

Concord-Carlisle Regional High School



Schematic Design
Meeting #3

July 27, 2011

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Agenda

Work Plan

Design Update

Next Steps

CCHS Schematic Design Work Plan

6/22/11	Objectives <ul style="list-style-type: none"> MSBA FAS meeting to review PSR 	Follow-up <ul style="list-style-type: none"> Begin Schematic Design (potential)
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Meeting #1 Develop Schematic Design

6/29/11	Objectives <ul style="list-style-type: none"> Debrief FAS Meeting Review Schematic Design Progress Authorize OMR to Proceed with SD Select MA CHPS or LEED for Schools 	Follow-up <ul style="list-style-type: none"> Send SD Base Floor Plans to Consultants Meeting with Civil, Landscape, Structural, MEP, and Spec Writer July 11th User meeting July 13th potential MSBA FAS meeting Prepare MA CHPS and LEED review July 14th IDT Meeting Meeting with Code Consultant Prepare additional geotechnical studies, site survey, ESA, and Hazmat investigation as necessary
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Meeting #2 Review Schematic Design Progress

7/20/11	Objectives <ul style="list-style-type: none"> Schematic Design Update IDT update - reviews sustainability goals and net zero options 	Follow-up <ul style="list-style-type: none"> Meeting with Acoustical and Daylighting Lighting Consultant Meeting with Theater Consultant Develop potential VE List Develop Room Data Sheets July 27th MSBA Board Meeting
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Meeting #3 Approve Developed Schematic Design

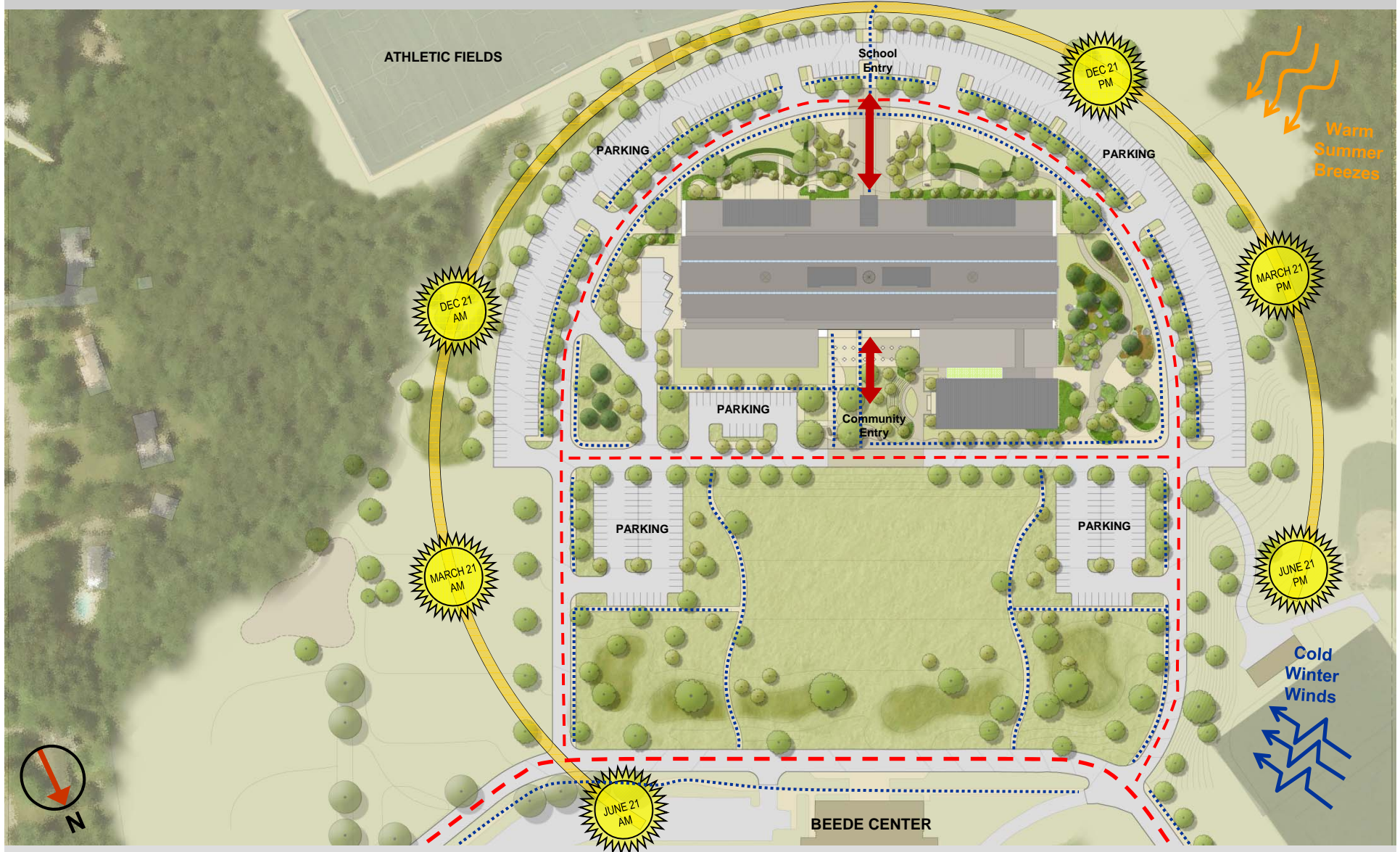


7/27/11	Objectives <ul style="list-style-type: none"> MSBA PSR Board Meeting Review Schematic Design Update 	Follow-up <ul style="list-style-type: none"> Address comments from July 27th MSBA Review Consultant Review and Coordination August 1st Issue drawings and outline specs to cost estimators Prepare final SD drawings and SD Binder Finalize Schematic Design Drawings, Specifications, and Binder Reconcile (2) cost estimates Review OPM's Total Project Budget
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Meeting #4 Approve Schematic Design Package

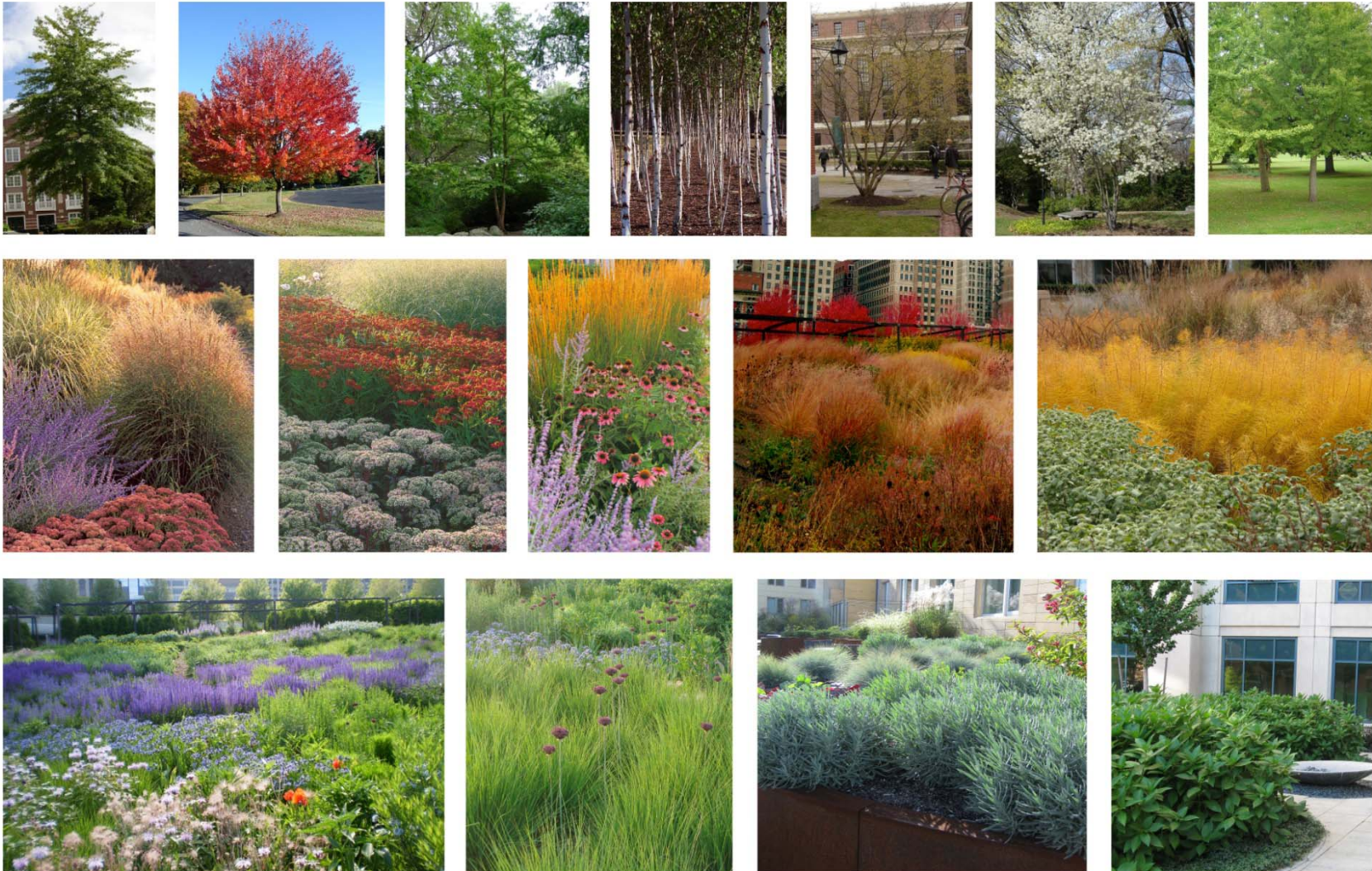
8/17/11	Objectives <ul style="list-style-type: none"> Review reconciled cost estimates, project budget and potential VE List Approve Schematic Design 	Follow-up <ul style="list-style-type: none"> August 19, 2011 Submit Schematic Design to MSBA September 14, 2011 MSBA FAS Schematic Design Meeting September 28, 2011 MSBA Board Meeting
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Site Plan



27 July 2011

Landscape Images



CONCORD CARLISLE HIGH SCHOOL : Landscape Image Board
Concord, Massachusetts
Date: 27 July 2011

omrarchitects... **Brown | Sardina**

Landscape Images



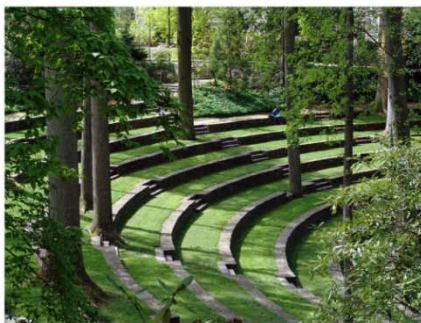
school "green"



woodland garden



trellis



amphitheater



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Landscape Images



bio-retention



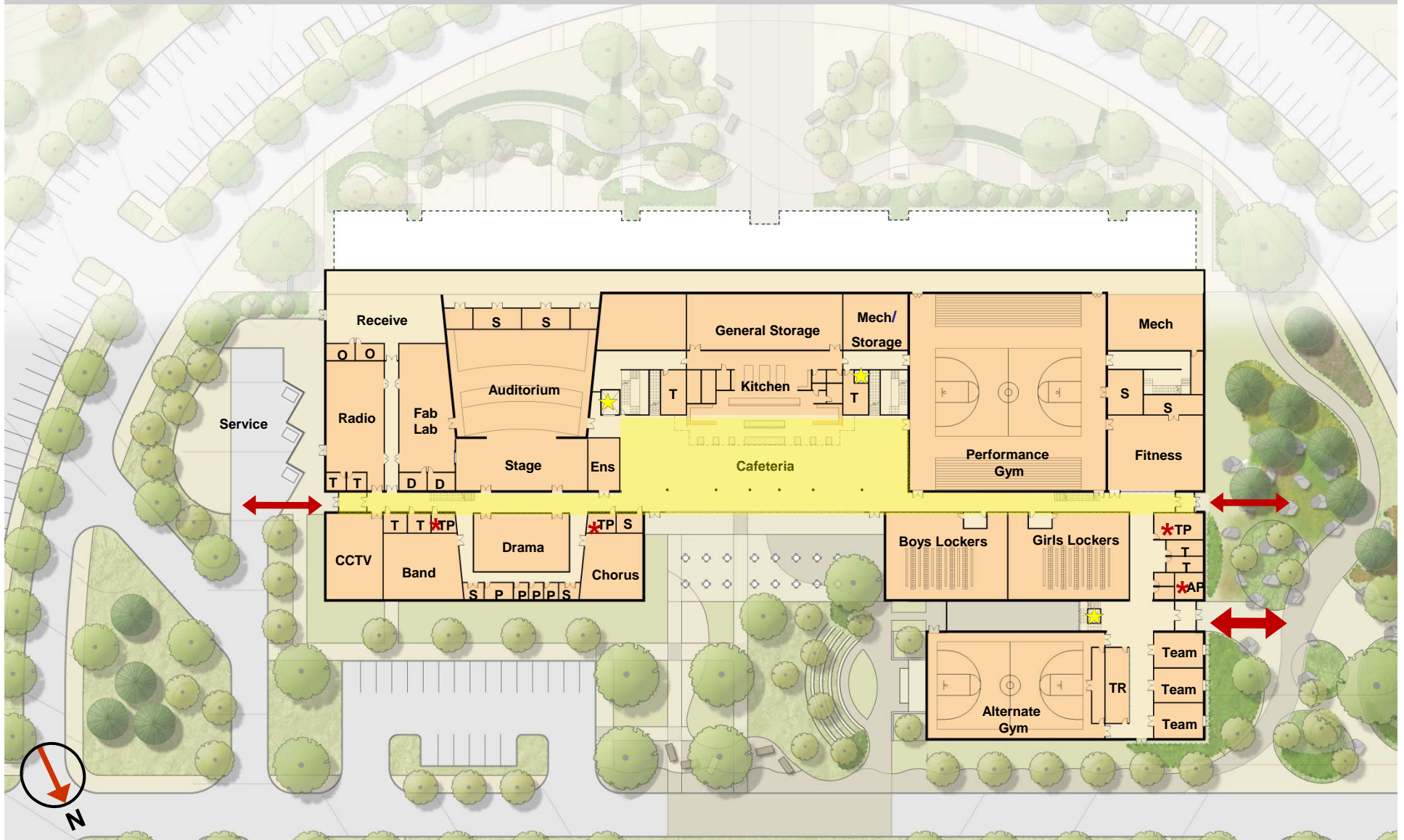
lawn / meadow grass



Ground Floor Plan



Lower Floor Plan



Second Floor Plan



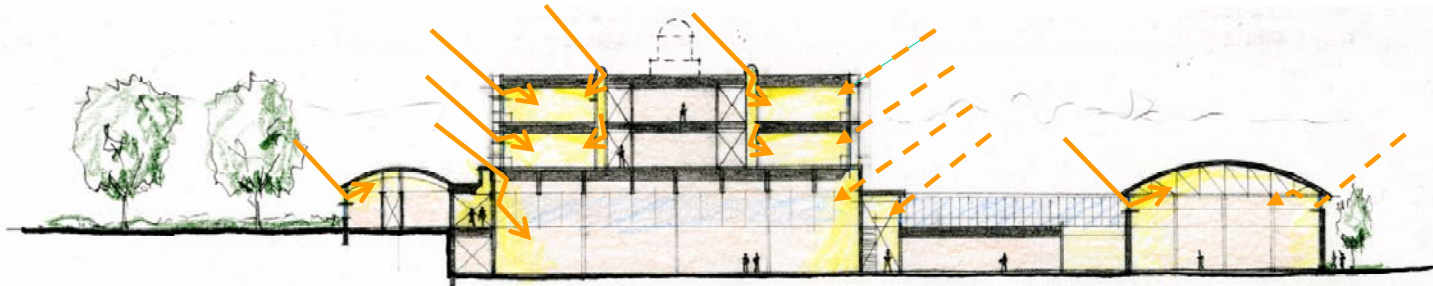
27 July 2011

Third Floor Plan

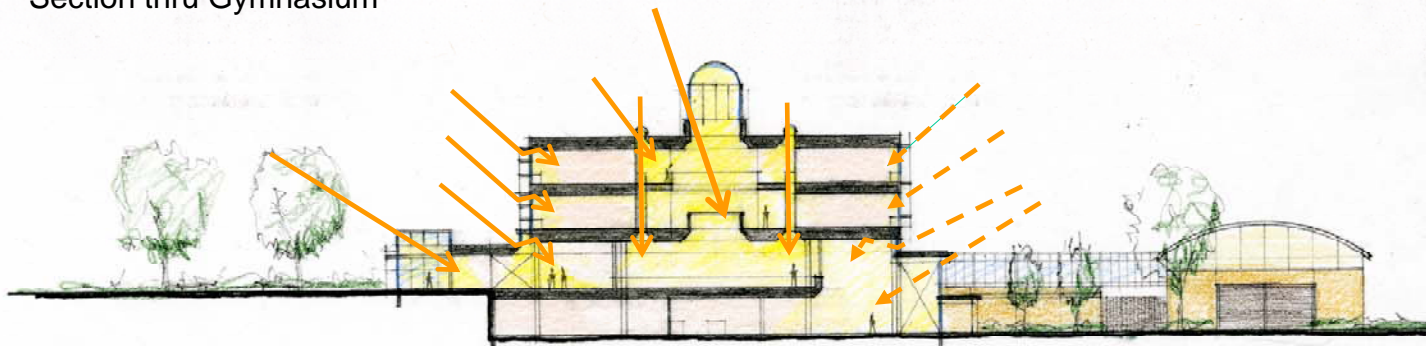


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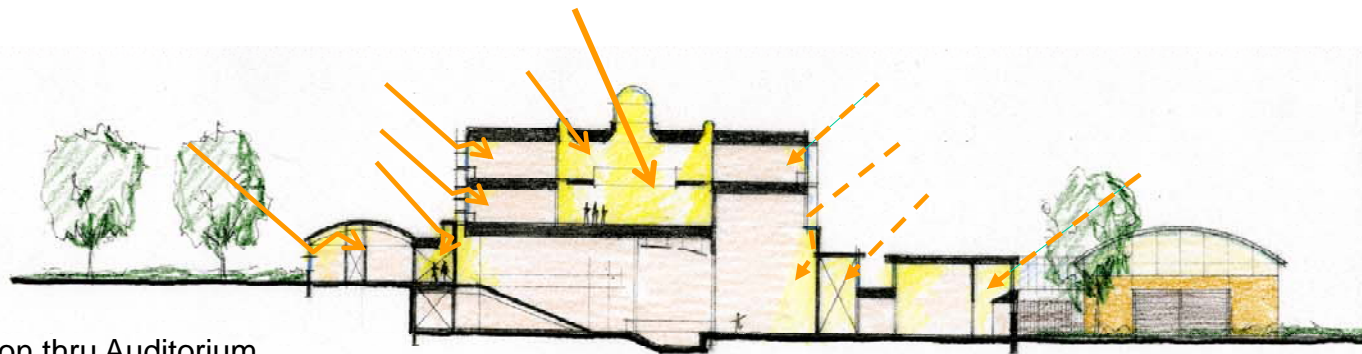
Site Section



Section thru Gymnasium



Section thru Learning Commons

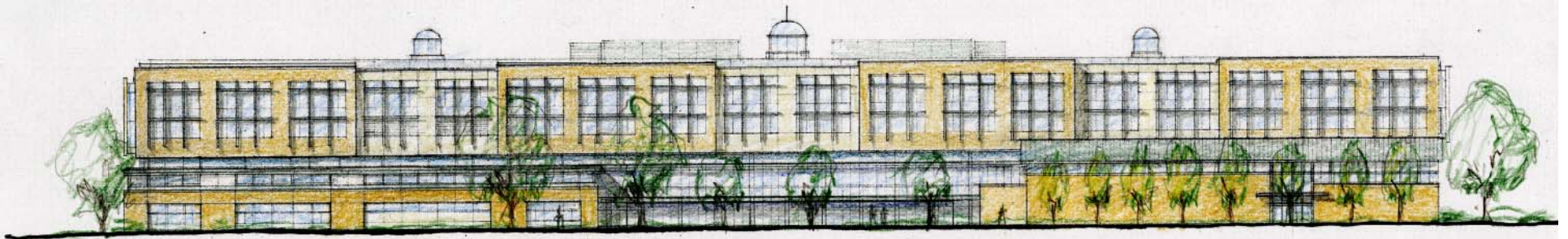


Section thru Auditorium

Exterior Elevations



South Elevation



North Elevation

Sustainable Design (Draft Study)

	Const. Cost	Energy Savings	Pay Back
Stretch Code	0	-	-
Stretch Code (Plus) * Base	\$231,300	26.8% Better than stretch	4 years
Superior Envelope * Base + R-40 Roof, R18 walls, Dbl pane glazing w/ heat mirror film	\$735,322	33.5% Better than stretch	9 years
Superior Envelope w/ PV 200 KW PV System with * Base + R-40 Roof, R15 walls, Dbl pane glazing w/ heat mirror film	\$735,322 + PV \$800,000 = \$1,535,322	41.6% "Architecture 2030"	14 years
Superior Envelope w/ PV 1750 KW PV System * Base + R-40 Roof, R15 walls, Dbl pane glazing w/ heat mirror film	\$735,322 + PV \$7,000,000 = \$7,735,322	100% "Net Zero"	N/A

* Base: Displacement ventilation, perimeter radiant panels, ventilating units with energy recovery AHU's with terminal VAV's, high efficiency water coiled chillers, high efficiency gas fired condensing boilers, high efficiency light fixtures, stretch code roof and wall insulations, and stretch code windows

Next Steps

- August 1, 2011 – Issue Cost Estimating drawings
- August 17, 2011 – Approve SD and Project Budget
- August 19, 2011 – Submit Schematic Design to MSBA

An architectural rendering of a building complex, likely a school or institutional facility, situated on a hillside. The main building is a large, multi-winged structure with a flat roof and large windows. It is surrounded by numerous trees and landscaped areas. A winding road or path leads up to the building. The terrain is depicted with contour lines, indicating a sloping site. The overall style is a detailed line drawing with some color washes in shades of green and yellow.

THANK YOU

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CM Procurement

Concord-Carlisle Draft CM procurement schedule												
ID	Task Name	Duration	Start	Finish	3rd Quarter Jul	Aug	Sep	4th Quarter Oct	Nov	Dec	1st Qu Jan	Feb
1	CM PROCUREMENT and CONTRACTS	144 days	Wed 7/20/11	Mon 2/6/12								
2	Committee discussions on CM @ Risk	1 day	Wed 7/20/11	Wed 7/20/11								
3	Committee discussions on CM @ Risk	1 day	Wed 7/27/11	Wed 7/27/11								
4	Prequalification Committee is formed (PQC)	10 days	Wed 7/27/11	Tue 8/9/11								
5	IG Approval	57 days	Wed 8/10/11	Thu 10/27/11								
6	Prepare IG "application to proceed"	15 days	Wed 8/10/11	Tue 8/30/11								
7	Obtain local approval (certification) to proceed with CM @ Risk	1 day	Wed 8/31/11	Wed 8/31/11								
8	Submit Application to Proceed to the IG	1 day	Wed 8/31/11	Wed 8/31/11								
9	IG reviews application (60 day duration indicated in Application)	30 days	Thu 9/1/11	Wed 10/12/11								
10	Question and Answer follow up	10 days	Thu 10/13/11	Wed 10/26/11								
11	IG issues approval to proceed	1 day	Thu 10/27/11	Thu 10/27/11								
12	RFQ (Request For Qualifications)	69 days	Mon 9/5/11	Thu 12/8/11								
13	Prepare CM RFQ	24 days	Mon 9/5/11	Thu 10/6/11								
14	Advertise RFQ	15 days	Fri 10/28/11	Thu 11/17/11								
15	RFQ's received and reviewed by PQC	10 days	Fri 11/18/11	Thu 12/1/11								
16	PQC Prequalifies CM's firms	5 days	Fri 12/2/11	Thu 12/8/11								
17	RFP (Request For Proposal)	87 days	Fri 10/7/11	Mon 2/6/12								
18	Prepare RFP	30 days	Fri 10/7/11	Thu 11/17/11								
19	RFP issued (include CM contract)	1 day	Fri 12/9/11	Fri 12/9/11								
20	Proposals due	10 days	Mon 12/12/11	Fri 12/23/11								
21	CM's are evaluated / interviewed	10 days	Mon 12/26/11	Fri 1/6/12								
22	SC defines short list of CM firms	5 days	Mon 1/9/12	Fri 1/13/12								
23	Short list of CM Firm presents to the HSBC	5 days	Mon 1/16/12	Fri 1/20/12								
24	HSBC recommends selected CM Firm to the School Committee	1 day	Mon 1/23/12	Mon 1/23/12								
25	School Committee approves selection	1 day	Mon 1/23/12	Mon 1/23/12								
26	CM contract - negotiation	10 days	Tue 1/24/12	Mon 2/6/12								
27	CM Agreement is executed	1 day	Tue 2/7/12	Tue 2/7/12								

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Mon 7/25/11

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**CM at Risk
Cost to Risk Analysis**

July 27, 2011

CM at Risk – Cost to Risk Analysis

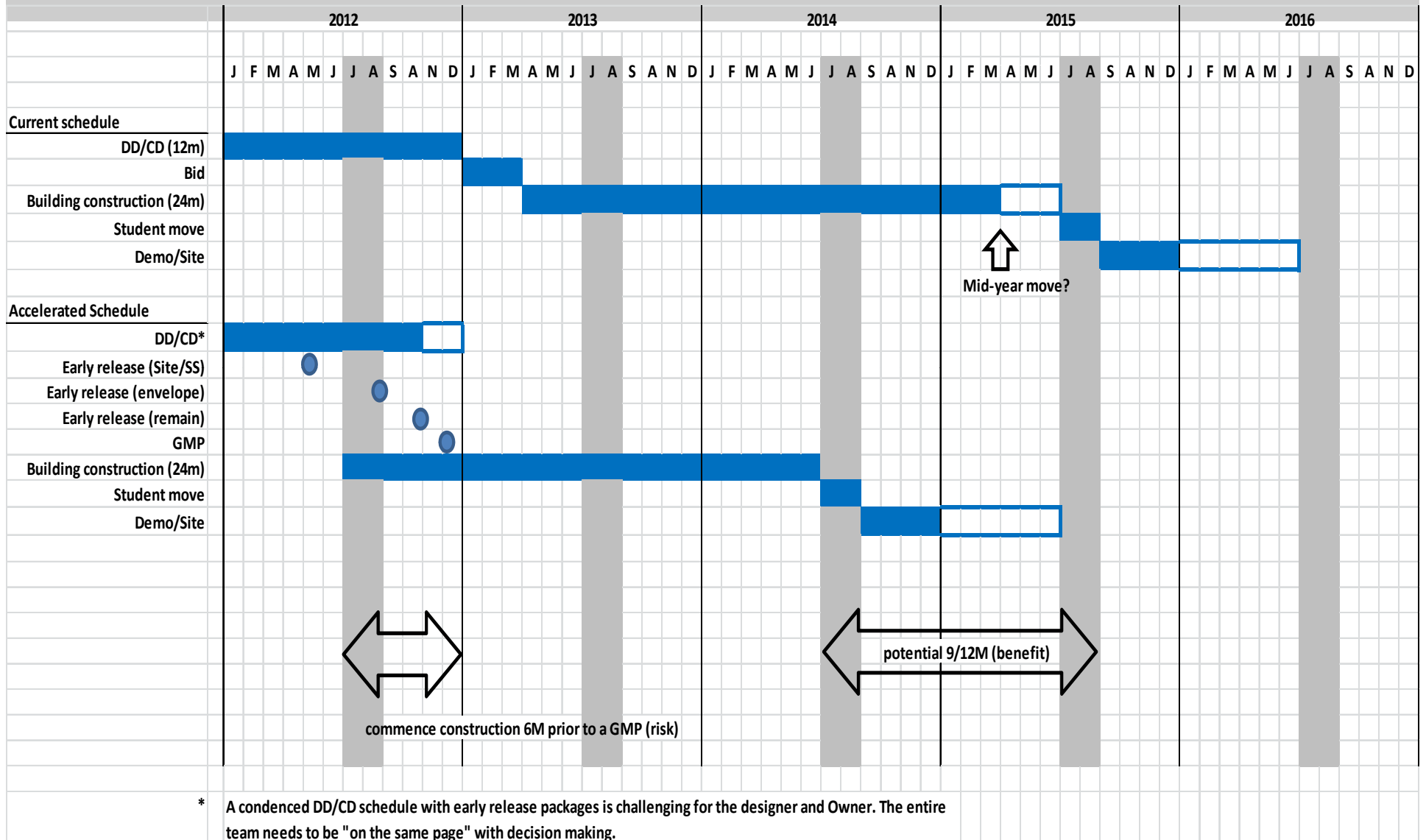
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CM at Risk – Cost to Risk Analysis

CM will likely have a larger management staff (added cost)		(\$700,000)
If early release packages are done, the project gains the benefit of starting work earlier (overall equates to a cost savings)		\$1,500,000
Early release packages could create coordination issues. (added cost)	(\$100,000)	
CM will provide added cost saving solutions to the project via their input. (cost savings)		\$250,000
CM will likely have less CO's (cost savings)		cost neutral
Mark ups on CO's. (cost savings)		\$100,000
If actual costs are less than the GMP, savings are returned to the Owner		\$ TBD
Commence construction prior to a GMP (risk – needs to be managed)	<u>\$ 0</u>	\$1,050,000

CM at Risk – Cost to Risk Analysis

Concord-Carlisle High School



CM at Risk – Cost to Risk Analysis

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