

# DO IT YOURSELF OR OUTSOURCE?

Laura Fiemann



# TO PLAN OR TO OUTSOURCE

... that is the question

## Pros

- Cost savings (e.g., no project management related expenses)
- Complete control of process

## Cons

- Requires expertise in the following areas:
  - Needs Assessments
  - Site Considerations  
Parcel/Property
  - General construction
    - Material/labor pricing
    - Design and Engineering Team
  - Inspection and permitting processes

# BENEFITS TO OUTSOURCING

## Short and Long Term

- Pre-development Consulting – Short-term planning
  - Early stage facilities consulting – Lease, Buy or Build?
    - Needs Assessment, Affordability & Feasibility Analysis
  - Analyze multiple options & deliver workable solutions
  - Build relationships and trust that lead to future projects
- Project Management Consulting – Long-term planning
  - Pay fixed fee for specialized expertise & skillset
  - Guide the School through the development process
    - Sight search, set up financing, assist with bidding process, analyze budget, etc.
  - Deliver a facility on time and on budget
  - School focuses on operations, not finance/facilities development



# OUTSOURCING

## The Developer's Roles and Responsibilities

- Take project lead on behalf of school
- Financial risk on developer/predevelopment costs
- Generate cash flow and affordability scenarios
- Manage site control and financing
- Generate and track project schedule
- Generate and track project budget
- Review and negotiate contracts
- Participate in design meetings
- Participate in construction site meetings
- Manage value engineering and quality control
- Secure and participate in construction financing





# ENTITLEMENTS & TIMELINES

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