CCHS Building Committee Meeting

Thursday, July 5, 2012

Timeline

August 2011	Schematic Design submitted to MSBA
September 2011	Project Scope and Budget Agreement (PSBA) and MSBA Board Approval
November 2011	Town meetings and votes
December 2011	Project Funding Agreement (PFA) executed and Design Development (DD) phase began
February 2012	DESE approval and Turner Construction selected as Construction Manager at Risk
March - May 2012	DD costs estimated and reconciled with OMR and Turner Value engineered (VE) DD costs to align with project budget

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Timeline (cont'd)

June 14	MSBA meeting to discuss project scope and VE progress as reported in April 2012 monthly status report
July 16	Project Team meeting with MSBA
July 26	Letter response (9 items) Submittal
August 15	Design Development Submittal

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What Went Wrong

Mindful of the project goals and trying to maximize the value of the building, we added design elements that were not included in the schematic design submission

- It is clear from the MSBA letter that we cannot make significant changes to the schematic design

Coordination within the project team was ineffective to catch the estimated cost overrun early on in the design development phase

We moved the second gym from the schematic design submission and attached it to the building

- This was done to save money and improve the functionality of the building
- It is clear from the MSBA letter that we cannot make significant changes to the schematic design

Summary of MSBA Letter

Design development needs to be in compliance with the Schematic Design and the Project Funding Agreement (PFA)

Alternative gym must be a separate building

State wants a response to the nine listed items in the letter by July 26

State wants a vote from the School Building Committee supporting the MSBA requirements and expectations

District needs to prove to the MSBA it can get back on track

- Changes are necessary in how we operate
- Design needs to be reflect Schematic Design
- Comply or no funding

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Action Items-Building Committee

Reinstatement of the MSBA Reimbursement

- Demonstrate that the design process can be well managed
- Build credibility with the project stakeholders

Realignment of Project Team

- Architect
  - increased involvement by Project Manager Jeanne Roberts
- Owner Project Manager
  - Brian Dakin will increase coordination among team members
- Owner
  - change in building committee leadership
- Construction Manager
  - Continued involvement in DD/CD

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Building Committee Leadership

Jerry Wedge and Karla Johnson have served the building committee well in their leadership these past two years

- Under their leadership, we successfully completed the Feasibility Study and Schematic Design phases of the MSBA project
- As architects, they have successfully overseen the crucial Design Development phase of the project

As we move from Design Development phase to the construction phase of the project, this is an appropriate time to change leadership

- New leadership with design and construction expertise is required to take us through the next phase of the project

Stan Durlacher

40+ years of executive leadership in the design and construction industry.

Currently, Founder and CEO of Capstone XRM, a large scale project management software firm.

Founder of Carlisle Consulting Group, Inc.

- Owners Project Management Firm
- Weston High School, Middle School, and two Elementary school projects.
- Millennium Pharmaceuticals Headquarters, Cambridge
- Northeast Proton Therapy Center and Yawkey Center

Former Assistant Secretary of Transportation, State of MA

Former Director of Design and Construction, Trammell Crow Company

Committee Realignment

Talented group of individuals make up the CCHS BC. Everyone needs to participate

- draw upon embedded expertise of committee members

Utilize subcommittee structure to the fullest

- Finance
- Communications
- Design (new)
- Integrated Design Team

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Proposed Actions-MSBA Letter

Outline in very specific detail to the MSBA what changes are being made to the project management process to assure positive change going forward

Respond in detail to every line item in the MSBA letter

- Assign consultant to each bullet point in MSBA letter

Reaffirm education specification and program to Schematic Design

Reaffirm system costs to Schematic Design

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What Will Change Going Forward

Strengthen coordination between

- Education program
- Budget
- Schedule
- Scope
- Strict compliance with PFA

Improved process control between Owner, Architect, CM, and OPM

Improved communications with the MSBA and all stakeholders

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Summary

- We are **not** seeking any additional money from the community
- We are **not** behind schedule versus our original plan
- **No** material changes have been made to the educational program to bring the building back into alignment with the budget
- MA CHPS have **not** been compromised
- The building design has improved through this process
- No additional fees have been incurred subsequent to the initial set of drawings
- We pursued the second gym design change to save money and also improve its functionality. We fully understand the state's view and will abandon these changes
- Our project team believes that the project has been brought into alignment with the budget, Schematic Design and PFA
- We are on schedule to submit the design development package to the MSBA on August 15

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