CONSTRUCTION

Dover High School and Career Technical Center Rehab

Dover, New Hampshire | May 18, 2015

YOUR TEAM

Joe Picoraro
Vice President

Garret Bertolini
Senior Project Manager

Scott Blair
Project Manager

Eric Price
Senior Superintendent

Scott Eastman
Director of Estimating

Scott Tompkins
Director of Business Development

ABOUT PC

Who We Are

Founded in 1958

100% Employee-owned

$400M Annual Volume

$125M / $700M Bonding Capacity

What We Bring

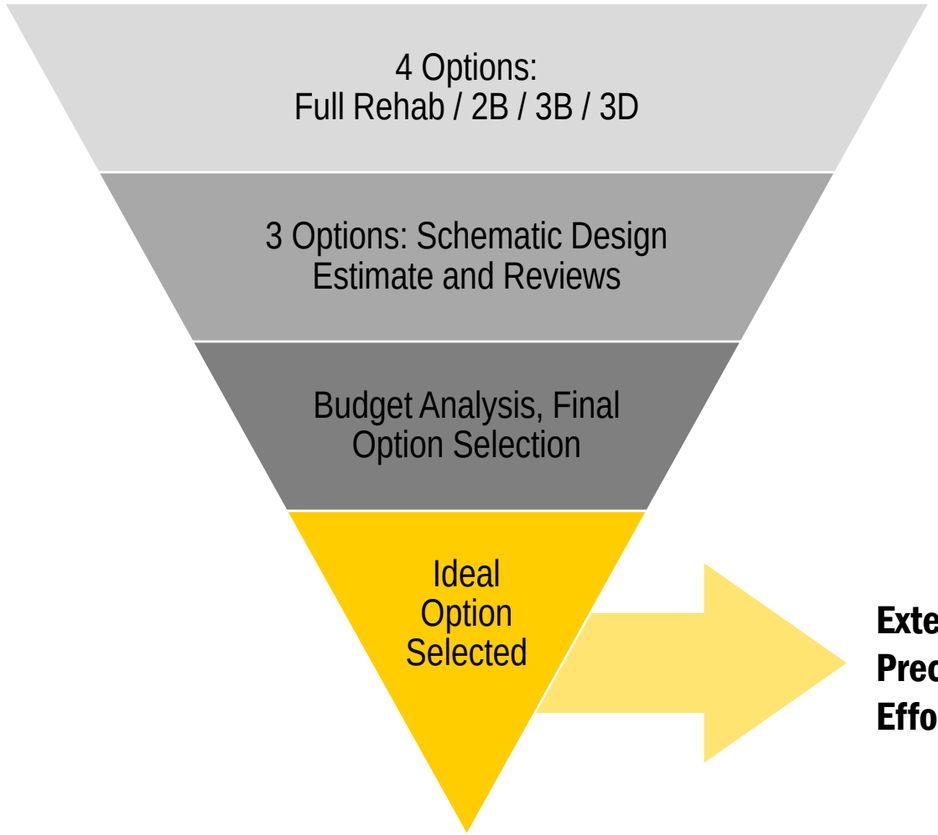
85 Projects in New Hampshire Totaling $480M

Ranked Top 2% Safety Performance Nationally

Extensive Education and Campus Experience

Phased Construction Experts

PROJECT UNDERSTANDING



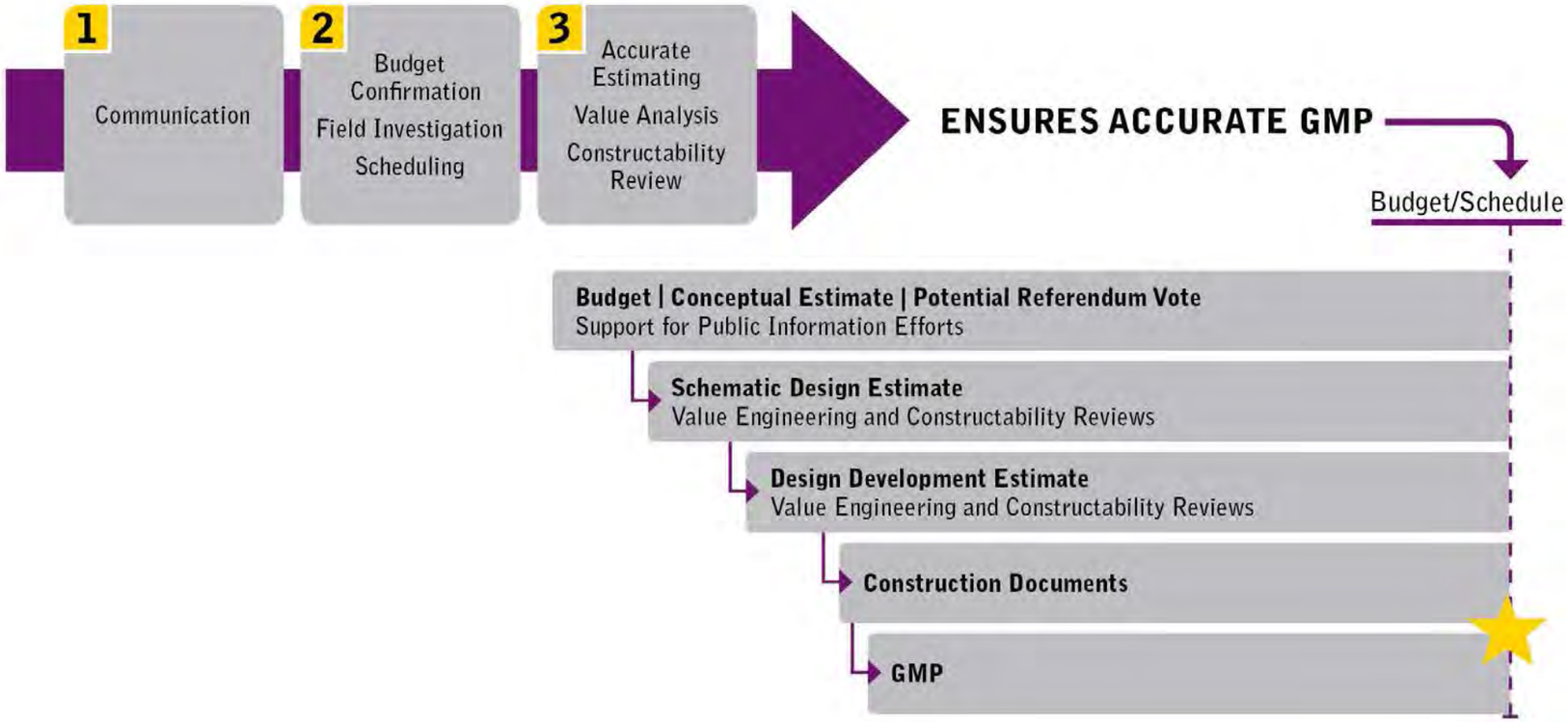
Extensive Preconstruction Effort

Dover School District

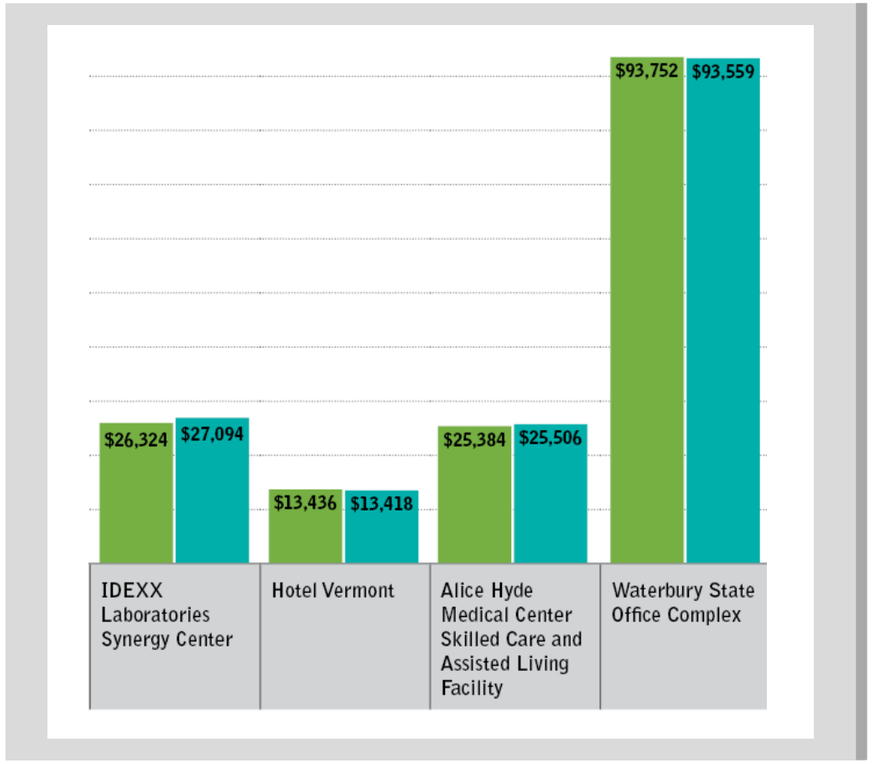
The Current Scenario

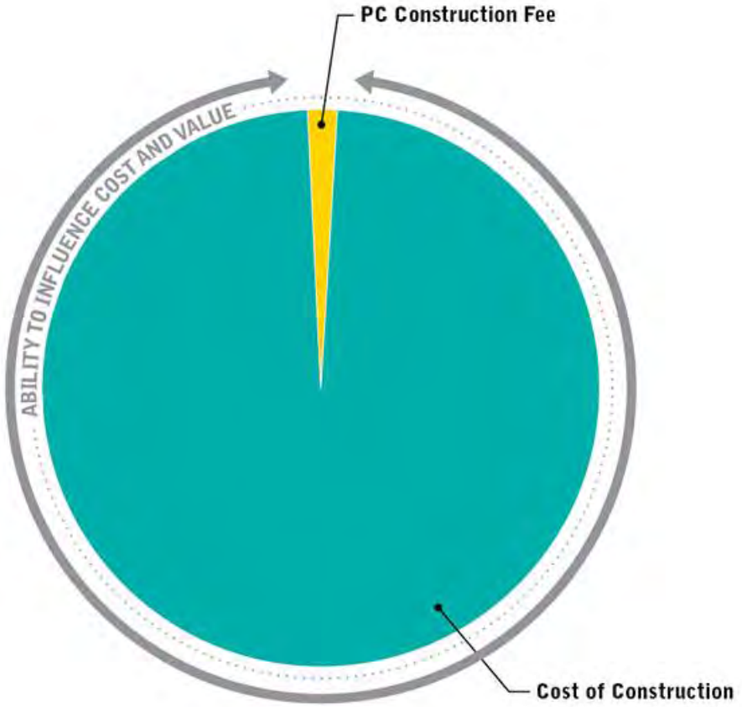
- Centralized Common Space
- Small Learning Centers
- Integrating Academic and CTC
- Classroom Flexibility
-Visual Connection
-Daylight into Classrooms

YOUR PROJECT | PRECONSTRUCTION SERVICES



YOUR PROJECT | PRECONSTRUCTION SERVICES





Proof

Accurate Estimates

Optimize Schedule/Phase Plan

Maximize Program

Quality Design

YOUR PROJECT | EVALUATION DRIVERS = INVEST IN PROGRAM

Minimize

Temporary Construction

Temporary Classrooms

Multiple Student Moves

Winter Condition Construction

YOUR PROJECT | EVALUATION DRIVERS = INVEST IN PROGRAM

South Portland High School
Eliminated Need for Temporary Classrooms Via Schedule Acceleration

Scarborough High School
Detailed Phasing Plan Kept Students on Campus Throughout Construction

Kennebunk High School
Phasing and Schedule to Support Classroom Requirements, Semester by Semester

YOUR PROJECT | EVALUATION DRIVERS = INVEST IN PROGRAM

Program Space	Required Spaces	Phase 1 Spaces Provided	Phase I Narrative	Phase 2 Spaces Provided	Phase II Narrative
Regular Classrooms	32	32	Two temporary classrooms fit out in the 1939 building basement. A total of seven modular classroom buildings (14 classrooms) located between the C Wing and Economos Auditorium: • Two of three foreign language modulars to be relocated • Three additional rented modular classrooms • Old print-shop building and Adult Ed will remain	32	New classrooms are available in the new addition. The three RSU 21-owned modulars will remain until December 2017.
Science Laboratories	8	8	Combine four existing 2nd floor A Wing math rooms into two science labs to account for those demolished. The "science block" will remain until it is renovated over the summer of 2017.	8	The new science block will be renovated during the summer of 2017. No additional move will be required.
Special Education Spaces	11	11	Fit-up the Special Education Suite where existing RSU 21 offices are located in C Wing along with three classrooms across the hall. This suite will be maintained until summer 2017	11	The Special Education suite will be maintained in C Wing until June 2017. Special Education will move to three modular classrooms between September and December 2017 (C Wing demolished).
Art Classrooms	3	3	Three modular art classrooms provided until the new art space is complete in December 2016	3	Art classrooms are in their final locations.
Music -- Band and Chorus	2	2	Music will share Economos Auditorium and the existing cafeteria (off-lunch periods). Instrument storage in portable storage space outside of the auditorium.	2	Music is in its final location.
Tech Labs -- STEM and Woodworking	2	2	The tech labs are maintained until Phase 1 is complete. Move tech labs to new space in December 2016.	2	Tech labs are in their final locations.
Computer Lab	1	1	Existing computer lab will be maintained through Phase 1. Move to the new space in December 2016.	1	Computer lab is in its final location.
Gym	2	1	Existing multi-purpose room will be removed for demolition in summer of 2015.	2	New multi-purpose room and newly renovated gym available for use August 2017.
Library	1	1	Existing library maintained in current location until the new library is completed in August 2017.	1	Library is in its final location.
Cafeteria	1	1	Existing cafeteria maintained until the new cafeteria is completed in December 2016. See conceptual alternatives for the kitchen challenge.	1	Cafeteria is in its final location.
Admin, Guidance, Nurse	1	1	The existing administration, guidance and nurse suite is maintained until the new location completed in December 2016.	1	Admin, guidance and nurse suite in their final locations.
Adult Education	1	1	Adult education will remain in place. The former print shop becomes temporary classrooms.	1	Adult Education remains in modular facility until moved to final location in August 2017

Compare and Contrast	
Pros	Cons
• Least cost • Minimal sitework	• Invasive, most disruptive approach • Off-hours work required • Subcontractor pricing will be influenced by inefficiencies • Prolonged process • No program / educational environment improvements • High risk due to unforeseen conditions • At least 25% of students and staff in temporary classrooms • Escalation Costs • Continuity of team and subcontractors • Higher subcontract pricing • Useful life of building less than other options

Phasing	7 phases
Schedule	6+ years
Cost	$50 - $55 million

Compare and Contrast	
Pros	Cons
• Reduces new construction • Keeps best parts of existing facility • Second lowest cost • Minimizes disruptions • Maintains near-optimal program • Likely well-received by voters • Ability to work with design team to further decrease costs	• More precise demolition required • More risk than completely new construction • Fewer program choices in renovated space • Less flexibility in building layout

Phasing	3 phases
Schedule	7/16 – 9/19 (38 months)
Cost	$55 – $60 million

Compare and Contrast	
Pros	Cons
• Less disruptive • Flexible program / building shape • All new facilities • Maximize program • Smaller footprint	• Most expensive option • New footprint overlaps existing building • New gym, auditorium increases square foot costs • Difficult courtyard construction • Most sitework / site disruption

Phasing	2 phases
Schedule	7/16 – 9/19 (38 months)
Cost	$65 - $70 million

Compare and Contrast	
Pros	Cons
• Least disruptive • Flexible program / building shape • All new facilities • Maximize program • Smaller footprint	• Second most expensive option • Three low roofs in building interior increase snow collection / leak risk • Most sitework / site disruption • More exterior wall surface = higher cost

Phasing	2 phases
Schedule	7/16 – 9/19 (38 months)
Cost	$60 - $65 million

Option: Full Reno

Option: 2B

Option: 3B

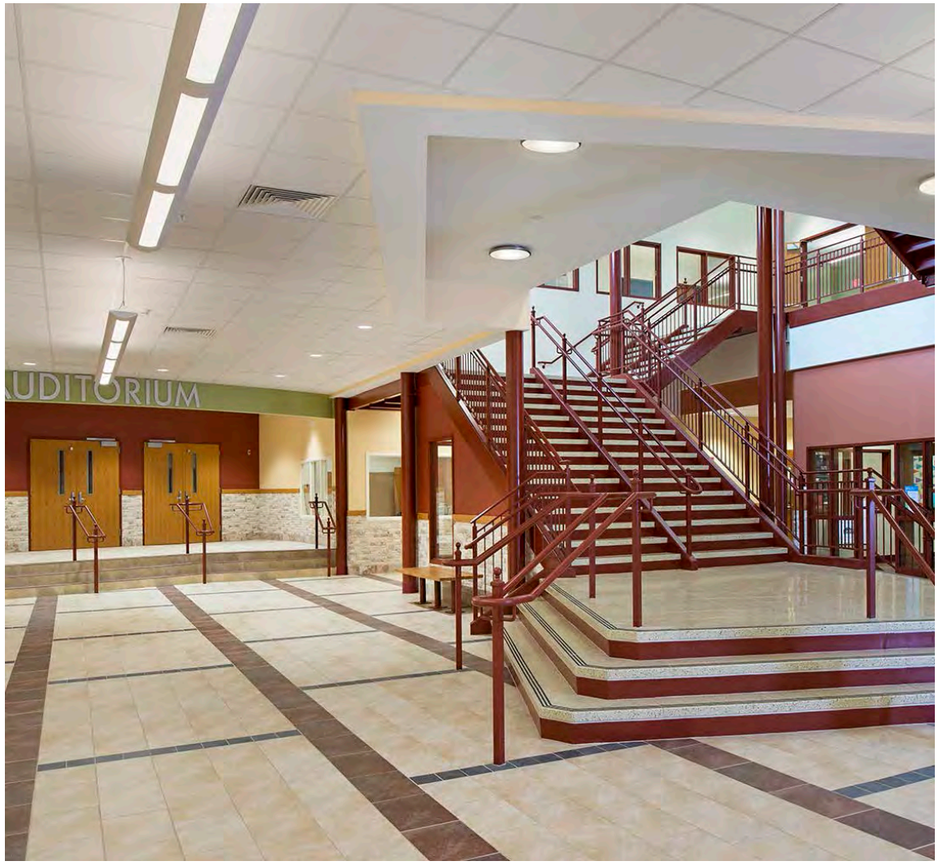
Option: 3D

OUR RECOMMENDATION

PC Construction is Your Partner in Educational Building

YOUR PROJECT | BIDDING PROCESS

- Advertise and Prequalify
- Establish Bidder’s List and Develop Interest
- Educate: Pre-bid Information
- Define Scope of Work, Detailed Bid Packages
- Build in LEED and Lean Requirements
- Verify: Post-bid Review
- Recommend to Team and Award



LEED Experience
Open Book
Competitive
Best Value

YOUR PROJECT | BUDGETING AND COST CONTROL

Management of Multiple Project Elements

CMiC

Parent-Child Accounting Principles

Experience

Waterbury State Office Complex

Bath Iron Works

MANAGEMENT TOOLS

Field Kiosk

BIM 360 Field

REVIT/BIM Model

iPads in the Field

CMiC Management Software

Involving the Dover Student Community

QUALITY CONTROL | CULTURE OF SAFETY

QA/QC Program

Safety First

Zero Accidents – No Excuses

KEY SUCCESS FACTORS

Team Synergy & Phased Construction Experience

Strong Educational Campus CM Experience

Rigorous Preconstruction Efforts

Safety-Focused Construction Delivery

Predictable Outcome, Minimized Impacts

Separate Cost Accounting for DHS & CTC

Public Information Campaign Support

CONSTRUCTION

THANK YOU!