of the owner.

Providing a seamless data handover is critical to a successful project closeout with your client. For owners, data handover saves significant time and provides an in-depth understanding of changes made to the building as far back as during the design process. Furthermore, with this information at their fingertips, contractors can help owners move into operations faster without having to waste time tracking down disorganized asset and equipment information.

In addition to models and a record of project changes, providing owners with asset, equipment, and commissioning data empowers them to manage their building more efficiently and reduce lifecycle costs. For example, by using asset equipment tracking software, an owner will be able to scan a piece of equipment, get a historical record of when it was installed and by whom, have immediate access to warranty documentation, and know when maintenance needs to be scheduled.

In addition to a data handover, closeout is your last chance to impress your clients by listening to their feedback and addressing any concerns immediately before they become too far gone to fix. Now is the time to tap into your mobile cloud collaboration software to track issues and manage

punchlists directly from the field so you can assure your clients that their needs are met.

Finally, make sure you get feedback. Whether it's formal in person interviews, a customer satisfaction survey, or even follow up emails, feedback allows you to not only serve this particular customer better but boosts your performance for other clients as well.

Step 3: Organizational Closeout

This step demobilizes your company, employees, and equipment from the work site and project in a reasonable manner. Start by notifying any subs or other parties of the last date you'll be working on the site.

Release any borrowed or rented equipment as you close out the relevant portions of the project. Include an inventory and notes and take photos or video of any pieces you need to. Once again, equipment tracking software can help your team streamline this part of closeout, allowing all moveable equipment like forklifts, excavators, and concrete buckets to be accounted for. Everything from big equipment to lavatory facilities and your construction trailers will need to be removed from the site; the job isn't done until all signs of your team's presence are gone.

Reconcile the budget, comparing the money you spent with the money you budgeted and paying outstanding invoices. Interfacing with the in-office accounting team is essential; the records won't be truly complete until Finance signs off. If you're already generating field reports and using construction software, this process will be considerably easier than tracking down paper daily reports.

Don't forget the "thanks": As a project manager, a quick note of thanks to your stakeholders and the teams that contributed to the process can help close out the project. Let key players know the project is ending, thank them for their contribution and let them know any results that are relevant to their concerns or departments. Facilitating communication in this way helps the in-office team work with the on-site team and can foster healthy working relationships.

Step 4: Subcontractor Closeout

Any subcontractors for work performed on the site need to be properly closed out as well. Verify that all work has been completed and that it meets your quality standards. You'll also need to confirm that any change orders have been completed before you release your subcontractors. Track these changes with your construction software and you can pull up everything you need to know in an instant. Then, at closeout time, all you have to do is verify the information is correct instead of wasting time searching for missing records.

Once you verify the work was done, you can reconcile payment amounts and invoices and submit to your finance department as needed. You should also draft a note to each subcontractor thanking them for their contribution and providing any feedback you have for the job. This is also the

time to take note of subcontractors you'd like to work with again and note any issues that should be addressed with individual subs or providers.

Step 5: Risk Assessment

Are there any threats or concerns you need to think about at the end of the project? This step is deceptively minor; it doesn't take a lot of time, but if you uncover a risk, it can derail your progress entirely. Review the project to identify any risks or potential liabilities and to create a strategy to mitigate any problems or issues you identify. Legal risks, political issues, cash flow, worker training, transferring the deliverables, and other risks should be carefully assessed to ensure the final handover is easy and efficient.

To take risk assessment to the next level, look into leveraging machine learning technology. Tools like Construction IQ can help teams quickly understand what areas of their projects carry the potential risk prior to closeout, especially as it relates to overall project quality.

Step 6: Write a Final Report

Officially close out the project by creating a document that outlines each of the previous steps and provides insight into each part of the process. Use this memo to demonstrate that all facets of the job are complete, list out any problems you identified, and offer suggestions to improve performance in the future. This report can be presented to upper management and used to further improve your processes and performance on future projects.

Step 7: Team Closeout

Your final walkthrough with the team that did the on-site work allows you to preserve any lessons learned from this specific project. It also helps bridge the communication gap between design team members, contractors, and subcontractors.

This is the ideal chance to connect with and show your appreciation for those team members and managers who made the project work; this step not only shows your thanks but makes these key performers eager to work with you in the future. Celebrate a job well done with a wrap-up party or other gathering; for the cost of a few pizzas and beers, you can ensure that your team feels appreciated and that interest in your next project will be high.

Commit to Closeout Success

Considering the closeout process well before the last day of your project ensures that everything runs smoothly and that you wrap things up in a positive way. Your closeout will impact your client, your team, and even your future possibilities, so it is well worth taking the time to do it correctly.

SOURCE:

<https://constructionblog.autodesk.com/project-closeout/>