

# *What to Look for in a Construction Management Team and Selecting the Right Products to Support Your Co-op's Capital Projects*

## Workshop Description:

Embarking on capital projects is a significant undertaking for any housing co-operative, and choosing the right construction management team and building materials can make or break the success of your project. In this in-depth workshop, we will guide co-op leaders and members through the essential aspects of selecting both the right team and the appropriate products that will ensure your co-op's projects are completed to a high standard, while remaining cost-efficient and sustainable.


## Topics Covered:

### 1. Selecting the Right Construction Management Team

- **Understanding Your Co-op's Needs:** Identifying project scope, timelines, and financial limitations to ensure you find a team that can deliver within your parameters.
- **Evaluating Experience & Expertise:** Learn how to assess potential teams based on their experience with similar projects, qualifications, and specialized skills. We'll cover what questions to ask, what to look for in a portfolio, and how to verify past performance.
- **Communication & Transparency:** Discover the importance of clear and open communication between the co-op and the construction team. You'll learn how to assess a team's ability to provide regular updates, manage timelines, and handle unforeseen challenges effectively.
- **Budgeting & Financial Oversight:** Understand the role of the construction team in managing your budget. We'll dive into best practices for overseeing costs, staying within financial constraints, and managing unexpected expenses (Change Orders) that could arise during the project.
- **Contract Negotiation:** Learn the critical points of negotiating a construction management contract, ensuring it includes performance expectations, accountability measures, and clear deliverables to protect your co-op.

### 2. Choosing the Right Products for Your Capital Projects

- **Quality & Durability:** Explore the importance of choosing high-quality materials that are durable enough to withstand the test of time. We'll review different product options and how to evaluate their lifespan and reliability for long-term value.
- **Sustainability:** Sustainability is more than a buzzword—it's a smart investment. Learn how to select materials that are environmentally friendly, energy-efficient, and aligned with sustainable building practices. We'll cover materials that reduce your carbon footprint while providing tangible benefits, like energy savings.

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- **Cost Efficiency:** Balancing quality and cost is crucial for any co-op. We'll discuss how to find products that fit your budget without sacrificing long-term durability or sustainability. Tips on sourcing materials at competitive prices will also be included.
  - **Product Warranties & Certifications:** Learn about the importance of warranties and industry certifications, ensuring that the materials you choose are backed by trusted guarantees and meet established safety and performance standards.

### 3. Aligning Team and Product Choices with Your Co-op's Goals

- **Long-term Maintenance & Future-Proofing:** Understand how to select teams and materials that align with your co-op's long-term maintenance goals and future-proof your capital projects.
- **Customization for Co-op Needs:** Every co-op is unique, and so are its capital projects. We'll discuss how to tailor your selection process to the specific needs of your co-op, ensuring that both the team and the materials support the long-term sustainability of your buildings and the comfort of your members.

#### Who Should Attend:

- Co-op board members
- Property managers
- Co-op members involved in capital planning/asset management
- Any member interested in learning more about construction management and project execution

This workshop will equip you with the knowledge to make informed decisions that support the longevity, sustainability, and financial health of your co-op's capital projects. By the end, you will have the confidence to select the right team and products to ensure your projects are completed successfully, on time, and within budget.