

PROJECT LEADERS



February 7, 2020

Colliers Project Leaders

# WHERE PERFORMANCE MATTERS

Owner's Project Management Services

Stoneham High School

# > STAFFING PLAN & APPROACH



**JOE NAUGHTON** AIA, LEED AP, MCPPO

Project Director

½ Day/wk for FD/SD Phases

## CORE TEAM



**KEN GUYETTE** MCPPO

Senior Project Manager

1 Day/wk for FD/SD Phases



**PHIL PALUMBO** MCPPO

Project Manager

1 Day/wk for FD/SD Phases



**SKYLA EASTMAN-DIFUSCO**

Project Coordinator

1 Day/wk for FD/SD Phases



**MATT DUNN** LEED AP

Construction Representative

**FRANK BALDINO**  
MEP Technical Support

**THAO NGUYEN**  
Financial Monitoring & Reporting



# > DESIGN PHASE / CONSTRUCTION PHASE



## FINANCIAL MANAGEMENT

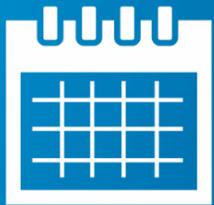
- Budget Confirmation
- Budget & Estimate Reconciliations
- Value Engineering
- Financial Tracking & Management
- Review all Contracts, Invoices & Change Orders
- Anticipate Potential Cost Exposures
- Provide Monthly Financial Reports

## QUALITY ASSURANCE

- Coordinate Construction with School Activities
- Ongoing Punchlist and Corrections
- Commissioning Coordination & Oversight

## SCHEDULE MANAGEMENT

- Create Milestone Schedule
- Maintain Milestone Dates
- Critique Contractor Schedules
- Weekly Progress & Schedule Checks



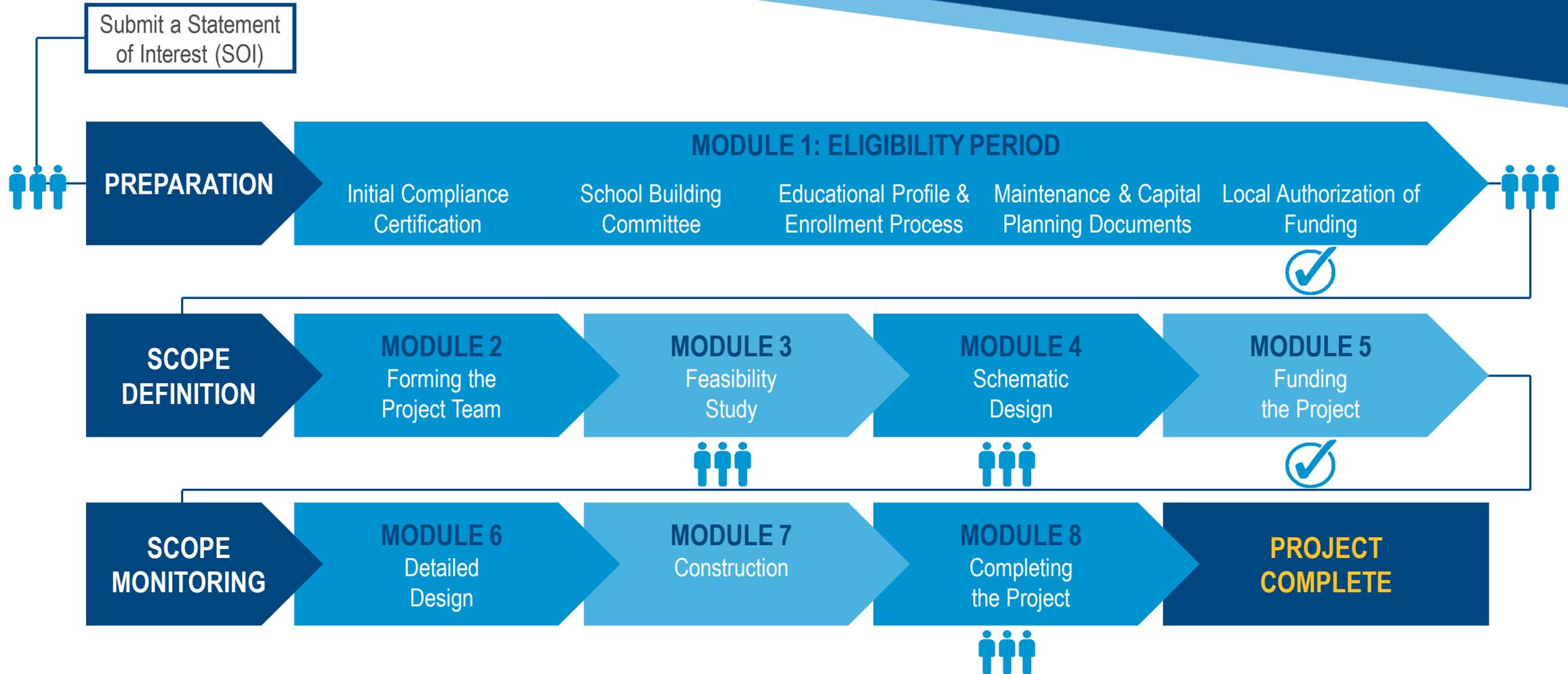
# > MSBA BUILDING PROCESS



MSBA Board Approval



District Vote



# > SCHEDULE

# PROJECT SCHEDULE - LINEAR



## STONEHAM HIGH SCHOOL FEASIBILITY STUDY & SCHEMATIC DESIGN SCHEDULE

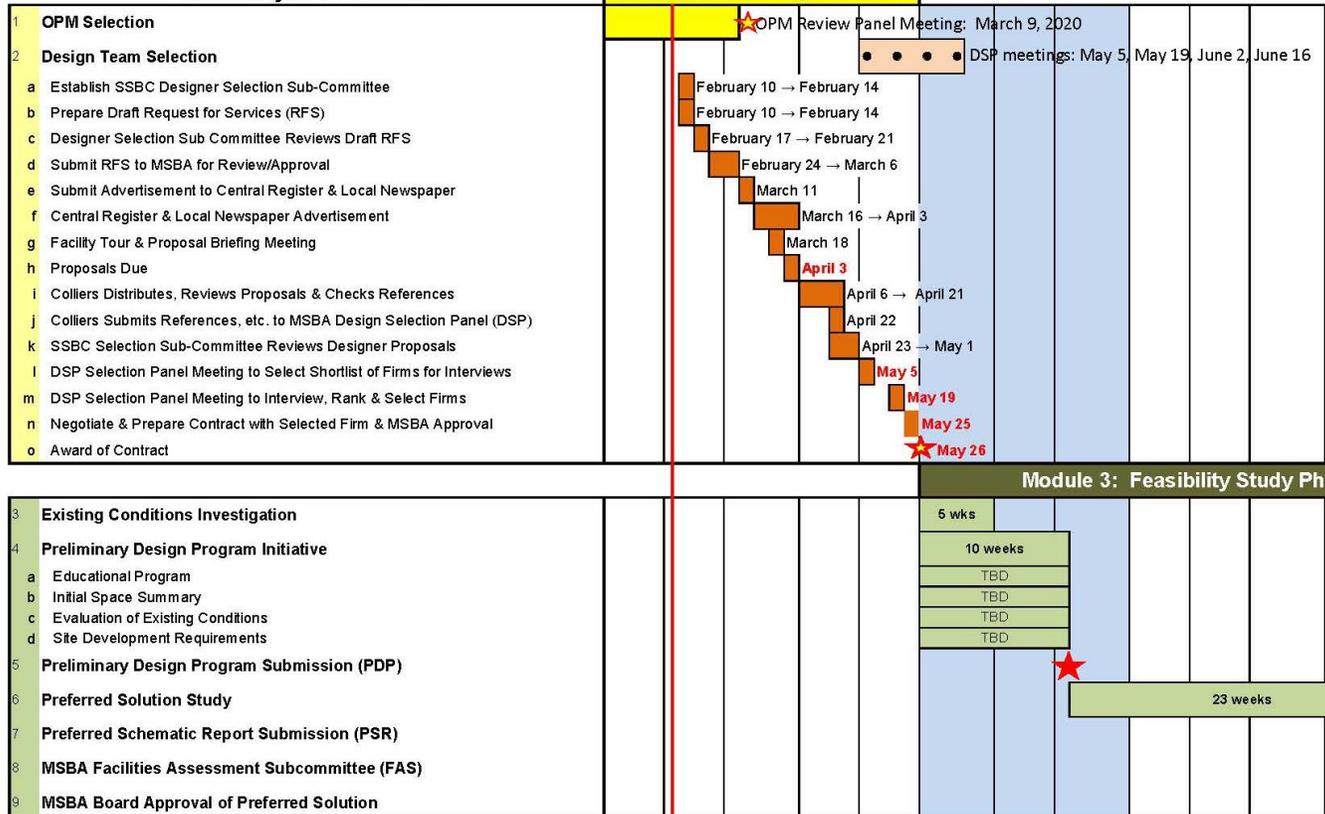


February 7, 2020

Week of (Monday)  
SBC Meetings (assumes 3rd Wed of Month)

**DRAFT**

### Feasibility/SD Schedule



### BRISTOL COUNTY Bristol County Agricultural High School Project SCHEDULE DETAIL - MILESTONE WORK PLAN July 31, 2019



Schematic Design Submission (SD)		March 9, 2018 thru August 29, 2018
1	SD Package to Estimators	March 9, 2018
2	SD Estimates back from Estimators	March 23, 2018
3	Estimate Reconciliation Meeting	March 28, 2018
4	SBC Meeting to Approve VE & Budget Amount	April 10, 2018
5	SBC Meeting to Approve SD submission to MSBA	April 24, 2018
6	Submit SD Package to MSBA	May 9, 2018
7	Submit DESE	May 9, 2018
8	DESE Approval -(assumed)	July 18, 2018
9	MSBA Board of Directors Meet to Approve & Finalize Project Scope & Budget Agreement	June 27, 2018
10	Special Legislation Approval of Project Funding	By July 31, 2018
11	Projected Execution of PFA	August 29, 2018
Design Development Phase (DD)		August 14, 2018 thru March 29, 2019
<b>12 Construction Manager @ Risk Process</b>		
>	CMR - Selection Subcommittee Meeting	August 14, 2018
>	Submit CMR Application to the OIG	August 29, 2018
>	Submit CMR RFQ to Central Register	September 25, 2018
>	Central Register Publication of CMR - RFQ	October 3, 2018
>	CMR - Informational Meeting on Site	October 16, 2018
>	CMR - Request for Qualifications Due	October 24, 2018
>	CMR - Request for Proposals sent out	November 2, 2018
>	CMR - Request for Proposals Due	November 27, 2018
>	CMR - Interviews	December 4, 2018
>	CMR - Award	December 14, 2018
13	Prepare/refine building/site plans	August 30, 2018
14	USGBC Project Registration	September 13, 2018
15	Submit MA Historic Documentation	October 8, 2018
16	Send DD set to Estimators	February 20, 2019

# MILESTONE SCHEDULE

# › POTENTIAL SCHEDULE SAVINGS

Feasibility/SD Schedule		Module 2: Forming the Team	
1	OPM Selection		OPM Review Panel Meeting: March 9, 2020
2	Design Team Selection		DSP meetings: M
a	Establish SSBC Designer Selection Sub-Committee	February 10 → February 14	
b	Prepare Draft Request for Services (RFS)	February 10 → February 14	
c	Designer Selection Sub Committee Reviews Draft RFS	February 17 → February 21	
d	Submit RFS to MSBA for Review/Approval	February 24 → March 6	

**BEGIN IMMEDIATELY**  
**PRIOR TO MSBA OPM REVIEW PANEL**  
 1-2 Month Savings (FD/SD Phases)



**WORK WITH GC / CM TO REALIZE SCHEDULE SAVINGS**  
 12 Month Savings (Construction Phase)



HANOVER HIGH SCHOOL – 800 STUDENTS



MONOMOY REGIONAL HIGH SCHOOL – 700 STUDENTS



UXBRIDGE HIGH SCHOOL – 600 STUDENTS

**PARTICIPATE IN MSBA MODEL SCHOOL PROGRAM**

9-12 Month Savings (Detailed Design Phase)

# > PUBLIC INPUT / COLLABORATION



COMMUNICATIONS



PROJECT VISIONING



COMMUNITY FORUMS



SOCIAL MEDIA

**Stoneham High School**  
High School · Public School

Like Save Suggest Edits

Unofficial Page · Located in Stoneham, Massachusetts

**About**

Stoneham High School is a comprehensive, four-year public school located in Stoneham, Massachusetts that offers a range of Comprehensive to Advanced Placement P... See More

**Address** Stoneham, Massachusetts 02180  
**Phone** (781) 279-3810  
**Website** http://www.stonehamschools.net/  
**Status** Closed until tomorrow 7:30 AM - 4:00 PM  
**Hours** Mon - Fri: 7:30 AM - 4:00 PM

**Posts about Stoneham High School**

**StonehamBank** — at Stoneham High School.  
January 29 at 12:41 PM · Stoneham, MA

Evaluation Matrix		Conceptual Options									
Opname: working draft		MSBA Required	Renovation	Addition/Renovation			New Construction Options				
Evaluation Criteria		Base Repair code	A.1	B.1	B.2	C.1	C.2	C.3	C.1	C.2	C.3
Priority	Construction Duration:	Value/weight	44 months	44 months	48 months	30 months	30 months	30 months	30 months	30 months	30 months
1	Educational Opportunities Program Accommodation Compliance with Vision	1	difficult to fully accommodate Ed Plan; limited integration, limited flexibility	difficult to fully accommodate Ed Plan; limited flexibility	better integration of CTE & academic spaces	good Ed Plan conformance; some expansion potential	best Ed Plan configuration; some flexibility and expansion potential	best Ed Plan configuration; some flexibility; limited expansion potential	5	5	5
2	Project Cost Construction Cost	1	\$123 - \$125 M \$96.0 M	\$142 - \$144 M \$110.6 M	\$141 - \$143 M \$110.1 M	\$143 - \$146 M \$115.6 M	\$140 - \$143 M \$113.1 M	\$142 - \$144 M \$114.5 M	3	3	3
3	Impact on Students, Staff & Enrollment Disruption, Phasing Construction Duration	1	phased construction adjacent to occupancy; long construction schedule; requires significant modularity	phased construction adjacent to occupancy; long construction schedule; requires some modularity	phased construction adjacent to occupancy; long construction schedule; requires significant modularity	minimal impact to teaching and learning; shortest building construction schedule; some traffic disruption	minimal impact to teaching and learning; shortest building construction schedule; some traffic disruption; relocation of bus parking	minimal impact to teaching and learning; shortest building construction schedule; disruption to some athletic events	1	5	5
			high temporary (non-reimbursable) costs for phasing, moving, storage, etc. most probability of unknowns	phased construction adjacent to occupancy; long construction schedule; requires significant modularity	Building location remains, new main entry and facade; New exterior skin = new look; some internal flexibility; some expansion potential	minimal disruption to abutters with internal construction activity; re-uses some of existing structure	all new construction & MEP systems; best thermal envelope = lower operating costs; temporary parking required	all new construction & MEP systems; best thermal envelope = lower operating costs; temporary parking required	4	4	4
			Building location remains, new main entry and facade; New exterior skin = new look; some internal flexibility; some expansion potential	good entrance location; sits low on site, close to highway; limited expansion potential	good entrance location; sits low on site, close to highway; limited expansion potential	good site position; flexible layout; good potential for expansion	good site position; flexible layout; good potential for expansion	long entrance drive; close to abutters; flexible layout; good potential for expansion	3	5	5
			minimal disruption to abutters with internal construction activity; re-uses some of existing structure	close to highway, close to wetlands, limited septic options	close to highway, close to wetlands, limited septic options	close to highway, close to wetlands, limited septic options	somewhat close to Oak Street	very close to abutters on Oak Street	5	4	1
			18	26	31	26					

**YES on Stoneham**

**STARTS WITH YOU**

LEARN MORE

HOME PROJECT

DONATE

Invest in our community  
Vote YES on Stoneham High School

# › COMMISSIONING SERVICES

## BENEFITS

CONSTRUCTION COST SAVINGS

IMPROVED COORDINATION BETWEEN DESIGN,  
CONSTRUCTION, AND OCCUPANCY

FEWER SYSTEM DEFICIENCIES AT BUILDING  
TURNOVER

IMPROVED SYSTEM AND EQUIPMENT FUNCTION

IMPROVED BUILDING OPERATION AND MAINTENANCE

LOWER UTILITY BILLS THROUGH ENERGY SAVINGS

IMPROVED INDOOR ENVIRONMENTAL QUALITY AND  
OCCUPANT COMFORT



# › SIMILAR PROJECT EXPERIENCE

## CAPE COD REGIONAL TECH. HIGH SCHOOL

### CHALLENGES

Occupied Site During Phased Construction

Community Support – 12 Member Communities

Preferred Option – New vs Renovation

Wetlands

### ACCOMPLISHMENTS

\$9 Million Bid Savings

GC v. CM Delivery

To Be Complete 12 Months Ahead of Schedule

### LESSONS LEARNED

Accelerate Schedule to Miss Other Projects

Actively Solicit GC & Sub-Bidders

Be Realistic About MSBA Participation

Factor More Time for MEP Review of 90% CD's





PARKING

ACCESS ROAD  
ADDITION

WILL NEED TO HIRE  
TRAFFIC CONSULTANT TO  
FIND WAYS TO ENCOURAGE  
NON-VEHICULAR MODES OF  
TRANSPORTATION

EVALUATION OF  
LOCATION & CONDITION  
OF ATHLETIC FIELDS

CONSOLIDATE /  
CLARIFY PARKING  
LOCATION AND  
WAYFINDING

POTENTIAL PE &  
ATHLETIC HUB  
WITH DIRECT  
ACCESS TO FIELDS

POTENTIAL SPACES  
FOR NEW SCHOOL



# > WHY COLLIERS



## **Extensive Similar Experience**

*Over 20 years and over 100+ Public K-12 School Projects*



## **Protect Your Interests**

*Dedication to providing independent, unbiased support, advice, and leadership*



## **Proven Savings**

*Financial and management systems that save money, monitor, and report spending*



## **Multi-Disciplined Team**

*Collaborative team approach with highly skilled technical expertise, including commissioning*



## **MA Code & Procurement Expertise**

*Strong Understanding of MA Building Codes & Procurement Laws*

