

BELMONT HIGH SCHOOL

BELMONT, MA

OWNER'S PROJECT MANAGER INTERVIEW



The AEDALUS Profile & Commitment



Richard Marks, MCPPO
President/ Project Director
30+ Years of experience



Delwyn Williamson
Cost Estimating Manager
30+ Years of Experience



Thomas Gatzunis
P.E., C.B.O., MCPPO
Senior Project Manager
30+ Years of Experience

On-site Representative
or Clerk of the Works

Daedalus Projects, Inc.
employs fourteen (14)
highly-qualified site reps:

Ronald Caggiano
30+ Years of Experience
MA CSL # 062949
OSHA 30-hr

John Christiansen
45+ Years of Experience
OSHA 30-hr

Anthony DeIGreco
15+ Years of Experience

Jonathan DePina
37+ Years of Experience
OSHA 30-hr

John Feeley
25+ Years of Experience
OSHA 10-hr & 30-hr
HAZWOPER 40-hr
USACE OCMC Certificate

Mike Flaherty
7+ Years of Experience
OSHA 30-hr

Mark LaFleur
30+ Years of Experience
MA CSL # 074864
OSHA 30-hr

John Lebica
20+ Years of Experience
OSHA 10-hr

Larry McDonough
25+ Years of Experience
OSHA 10-hr

Tony Oliveira
6+ Years of Experience
OSHA 10-hr & 30-hr

William Roche
35+ Years of Experience
MA CSL # 051766
OSHA 30-hr
Firestopping 8-hr

Rob St. Laurent
25+ Years of Experience
MA CSL # 103730
OSHA 10-hr
EPA Lead Safe Training Program

Peter Zychowicz
35+ Years of Experience
MA CSL # 044631
OSHA 10-hr



Christina Opper, MCPPO
Manager, Marketing +
Client & Community Relations
15+ Years of Experience



Erin Leddy
Marketing, Communications,
& Public Relations Coordinator
< 1 Year of Experience



Sidni Bragg
Project Administration /
Project Controls Specialist
10+ Years of Experience



Tieshia Jarrett
Project Administration /
Project Controls Specialist
10+ Years of Experience



Archie Adams
Assistant Project Manager
1+ Year of Experience



Shane Nolan
LEED GA, MCPPO
Senior Project Manager
20+ Years of Experience



Joe Sullivan, MCPPO
Project Manager
25+ Years of Experience



Alicia Monks
AIA, LEED AP, MCPPO
Project Manager
20+ Years of Experience



Charles Whitman
Mechanical Cost Estimator
35+ Years of Experience



Paul French
Electrical Cost Estimator
25+ Years of Experience



Chapman Deng
Cost Estimator
15+ Years of Experience



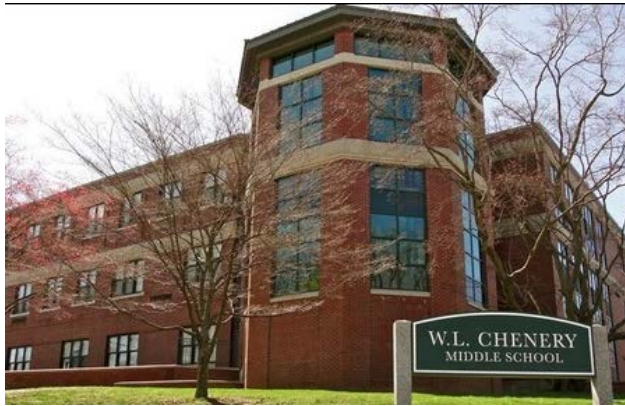
Elda Osmann
Cost Estimator
10+ Years of Experience

FIRM ORGANIZATION:

- 29 full-time employees
- 5 Project Managers
- 5 Cost Estimators
- 3 Assistant Project Managers
- 13 Project Representatives

FAMILIARITY WITH AND COMMITMENT TO BELMONT:

Project Director Tom Gatzunis worked with the Town of Belmont for 21+ years. As Town Engineer and Building Commissioner, he became well-versed in the history and challenges of the High School building and site and developed strong working relationships with town and school officials.



EXPERIENCE:

- More than 20 years of experience with the MSBA and Public School Projects
- Oversaw successful construction of the Chenery Middle School

VALUE ADD / TEAM DEPTH:

- In-house Cost Estimating
- Project Controls Specialist
- Engineering & Code Review
- Architectural & Sustainable Design Review
- Dedicated “on-site” Project Representative during construction
- Additional Project Management support

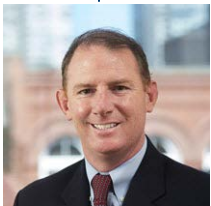
The AEDALUS Team



Richard Marks, MCPPO
President / Project Executive
30+ Years of Experience



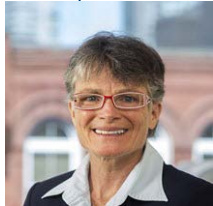
Thomas Gatzunis, P.E., C.B.O., MCPPO
Project Director
30+ Years of Experience



Shane Nolan
Senior Project Manager
20+ Years of Experience



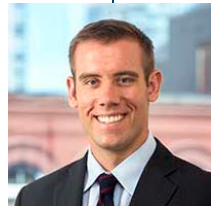
Alicia MK Monks, AIA, LEED AP
Design & Sustainability Review
20+ Years of Experience



Delwyn Williamson
Cost Estimating Manager
30+ Years of Experience



Sidni Bragg
Project Controls Specialist
10+ Years of Experience



Archie Adams
Assistant Project Manager
2+ Years of Experience



Matt Jackson
BIM Consultant
20+ Years of Experience





EXPERIENCE:

- 30+ years of experience in the construction industry
- Served as Senior Engineer, Assistant Town Engineer, Engineering Services Supervisor, Town Engineer, and Building Commissioner of Belmont between 1983-2004
- Former Commissioner of Public Safety for the Commonwealth of Massachusetts

EDUCATION:

B.S., University of Massachusetts Lowell, 1983

CERTIFICATIONS:

MA Professional Engineer (#33993)

Certified Building Official (#0699)

MA Licensed Construction Supervisor (#040611)

Massachusetts Certified Public Purchasing Official (MCPPO)

OSHA 30-Hour Construction Training

PROJECTS OF NOTE:

- Winn Brook Elementary School; Belmont, MA**
- Chenery Middle School; Belmont, MA**
- Richer Elementary School; Marlborough, MA
- Belmont Fire Stations repairs; Belmont, MA

***while employed as Town Engineer & Building Commissioner for the Town of Belmont*



PRIORITIES:

- Elimination of district overcrowding issues
 - Enrollment increase of 117 high school students over the past 5 years
 - Projected increase of additional 408 students district-wide by 2019
- Determine grade configuration that would best serve the needs of the District
 - 9-12
 - 8-12
 - 7-12
- School facility systems
 - Replacement, renovation, or modernization options
 - Increase energy conservation and decrease energy-related costs
- Replace or supplement obsolete facilities to provide a full range of programs consistent with state and local requirements





KEY OBJECTIVES:

- Develop cost effective solution to improve educational facilities
- Work with Architect, the Permanent Building Committee and the High School Building Committee to develop best solution
- Reduce environmental impact
- Limit expansion on site & reconfiguration of outdoor athletic spaces
- Address phasing & occupied construction
- Address district-wide enrollment issues
- Identify and address milestone requirements:
 - Debt exclusion vote
 - Swing space
 - Occupancy issues
- Life-cycle costs / operational budgets
- Determine best method to procure construction (CM-R)





Dearborn STEM 6-12 / Early College Academy; Boston, MA

- \$60,245,000
- 126,000 SF new construction
- Construction Manager at Risk (c. 149A)
- Demolition of the existing building and new construction of the Commonwealth's first new, dedicated STEM school
- Extensive community engagement



Leominster High School Leominster, MA

- \$44,403,080
- Construction Manager at Risk (c. 149A)
- Phased / Occupied renovations to 282,343 GSF of the existing building
- New construction of a 14,000 SF science labs addition
- All new MEP systems
- Constructed 24 temporary classrooms for swing space



Franklin High School Franklin, MA



- \$101,851,315
- 306,543 GSF new construction
- Featuring a “Model” high school design plan
- LEED Silver Certified
- Completed on time and **UNDER** budget



John W. Rogers Middle School & Rockland High School Rockland, MA



- \$82,223,198
- 162,281 SF renovation to existing high school + 115,931 SF new middle school (attached)
- Phased / Occupied site
- Construction Manager at Risk (c. 149A)
- LEED Gold Certified
- Completed on time and **UNDER** budget



Higgins Middle School Peabody, MA

- \$86,632,318
- 230,000 GSF new construction
- New construction on existing playfields, adjacent to occupied school
- Extensive community involvement
- Anticipating LEED Silver certification
- Completed on time and **5% UNDER** budget



Scituate Middle School Scituate, MA

- \$69,433,231
- 132,915 SF new middle school, 22,660 SF auditorium & connection to existing High School
- Phased / Occupied site
- Anticipating LEED-S v4
- Anticipated completion Summer 2017, currently **UNDER** budget

DESCRIPTION	TOTAL	COST/SF
Stework Cost	\$2,702,225	\$65.21
Building Trade Cost	35,303 GSF \$11,364,690	\$274.25
Auxiliary Building	6,137 GSF \$1,075,203	\$175.21
Allow for Phasing	Included	
Trade Cost Subtotal	\$15,142,118	\$365.40
Design Contingency	2.00% \$302,842	\$7.31
Trade Cost Total	\$15,444,960	\$372.71
Mark-ups (on Direct Trade Costs Subtotal)		
General Conditions and Requirements	\$15,444,960	\$2,256,520
Insurance	\$17,701,480	\$10,308
SDI (Non-Trade Contracts)	\$17,720,788	\$144,393
Bonds	\$17,865,181	\$144,812
Permit	\$16,009,993	
Fee	2.25% \$16,009,993	\$405,225
Estimate Construction Cost Subtotal	\$18,415,218	\$444.39
CM Contingency	2.50% \$15,444,960	\$386,124
Escalation	0.50% \$19,831,084	\$79,155
EOC Total	\$18,890,498	\$455.62
Alternates		
Alternate #1: Provide Additional 1,540 Square Feet of Auxiliary Building Storage Building	\$281,000	
Alternate #2: Provide Additional Office and Plumbing Facilities	\$352,000	

CONCEPTUAL DESIGN PHASE:

- Estimate construction cost of all options
- Align costs, design, and program
- Work with District and Ed Planner to develop best educational approach
- Assess phasing costs and impact on education

Recommended Alternates		
Alt #1 Corral #102 Provide sealed concrete in Garage Flays in Lieu of epoxy	\$8,087	Epoxy is a premium finish. Using sealed concrete at new finished Public Safety Apparatus Bay.
Alt #2 Corral #103a Provide vinyl tile in lieu of 1/4" floor tile	\$42,157	Rubber floor is a premium finish product over vinyl tile.
Alt #3 Corral #111 Restore locker rooms by 25%	\$11,938	Total number of lockers male - 14, female - 22 total. Alternative could be for 8 lockers in south wall men's locker room and 4 lockers on north wall of female locker room. Can be retro fitted if staff requirements increase in future years.
Alt #4 Corral #120 Provide impact resistant GVE in lieu of high impact wall covering	\$12,305	Premium finish, DFI used in pac, restrooms, GVE at Whittier Police, Munson Police (HSA project) and Siquiera Police.
Total Recommended Alternates	\$190,502	

Recommended VE Items		
VE 31 Corral #104b Delete wall paneling in EOC	\$9,714	Premium finish product.
VE 12 Corral #105b Provide Tropic in lieu of metal panels	\$22,508	Wetmore product with similar performance qualities.
VE 85 Corral #15a Provide floor crane in lieu of trench rails in Bays - Building A & B	\$21,750	Alternative product with similar performance qualities.
VE 84 Corral #15b Provide floor crane in lieu of trench rails in Bays - Building C	\$1,343	Alternative product with similar performance qualities.
VE 83 Corral #112 Restore retail by 25%	\$13,948	Restoration and eliminate 2 cabinets in Main Lobby, alter state cameras in fitness room, alter state 5 cameras in Apparatus bay, eliminate window camera Building C, eliminate window camera 100 corner Building C.
VE 85 Corral #121 Provide concrete sidewalk in lieu of pavers	\$7,708	Premium finish product.
VE 85 Corral #128 Provide key pad only in lieu of card readers/key pad combination	\$65,371	Coordinate performance with Police and Fire Departments, may not see full savings listed.
Total Recommended Value Engineering Items	\$157,534	

TOTAL VALUE \$1,651,816

DESIGN MILESTONES:

- Detailed cost estimates at each milestone
- Include mark-ups, contingencies, and escalation
- Change Order review and verification during construction



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Appendix 3F
 Module 3 Feasibility Study Completion Checklist

Submittal	Submittal Date	Review comments addressed
3.1 Preliminary Design Program		
3.1.7 Local Actions and Approval Certification		N/A
3.2 Preferred Schematic Report		
3.2.9 Local Actions and Approval Certification		N/A
3.4.1 Conference Call		
3.4.2 Facilities Assessment Subcommittee Meeting		
3.4.3 MSBA Board approval	N/A	
3.5 MSBA Board Action Letter approval of authorization to proceed to schematic design		

Appendix 4H
 Module 4 Schematic Design Completion Checklist

Submittal	Submittal Date	Date	Review Comments Addressed
4.1.1 DESE Submittal			
4.1.2 - 4.1.4 Schematic Design Submittal			
4.1.5 - Local Approvals			N/A
4.2.1 MSBA Staff Review Comments			
4.2.2 Facilities Assessment Subcommittee Meeting (if applicable)			
4.2.3 Project Scope and Budget Conference			N/A
4.2.4 District signed Project Scope and Budget Agreement			
4.3 MSBA Board approval			N/A
4.3 MSBA Board Action Letter denoting approval of authorization to proceed to schematic design	N/A		N/A

By signing this Feasibility Study Completion Checklist, I hereby certify that I have read and understand the checklist and further certify that the information supplied by the District in the table above is true, accurate, and complete.

By: _____
 Title: Chief Executive Officer

Date: _____

By signing this Schematic Design Checklist, I hereby certify that I have read and understand the checklist and further certify that the information supplied by the District in the tables is true, accurate and complete.

By: _____
 Title: Superintendent of Schools

Date: _____

By signing this Schematic Design Checklist, I hereby certify that I have read and understand the checklist and further certify that the information supplied by the District in the tables is true, accurate and complete.

By: _____
 Title: Chair of the School Committee

Date: _____

FEASIBILITY STUDY SUBMISSIONS:

- Oversee and coordinate submissions
- Detailed constructability review
- Cost comparisons between options

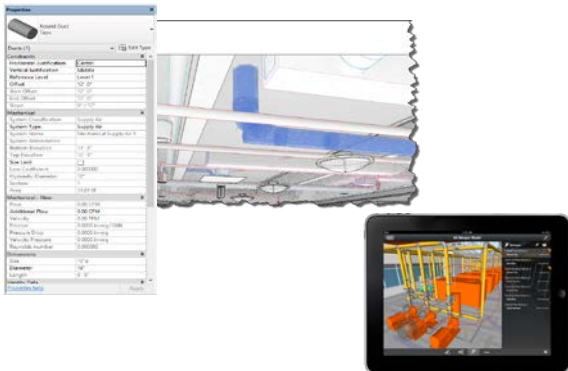
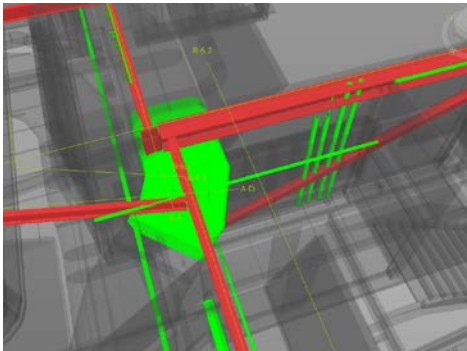
REPORTING:

- Monthly Reporting to MSBA and Owner;
- Weekly meetings with Design team
- Bi-weekly Building Committee meetings

PAYMENTS:

- MSBA Pro-Pay



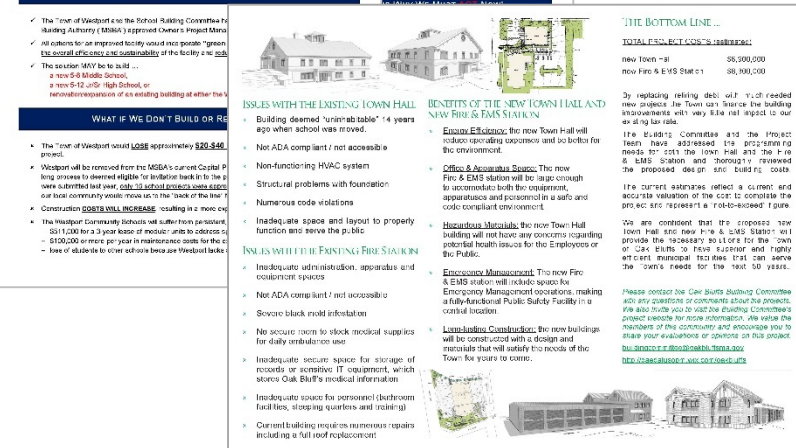
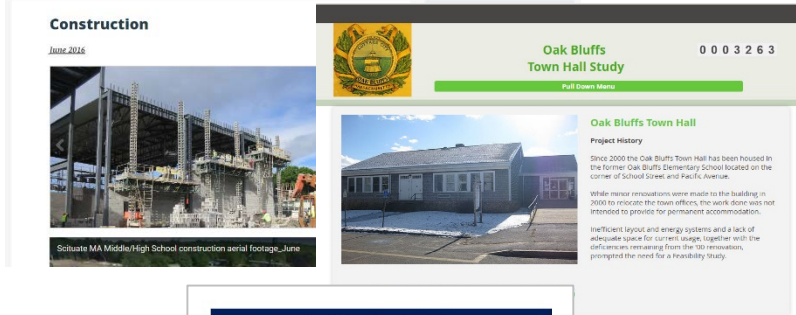


MATT JACKSON, BIM CONSULTANT

- BIM Software Specialist with myCADD since 2005
- Previously worked with large Architectural firm and have trained Architects in BIM Technologies and Processes
- Previously collaborated with Daedalus on MSBA School projects & other public projects

BIM TASKS:

- Oversee development of BIM Execution Plan + Initial Laser Scan
- Enforcement & Compliance of BIM Execution Plan throughout Design
- Coordination Checks at Design Milestones
- Visualization, Digital Walkthroughs
- Construction Coordination\Clash Testing



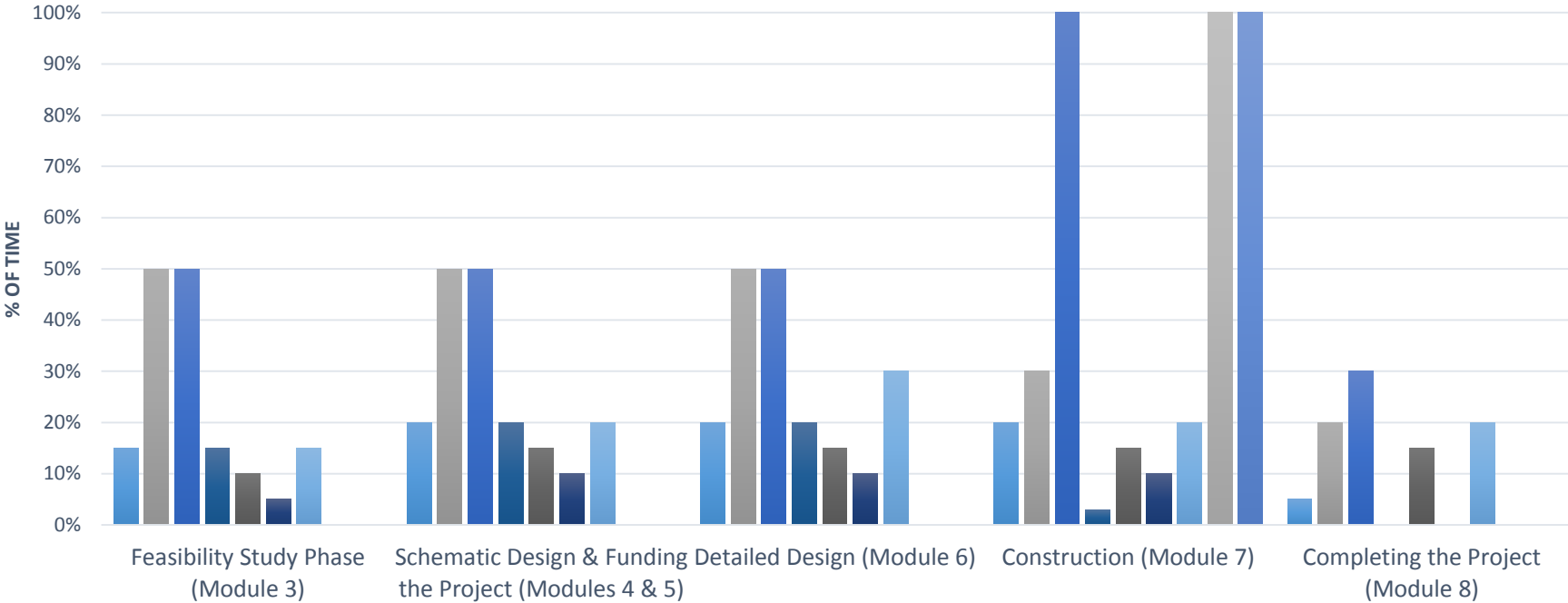
COMMUNICATIONS & OUTREACH:

- Develop content to be used on project website and other PR materials
- Public Forums
- Town Meetings
- Digital communications (e.g. Website, Video, Presentations, Social Media)
- Print Communications (e.g. Informational Mailers, Newsletters)
- Local Cable & Radio
- Local Newspaper(s)

PRIME CONTACT FOR MSBA

Thomas Gatzunis

Daedalus Team: Involvement by Phase



- Richard Marks, Project Executive
- Tom Gatzunis, Project Director
- Shane Nolan, Sr. Project Manager
- Delwyn Williamson, Director of Cost Estimating
- Sidni Bragg, Project Controls Specialist
- Alicia Monks, Design & Sustainability Review
- Matt Jackson, BIM Consultant
- Archie Adams, Assistant Project Manager
- Project Representative

Q2: OPM Management Approach

As OPM, you are the advocate for, and assistant to, the Owner during design and construction. Discuss how you will interact with the design team and contractor during the project relative to addressing the desires of the Owner, and keep the Owner informed on project scope, schedule, and budget. Provide an example from a prior project

ADVOCATE FOR AND ASSIST THE OWNER

- Control costs while maintaining program
- Work closely with MSBA
- Understand Belmont community and importance of keeping costs in check (experience & familiarity with community)
- Detailed design reviews to ensure adherence to program
- Work closely with school staff to maintain educational quality during construction (keep contractor in check)
- Emphasize life cycle costs
- Daily meetings with Principal and School Facilities to coordinate construction activities on site

PROJECT SCOPE, SCHEDULE, AND BUDGET MANAGEMENT

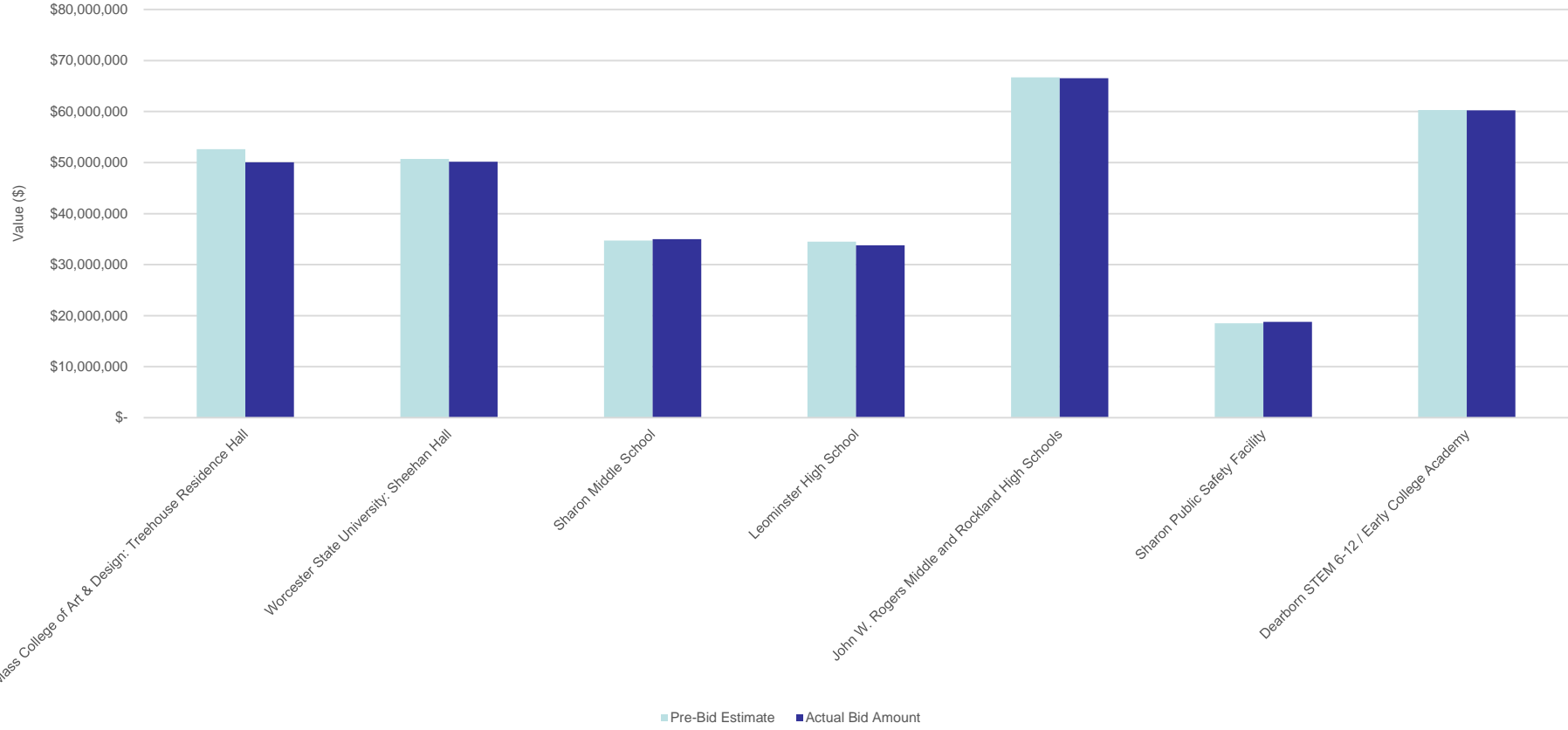
- EXAMPLE: Dearborn 6-12 STEM/Early College Academy
- EXAMPLE: John W. Rogers Middle School & Rockland High School
- EXAMPLE: Franklin High School

Q3: Cost Estimator's Performance



Provide a spreadsheet indicating your proposed cost estimator's performance with Chapter 149 and 149A public projects over the last ten years. Information in a spreadsheet form is preferred, noting pre-bid estimate, actual bid amount, and final construction costs. Overall project contingencies should be noted in bulk dollars as well as percentage of estimated construction cost.

M.G.L. c. 149A PROJECTS



Q4: Post-Construction Maintenance & Operations



Modern HVAC and lighting systems often have an overall Building Management System (BMS) or Energy Management System (EMS) controlling them. Frequently when a project is complete, Owners struggle with understanding, operating and maintaining such systems due to their complexity. What is your approach to ensure the Owner can effectively operate these systems after the project is complete?

BUILDING MANAGEMENT & ENERGY MANAGEMENT SYSTEMS

- Work with facility staff to understand current capabilities
- Ensure systems are user-friendly
- Involve facility staff in design & construction process
- Engage third party reviews of design

OPERATIONS & MAINTENANCE MANUALS AND TRAINING

- BIM Facilities Management Integration
- Attend training sessions with staff
- Videotape all sessions
- Work with Contractor to have the right trainers
- Don't train until systems are ready
- Require a local manufacturer's representative attend trainings and be available post-training
- Re-evaluate systems after seasonal changes

Q5: OPM Value Add



In an MSBA funded School project such as Belmont High School, please describe the areas in which an OPM provides the greatest value to an Owner. Describe the characteristics of your firm which demonstrate that you can provide the highest level of value for Belmont.

THE VALUE OF OPM SERVICES

- Owner's advocate
- MSBA liaison
- Cost Control
- Schedule Management
- Constructability Advice
- Ensure Design meets Program Needs
- Check and balance on Architect and Contractor/CM
- Extensive experience with multiple schools

THE DAEDALUS DIFFERENCE

HIGHLY QUALIFIED STAFF:

- MA Registered Engineer & Certified Building Official
- MA Registered Architect
- LEED Professionals
- All staff are MCPPO certified
- In-house Cost Estimating team

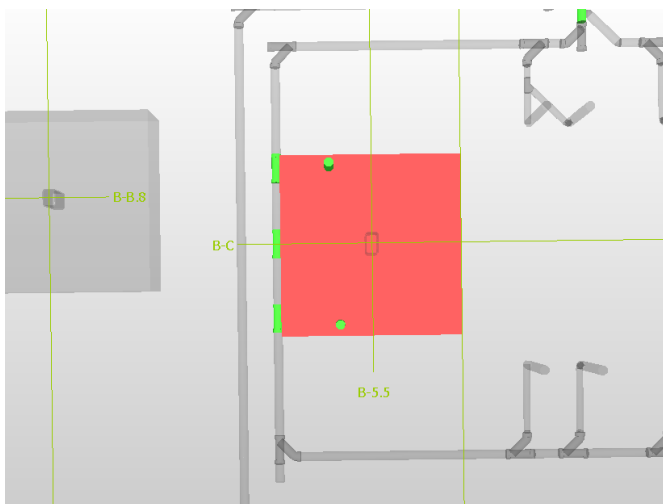
PRIOR EXPERIENCE:

- Project Director has 20+ years of daily interaction with Belmont Community and Officials
- Previous Public School projects in the Town of Belmont and Middlesex County
- Experience with and understanding of MGL c. 149 / 149A processes and procedures
- Comprehensive experience with MSBA-funded projects and MSBA ProPay

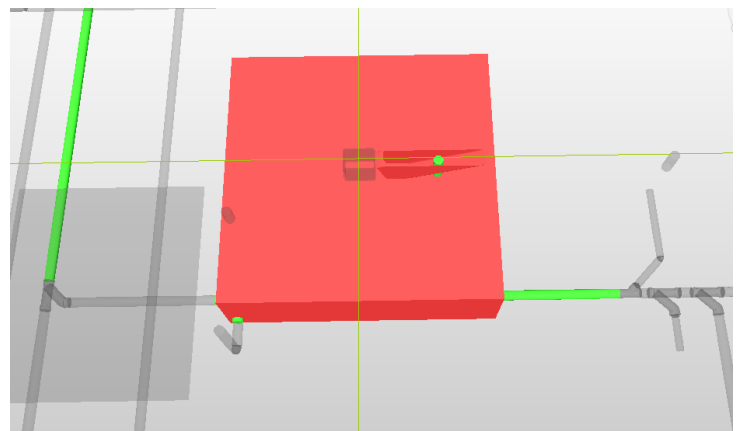
Underground Clashes 04-15-2015:



Overview - there are a few spots where piping needs to coordinate w/ foundations.

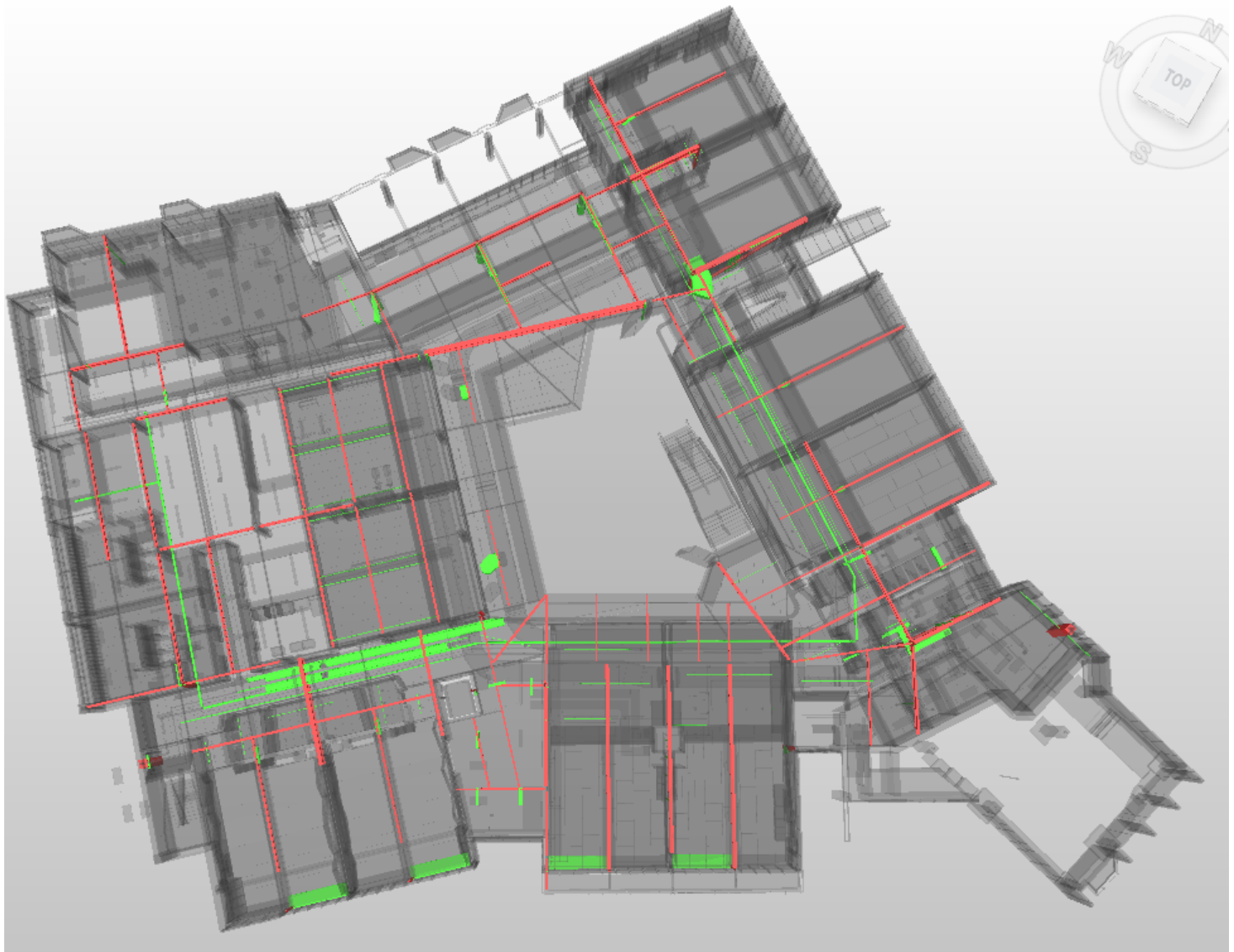


Example - piping below coming up through col ftg B5.5-BC.

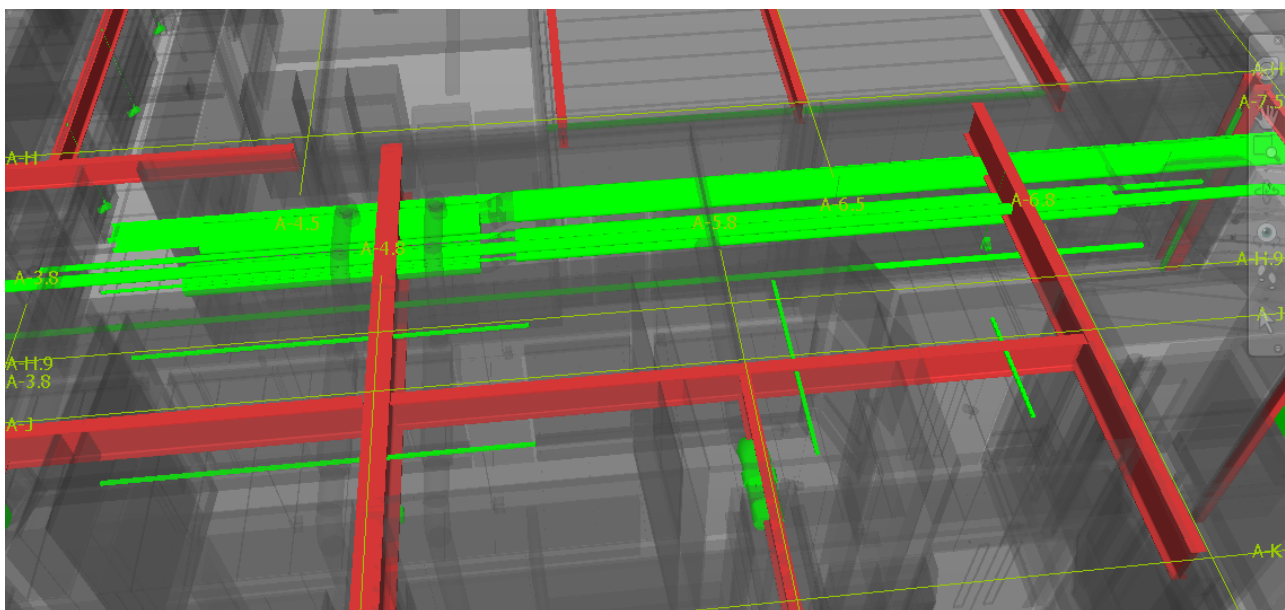


Example - piping through col ftg B6.2-Bk. Also pipe in bracing.

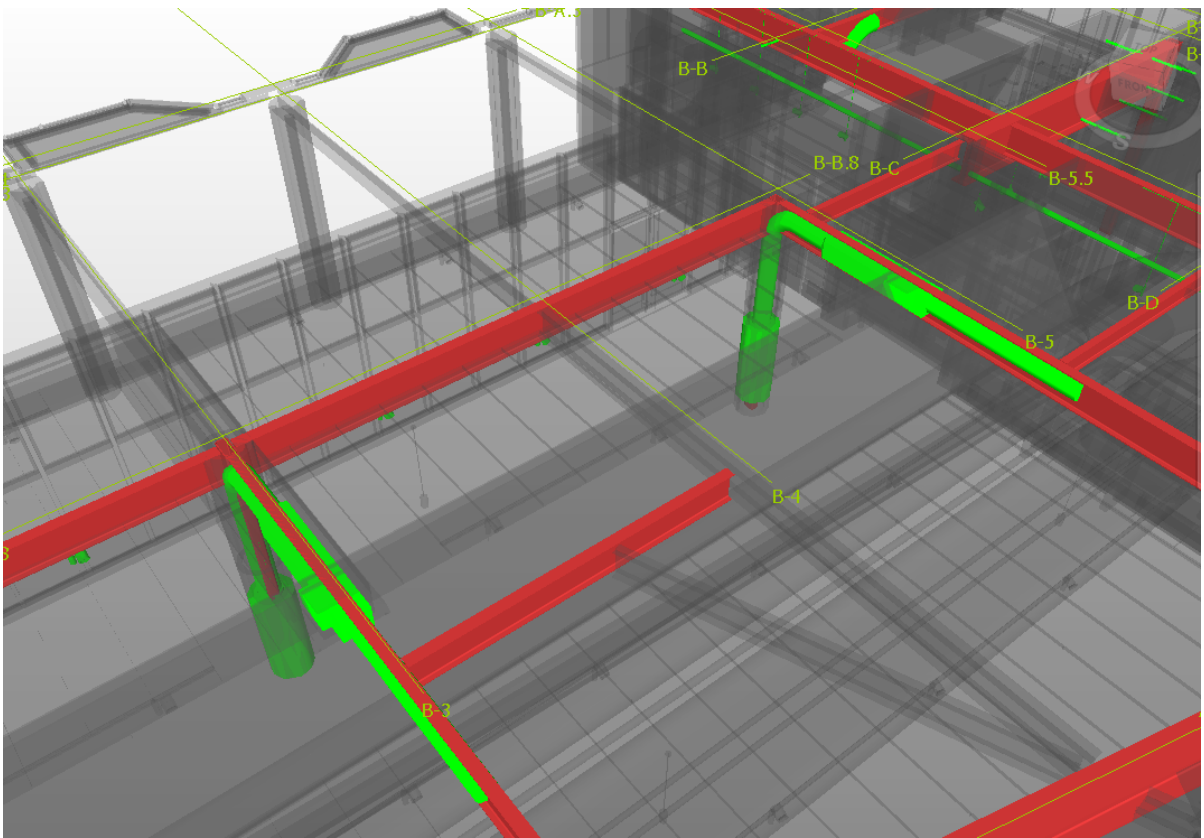
First Floor Clashes 04-15-2015:



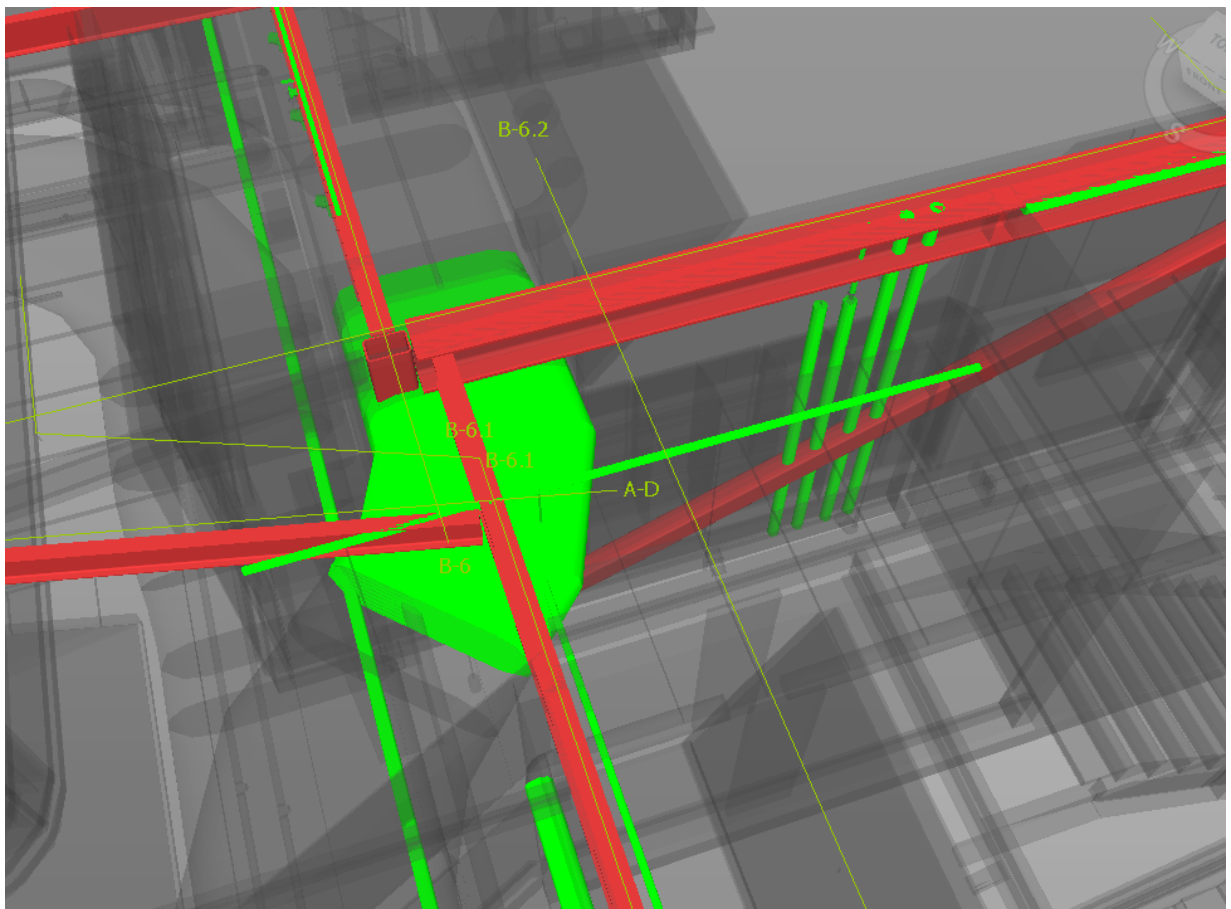
Overview - 1st floor steel vs MEPF disciplines. Numerous duct/pipe conflicts w/ columns & framing.



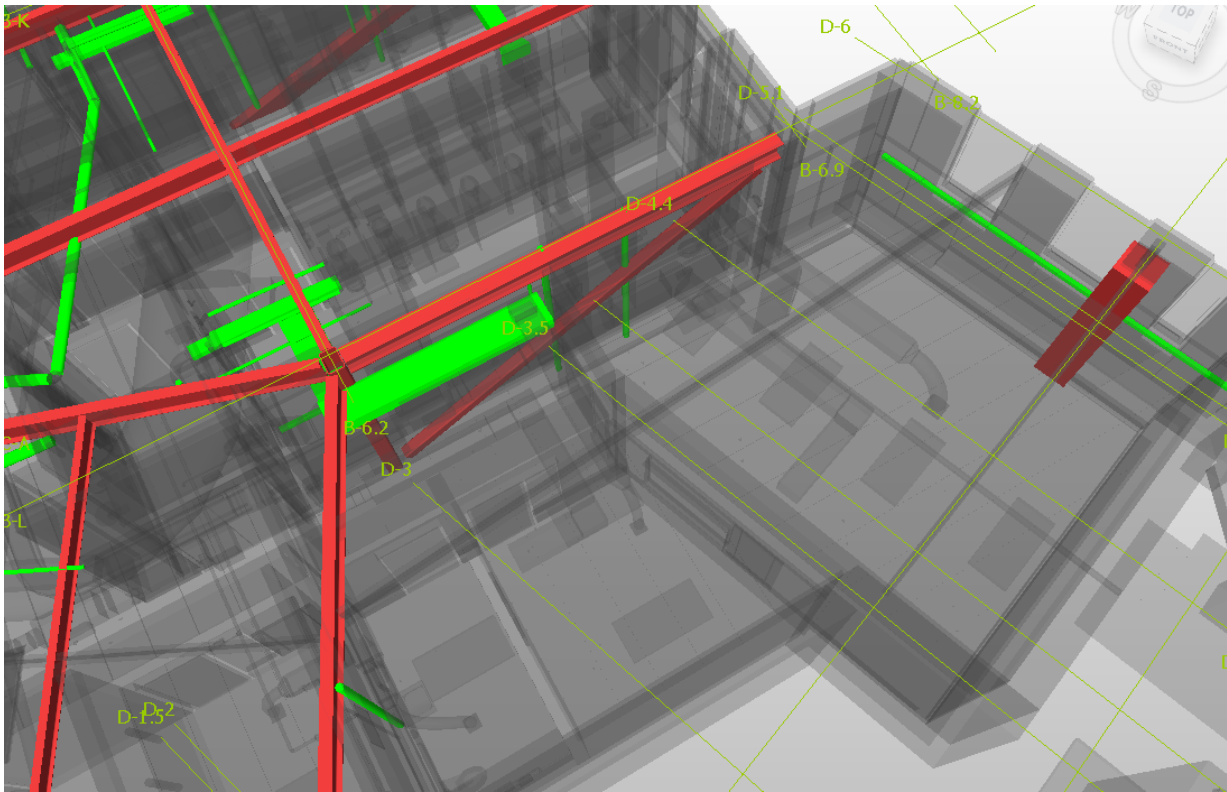
Conflicts at framing lines A4.8, A6.8, AJ.



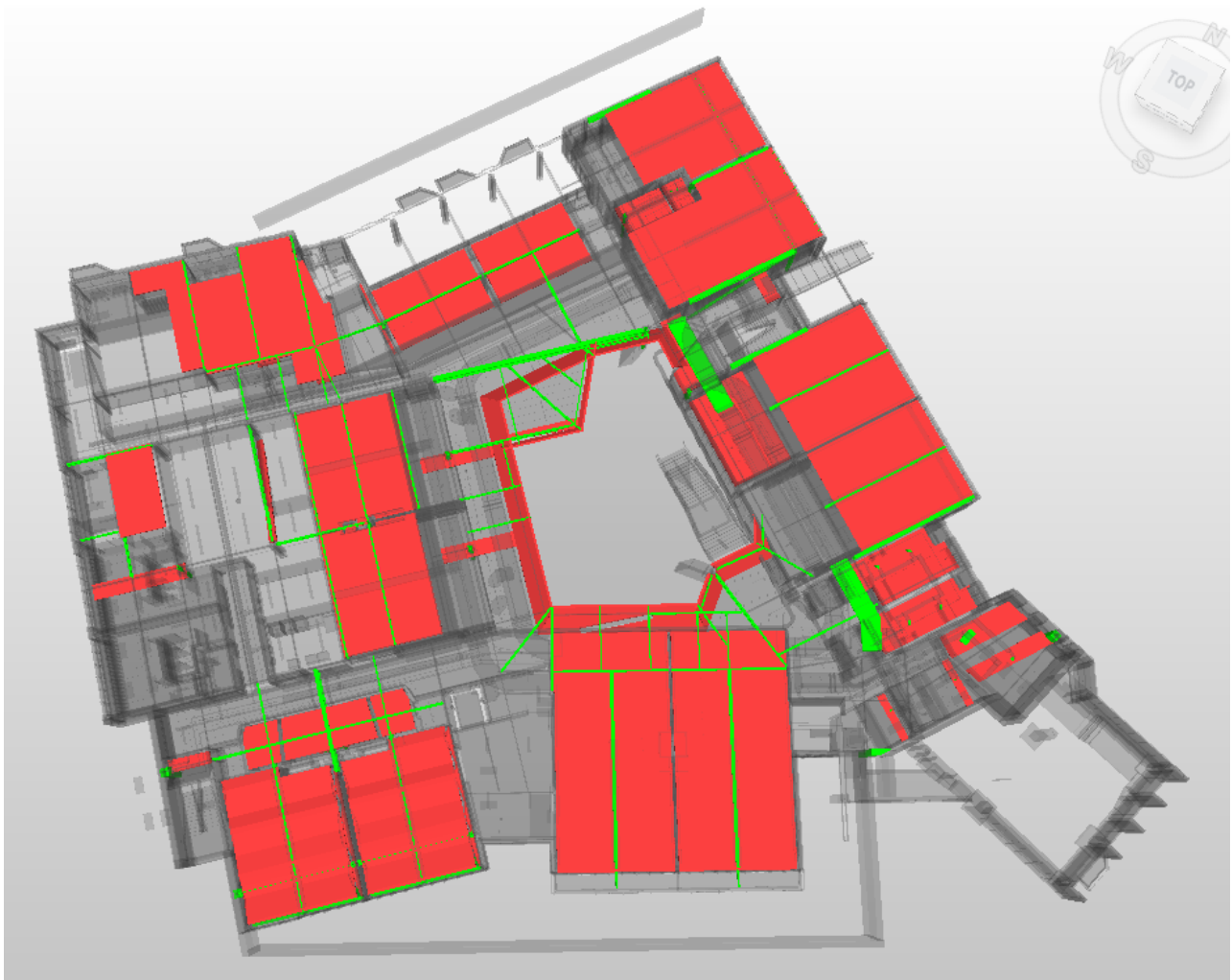
Ductwork in framing, columns at BB.8 & lines B3 & B5.



Ductwork in column B6-BE, piping in framing and bracing at line B-E.



Ductwork in column B6.2-BL, piping in framing and bracing at line B-L, pipe in pier D6-DA.



Overview - Ceilings vs framing & ductwork.