Central Berkshire Regional School District
Wahconah Regional High School

✓ No surprises
✓ Integrate educational and facilities goals
✓ On time and on budget

Owner’s Project Management Services
July 14, 2017
Project team

Core team

Dale Caldwell, LEED AP, AVS, MCPPO
Project Executive

John Benzinger, MCPPO
Project Director

Tom Meyer, LEED AP, MCPPO
Project Manager

Ben Murphy, MCPPO
Assistant Project Manager

Jim Moran
Project Representative

Additional staff resources

Joe Palermo, LEED AP
Estimating/Value Management

Norm O'Brien
Environmental Health & Safety

Sandy MacLeod, AIA, LEED AP
Permitting/Codes

Pedro Benitez, PSP, PMI-SP
Scheduling
Team  K-12 school experience

Dale Caldwell
John Benzinger

Taconic High School, Pittsfield
New / Technical High School

Jim Moran
Ben Murphy

Auburn Middle School
New / Grades 6-8

Josiah Quincy Upper School
Feasibility Study / Grades 6-12

Tom Meyer

Brockton Public Schools
(8 schools) Green Repair Projects

Winthrop Middle/High School
New / Grades 6-12

John Caldwell

Springfield Public Schools
Mary M. Walsh Elementary School
Accelerated Repair Project

Abner Gibbs Elementary School
New / Grades K-4 (Model School)

Springfield Public Schools
Brightwood Elementary School

Minuteman Reg’l High School
New / VoTech High School

Central Berkshire Regional School District – Wahconah Regional High School - Owner’s Project Management Services
Select regional and high school experience

Monomoy Regional High School
Harwich

Minuteman Regional Vocational Technical High School
Lexington

Somerset Berkley Regional High School
Somerset

Taconic High School
Pittsfield

Winchester High School
Winchester

Attleboro High School
Attleboro
In-house resources

11 Cost Estimators
- Architectural/Roofing/Structural
- Civil
- Mechanical and Electrical

Permitting/Codes specialist

Safety/Environmental specialists

Purchasing

Building Information Modeling
Assembling the right team

Architects

Consultants
Structural
Mechanical
Security

Designer Selection Panel
People
Individual References
Capacity
Reputation
Financial Management
Educational Planner In-House
Your project

Our understanding of your objectives

- Evaluation of current and potential sites
- Identification of community concerns
- In-depth evaluation of the scope: renovations/new construction, construction phasing and swing spaces
- Identification of specific milestone requirements and/or constraints of the District
- Life cycle costs of operating the School as it relates to future operational budgets
- Collaboration with the School Building Committee on communication plans to help keep the community informed
- US Green Building Council’s LEED for Schools (LEED-S) Rating System and utility rebate programs
- Evaluation and determination of CM-at-Risk versus Design-Bid-Build delivery methods; Material evaluations and selections that balance cost and quality to achieve ‘greater than normal’ expected life of the facility
- Guidance and oversight throughout design, bidding, construction, and closeout and serving as the committee’s advocate
# Schedule

## Central Berkshire Regional School District

### Wahconah Regional School District

#### Project Master Schedule

<table>
<thead>
<tr>
<th>ID</th>
<th>ID</th>
<th>Task Name</th>
<th>Start</th>
<th>Finish</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
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<td>Module 1 - Eligibility Period Activity</td>
<td>Wed 4/8/17</td>
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<td>Module 2 - Forming the Project Team</td>
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<td>Full Committee Vote on OPM Recommendation</td>
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<td>Submit selection to MSBA Designer Selection Panel</td>
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<td>Negotiate Fee w/ selected Respondent</td>
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<td>MSBA Owner's Project Manager Review Panel</td>
<td>Mon 8/1/17</td>
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<td>Execute Contract</td>
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<td>Develop RFS, Site Visit, Answer Questions, Etc.</td>
<td>Wed 3/13/17</td>
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<td>DSP &amp; Owner Review of Respondents</td>
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<td>Wed 12/6/17</td>
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<td>DSP Meeting to Review Respondents</td>
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<td>Execute Designer Contract &amp; Submit to MSBA</td>
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<td>Mon 1/29/18</td>
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<td>Module 3 - Feasibility Study</td>
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<td>Module 4 - Schematic Design (GD)</td>
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<td>Module 5 - Project Funding Agreement</td>
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<td>Module 6 - Detailed Design &amp; Bidding</td>
<td>Fri 3/17/22</td>
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</tbody>
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Wahconah Regional High School
July 14, 2017
Site selection

- Sufficient acreage for building footprint, parking lot, drop-off/pick-up, playgrounds, future expansion, etc.
- Distance from existing site/neighborhood
- Site investigations – Borings, test pits, soil characterization, wetlands, ledge, easements
- Utilities available
- Neighborhood
Budget

Complete & Durable Budget

- Special Requirements
- Hazmat
- Unforeseen Conditions
- Move Management/Swing Space
- FF&E
- Construction Contingency
- Professional Fees & Insurance
- Owner-Purchased Items
- Insurance
- Bid Package Strategies
- Escalation
- Eligible v. Ineligible Costs
## Options comparison

<table>
<thead>
<tr>
<th></th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
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<tbody>
<tr>
<td></td>
<td>Renovation Only</td>
<td>Renovation - Addition</td>
<td>New (Site/Bld)</td>
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<tr>
<td>Description</td>
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<tr>
<td>City of Springfield, Brightwood E.S.</td>
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<tr>
<td>Central Berkshire Regional School District – Wahconah Regional High School - Owner’s Project Management Services</td>
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</tbody>
</table>

|                |            |           |           |
| Schedule Impact |             |           |           |
| Estimated Schedule | 12 months (mode) | 12 months | 12 months |
| Duration of Final Commencement | 12 months | 12 months | 12 months |
| Total Project Cost | $3,492,706 | $20,921,192 | $3,492,706 |

### Option 2 - Addition

- **Construction Cost:** $20,921,192
- **Finishing Stairs:** 900,000
- **Architectural Mechanical:** 900,000
- **Architectural Engineering Electrical:** 3,300,000
- **Architectural Engineering Plumbing:** 3,300,000
- **AIA Construction-Clinical (530901H):** 100,000
- **Steel:** 300,000
- **Wool:** 300,000
- **Miscellaneous Items:** 100,000
- **Total Construction Cost:** $20,921,192

### Option 3 - New

- **Construction Cost:** $3,492,706
- **Finishing Stairs:** 900,000
- **Architectural Mechanical:** 900,000
- **Architectural Engineering Electrical:** 3,300,000
- **Architectural Engineering Plumbing:** 3,300,000
- **AIA Construction-Clinical (530901H):** 100,000
- **Steel:** 300,000
- **Wool:** 300,000
- **Miscellaneous Items:** 100,000
- **Total Construction Cost:** $3,492,706
Closeout process

Continuous closeout process

- Start early in project
- Dedicated meetings with deliverables and schedule
- Check sheet
  - O&M
  - As-Builts
  - Owner Training
  - Warranties
  - Commissioning Agent sign-off
- MSBA 8-month site visit
- MSBA 5% retainage
Closeout process

Skanska’s Closeout testimonial

April 10, 2017

Re: Skanska OPM Services

To whom it may concern,

Auburn Public Schools has just completed several MSBA projects with Skanska serving as Owner’s Project Manager. Auburn Middle School was a MSBA core project which was turned over on time and under budget. Per the direction of the Town and with MSBA approval, the project team is currently providing additional services to install a new dehumidification unit for the building as part of the project. The Town has also recently completed two Accelerated Repair Projects with Skanska. One roof replacement at Bunnell Elementary School and a roof & heater replacement at the Swanson Ed. Intermediate School.

We had great success with Ben Murphy closing out these MSBA projects. They were extremely detailed and required great persistence. Ben demonstrated that quality. Please feel free to contact me, my cell number is (508) 304-2215.

Best Regards,

[Signature]
Stakeholders

Central Berkshire Regional School District Stakeholders

- Town Councils
- Neighborhoods
- Parents
- Teachers and Staff
- Students
Communications

Provide information on a continuing basis

- Open Houses at School
- Informal Votes
- Public Forums/Workshops
- Community Access TV
- Project Website
Minimizing impact to students, staff and neighbors

Preconstruction

- Engage school, staff and community in planning process
- Develop Communications plan with District that includes updates and websites
- Hold regular meetings to provide updates
- Review and develop delivery and traffic plans
- Meet with local authorities to develop security and safety plans

Construction

- Continue regular meetings to provide project updates
- Continue community meetings to review abutters concerns
- Validate CM/GC’s safety plan
- Monitor adherence to work hours
- Monitor delivery and traffic plan, change as necessary
- Monitor safety and security plans
Best fit for Central Berkshire Regional School District

- MSBA Process Expertise
- Community Outreach Expertise
- In-House Resources
  - Estimating (Architectural, Structural, Mechanical, Electrical and Civil)
  - Peer Review of Phasing and Logistics Approach
  - Permitting/Codes Specialist
  - Building Information Modeling/Virtual Design and Design & Construction/4D Simulations (BIM/VDC/4D)
- Builder’s Expertise
  - Ability to Maximize Safety, Save Money and Reduce Risks
- Reputation
  - Ability to Attract Best Designers and Contractors to Your Project