

## General Services Administration: Better Data and Oversight Needed to Improve Construction Management: Ggd-94-145



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*(Derick Brekke)*

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BiblioGov. Paperback. Book Condition: New. This item is printed on demand. Paperback. 40 pages. Dimensions: 9.7in. x 7.4in. x 0.1in. GAO reviewed the General Services Administrations (GSA) management of its building construction and repair program, focusing on: (1) the number and associated costs of contract modifications; (2) the reasons for the modifications; and (3) whether any of the modifications could have been avoided. GAO found that: (1) GSA has obligated over 1.4 billion for major construction projects in the last 4 years; (2) from fiscal year (FY) 1988 through the first half of FY 1993, 51 percent of new construction contracts exceeded their 5-percent cost growth estimates, and 56 percent of the repair and alteration contracts exceeded their 7-percent cost growth estimates; (3) 43 percent of GSA construction contracts had cost growth of 10 percent or more; (4) GSA officials believed that a large part of the cost growth was due to exercising contract options rather than unanticipated problems; (5) 70 percent of the cost growth on the 12 contracts reviewed was due to design and planning problems; (6) according to GSA officials, design and planning problems occurred because of architect-engineering (A-E) firms errors and omissions, poor communication between GSA, A-E firms, and tenants, limited GSA design reviews, and changes in tenants needs and technology; (7) GSA lacks readily available and complete management information for identifying potential problems and evaluating the reasons why changes occur; (8) GSA has not been able to resolve its construction management problems despite 10 years of effort to improve the program; and (9) GSA has taken actions, including a new information system, to improve construction oversight and reduce the number of costly construction modifications. This item ships from La Vergne, TN. Paperback.

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