

**Special Meeting
Capital Projects Building Committee
Monday, February 22, 2021
6:00 PM
This will be a VIRTUAL ZOOM MEETING.**

AGENDA

1. Call to Order
2. Presentation by Jeff Gutsfeld from Colliers International regarding 'Owners Project Manager' (OPM) to provide pre-referendum services for the Middle School 'Renovate Like New Project'
3. Adjournment

VALUE OF AN OWNER'S PROJECT MANAGER

WHAT DOES AN OWNER'S PROJECT MANAGER DO FOR YOU?

An Owner's Project Manager (OPM) serves as a member of the project team, under separate contract with the building Owner, and is responsible for providing oversight on behalf of the Owner for the entire planning, design, construction, commissioning and closeout process.

An OPM augments the Owner's staff as their advocate and advisor and provides planning, design, construction, engineering and management expertise. The OPM is directly responsible to the Owner and acts in their interest and direction at every stage of the project.

An OPM offers advice, uncolored by any conflicting interest, on such critical matters as:

- › Oversight of the programming phase and development of the scope of the work
- › Architect selection
- › Budget development
- › Project schedule
- › Contractor procurement
- › Contractor / sub-contractor pre-qualification
- › Construction risk assessment and allocation
- › Optimum use of available funds
- › Value engineering and cost estimating
- › Avoidance of delays, effective management of changes during construction and effective dispute resolution
- › Payment procedures



OWNER'S ADVOCATE

Protecting your interests from planning through completion



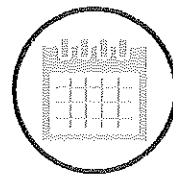
OBJECTIVE ADVICE

Complete information for sound decision making



COST CONTROL

Options for value, efficiency and cost avoidance



SCHEDULE MANAGEMENT

Proactive schedule management to avoid delays



PROJECT LEADERS

COLLIERS PROJECT LEADERS

Partners in Your Project's Success



We are construction project experts who have been guiding clients through the planning, design, construction, commissioning, and occupancy of building projects for nearly 25 years.

Colliers' multi-disciplinary team of experts work as an extension of your staff providing strategic guidance and hands-on management support throughout the life of development and capital projects. Our team has the experience to develop and implement strategies *to achieve your cost, schedule, and quality goals*. We anticipate problems before they become obstacles and ensure your project is executed to the highest standards.

Colliers provides clients peace of mind by helping deliver buildings and systems that are well built and operate efficiently. With Colliers on your team, you can be confident that your project is on track, so you can focus on what you do best.

SERVICES PROVIDED

PLANNING & ADVISORY

Providing strategy and execution of space, building and campus needs — from facility conditions assessments and capital improvement planning, to space optimization / utilization, and master planning.

PROJECT & PROGRAM MANAGEMENT

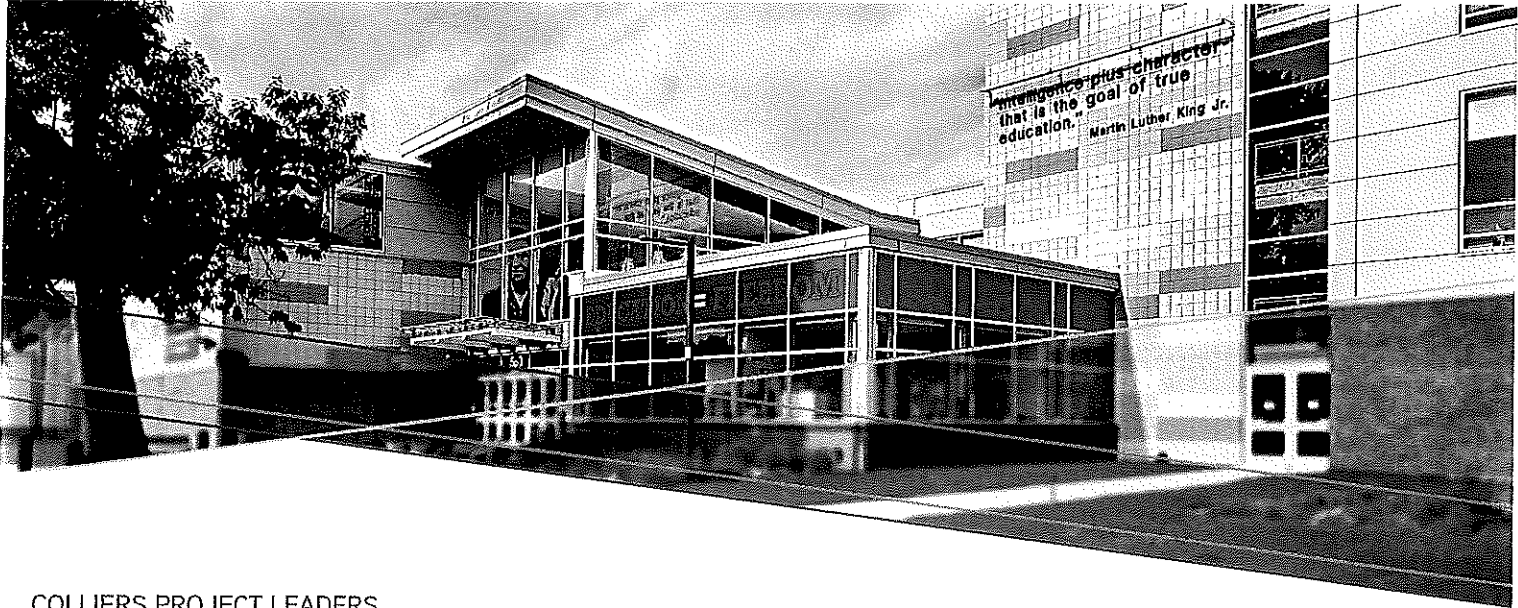
Managing projects from initial concept and programming through design, construction, commissioning, occupancy, and closeout. We ensure our clients are well represented and that projects are delivered on time, within budget, and up to the desired quality standards.

EQUIPMENT MANAGEMENT

Helping clients develop sites or re-purpose existing buildings into higher performing assets, all while protecting their interests and exposure throughout the process.

SPS/JOHNS & ENERGY

Proactive, hands-on approach resulting in buildings, spaces, and systems that perform optimally, maximize user comfort and safety and generate savings through energy efficiency.



COLLIERS PROJECT LEADERS

Pre-Referendum Project Management Services

Colliers Project Leaders has operated for the past two decades with a fairly simple mission in mind - to be the premier provider of project management services in the marketplace. Our unwavering focus upon project management provides our clients with the assurance that they are receiving services which are at the heart and soul of our team's existence.

The purpose of Colliers' Pre-Referendum Services is to help districts navigate the complex process of defining their educational program facilities goals. We understand clearly the need for technically credible information that is sensitive to the communities' needs and financial capabilities.

Colliers' experience helps to ensure that proper steps have been taken to fully identify and understand the process involved with a building project. We put in place measures and processes to develop a high level of trust with the proposed project budget and schedule that will be brought to the voters at referendum. The interest of the schools, municipality, and individual taxpayer should

be protected at all times and our record of continuous success in this area speaks volumes to our abilities.

PRE-REFERENDUM SERVICES

- › Due diligence
- › Design team selection and contracting
- › Development of educational specifications
- › Review of feasibility study and options
- › Development of a total project budget
- › Development of a project schedule
- › Office of School Construction Grants & Review (OSCGR) Support
- › Referendum campaign support

COLLIERS' PROJECT MANAGEMENT EXPERIENCE INCLUDES:

250+

public school projects

\$2 Billion

construction value of public school projects

4.4 Million

square feet of educational space impacted



PROJECT LEADERS

PRE-REFERENDUM SERVICES

DUE DILIGENCE

- Site selection process coordination
- Coordination of speciality service providers including:
 - Hazardous materials identification
 - Geotechnical investigation (soil conditions)
 - Utilities identification
 - Wetland delineation
 - Site survey
 - Environmental site assessments

EDUCATIONAL SPECIFICATIONS

- Assist the District with the development and/or review of educational specifications

TOTAL PROJECT BUDGET

- Identify all project costs so that a complete and accurate budget number can be established for the project and for the voters at referendum
- Engage in exercises to help the district understand what various options and opportunities exist to reduce costs
- Identify local share and estimated state reimbursements

SCHOOL CONSTRUCTION GRANTS & REVIEW

- Serve as a liaison between the district and the Office of School Construction Grants and Review (OSCGR)
- Manage the project application process and help ensure conformance with state requirements
- Maximize available state funding and reimbursement

PROJECT TEAM SELECTION AND CONTRACTING

- Assist with the selection of architect and CM for Feasibility Phase services
- Oversee and assist with:
 - RFQ/RFP process
 - Evaluation and interview process
 - Contract development and negotiation

FEASIBILITY STUDY AND OPTIONS

- Conduct a detailed review of the feasibility study prepared by architects to confirm:
 - The concepts meet the overall direction provided by the district
 - Understand its impact on costs, phasing, etc.
 - That it is buildable and makes logistical sense

PROJECT SCHEDULES

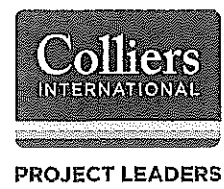
- Development of an overall project schedule
- Development of detailed milestone schedules for each phase of the project including Pre-Referendum, Design, Construction, and Moving/Occupancy Phases

REFERENDUM CAMPAIGNS

- Assist with strategizing and organizing the "Get out the Vote" campaign
- Facilitate and assist with community briefings, meetings and dissemination of project information and details
- Assist with the development of "the message" (why do we need this project?)

FOR MORE INFORMATION CONTACT
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visit www.cplusa.com



PROJECT MANAGEMENT SERVICES

Colliers has a proven track record of adding value to any project. Engaging our project managers early in the initial planning stages and continuing through the design and construction phases gives you the best opportunity to control time and reduce cost. Our projects have a reputation for being on time, on budget and exceeding our clients' expectations.



PROTECT the interests of the Owner through careful oversight and process management to ensure that newly created and/or renovated spaces are functionally appropriate for the occupants, aesthetically conform to design standards, and that the project is financially controlled at all times.



REDUCE costs and maximize value in the project through design critique that provides options for best value and avoids high cost change orders and utilizes bidding and contracting strategies that reap benefits from a competitive marketplace.



PRESERVE the project schedule by establishing critical milestones throughout the design and construction process, facilitating meetings, discussions and document reviews, and identifying critical path issues that can create delays before they materialize.



ENSURE construction quality throughout the process by confirming the proper design and construction of materials and equipment, and ultimately through the verification of the performance of installed systems.

OUR COMPREHENSIVE SERVICES THROUGH EACH PHASE INCLUDE:

PLANNING & PRE-CONSTRUCTION

Planning and needs determination
Assist with development of OSCG form 049 and 053 State Grant Application
Referendum / RTM strategy and support
Coordination with Office of School Construction Grants
Development of total project budget
Development of project timeline
Facilitate hiring / negotiation of early enabling Owner required consultants:

- Geotechnical
- Hazardous material
- Environmental
- Wetland delineation
- Site survey
- Architect
- CM/GC

General support of District, Town & Committee, as needed

DESIGN & BIDDING

- › Formalize project program, scope, timeline and budget
- › Facilitate hiring / negotiation of design & construction team including Architect, CM/GC, estimator
- › Project & team meeting coordination, management, minutes, etc.
- › Regulatory agency approval process oversight
- › Design process coordination
- › Design review
- › Reconciliation of cost estimates with budget (at SDs, DDs & CDs)
- › Bid coordination
- › Commissioning coordination
- › Construction contracting strategy development and oversight

CONSTRUCTION, OCCUPANCY, & CLOSEOUT

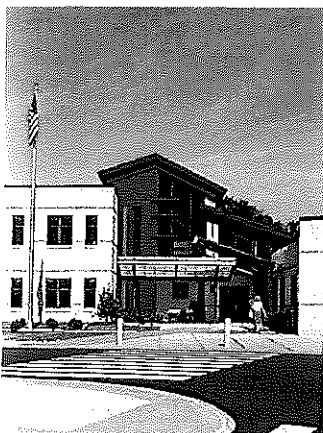
- › Construction observation & oversight
- › Financial monitoring
- › Manage RFIs
- › Change order management
- › Payment requisition
- › Commissioning - systems & equipment testing & verification
- › Building occupancy coordination (FF&E, move management, phone / data)
- › Operations staff training
- › Contract and project closeout



PROJECT LEADERS

Orchard Hill Elementary School

South Windsor, CT



PROJECT OVERVIEW

Colliers provided project management services for the South Windsor Public School's New Orchard Hill Elementary School. The new 70,500 gross square foot Orchard Hill Elementary School includes the construction of a new Pre-K facility that will serve 564 students.

Colliers provided project management services throughout all phases of the Orchard Hill Elementary School project including turnover, closeout, commissioning, and State audit compliance.

North Haven Middle School

North Haven, CT

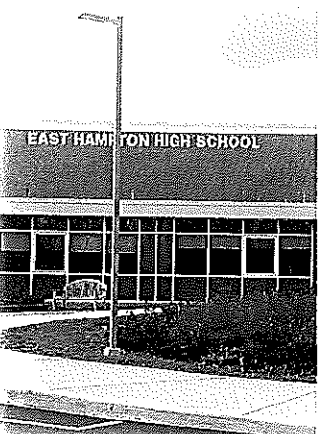


PROJECT OVERVIEW

Colliers provided project management services for the North Haven Middle School Renovate-As-New and new academic addition project. The North Haven Middle School accommodates 773 students and consists of approximately 90,000 gross square feet of additions, 56,000 gross square feet of like new renovations, and demolition of approximately 84,000 gross square feet of existing spaces. The addition includes academic classrooms, a media center, science and art classrooms as well as athletic fields. The renovations include two gyms, a cafeteria, a kitchen, and auditorium spaces as well as the outdoor track.

East Hampton High School

East Hampton, CT



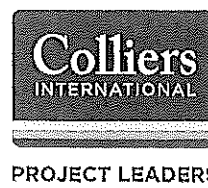
PROJECT OVERVIEW

Colliers provided project management services for the additions and Renovate-As-New project at the East Hampton High School. This \$51.7 Million, 118,923 gross square foot multi-phased project included additions for a new science wing on the east side and gymnasium on the west side.

As project manager, Colliers managed and provided oversight of the construction phase including conducting weekly site visits during construction, assisting in the coordination & smooth transition of the school operations process, and facilitating problem solving & communication among the project team.

REPRESENTATIVE CLIENTS

- > Branford Public Schools
- > Cheshire Public Schools
- > Darien Public Schools
- > East Hampton Public Schools
- > Fairfield Public Schools
- > Farmington Public Schools
- > Madison Public Schools
- > Mansfield Public Schools
- > New Fairfield Public Schools
- > New London Public Schools
- > Newington Public Schools
- > Newtown Public Schools
- > North Haven Public Schools
- > Oxford Public Schools
- > Regional School District 14
- > Ridgefield Public Schools
- > Rocky Hill School District
- > Simsbury Public Schools
- > South Windsor Public Schools
- > Stonington Public Schools
- > Westbrook Public Schools
- > Wethersfield Public Schools
- > Windham Public Schools



MSP Renovate Like New

Project Planning December 2020

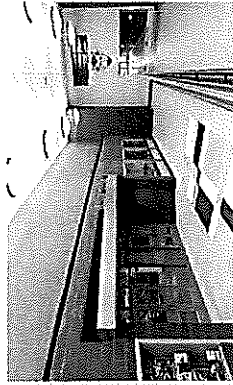
1. Justification
2. Timeline
3. Next steps

Plainville has saved significant local property tax cost by participating in the State funded renovation program when the opportunity arises. Each building project was funded more than 60% by the state. Had we instead done the necessary work as things fell into disrepair, the disruption and cost would have been far greater, never mind where the funding comes from.

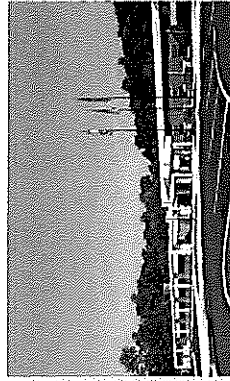
Linden 2006



PHS 2008



Toffolon 2009



Wheeler 2020



Middle School of Plainville



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Our Mission

Welcome to the Wheeler School Building Project Website!

The purpose of this website is to serve as an information center for the proposed renovation-as-new project at Wheeler Elementary School as well as the replacement of the paving, storm drains, curbs, and some sidewalks at Plainville High School. We hope it will also serve as a tool for members of the community to become involved in the process.

Please join us as we strive to meet Wheeler and all of Plainville's schools, a center of excellence in education for the students of today and tomorrow!

Sincerely,
The Wheeler School Project Committee (WSPPC)

Justifications:

- We have deferred millions in costs for major repairs in anticipation of a renovation project and some repairs need immediate attention (roof, chillers, electrical distribution, safety concerns)
- Security requirements not currently met
 - Vestibule
 - Updated Cameras and Supporting Systems
- All other Plainville Schools have been more recently renovated within the last 14-15 years
- Technology infrastructure updates are necessary to continue to meet instructional needs
- Outdated classroom and space configurations, lab updates needed, etc.
- Potential for reconfiguring area for current needs
 - Music areas, conference rooms, special education service delivery areas
- Lockers are in disrepair, need for new design, similar to the lockers at PHS
- Risk of declining state reimbursement rate
- Potential for reconfiguring traffic flow
- Potential use of recent upgrades/equipment/systems to offset renovation needs

MSP Projects Completed and Postponed

MSP CIP Projects Completed
2016-17: Fire alarm system: Control panel failed. We will request carry forward rather than re-replacement
2015-16: Update auditorium seating Required for safety. There should not be a need to replace this seating.
2017-18: Convert tennis court to parking Thanks to town/schools partnership. To be carried forward
2018-19: Update auditorium lighting Stage lighting was upgraded to LED and remote adjustment. To be carried forward
2017-18: Boiler replacement Eversource project. We will request carry forward rather than re-replacement

MSP CIP Projects - Postponed	If done without State reimbursement
Re-Roof MSP	1,872,000
Additional HVAC Upgrades (this cost is for a limited upgrade)	935,000
Resurface parking lots and roadway. Add paths. Meet ADA req's	880,000
Update Roof Top Air Handlers and air distribution systems (Ductwork, Dampers, VAVs,...)	770,000
Chiller Plant Replacement: Including the cooling tower, control valves and associated piping throughout building.	450,000
Rewire for technology and new power requirements	252,000
Replace all carpeting	175,000
Create a Secure Entrance / vestibule	130,000
Replace Emergency Generator	125,000
Replace all student lockers	120,000
Middle School Cooling Tower	80,000
Refinish both gym floors	75,000
Re-key building to match District Standard and upgrade hardware	60,000
Remainder of auditorium upgrade	57,000
Fume hood replacement	50,000
Remove Underground Storage Tank (UST)	40,000
Upgrade Main Gym Bleachers for Accessibility	35,000
Install Automatic Isolation Valves for Chillers	15,000
Total previously proposed projects	\$6,121,000

✚ More: This is only the backlog of projects in an aging building. Some of the costs are based on minimum necessary to get by

Renovate like new
application can be
submitted after
April 8, 2022

DUPLICATE

BUILDING INSPECTION DEPARTMENT

NO 5398

Plainville, Connecticut

CERTIFICATE OF OCCUPANCY

Zone R-20 Dated Dec 17, 1990

This is to certify that building at 150 Northwest Dr. conforms substantially to the requirements of the Building Code and the Zoning Regulations of the Town of Plainville and is hereby approved for occupancy as indicated below.

Approved for occupancy April 8, 1991

William H. Brouffard
Building Official

Notice: -- If this certificate is lost or destroyed, a duplicate should be obtained immediately from the Building Inspection Department.

Copies of this certificate may be obtained at the Building Inspection Department at a charge of \$1.00.

Timeline through bid award

	Date	Scope	Details
①	July 2021	Architect selection for study	By the Building Committee and then approved
②	July 2021 - January 2022	Conduct study	The study includes specifications, conceptual design, and cost analysis.
③	February 2022	Approval to proceed	From the Town Council with support of the BOE
④	May 2022	Project referendum	Alternatively, referendum is allowed to follow the application
⑤	June 2022	Submit the grant application	To the state Office of School Construction Grants & Review (OSCG&R)
⑥	July 2022	Professionals selected for the project	
⑦	July 2022 - March 2023	Develop construction documents	
⑧	December 2022 - June 2023	Receive legislative approval for the grant (see next slide)	From the Department of Administrative Services (DAS) priority list, after OSCG&R review, general assembly authorization
⑨	June 2023	Award Bid	

Legislative approval process

The Office of School Construction Grants & Review annually submits a listing of school construction projects applying for grant commitments from the State. The list is known as the Priority List as represented in C.G.S. 10-283(a)(3)(A). All school construction projects seeking State assistance are required to be authorized by the legislature, except for those described in C.G.S. 10-283(b). The Department of Administrative Services submits the listing to the Governor and the Education Committee on December 15th of each year. Once the listing is approved, it is then voted on by the Connecticut General Assembly during the following legislative session.

Next Steps

1. **Board of Education & Town Council approval to proceed (December 2020)**
2. **Establish the Building Committee (Spring 2021)**
3. **Architect Selection (Summer 2021)**

Questions?

END