

City of Haverhill Dr. Albert B. Consentino Middle School

Owner's Project Management Services

October 1, 2020

Prepared by: Colliers Project Leaders

Accelerating success.

MSBA Funded K-12 Projects

Similar Experience



**400+ EDUCATION
PROJECTS**



**100+ PUBLIC K-12
SCHOOL PROJECTS**



Consentino Middle School



Colliers Project Leaders Offices

Question 1

- West Bridgewater Middle-Senior High School
- North Adams' Colegrove Park (K-7) Elementary School
- Northborough's Lincoln Street Elementary School
- Southwick-Tolland-Granville RSD's Powder Mill Middle School
- Easthampton's New Pre-K to Grade Eight School
- West Springfield High School
- Easthampton High School
- Southwick-Tolland-Granville RSD's High School
- Assabet Valley Regional Technical High School

- Bristol County Agricultural High School
- Greater Fall River's Diman Regional Vocational Technical High School
- Cape Cod Regional Technical High School
- Webster's Bartlett High School
- Foxborough's Mabelle M. Burrell Elementary School
- Fitchburg's Crocker Elementary School
- Granby's East Meadow Elementary School
- Narragansett's Templeton Elementary School
- Gardner's New Elementary School

Team of Specialists Key Differentiators

- Site and building security specialists
- Building systems (MEP and building envelope) commissioning agents
- “Green” building specialists
- Energy rebates, reimbursements and incentives experts
- Social media and community outreach liaisons
- Healthcare provider advisors
- Air quality control specialists
- Architects and engineers with a focus on infection control

Question 2

HAVE YOU CONSIDERED THESE 9 POINTS FOR POST-COVID-19 ENVIRONMENTS

1



**DENSITY and
DISTANCING**

2



HANDSFREE

3



SANITIZATION

4



**FURNITURE and
ARCHITECTURE**

5



**VENTILATION
SYSTEMS**

6



**TECHNOLOGY and
SECURITY**

7



**CONTRACTS and
INSURANCE**

8



**REGULATORY
REQUIREMENTS**

9




**EDUCATION and
TRAINING**

Consentino Middle School Project


Key Personnel



Core Team




JOE NAUGHTON
Managing Director



KEN GUYETTE
Project Director



PHIL PALUMBO
Senior Project Manager



ELIZABETH GELDRES
Project Manager

Subject Matter Experts



TERESA WILSON
COVID-19 Guidelines &
Green Team Liaison




ORIANA PADRON
Community Outreach



MARK STAFFORD
Mass Save/Supplemental
Reimbursement
Programs



JOHN BATES
Assistant
Project Manager



ARRY CHARLES
Construction
Representative



FRANK BALDINO
MEP Support



THAO NGUYEN
Financial Monitoring
& Reporting

Question 3

MSBA Funded K-12 Projects

Project Director's Experience

Question 4



Cape Cod Regional Technical High School
Harwich, MA

Completion:	Spring 2021
Size:	228,000 gsf
Budget:	\$128.1 Million



Colegrove Park (K-7) Elementary School
North Adams, MA

Completion:	Spring 2016
Size:	78,000 gsf
Budget:	\$29.1 Million



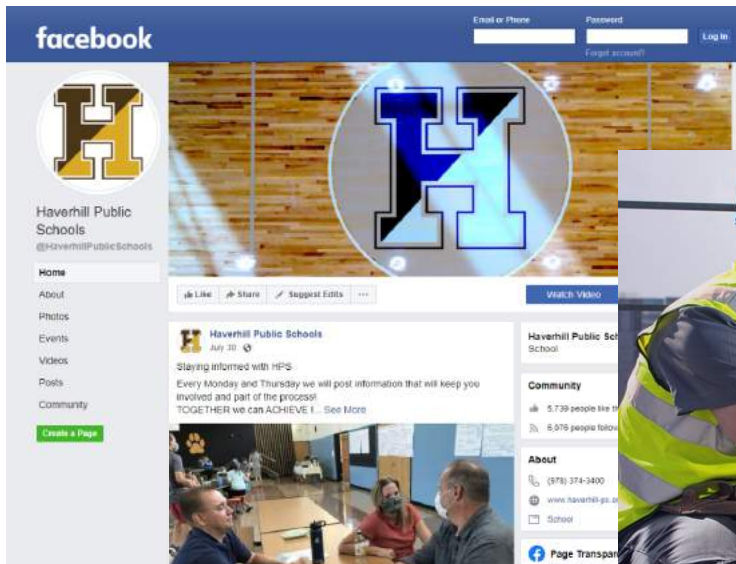
West Springfield High School
West Springfield, MA

Completion:	January 2015
Size:	257,000 gsf
Budget:	\$99.4 Million



Crocker Elementary School
Fitchburg, MA

Completion:	TBD
Size:	73,716 gsf
Budget:	\$60 Million



**Greater Fall River Regional Voc Tech
Diman Regional Voc Tech High
Financial Status Report - September 28, 2020**

	A	B	C	D1	D2	D	E	F	G
	Budget			Contracted Project Costs			Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
	Project Budget 12/13/19	Approved Budget with Transfers	Approved Budget with Transfers	Paid	Unpaid	Total Contract			
I. Feasibility Study Agreement									
A. OPM Feasibility	\$								
B. AE Feasibility									
C. Environmental & Site									
D. Other									
Total Feasibility Study									
II. Administration									
A. Legal Fees									
B. Owner's Project Manager									
C. Advertising									
D. Permitting									
E. Owner's Insurance									
F. Other Administrative Costs									
Total Administration									
III. Architecture and Engineering									
A. Architect and Engineer Fees									
B. Reimbursable Services									
C. Special Inspections									
D. Printing									
E. Other AE Costs									
F. Sub-consultants									
G. Hazardous Material									
H. Geotechnical									
I. Site Survey									
J. Wetlands									
K. Traffic									
Total Architecture & Engineering									

**REQUEST FOR REIMBURSEMENT - UNAUDITED
FORM 3011**

MSBA ID: 201708210605 District Name: Greater Fall River Regional Voc Tech
 Payment Request Number: 6 School Name: Diman Regional Voc Tech High
 Payment Request Date: 9/10/2020
 Project Description:

Cost Category Code	Cost Category Name	Basis for Total Facilities Grant [A]	Submitted Costs (Previously Requested) [B]	Submitted Costs (Current Request) [C]	Submitted Costs (to date) [D] = [B] + [C]	Ineligible Project Costs (to date) / Audit Adjustment [E]	Eligible Project Costs (to date) [F] = [D] - [E]	Percent Completed [D] / [A]	Basis for Total Facilities Grant less Submitted Costs [A] - [D]
0000-0000	Feasibility Study Agreement								
0001-0000	OPM - Feasibility Study								
0002-0000	AE - Feasibility Study								
0003-0000	Environmental & Site								
0004-0000	Other								
	Subtotal:								
	TOTAL PROJECT BUDGET:								

Question 5

MSBA Funded K-12 Projects Innovative/Unique Approaches

- Project financials that align with the MSBA pro-pay system
- Utilize in-house commissioning team for design reviews and construction / occupancy issues
- Utilize marketing team to assist with community outreach

Consentino Middle School Design Phase



Question 6



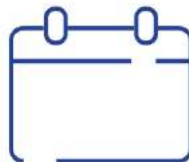
Financial/Budget Management

- Budget Confirmation
- Budget & Estimate Reconciliations
- Value Engineering
- Financial Tracking & Management



Bid Strategy Development/Quality Assurance

- Construction Logistics
- ***Design-Bid-Build vs CM @ Risk***
- Manage Bidding Process
- Design Reviews (SD, DD & CD)



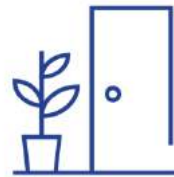
Schedule Management

- Create Project Schedule
- Create Milestone Schedule

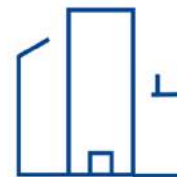


Major Considerations

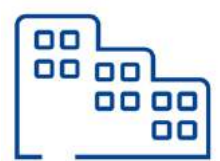
Green Building/Sustainability



4.5M+
GSF LEED / Sustainable Space



200+
LEED Certified Buildings



30+
NE-CHPS Verified Buildings



**BASIC
CERTIFICATION**
45+ Buildings



**SILVER
CERTIFICATION**
75+ Buildings

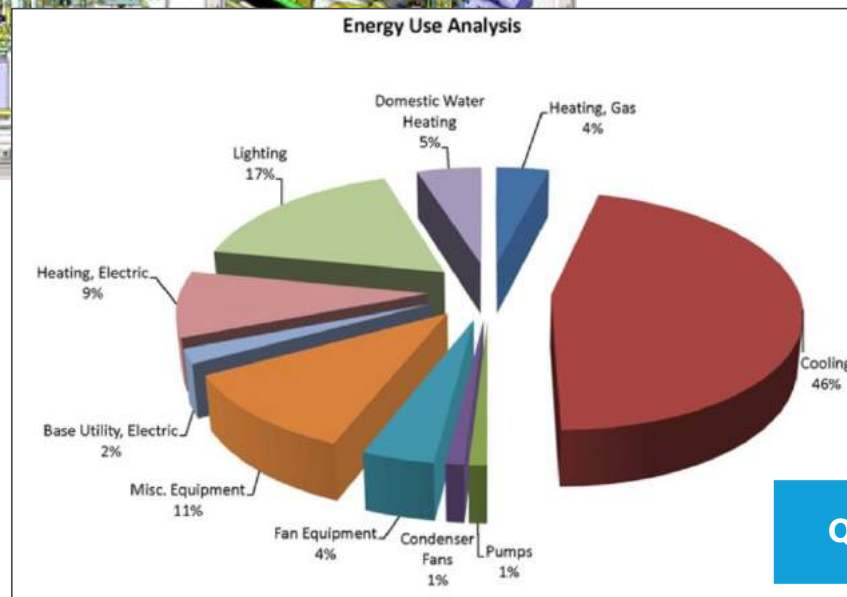
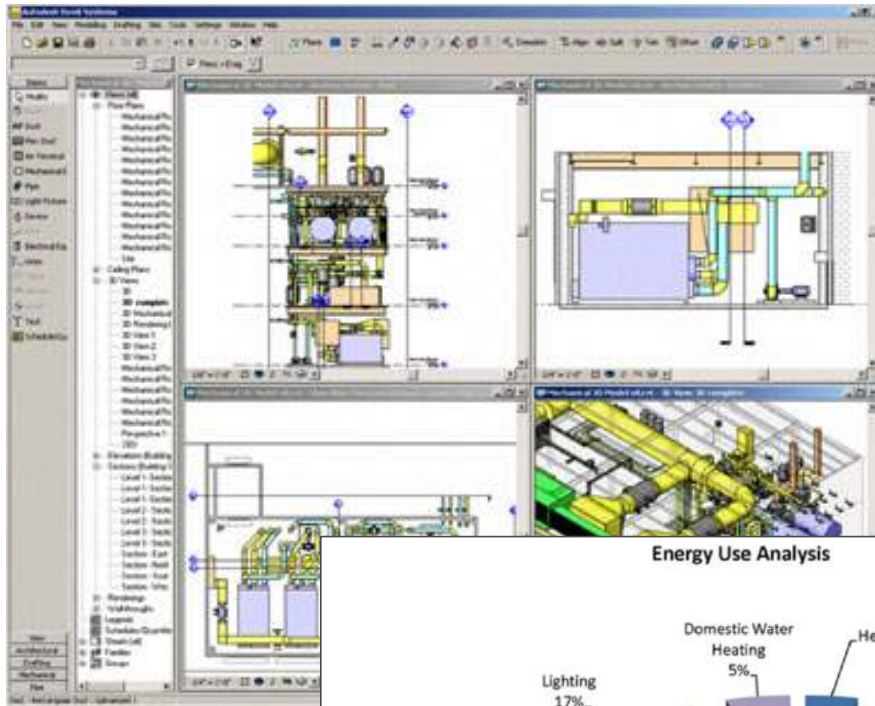


**GOLD
CERTIFICATION**
70+ Buildings



**PLATINUM
CERTIFICATION**
15+ Buildings

Question 7



Questions 8

New School Construction Operating & Life Cycle Cost Analysis

- Ensure design team recognizes the scope at the beginning
- Analysis performed during design as part of systems evaluation
- Part of a conversation that includes costs, appropriateness, quality, etc.

Web-Based Project Management Platform

Colliers360



Real Time Project Data for Client Viewing – Dashboard

Manage Project Financials

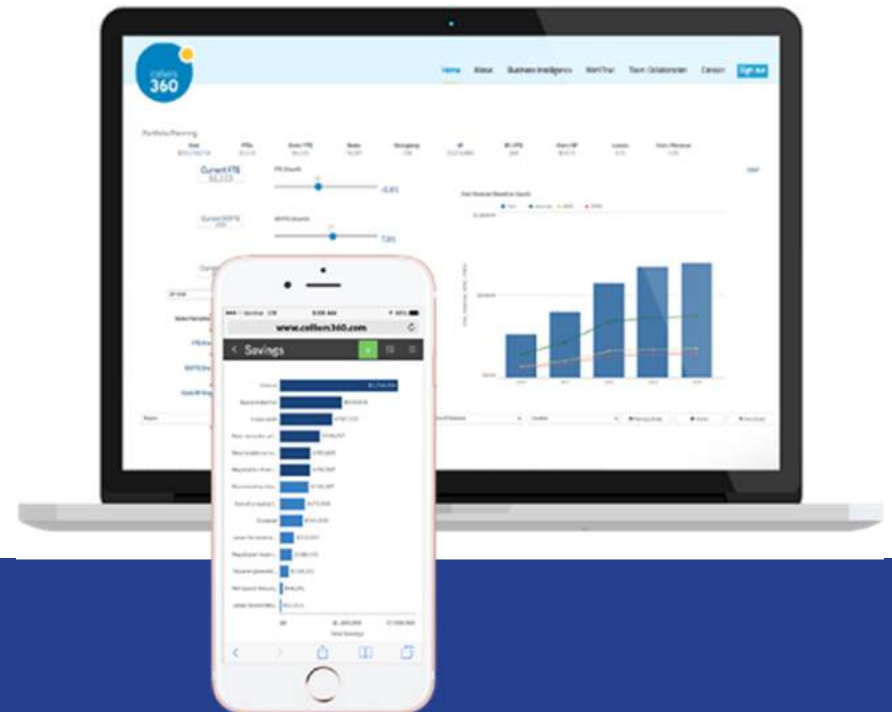
Manage Project Schedule

Document Storage Portal for Client Access

Manage Risks

Meeting Minutes; Daily Reports

Mobile-optimized Experience



Question 9

MSBA Form 3011

City of Gardner
Waterford Street Elementary School Project

School Building Committee Reviewed on: 2/11/2019

Total Project Budget: All costs associated with the project are subject to 903 CMR 2.16(6)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant	Estimated Maximum Total Facilities Grant
CONSTRUCTION				
Interior Construction	\$6,545,369	\$0		
Plumbing	\$306,188	\$0		
Interior Finishes	\$3,350,052	\$0		
SERVICES				
Computing Systems	\$199,000	\$0		
Plumbing	\$1,094,263	\$0		
HVAC	\$5,850,040	\$0		
Fire Protection	\$655,889	\$0		
Electrical	\$4,485,121	\$0		
EQUIPMENT & FURNISHINGS				
Furniture	\$352,700	\$0		
Landings	\$17,154	\$0		
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0	\$0		
Existing Building Demolition	\$0	\$0		
Remediation Hazardous Material Abatement	\$0	\$0		
Asbestos Containment Material Abatement	\$0	\$0		
Other Hazardous Material Abatement	\$0	\$0		
INSTALLATION & MAINTENANCE				
Site Preparation	\$1,072,458	\$0		
Site Improvements	\$1,111,125	\$0		
Site Civil / Mechanical Utilities	\$1,787,469	\$0		
Site Electrical Utilities	\$0	\$0		
Other Site Construction	\$0	\$0		
Scope Excluded Site Cost	\$0	\$0		
Construction Trades Subtotal				
Construction (Design and Prepare)	\$0	\$0		
Construction (Construction)	\$0	\$0		
Construction Insurance	\$0	\$0		
Construction General Conditions	\$0	\$0		
Construction Overhead & Profit	\$0	\$0		
Construction Insurance	\$0	\$0		
Construction Fee	\$0	\$0		
Construction Contingency	\$0	\$0		
Escalation to Mid-Point of Construction	\$0	\$0		
Overall Excluded Construction Cost	\$0	\$0		
Construction Budget				
Alternates				
Ineligible Work Included in the Base Price	\$0	\$0		
Alternates Included in the Total Project Budget	\$0	\$0		
Alternates Excluded from the Total Project Budget	\$0	\$0		
Subtotal to be included in Total Project Budget				
Professional Fees				
Architectural Fees	\$0	\$0		
Engineering Fees	\$0	\$0		
Other Professional Fees (Design & Prepare)	\$0	\$0		
Other Professional Fees (Construction)	\$0	\$0		
Misc. Project Costs Subtotal				
Furniture and Equipment	\$0	\$0		
Landings, Landings and Equipment	\$0	\$0		
Technology	\$0	\$0		
FF&E Subtotal				
Soft Costs that exceed 20% of Construction Budget				
Project Budget				
Board Authorized				
Total Building Cost	\$0	\$0		
Total Project Budget (excl. Scope Items Excluded)	\$0	\$0		
Third Party	\$0	\$0		
Estimated Basis of Maximum Total Facilities Grant	\$0	\$0		
Est. Max. Total Facilities Grant	\$0	\$0		
Estimated Maximum Total Facilities Grant	\$0	\$0		
Contingency				
Ineligible Owner's Contingency	\$2,701,846	\$0		
"Potentially Eligible" Owner's Contingency	\$27,289	\$0		
Total Potentially Eligible Contingency	\$679,814	\$0		
Reimbursement Rate	83.41%	\$0		
Potential Additional Contingency Grant Funds	\$667,033	\$0		
Maximum Total Facilities Grant	\$51,158,508	\$0		
Total Project Budget	\$84,598,776	\$0		

1. Pursuant to Section 3.26 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the relocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Designer Selection

Designer Selection Subconsultant/Application Review Matrix

Project: Diman Regional Vocational Technical High School

RFS Required Categories of Work	Kaestle Boos Associates, Inc.	Moody Nolan	Raymond Design Associates / Amenta Emma	Drummey Rosane Anderson, Inc.
Architecture	Kaestle Boos Associates, Inc.	Moody Nolan (MBE)	Raymond Design Associates / Amenta Emma	Drummey Rosane Anderson, Inc.
Environmental Permitting	Nitsch Engineering, Inc. (WBE)	Pare Corporation	Samiotes Consultants, Inc. (WBE)	Nitsch Engineering (WBE)
Hazardous Materials	Fuss & O'Neill, Inc.	Peer Consultants, PC (WMBE)	Universal Environmental Consultants	CDW Consultants, Inc.
Industrial Hygienist	Fuss & O'Neill, Inc.	Peer Consultants, PC (WMBE)	Universal Environmental Consultants	CDW Consultants, Inc.
Civil Engineering	Nitsch Engineering, Inc. (WBE)	Samiotes Consultants, Inc. (WBE)	Samiotes Consultants, Inc. (WBE)	Nitsch Engineering (WBE)

Consentino Middle School Feasibility Study & Schematic Design

Our Role During Feasibility & Schematic Design:

- Your Guide & Advocate Through MSBA Process
- Schedule Management
- Engage Design Team
- Establish Realistic Budgets – MSBA Form 3011
- Maximize Reimbursement
- Project Scope & Budget Agreement With MSBA

Question 9

MSBA Funded K-12 Projects Community Input



COMMUNICATIONS



COMMUNITY FORUM



PROJECT VISIONING



SOCIAL MEDIA

Question 10


Frequently Asked Questions

Q Why not renovate instead?
A The study demonstrated that due to the age and condition of the 61 year old school, in order to meet the building code and MSBA requirements for reimbursement, a renovation would cost almost as much as new construction.

Q Will the existing septic system be adequate for the new school?
A The new school will not increase septic flow. In fact, with water conserving plumbing fixtures the flow will be reduced.

Fact Sheet


The Proposed New
**West Bridgewater
 Middle-Senior High School**
 West Bridgewater, MA




The new, proposed state approved school will be a modern, code-compliant facility that will serve the Town for many years to come and features amenities such as...

- Larger classrooms, Media Center, and Science Labs that conform to current State guidelines.
- Dedicated art, music, band, computer labs, special education, and all other required educational spaces.
- A larger cafeteria and 420-seat auditorium, as well as a larger gymnasium with divisible basketball courts and 600 seat bleachers, for both school and community use.
- Improved student safety: new building security system, access control system, fire alarm and fire suppression system.
- 21st Century technology infrastructure.

Other features that will improve operational efficiency of the school such as occupancy sensors for energy efficient displacement air system, wide energy management system, quality, lighting and heat control. Accessibility access.





YES on Consentino MS

Rebuilding
STARTS WITH YOU

LEARN MORE

Invest in our community
 Vote YES on the **Consentino Middle School Project**

Updated:
11/30/2016
working draft

Question 10

Consentino Middle School Construction Phase



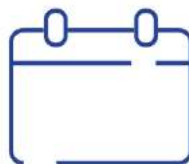
Financial/Budget Management

- Review all Contracts, Invoices & Change Orders
- Anticipate Potential Cost Exposures
- Provide Monthly Financial Reports



Quality Assurance

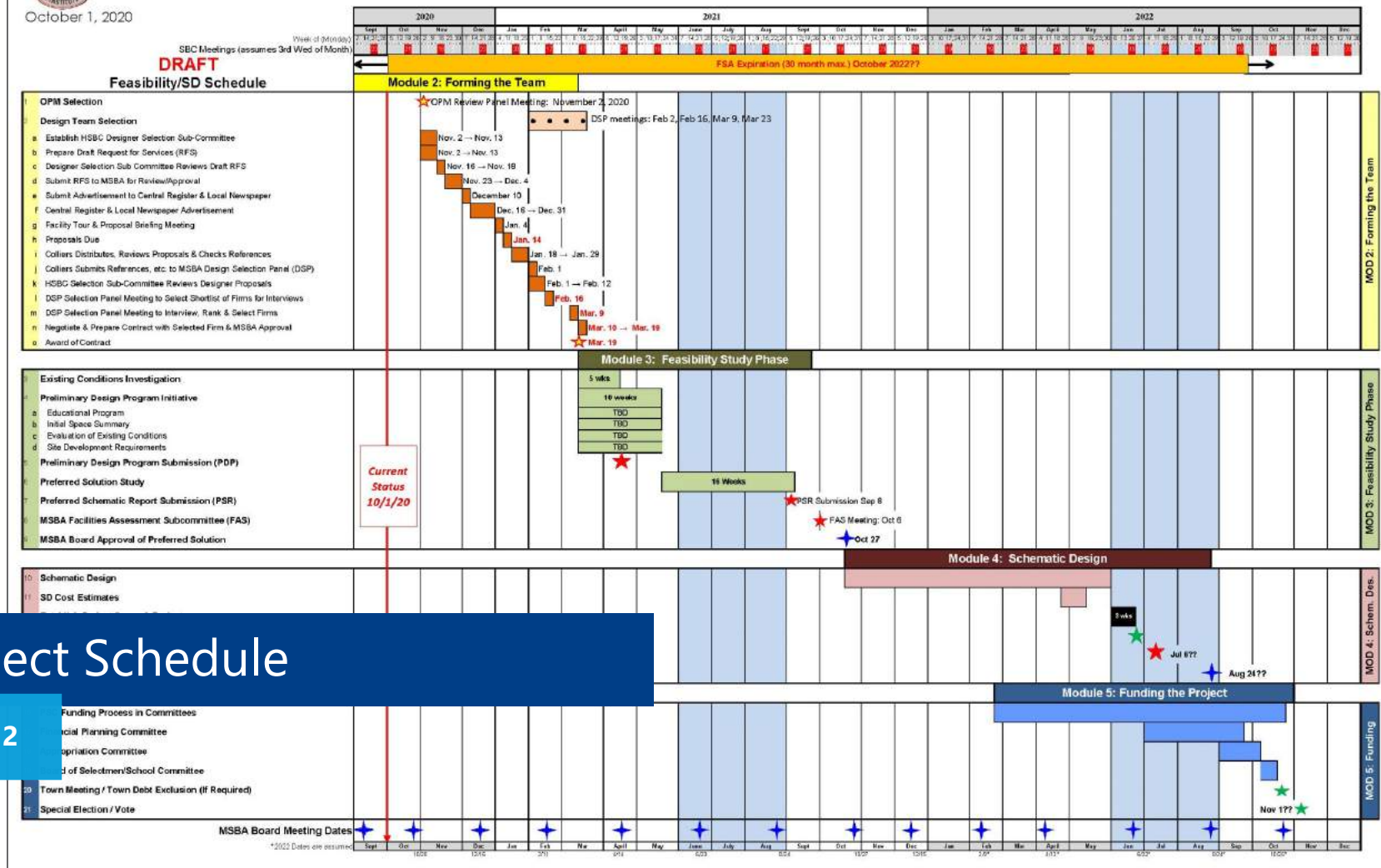
- Coordinate Construction with Building Committee
- Ongoing Punchlist and Corrections
- Commissioning Coordination & Oversight



Schedule Management

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

Question 11



Project Schedule

Question 12

Project Management Services

Why Colliers



Extensive Similar Experience

Over 20 years and more than 100 Public K-12 School Projects



Protect Your Interests

Dedication to providing independent, unbiased support, advice and leadership



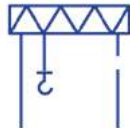
Proven Savings

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



Multi-Disciplined Team

Collaborative team approach with highly skilled technical expertise, including commissioning



Massachusetts Code & Procurement Expertise

Strong understanding of Massachusetts contracting laws, regulations, policies, and procedures