

Somerset Middle School

Somerset, MA

Perseverance | Respect & Responsibility | Innovation | Dedication | Excellence

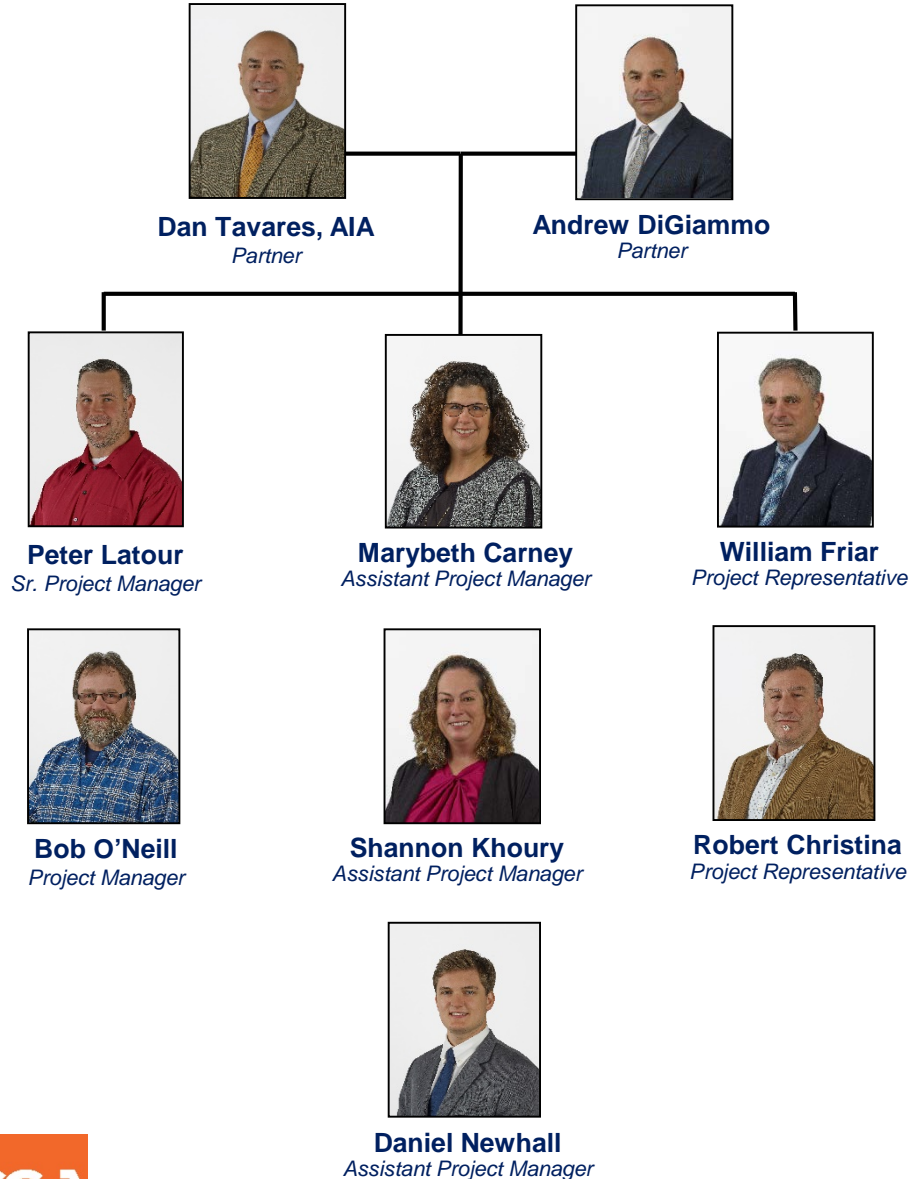


CGA Project Management, LLC
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MSBA OPM Review Panel

March 4, 2019

1. Describe your firm's internal organization and inform the Panel if your firm utilizes sub-consultants; if so, how do you manage them and in what capacity?



FIRM ORGANIZATION

9 Employees (8 FT & 1 PT) including:

- (2) Project Managers
- (3) Assistant Project Managers
- (2) On-site Representatives

ABOUT CGA and STAFF

- 15 years of working with the MSBA on 8 MSBA funded projects
- Architects, Engineer, Managers, and Construction
- More than 30 years of experience in design and construction totaling nearly \$1 Billion
- 23 public K-12 Schools totaling more than \$700 Million
- Technical expertise, including in-house Architectural reviews

CONSULTANTS

- Daedalus Projects, Inc.
- Albert Russell, LLC

1. Describe your firm's internal organization and inform the Panel if your firm utilizes sub-consultants; if so, how do you manage them and in what capacity?



Dan Tavares, AIA
Project Director / PM
LEED AP, MCPPO, CDT
36+ Years of Experience
PRIMARY PROJECT CONTACT



Andrew DiGiammo
Project Manager, MCPPO
Architect/Licensed Contractor
34+ Years of experience



Bill Friar
Project Representative
Lic. Construction Supervisor
33+ Years of Experience



Marybeth Carney
Assistant Project Manager
Prof. Engineer / MCPPO
8+ Years of Experience



Shannon Khoury
Assistant Project Manager
OSHA Certified
18+ Years of experience



Richard Marks
President-Daedalus
32+ Years of Experience
\$1B in Public Construction



Sidni Bragg
Project Administrator
15+ Years of Experience
Logged \$550M of ProPay



Delwyn Williamson
Senior Cost Estimator
36+ Years of Experience

Daedalus Projects, Inc.

- Successfully in business for 30 years
- Project Management & Cost Estimating
- Employs 28 Full-Time Professionals
- \$1 Billion in Public Construction
- **Estimated hundreds of Public School projects (77) in the past 8 years!**
- DT-Professional Relationship for 23+ Years
- Current Projects: Westport, Taunton, Swansea, Freetown, READS/Middleboro

Albert Russell, LLC

- Independent Quality Control Reviewer
- Registered Architect
- 40+ Years of Experience

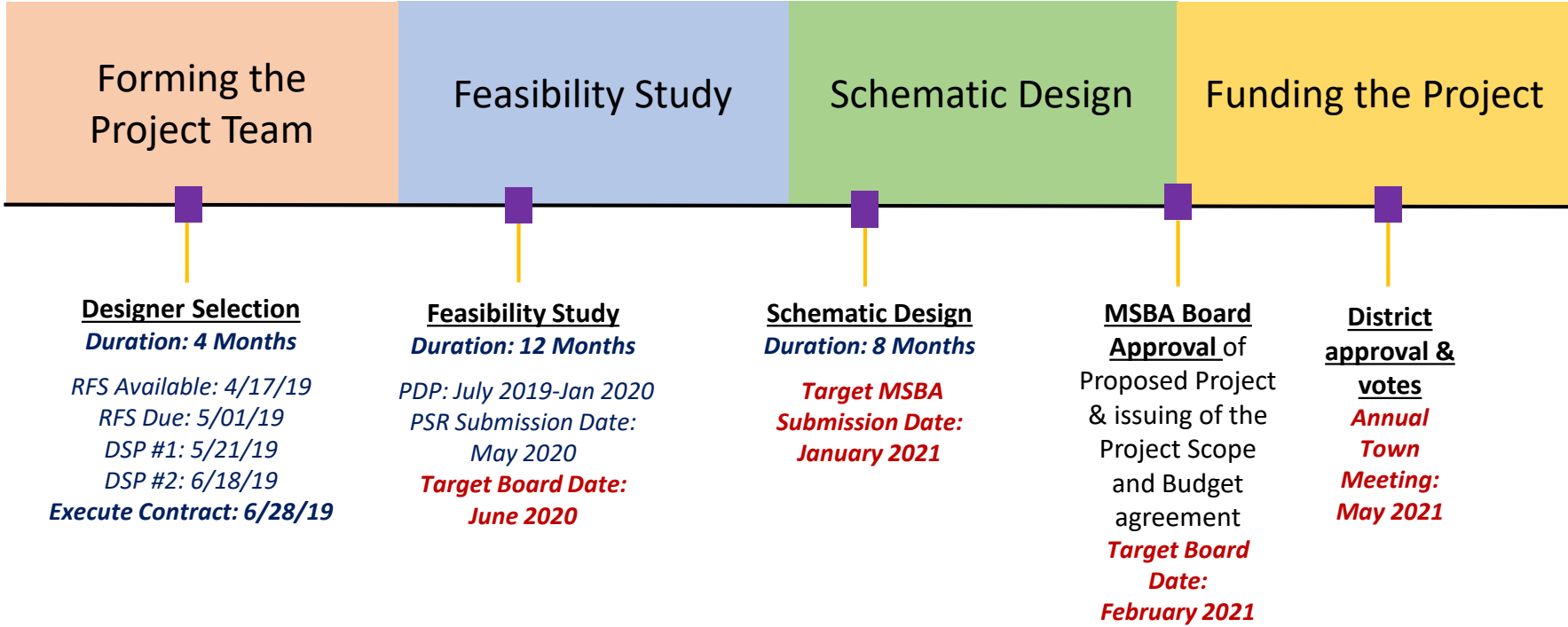
1. Please explain the anticipated capacity for the proposed project team, including commitments on other MSBA Projects.

ANTICIPATED CAPACITY FOR SOMERSET MS PROJECT

Title	Name	MSBA Mulcahey Elementary School Taunton (Construction)	MSBA Westport Middle-High School (Consultant)	Taunton City Hall (Construction)	Barrington Middle School (Consultant)	Swansea Waterfront Bathhouse (Construction)	MSBA Somerset Middle School
<i>Principal-in-Charge & Project Director</i>	<i>Daniel Tavares</i>	20%	20%	20%	10%		30%
<i>Project Manager</i>	<i>Andrew DiGiammo</i>					20%	25%
<i>Assistant Project Manager</i>	<i>Marybeth Carney</i>	40%		20%			40%
<i>Assistant Project Manager</i>	<i>Shannon Khoury</i>	15%		5%		10%	20%
<i>Project Representative</i>	<i>William Friar</i>	100%					100%

2. Discuss the projected schedule and timeline for this project as it relates to the MSBA's modules and guidelines and note any particular challenges that may arise.

Somerset School District, Somerset Middle School Projected Project Timeline*



*All dates are tentative and subject to change based on district and MSBA schedules



3. Discuss a recent MSBA project, similar in size and scope to the Somerset Middle School project, and review any particular challenges or lessons learned, and how they were managed.

Project Update for *Mulcahey ES, Taunton*

Appeared at *N/A OPM Review Panel – MSBA approved selection 3/2016*

Challenges Identified at the panel:

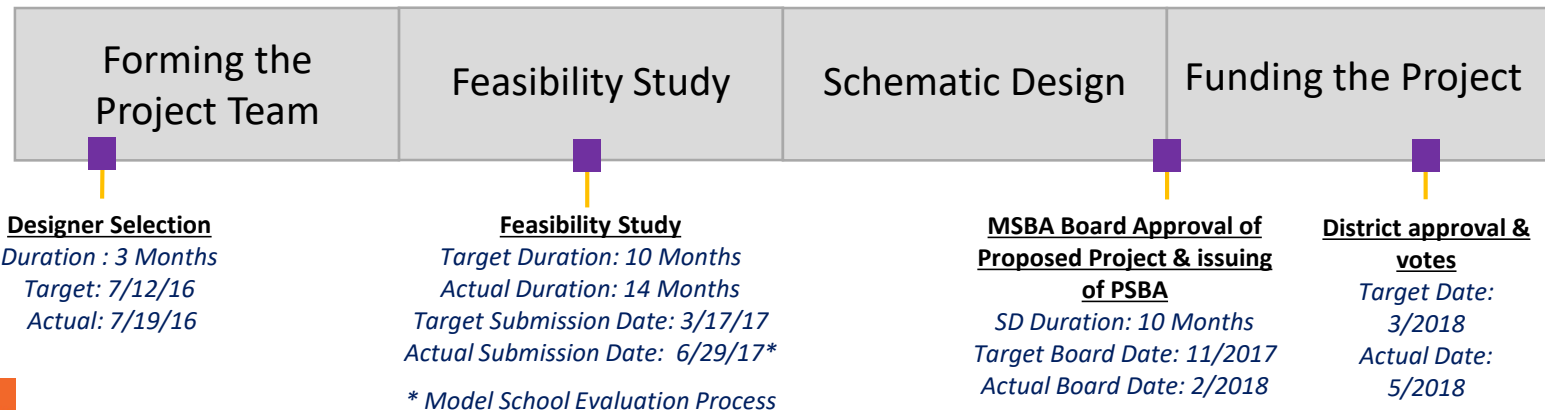
No OPM Review Panel conducted for this project in 2016. Challenges addressed in Owner interview included:

- MSBA School Experience and Working Relationships
- Occupied Phased Construction
- Project Management Approach
- Public Construction Laws and Procurement
- Construction Details

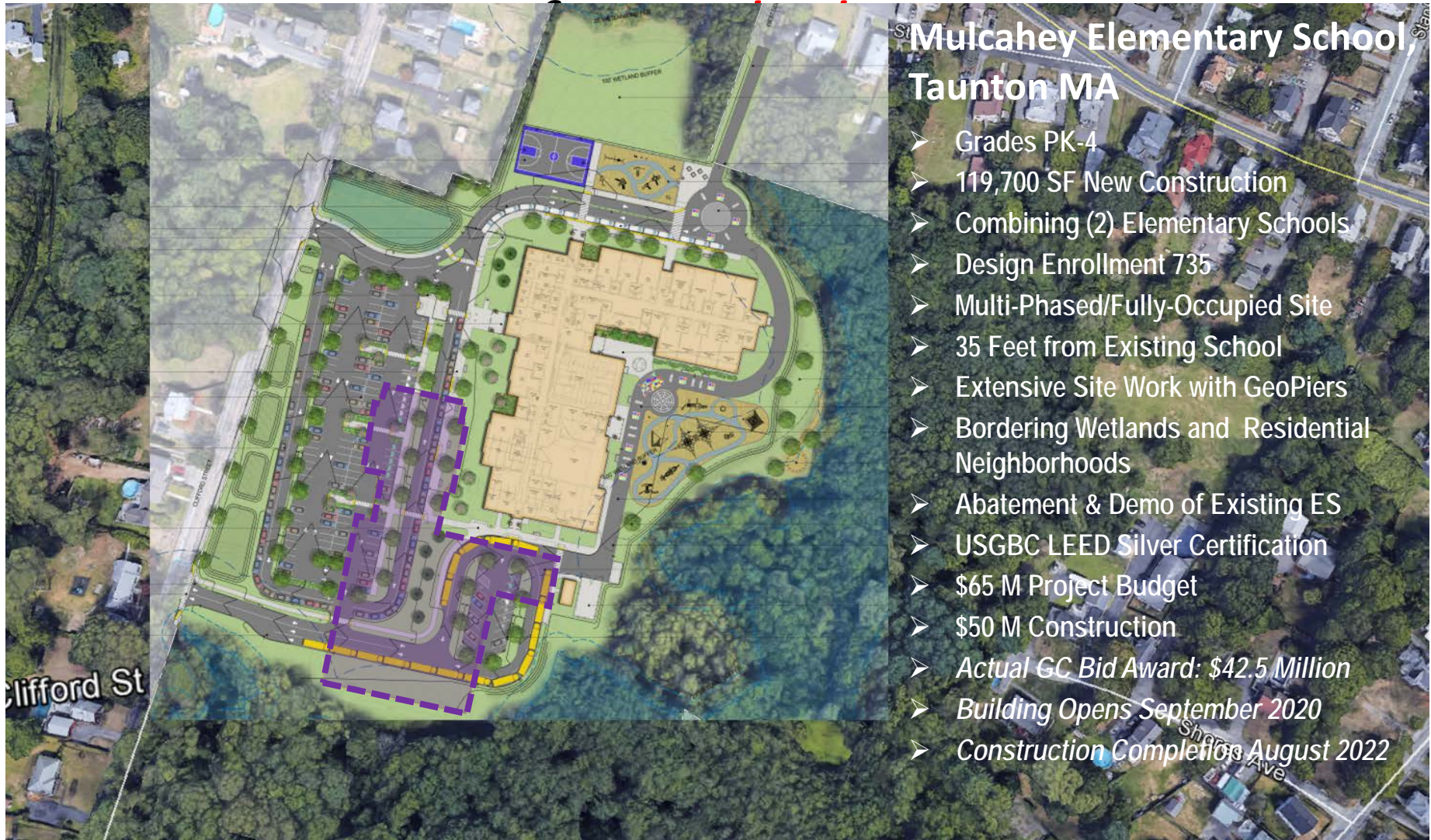


Current Projected Project Timeline:

Please gray out area already completed and identify current standing. Add dates, actual and anticipated, for the key activities noted below.



3. Discuss a recent MSBA project, similar in size and scope to the Somerset Middle School project, and review any particular challenges or lessons learned, and how they were managed.



Mulcahey Elementary School, Taunton MA

- Grades PK-4
- 119,700 SF New Construction
- Combining (2) Elementary Schools
- Design Enrollment 735
- Multi-Phased/Fully-Occupied Site
- 35 Feet from Existing School
- Extensive Site Work with GeoPiers
- Bordering Wetlands and Residential Neighborhoods
- Abatement & Demo of Existing ES
- USGBC LEED Silver Certification
- \$65 M Project Budget
- \$50 M Construction
- *Actual GC Bid Award: \$42.5 Million*
- *Building Opens September 2020*
- *Construction Completion August 2022*

4. The District relies heavily on the firm and its personnel's engineering, project management, and/or architecture experience for guidance throughout the life of a project. How will you help the District be a diligent "owner" and what can they expect from you?

Proactive & Collaborative Management Process

- Effective Communications
- Design & Document Review

- Schedule Management
- Budget Management

- Codes & Regulations
- Procurement Process

- Sustainability Review
- Quality Control Review



MSBA Designer Selection Panel



Category	Item	Quantity	Unit	Price	Total
CONSTRUCTION	Excavation	1500	sq. yd.	\$150	\$225,000
	Foundation	2000	sq. ft.	\$100	\$200,000
	Structure	10000	sq. ft.	\$100	\$1,000,000
	Roofing	10000	sq. ft.	\$50	\$500,000
MECHANICAL/ELECTRICAL	Plumbing	5000	ft.	\$20	\$100,000
	Electrical	5000	ft.	\$20	\$100,000
	HVAC	5000	ft.	\$20	\$100,000
	Fire Alarm	5000	ft.	\$20	\$100,000

PSR
\$



PS&B
\$

- Scope
- Time
- Cost
- Quality
- Expectations

PROJECT SCHEDULE THROUGH BIDDING

Task	Start	End	Duration	Dependencies
Site Preparation	2024-01-15	2024-02-15	31	
Foundation	2024-02-15	2024-03-15	31	Site Preparation
Structure	2024-03-15	2024-06-15	92	Foundation
Roofing	2024-06-15	2024-07-15	31	Structure

Item	Quantity	Unit	Price	Total
Excavation	1500	sq. yd.	\$150	\$225,000
Foundation	2000	sq. ft.	\$100	\$200,000
Structure	10000	sq. ft.	\$100	\$1,000,000
Roofing	10000	sq. ft.	\$50	\$500,000

OPTION		\$58.8 M BOND / 25 YEAR TERM (Level Debt)			
Preferred Solution	Middle/High School	\$100,000 Property Value Per Year	\$400,000 Property Value (Avg.) Per Month	\$400,000 Property Value (Avg.) Per Year	\$400,000 Property Value (Avg.) Per Month
TOTAL	\$96.9 M				
MSBA	\$38.1 M	\$117	\$10	\$468	\$39
TOWN	\$58.8 M				

OPTION		\$58.8 M BOND/ 30 YEAR TERM (Level Debt)			
Preferred Solution	Middle/High School	\$100,000 Property Value Per Year	\$400,000 Property Value (Avg.) Per Month	\$400,000 Property Value (Avg.) Per Year	\$400,000 Property Value (Avg.) Per Month
TOTAL	\$96.9 M				
MSBA	\$38.1 M	\$103	\$9	\$412	\$34
TOWN	\$58.8 M				



Pride in OUR SCHOOLS
Commitment to OUR COMMUNITY
VOTE November 6th