Dover Regional High School

and

Regional Career Technical Center

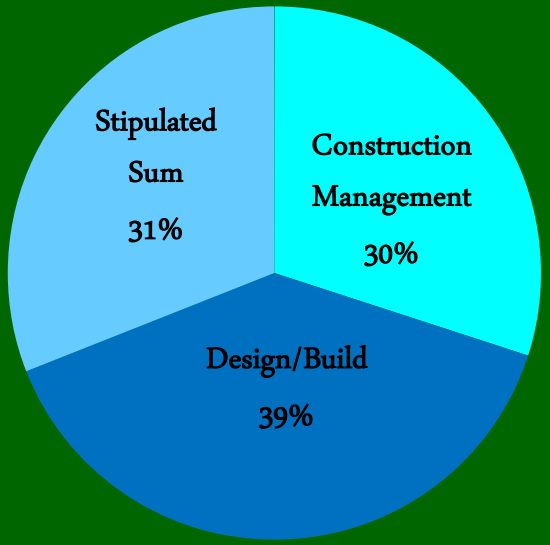
North Branch Construction, Inc.

MAY 18, 2015 INTERVIEW PRESENTATION

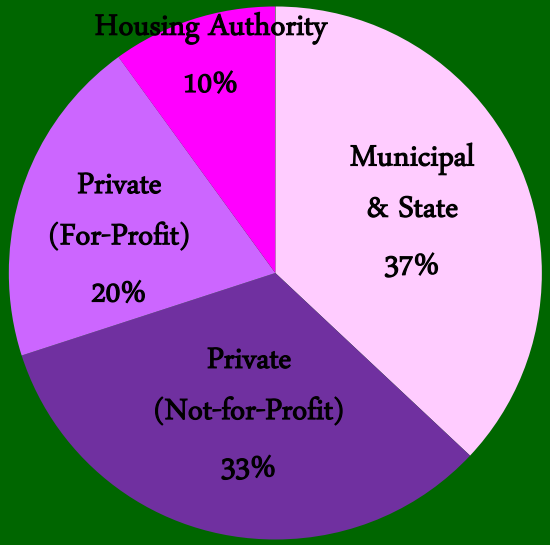
North Branch Construction, Inc.

2014 Construction Revenue

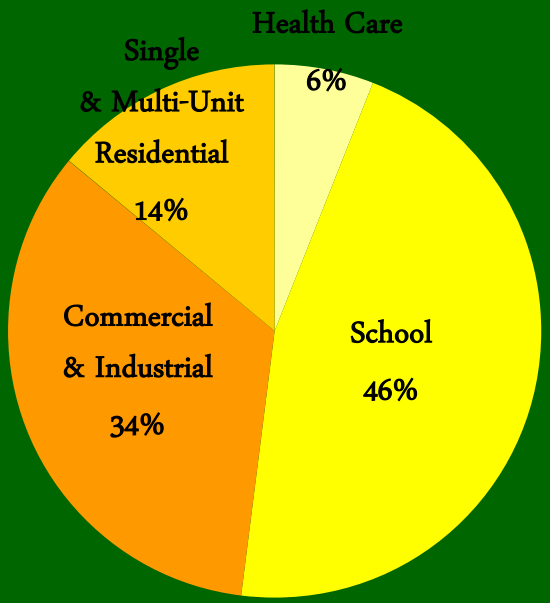
Contract Type



Owner Type



Project Type



2015 Projections:

CM = 67%

Municipal & State = 70%

School = 58%

North Branch Construction, Inc.

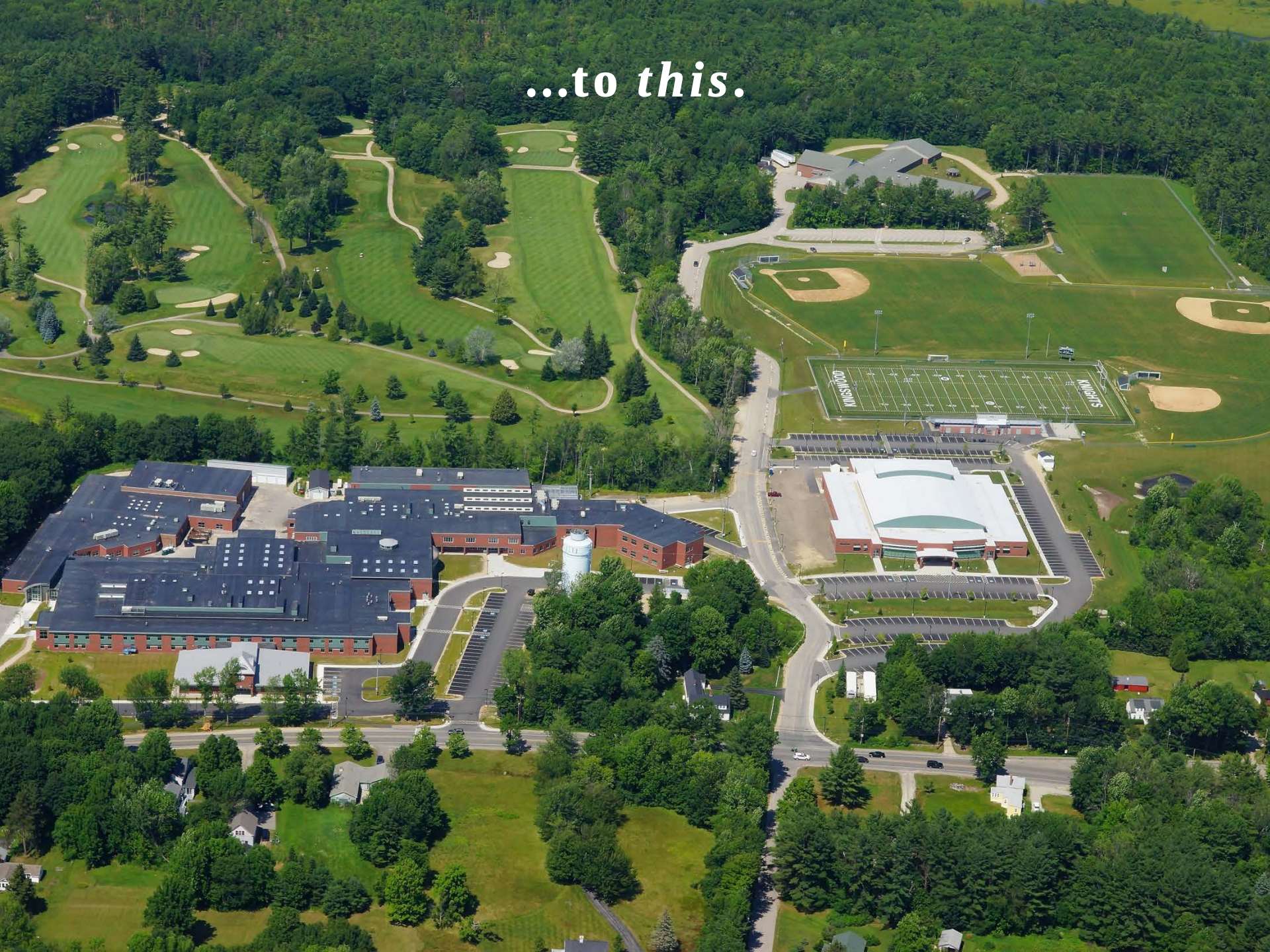
What makes us a step above the competition?

- Bondable to $90 million
- **Nearly fifty-seven years in business**
- Five Project Managers' Assistants
- Written Quality Control Program
- Proven track record of completing projects on or ahead of schedule
- Proven track record of completing at or below cost
- Award-Winning Firm
- Real-Time Project Cost Accounting System

- **Never failed to meet a contractual deadline**
- All five stockholders are active in day-to-day operations
- **Award-winning Safety Program with lowest Worker's Compensation Mod Rate (.64)**
- Our seven Project Managers and Estimators are one in the same


Does this look familiar?

North Branch Construction transformed the campus of the Kingswood Regional High School, Middle School and Technical Center from this...


...to *this*.
COUDERSPORT
KNIGHTS


And we can do the same for Dover.

Educational Project Experience

Kingswood Regional High School, Middle School, and Technical Center Additions and Renovations

Wolfeboro, NH

Educational Project Experience

Educational Project Experience

Educational Project Experience

Educational Project Experience

John Stark Regional High School & Technical Center

Weare, NH

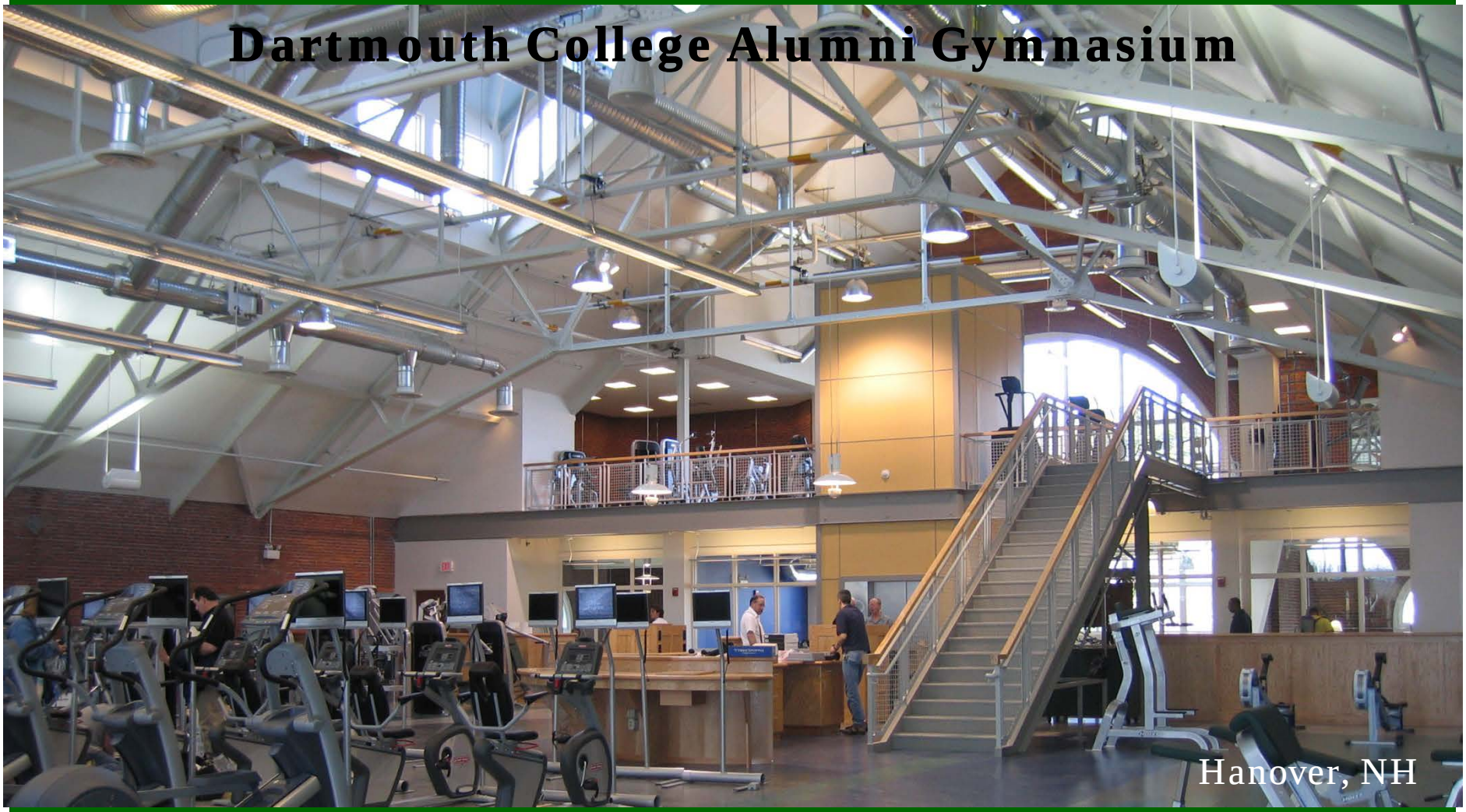
Educational Project Experience

Educational Project Experience

Educational Project Experience

Educational Project Experience

Educational Project Experience



Educational Project Experience

Athletic and Artificial Turf Fields

Wolfeboro, NH

Educational Project Experience

Southern New Hampshire University Tuckerman Hall

Educational Project Experience

Educational Project Experience

University of New Hampshire Holloway Commons

Durham, NH

Educational Project Experience

Educational Project Experience

Educational Project Experience

Biology and Life Science Classroom and Lab

Educational Project Experience

Educational Project Experience

Educational Project Experience

Great Bay Community College Student Success Center

Portsmouth, NH

Educational Project Experience

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Portsmouth, NH

Educational Project Experience

Educational Project Experience

Educational Project Experience

Commitment to Sustainable Construction

- Over 200 Energy Star projects built
- North Branch's corporate office was the seventh office in NH to earn the EPA Energy Star
- 1st Passive House Certified Builder in NH
- **5 LEED Certified projects in our portfolio**

ENERGY STAR PARTNER

U.S. GREEN BUILDING COUNCIL MEMBER

PH CERTIFIED BUILDER

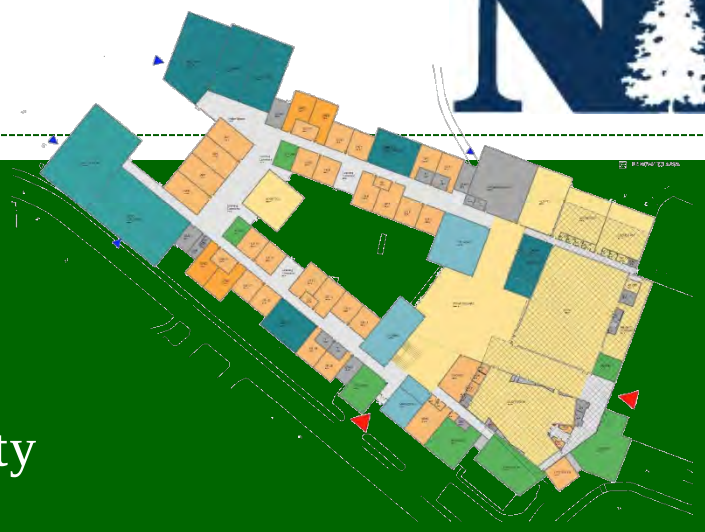
- 1st Energy Star Builder Partner in NH
- 1st construction company in NH to build our own LEED certified corporate offices
- 2 LEED Accredited Professionals on Project Team
- **Northeast Collaborative for High Performance Schools (NECHPS) experience building 1 of only 2 projects statewide**

Technological Capabilities

ADAPTABLE BASED ON PROJECT NEEDS

- CAD
- Revit
- Bluebeam
- Sharefile
- Box
- Microsoft Suite
- Building Information Modeling (BIM)
- Sage Timberline
- ComputerEase
- e-Builder
- Newforma

Design Options – 2B



CONSTRUCTABILITY

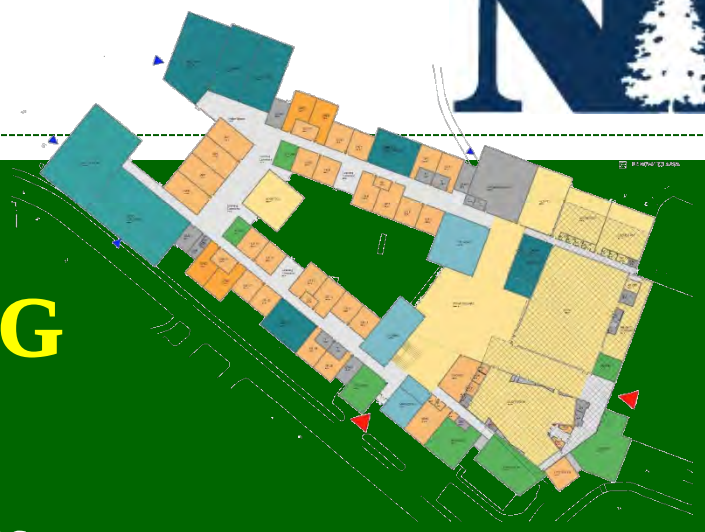
Pros

- Integrates portions of the existing facility
- Two story structure
- Natural program buffer of auditorium and gymnasium adjacent to new construction
- Culinary and Kitchen programs adjacent to existing mechanical spaces

Cons

- Potential loss of use of auditorium and gymnasium
- Largest construction footprint
- Separate entrances for CTC and High School
- Integration of existing services to support new spaces
- Proximity to main travel road

Design Options – 2B



LOGISTICS & PHASING

- Traffic flow challenges
- Loss of parking
- Utilize “Just in Time” delivery strategies
- Similar to urban construction

SCHEDULE

- 18 months building
- 4-6 months:
  - Owner move-in
  - Decommissioning
  - Demo
  - Sitework/Fields


STOP


VER HIGH SCHOOL

Design Options – 2B

SUGGESTED IMPROVEMENTS

- Access road around the building
- Re-examine traffic flow and drop-off points
- Re-examine multiple entrances
- Queue space for Automotive trades
- West parking entrance relocation
- Kitchen delivery challenges
- Shorten corridor lengths

Design Options – 3B

CONSTRUCTABILITY

Pros

- ❖ Largely separated from existing facility
- ❖ Completely new construction
- ❖ Largest square footage of new space
- ❖ Smallest site footprint
- ❖ Great potential for sustainability initiatives

Cons

- ❖ No re-use of any existing facility
- ❖ Proximity to main travel road

Design Options – 3B

LOGISTICS & PHASING

- Potential for phased occupancy
- Traffic flow challenges
- Loss of parking

SCHEDULE

- 18 months building
- 4-6 months:
  - Owner move-in
  - Decommissioning
  - Demo
  - Sitework/Fields

Design Options – 3B

SUGGESTED IMPROVEMENTS

- Access road around the building
- Potential additional parking off of West entrance

Design Options – 3D

CONSTRUCTABILITY

Pros

- ❖ Completely new construction
- ❖ Overcomes North grade challenges
- ❖ Minimal impact on students
- ❖ Greatest potential for sustainability initiatives

Cons

- ❖ Longer mechanical runs from central plant
- ❖ Less opportunity for phased construction
- ❖ Irregular footprint

Design Options – 3D

LOGISTICS & PHASING

- Traffic flow challenges
- Loss of parking
- Greatest construction lay-down area
- True separation between old and new

SCHEDULE

- 18 months building
- 4-6 months:
  - Owner move-in
  - Decommissioning
  - Demo
  - Sitework/Fields

Design Options – 3D

SUGGESTED IMPROVEMENTS

- Access road around the building
- Possible rotating of the building to promote better traffic flow
- Footprint doesn't allow for extra playing field
- Utilize West courtyard space

Design Options – Full Rehabilitation

CONSTRUCTABILITY

Pros

- Largest construction staging area
- Least impact on traffic flow
- Greatest re-use of existing structure
- Minimal winter conditions costs

Cons

- Greatest impact on student focus
- High temporary classroom expense
- Most difficult construction
- Longest duration
- No small learning community created
- Not core to the Vision Plan
- Highest mechanical and electrical cost

Design Options – Full Rehabilitation

LOGISTICS & PHASING

- Constant relocation challenges
- Service shutdowns
- Modified work day
- Difficult material movement
- Indoor air quality control
- Noise mitigation measures

SCHEDULE

- 4 full years of construction plus 3 summers

Design Options – Full Rehabilitation

SUGGESTED IMPROVEMENTS

- Construct addition for program improvements and future district growth
- Integrate permanent swing space early in construction to mitigate temporary classroom costs

Design Options – Comparison Chart

	Pros	Cons	Schedule	Cost
Option 2B	❖Integrates portions of existing facility ❖2-story structure ❖Culinary/Kitchen programs adjacent to existing mech. spaces	❖Potential loss of use of auditorium & gym ❖Proximity to main travel road	18 months Building 4-6 months: • Owner move-in • Decommissioning • Demo • Sitework/Fields	$62-66 million
Option 3B	❖Largest square footage of new space ❖Smallest site footprint ❖Option for sustainable construction	❖No re-use of any existing facility ❖Proximity to main travel road	Same as Option 2B	$62-66 million
Option 3D	❖Completely new construction ❖Minimal impact on students ❖Option for sustainable construction	❖Longer mechanical runs from central plant ❖Irregular footprint	Same as Option 2B	$60-64 million
Full Rehabilitation	❖Least impact on traffic flow ❖Greatest re-use of existing structure	❖Greatest impact on student focus ❖Longest duration	4 full years of construction plus 3 summers	$70-75 million

Suggestions to Shorten Construction Duration

- CM recommendations of early design priorities
- Early Civil and Structural packages for site and foundations ahead of full GMP
- **Accurate SD and DD estimating**
- **Submittal process that is early after subcontractor award and completed at the very beginning of the project**
- Identification of key components and materials
- If full rehabilitation is selected, increase the number of modular classrooms and utilize gymnasium and auditorium for long-term swing space.

Pre-Construction Services

- Provide preliminary evaluation of the Owner's program and Program budget requirements.
- Schedule and attend regular meetings with the Owner and Architect regarding site use and improvements and selection of materials, building systems and equipment.
- **Provide recommendations of construction feasibility.**
- **Provide actions designed to minimize adverse effects of labor or material shortages.**
- Provide time requirements for procurement, installation and construction completion.
- Provide factors related to construction cost including value engineering, estimates of alternative designs or materials, preliminary budgets and possible economies.

Pre-Construction Services...continued

- **Prepare and maintain a preliminary project schedule, developing into detailed schedules as project progresses.**
- When the Owner has sufficiently identified the project requirements and the Architect has prepared other basic design criteria, the Construction Manager shall prepare a preliminary cost estimate.
- Develop subcontractor pre-qualifications and interest in the Project, distribute documents, take bids, and make recommendations to the Owner and Architect as to contract awards. It is also possible to provide a Guaranteed Maximum Price at this time.

Early-On Value

- Design/Build experience
- **Proposed Project Manager and Project Superintendent recently completed identical project of scale and schedule**
- Construction team includes two principals of the firm
- New Hampshire subcontractor relationships
- Local, well-respected, long-established contractor
- Estimating depth
- Active school-board member on Project Team
- **Project Superintendent is a school board member, the chairperson of the Public Relations committee, and on the Buildings and Maintenance Task Force committee**
- Experience with integrated design process
- **Well-versed in sustainable design**
- Experience with Department of Education funding requirements
- Marketing Coordinator to assist in community outreach/informing public of project progress and important updates

Bidding Process

CONSTRUCTION MANAGEMENT VS. DESIGN/BID/BUILD

- Both the CM and Design-Bid-Build bidding processes are virtually identical

Benefits of the CM approach:

- The CM approach allows the Builder to truly be the agent for the Owner, acting with the Owner's best interest in mind.
- North Branch's design/build capabilities allow insight into the Designer's perspective.
- **The CM approach allows for listening to the team and putting forth the shared goal of program, design, and sensible cost.**

Transparency

- **Entire team has input on who can participate in bidding the project**
- Preparations of bid tabulations for team review
- **Owner and Architect have an active role in selection of subcontractors**
- Truly “Open Book” philosophy
- Real time accounting software gives accurate reporting for Owner review at the push of a button

Ensuring Competitive Bids

- Network of over 6,000 subcontractors
- **Detailed subcontractor prequalification process**
- Two-pronged approach to mechanical and electrical estimating
- **Complete internal take-off of all divisions**
- Solicitation of subcontractor input early

- Review of all estimates by at least two additional in-house Project Manager/Estimators and the Project Executive
- **Subcontractor payment philosophy to attract subcontractors**
- Extensive data base of historical costs

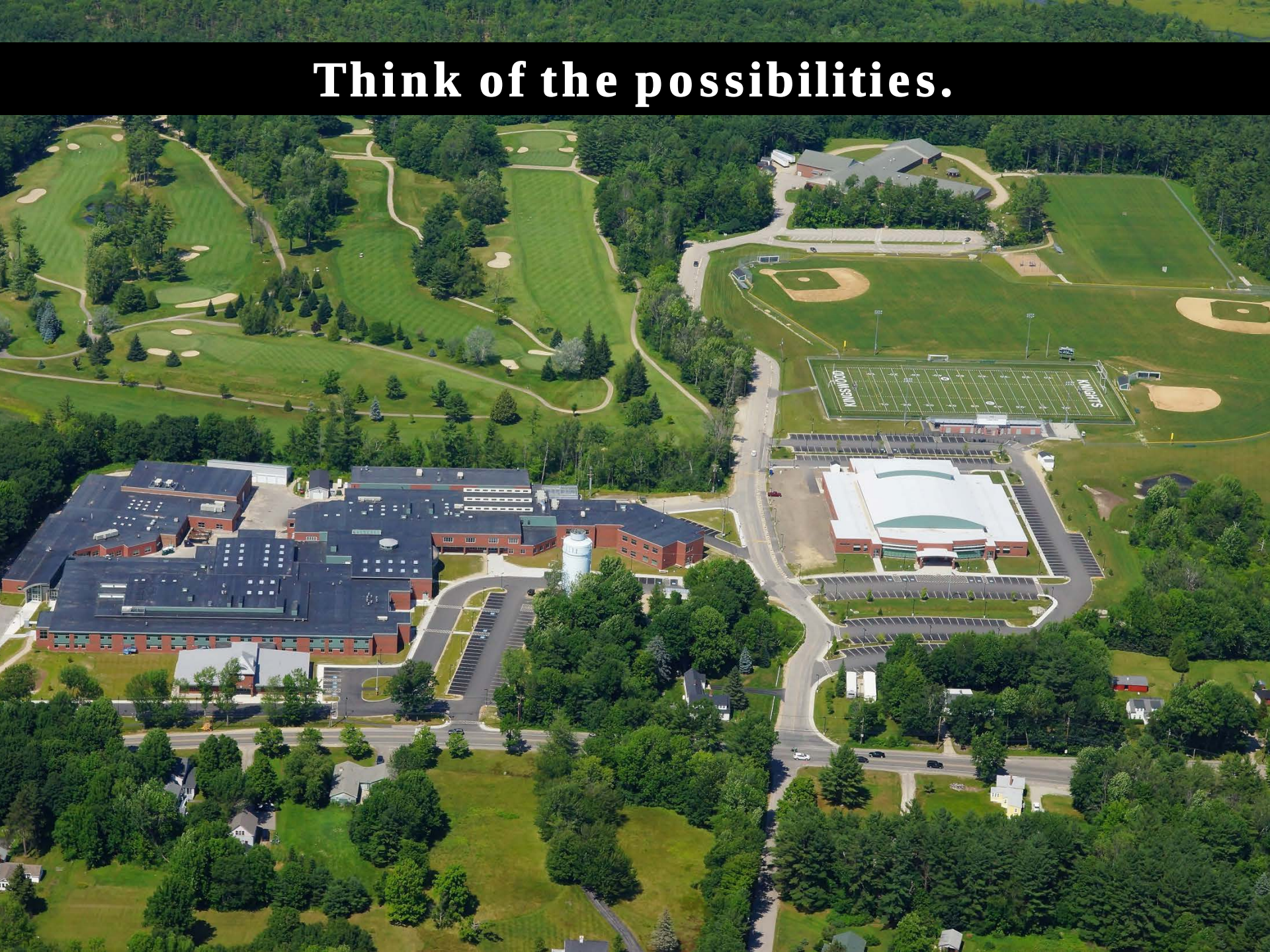
Project Accounting

- Ability to set up multiple jobs or phases to break out multiple area costs
- Real-time accounting software
- Detailed cost reporting to the team
- **Identify CTC costs at Schematic Design and Design Development stages of estimating**

CAT.	DESCRIPTION	ORIGINAL ESTIMATE	MTD COSTS	JTD COSTS	COMMITTED COSTS	COST TO COMPLETE	REVISED ESTIMATE	VARIANCE
	Phase: 08 - WINDOWS & DOORS							
08110L	H.M. DOORS LABOR	11,401.00	0.00	0.00		11,401.00	11,401.00	0.00
08110M	H.M. DOORS MATERIAL	30,980.00	0.00	20,447.37	6,636.28	0.00	27,083.65	3,896.35
	Category Totals	42,381.00	0.00	20,447.37	6,636.28	11,401.00	38,484.65	3,896.35
08600L	WOOD WINDOWS LABOR	0.00	0.00	136.00		0.00	136.00	-136.00
08600M	WOOD WINDOWS MATERIAL	0.00	0.00	89.05		0.00	89.05	-89.05
	Category Totals	0.00	0.00	225.05	0.00	0.00	225.05	-225.05
08655L	ROOF WINDOWS LABOR	0.00	0.00	0.00		0.00	0.00	0.00
08655M	ROOF WINDOWS MATERIAL	0.00	0.00	0.00		0.00	0.00	0.00
08655S	ROOF WINDOWS SUBCONTRACTOR	31,770.00	0.00	31,770.00		0.00	31,770.00	0.00
	Category Totals	31,770.00	0.00	31,770.00	0.00	0.00	31,770.00	0.00
08800S	GLASS & GLAZING SUBCONTRACTOR	39,250.00	0.00	36,777.00	2,473.00	0.00	39,250.00	0.00
	Category Totals	39,250.00	0.00	36,777.00	2,473.00	0.00	39,250.00	0.00
Phase 08 Totals		113,401.00	0.00	89,219.42	9,109.28	11,401.00	109,729.70	3,671.30

Dover today.

Think of the possibilities.



Thank you for your time.
We would truly appreciate the opportunity to work with the Dover School District and HMFH Architects on this exciting project.