



# CONSTRUCTION TEAM PRESENTATION RENOVATION OF TENNENBAUM AUDITORIUM

MARCH 22, 2018

## CONSTRUCTION MANAGEMENT PLAN



PAPER SCIENCE MUSEUM

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

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

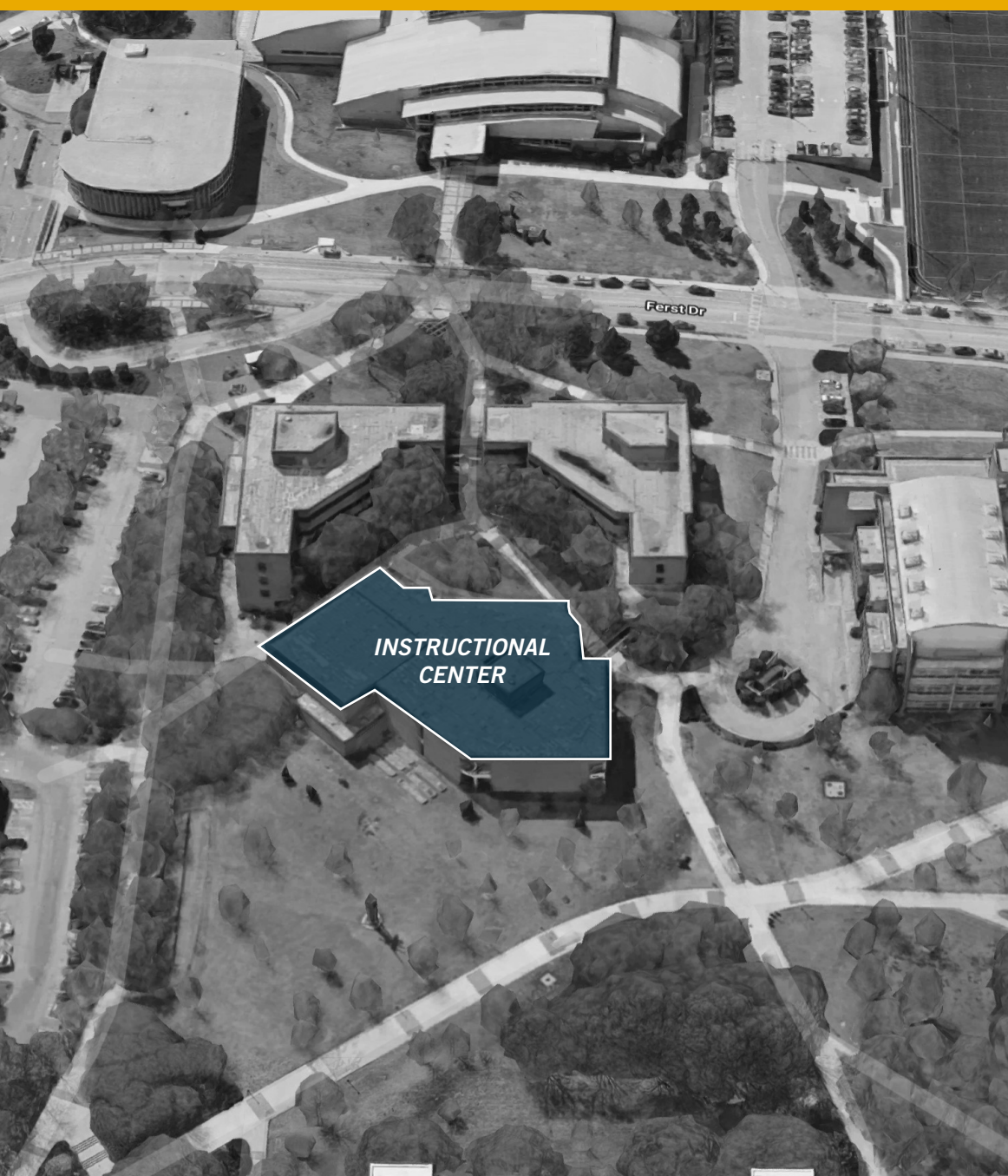
We constantly address these items at every step in our process, but the foundation is set in the first two of those steps – planning and procurement.

## PLANNING PHASE (UNDERWAY)



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

- **Develop Management Team** (complete) – Strong Georgia Tech experience
- **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** (in progress) – Determine safety requirements
- **“Pinch” Point Analysis** (preliminary) – Identify potential stumbling blocks
- **Establish Budget** (preliminary) - SCL of \$830,000, per the RFQ
- **Establish Overall Project Schedule** (preliminary) – Delivery in September 2018, per the RFQ

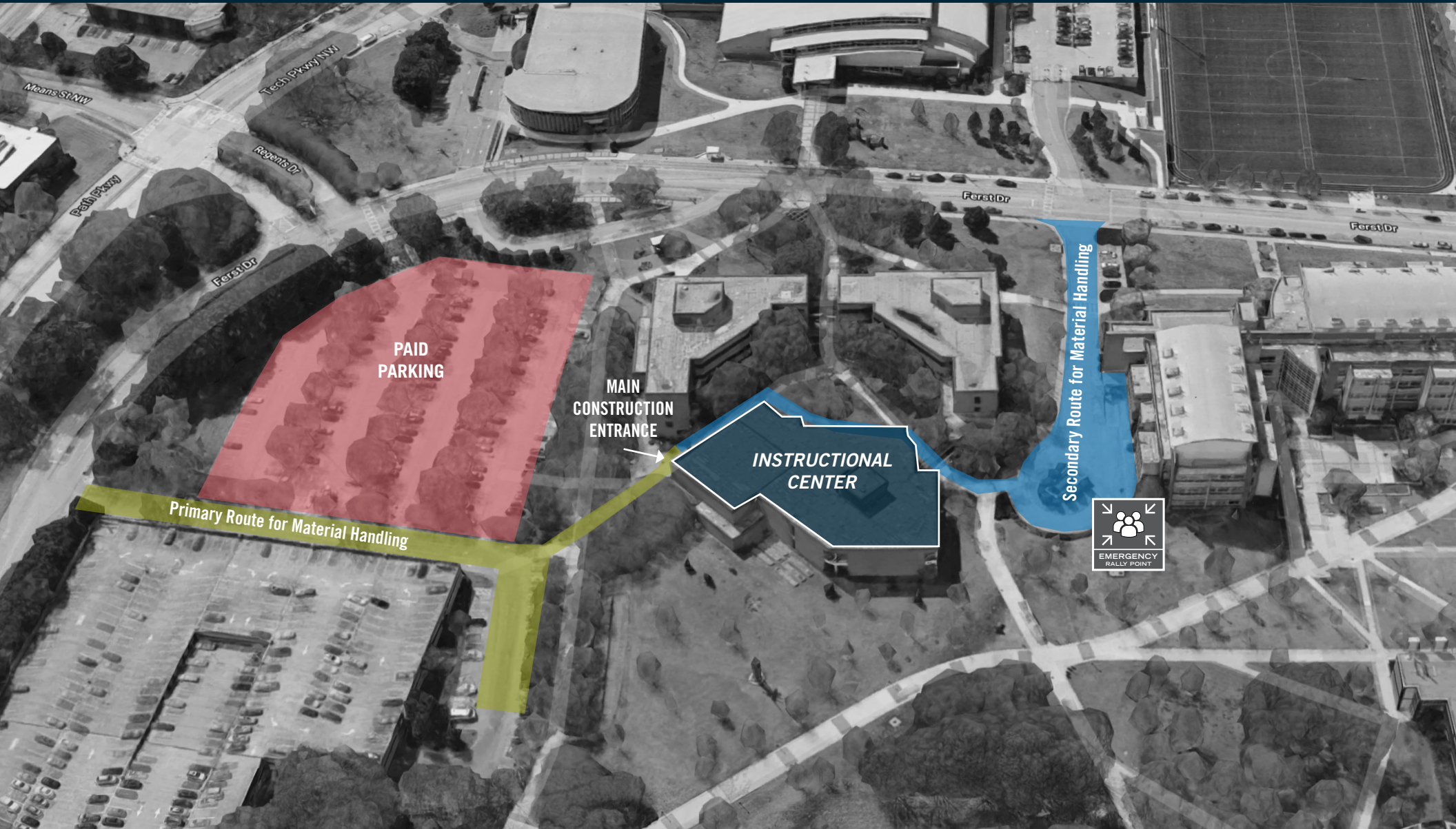


## LOGISTICS PLAN

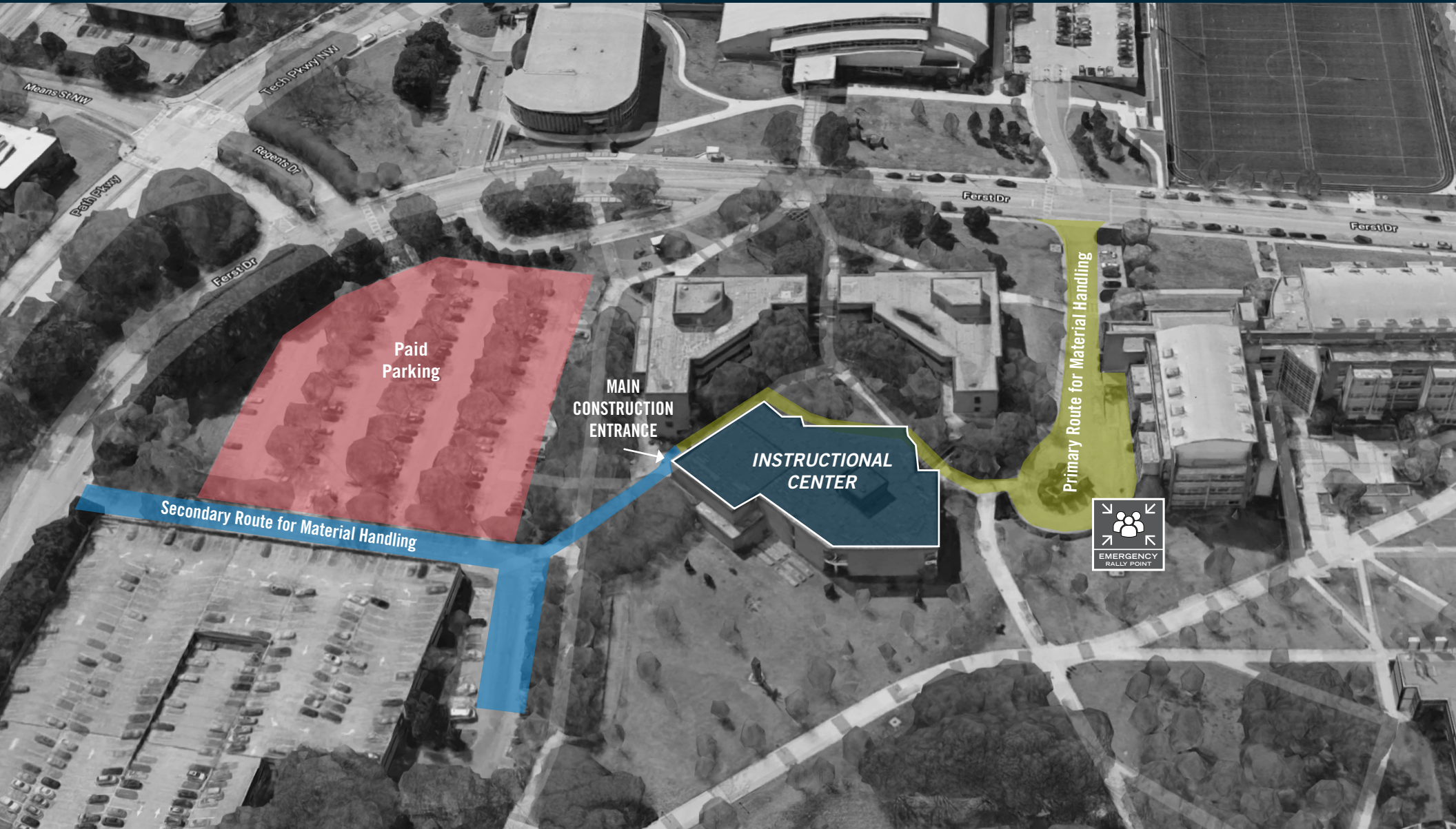
A detailed logistics plan will be prepared and provided to all Trade Contractors in their bid packages and subcontract documents. The plan will identify:

- 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

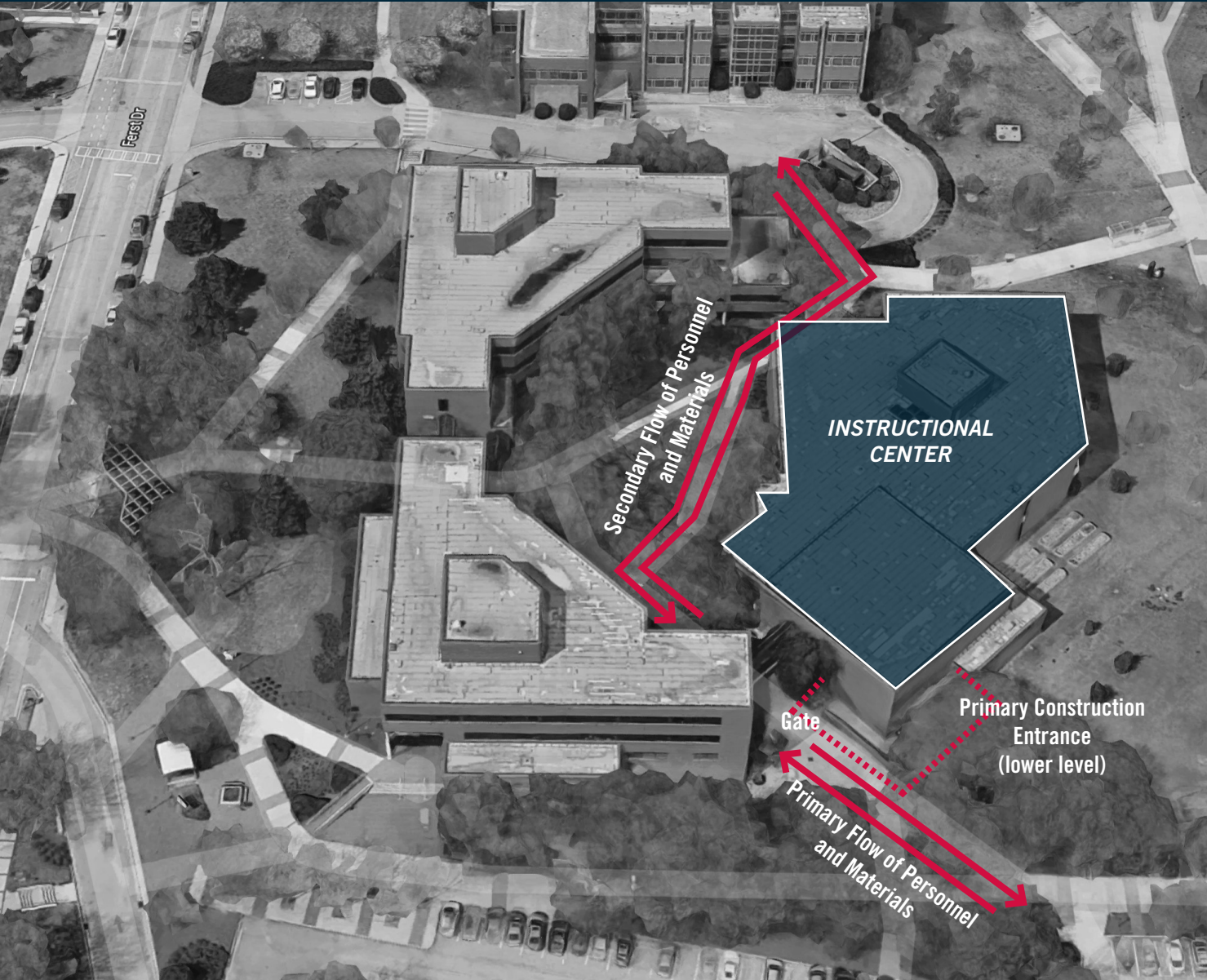
# LOGISTICS PLAN (PRELIMINARY)



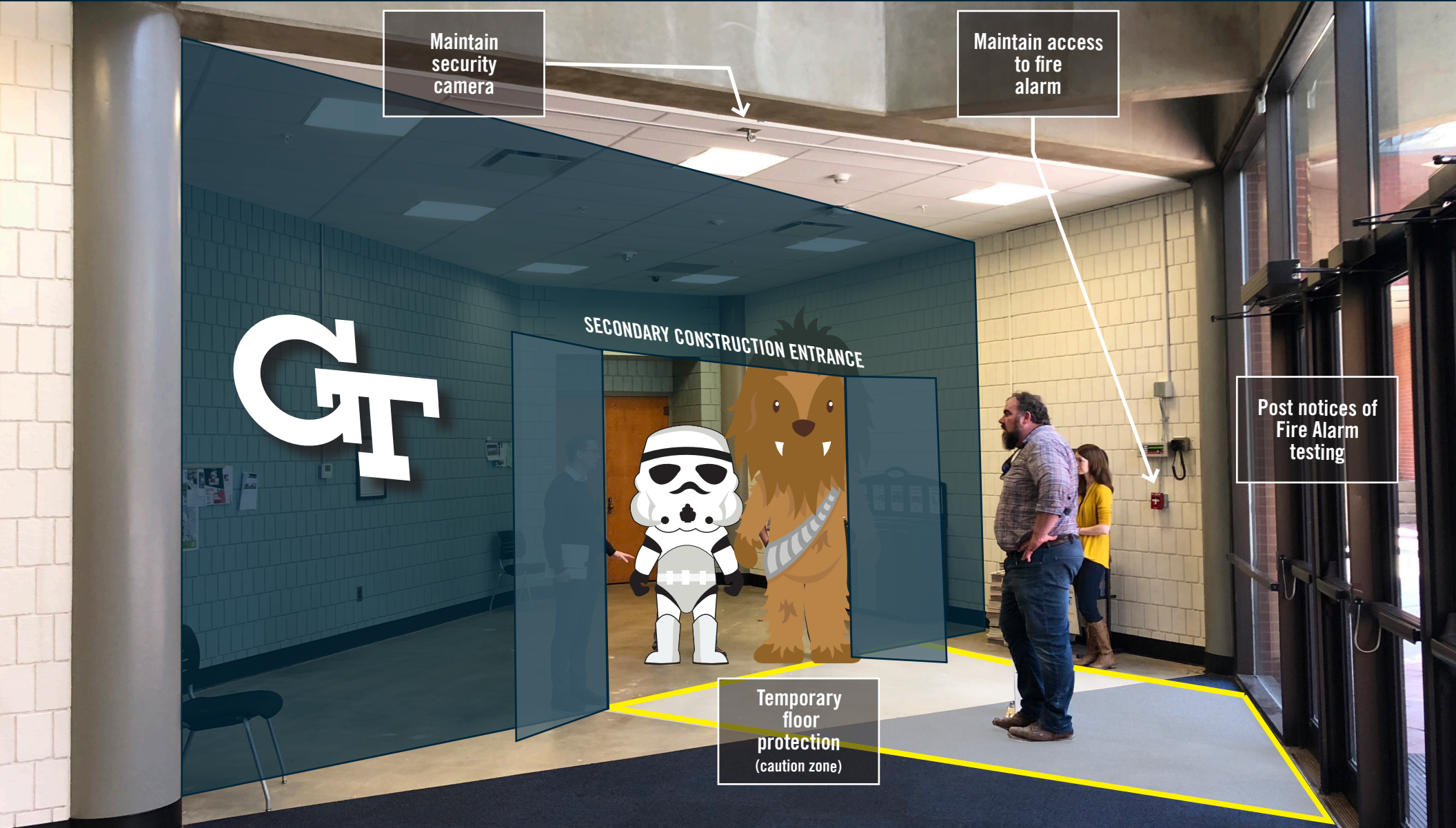
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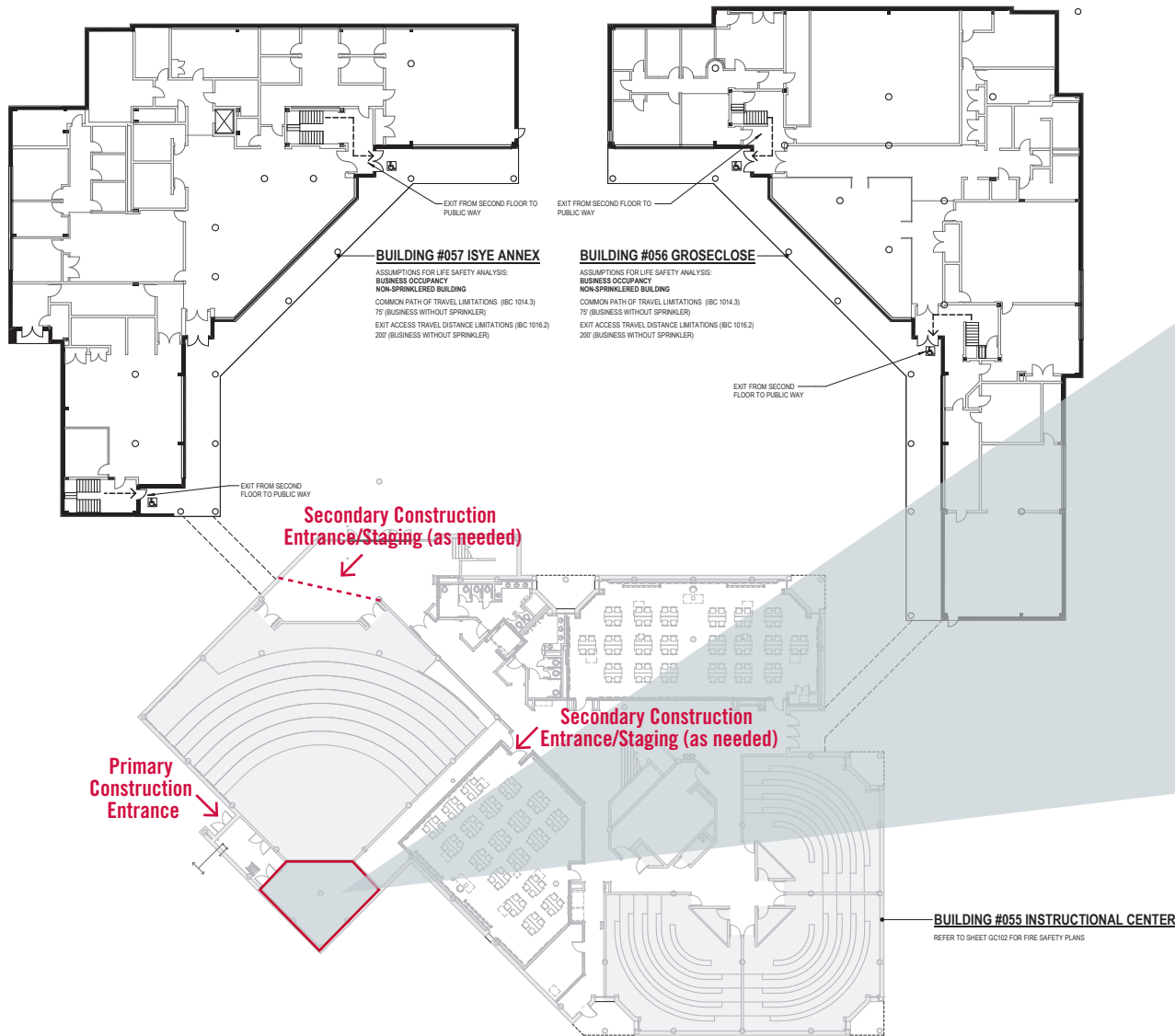
Maintain security camera

Maintain access to fire alarm

Post notices of Fire Alarm testing

Temporary floor protection (caution zone)

# LOGISTICS PLAN (PRELIMINARY)



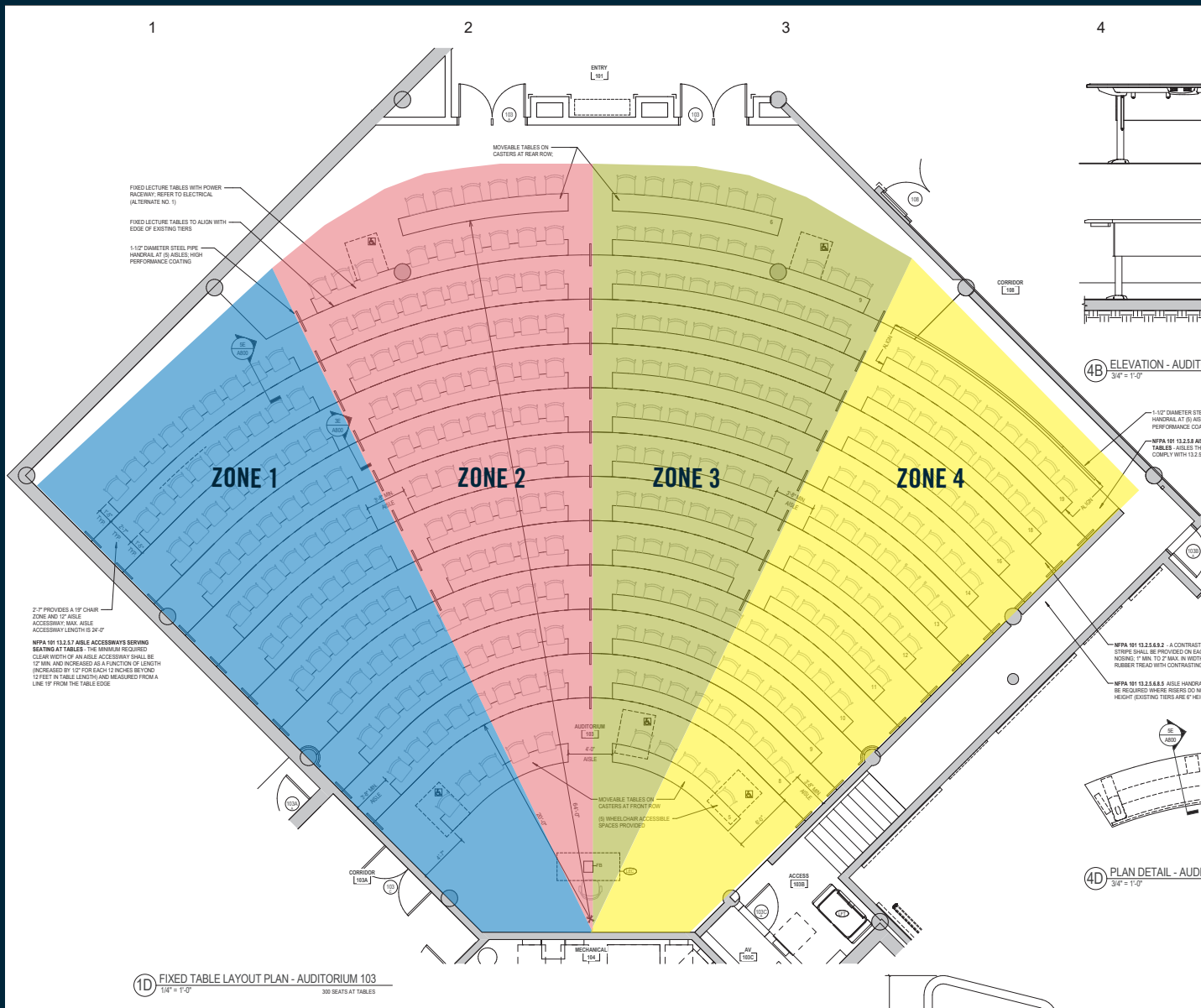


## HAZARD ANALYSIS

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
- Scaffolding on tiers, lifts
- Sprinkler installation
- Debris logistics
- Mechanical unit installation

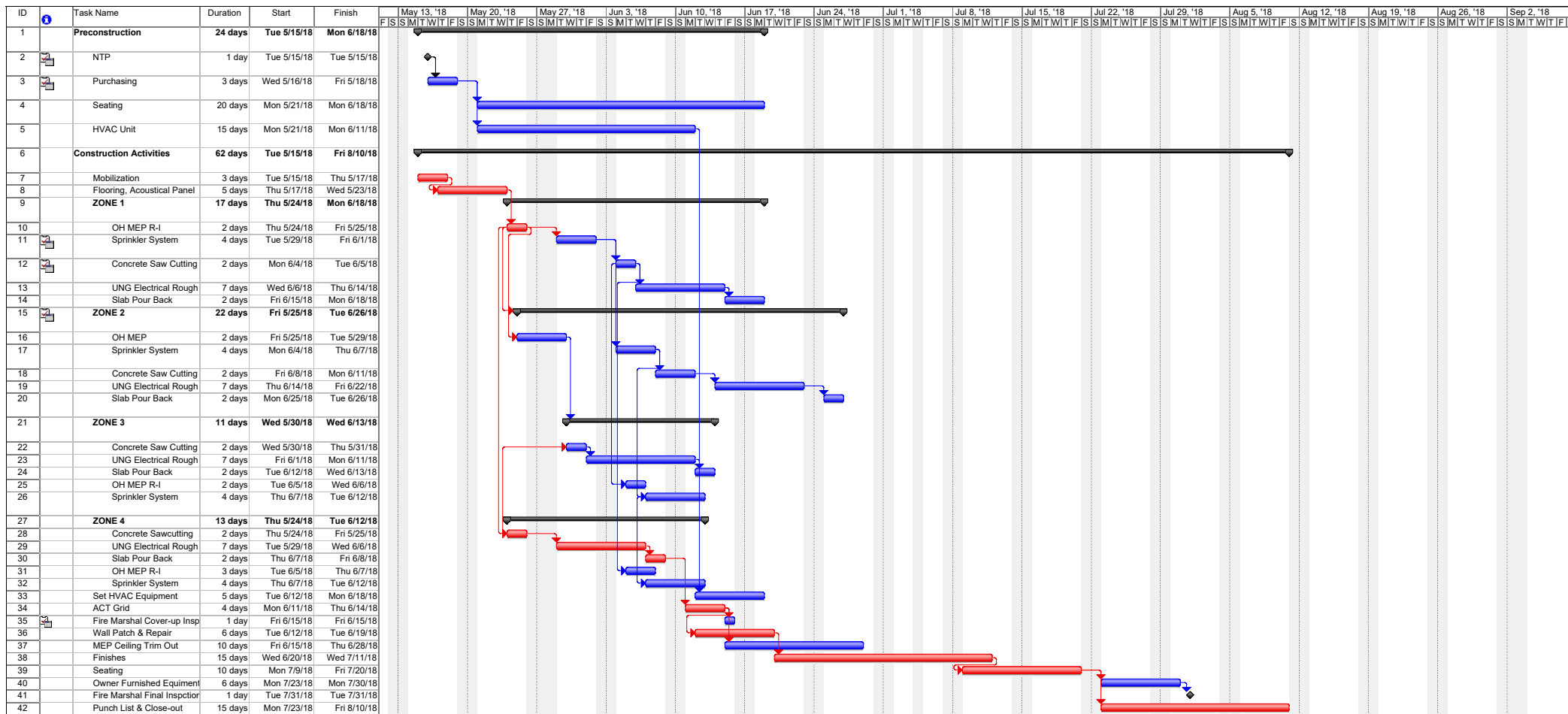
# “PINCH” POINT ANALYSIS



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

- Lead times for mechanical unit, tables and chairs and fabric wrapped panels
- Fire Marshal coordination
- Scaffolding/lift management
- Use Lean building techniques

# SCHEDULE (PRELIMINARY)



## 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



## 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.
- Weekly coordination meeting with classroom renovation contractor
- 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)



## SUMMARY OF WHY MACALLAN FOR THIS PROJECT

- Project Team has Georgia Tech Experience including “Rapid Fire” Task Order Work
- Facilitate Team Approach including Coordination with Multiple Contractors
- Past Successes Working In Campus Environments
- Integration with Campus Facilities Personnel
- Busy Jobsite Coordination
- 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 “Yellow Book”

