



CONSTRUCTION TEAM PRESENTATION HILL DISTRICT SITE IMPROVEMENTS

NOVEMBER 4, 2015

HILL DISTRICT CONSTRUCTION MANAGEMENT PLAN



Since the design documents are already 100% complete, this project will follow the traditional construction management process.

- **Preconstruction** – planning & procurement
- **Construction** – site prep, installation of structures & services, commissioning, site restoration
- **Closeout** – final certification, punchlist, owner training, record documents, code compliance

We believe that there are four keys to a successful construction project, all of which have equal importance: Safety, Quality, Cost and Schedule.

We constantly address these items at every step in our process, but the foundation is set in the first two of those steps – planning and procurement.

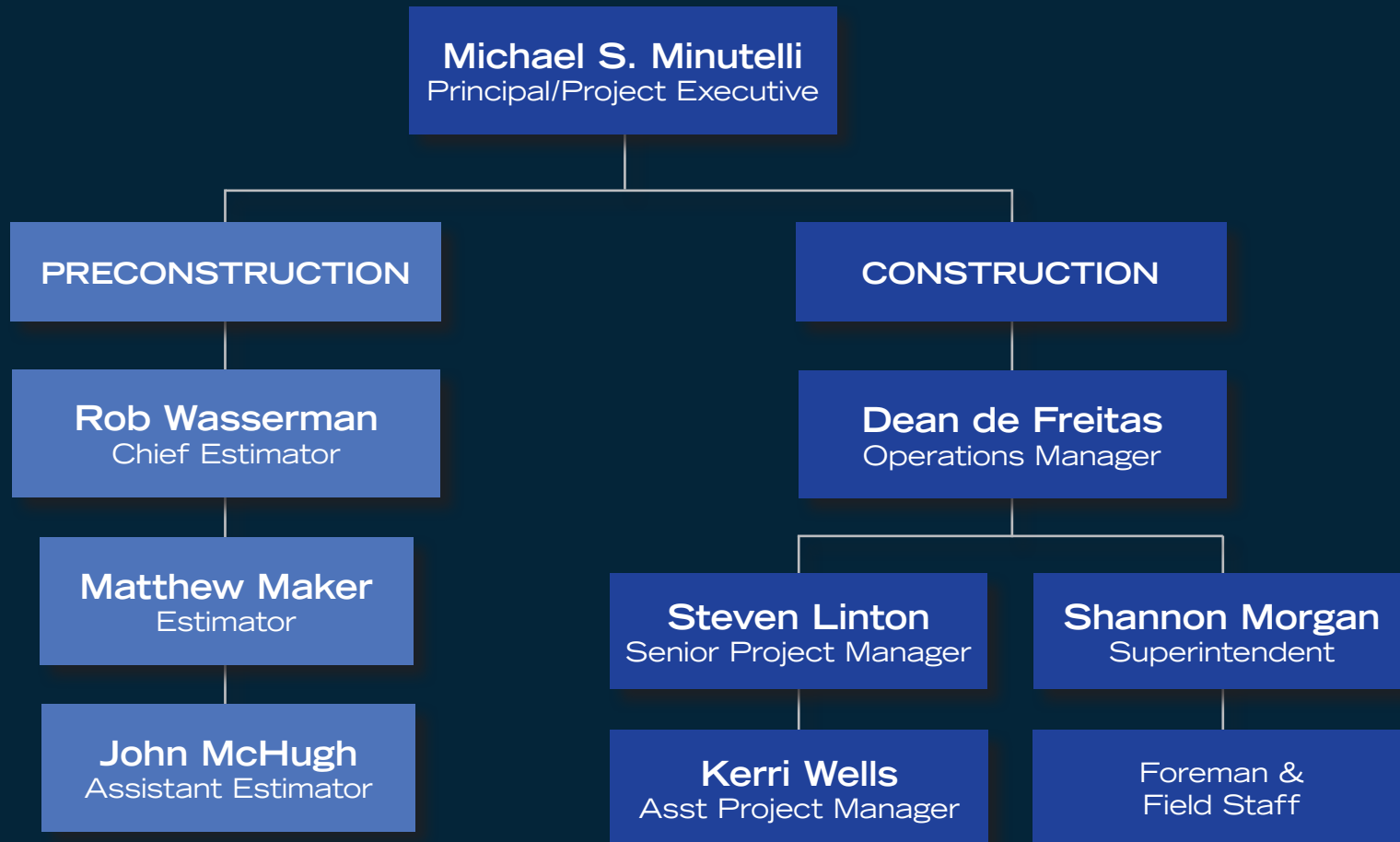
PLANNING PHASE (UNDERWAY)



We have completed preliminary planning for the project pending input from the Owner and Design Professionals.

- **Develop Management Team** (complete) – As noted in the RFQ except for Superintendent
- **Document Review** (complete) – Become familiar with scope of work
- **Site Logistics** (preliminary) – Address site security, access, work hours, lay down, schedule restrictions, protection of existing structures, etc.
- **Hazard Analysis** (complete) – Determine safety requirements
- **“Pinch” Point Analysis** (preliminary) – Identify potential stumbling blocks
- **Establish Budget** (preliminary) - SCL of \$800,000, per the RFQ
- **Establish Overall Project Schedule** (preliminary) – Delivery in July 2016, per the RFQ

CONSTRUCTION TEAM (REVISED)



CONSTRUCTION TEAM



SHANNON MORGAN
Superintendent

- GSWCC NPDES Level IA
- OSHA 10 & 30 HR
- Apprenticeships at HVAC & Carpenters Local Union 225
- Years in Industry: 25

Background:

Morgan has been in the construction industry for over twenty-five years, and a Superintendent for over ten years. He has experience in site work intensive projects, including parks & recreation, higher education, and municipal project types. His extensive experience working in campus environments makes him a perfect fit for this project.

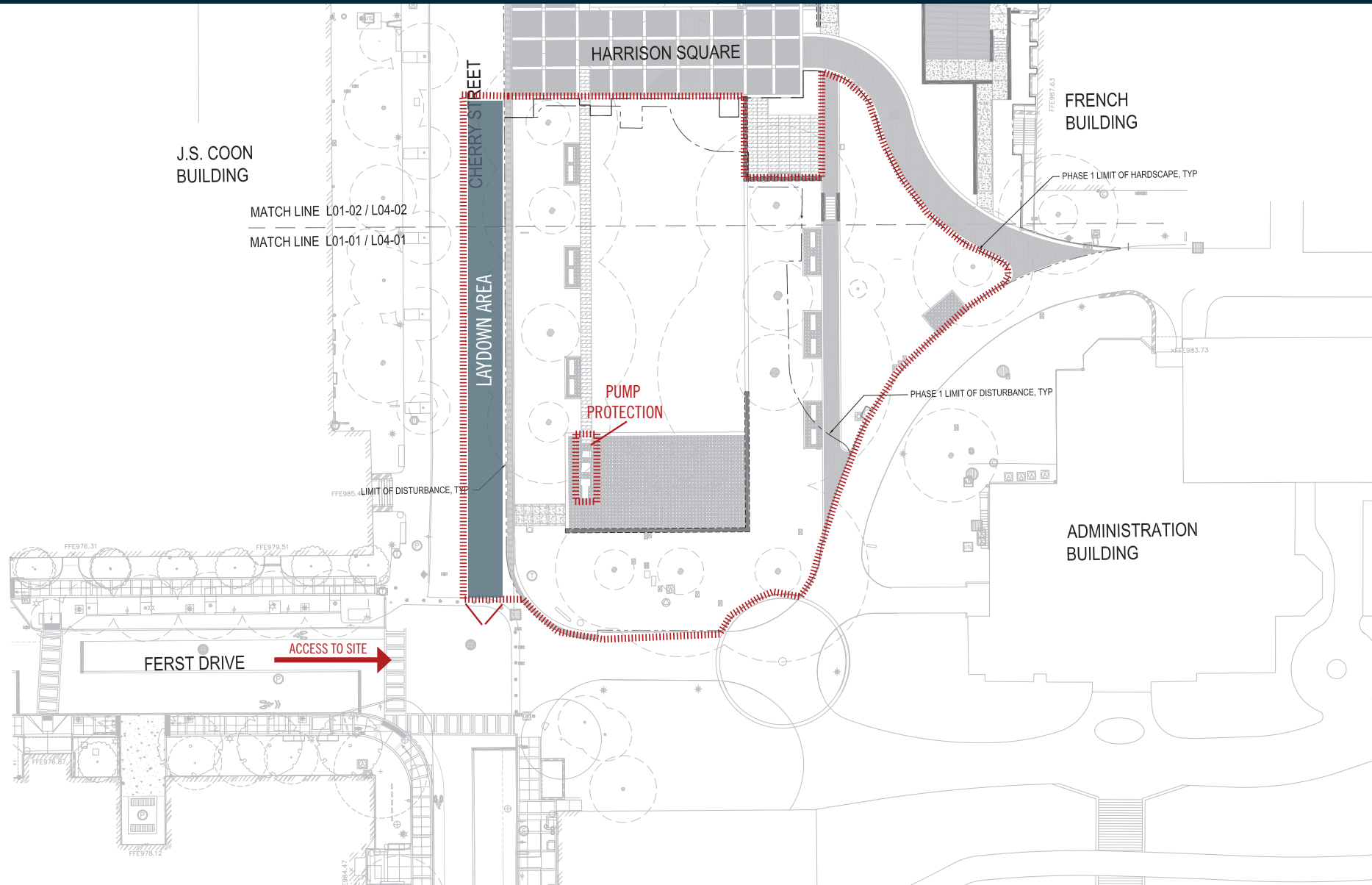
Prior to becoming a Superintendent, Morgan served two apprenticeships, one through the HVAC local and one through the carpenters local. While working his way as a skilled craftsman he was eventually promoted to Superintendent managing large teams.

Shannon uses his field knowledge to serve as a resource to the project team, providing guidance and support throughout construction.

Select Representative Projects:

- Sweetwater Park Tennis Facility
- Fair Oaks Park Tennis Facility
- Clemson University John Calhoun Mansion
- Hillgrove High School
- North Georgia Technical College
- Fannin County Courthouse
- Dawson County Jail
- Fifth Third Bank
- Cleveland Housing Authority Renovation
- Athens Water Treatment Plant Updates
- Jasper First Baptist Church

LOGISTICS PLAN (PRELIMINARY)





LOGISTICS PLAN

A detailed logistics plan will be prepared and provided to all Trade Contractors in their bid packages and subcontract documents. The plan will identify:

- Construction hours
- Employee & subcontractor conduct
- Delivery coordination and restrictions
- Construction parking
- Pedestrian protection
- Protection of existing conditions
- Scheduling and notification of excessive noise and traffic
- Waste disposal and recycling procedures
- Campus activity schedule

Stadium-Gr



HAZARD ANALYSIS

We have identified the following safety hazards for this project. These hazards will be addressed in the Site Specific Safety Plan and in bid packages provided to Trade Contractors.

- Traffic control
- Moving equipment
- Existing utilities
- Electrical tie-in
- Handling of stone curbs
- Concrete operations
- Excavation & trenching

“PINCH” POINT ANALYSIS



We have reviewed the project documents to identify potential issues in meeting schedule and/or budget constraints.

- Lead times for lighting, furnishing, curbing
- Weather delays
- Plant selection and installation
- Protection of existing trees

SCHEDULE (PRELIMINARY)

Title	#	Given Work	Expected Start	Expected End	10	11	12	1	2	3	4	5	6	7
Hill District Site Improvements	0		Dec 1, 2015	July 18, 2016	Hill District Site Improvements									
Proconstruction Phase	1		Dec 1, 2015	Feb 29, 2016	Proconstruction Phase									
Contract Executed	2		Dec 1, 2015	Dec 1, 2015	Contract Executed									
Complete Planning / Develop Bid Packages	3	3 weeks	Dec 1, 2015	Dec 21, 2015	Complete Planning / Develop Bid Packages									
Bid Solicitation	4	3 weeks	Dec 22, 2015	Jan 11, 2016	Bid Solicitation									
Scope Review / Award Trade Contracts	5	3 weeks	Jan 12, 2016	Feb 1, 2016	Scope Review / Award Trade Contracts									
Submittals and Material Procurement	6	4 weeks	Feb 2, 2016	Feb 29, 2016	Submittals and Material Procurement									
Construction Phase	7		Feb 29, 2016	July 18, 2016	Construction Phase									
Mobilization	8		Feb 29, 2016	Feb 29, 2016	Mobilization									
Site Security / Utility Locate / Protect Existing / Arborist	9	5 days	Mar 1, 2016	Mar 7, 2016	Site Security / Utility Locate / Protect Existing / Arborist									
Demolition & Clearing	10	5 days	Mar 8, 2016	Mar 14, 2016	Demolition & Clearing									
Rough Grading	11	3 days	Mar 15, 2016	Mar 17, 2016	Rough Grading									
UG Electrical	12	7 days	Mar 18, 2016	Mar 28, 2016	UG Electrical									
UG Irrigation	13	5 days	Mar 29, 2016	April 4, 2016	UG Irrigation									
CIP Walls / Stairs / Foundations	14	12 days	April 5, 2016	Apr 20, 2016	CIP Walls / Stairs / Foundations									
Stone Curbing	15	8 days	Apr 21, 2016	May 2, 2016	Stone Curbing									
Asphalt Patch	17	2 days	May 3, 2016	May 4, 2016	Asphalt Patch									
Stone Veneer	18	8 days	May 3, 2016	May 12, 2016	Stone Veneer									
Concrete Walks	16	6 days	May 13, 2016	May 20, 2016	Concrete Walks									
Pavers	19	15 days	May 23, 2016	Jun 10, 2016	Pavers									
Crushed Stone Surfacing	20	4 days	Jun 13, 2016	Jun 16, 2016	Crushed Stone Surfacing									
Site Furnishings / Lighting	21	7 days	Jun 17, 2016	Jun 27, 2016	Site Furnishings / Lighting									
Landscape Plantings	22	7 days	Jun 28, 2016	July 6, 2016	Landscape Plantings									
Sod	23	3 days	July 7, 2016	July 11, 2016	Sod									
Clean Up / Punchlist / Demobilize	24	5 days	July 12, 2016	July 18, 2016	Clean Up / Punchlist / Demobilize									
Project Completion	25		July 18, 2016	July 18, 2016	Project Completion									

PROCUREMENT PHASE

- Develop bid packages that break work down into logical divisions of scope
- Establish alternates & unit prices for flexibility if VE or scope reduction measures are necessary
- Bidder selection & solicitation of qualified subcontractors
- Scope Review to confirm planning phase items such as quality, cost, schedule, safety and potential “pinch” points
- Finalize GMP & overall project schedule
- Value engineering/scope reduction (if necessary to meet SCL)
- Issue Trade Contracts
- Submittals and material fabrication



BID PACKAGES (PRELIMINARY)



Goal is to maximize participation from qualified trades and to arrive at the most economical price for the work.

This can be achieved by designing packages to evaluate pricing from both turnkey and specialty contractors.

- Clearing, demo & grading
- Electrical
- Hardscapes (stone, concrete and pavers)
- Landscaping
- Irrigation
- Turn-key hardscape and landscape

CONSTRUCTION PHASE

In this phase we will implement the plan with the selected project team utilizing:

- Weekly progress meetings with all stakeholders to review safety, quality, and schedule.
- Pre-task quality meetings to review requirements prior to beginning a new scope of work (concrete, curb placement, irrigation etc.)
- Punch as you go

CLOSEOUT PHASE

- Owner punchlist
- Record documents
- Owner training (if necessary)



PIEDMONT PARK

SUMMARY OF WHY MACALLAN FOR THIS PROJECT

- Project Team has Campus Experience including Georgia Tech
- Facilitate Team Approach
- Past Successes Working In Campus Environments
- Integration with Campus Facilities Personnel
- Working in Tight Urban Environments
- Cost Quality and Schedule
- Ideal Project Size
- Safety/Risk Management Program
- University/Site Logistics
- Sensitivity to University Calendar
- Adherence to Campus Rules/ Policies