

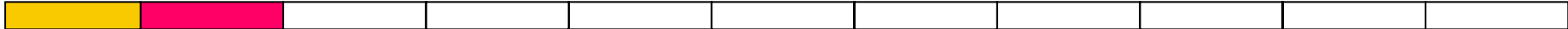
Preliminary

Construction Phasing and Sequencing Strategy

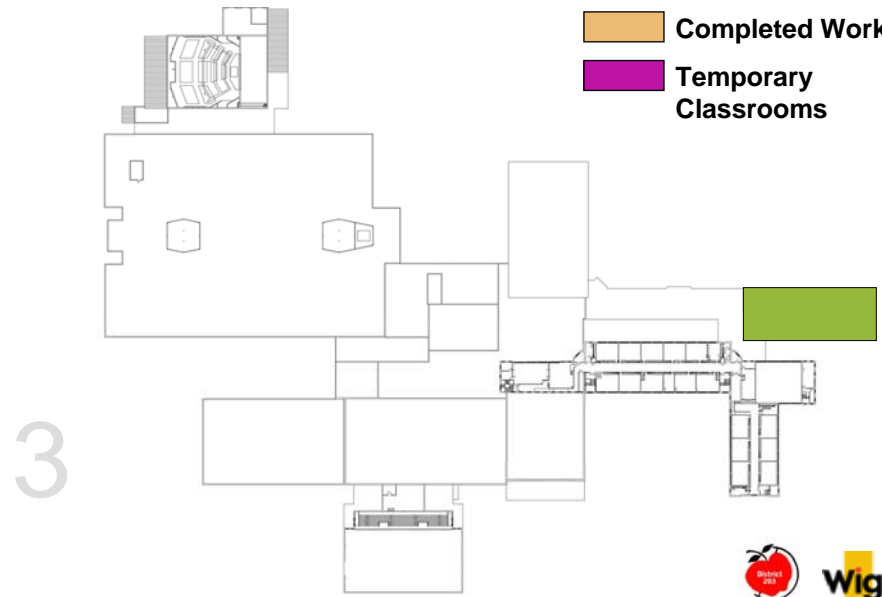
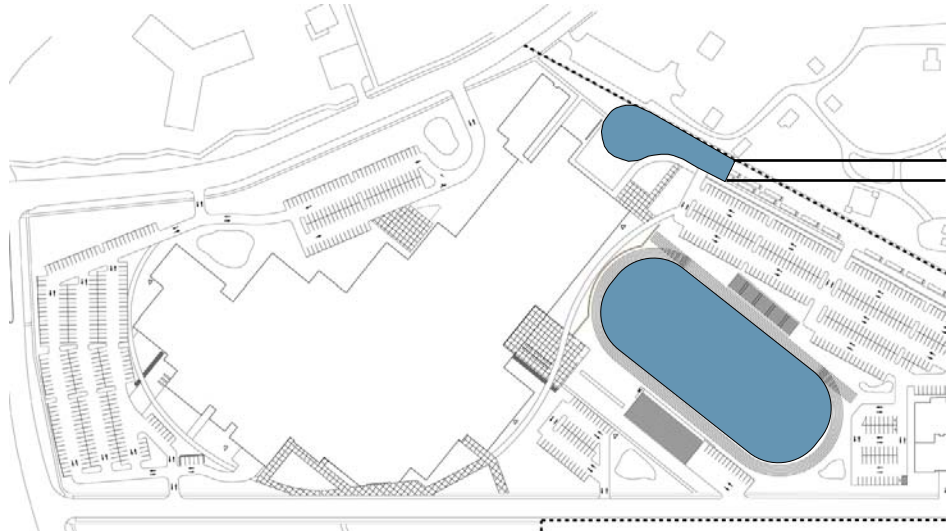
Naperville Central High School

February 11, 2008



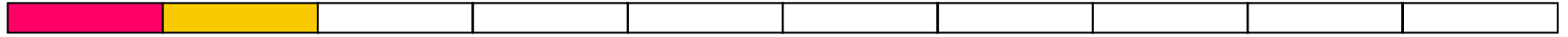


Year 1 →



- New Additions
- Renovations
- Completed Work
- Temporary Classrooms

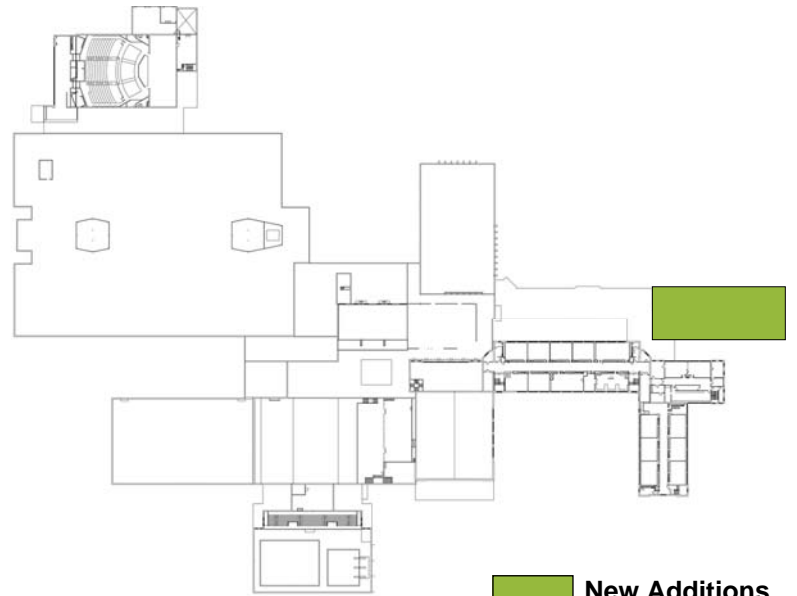
Fall 2009



Year 1



1



2

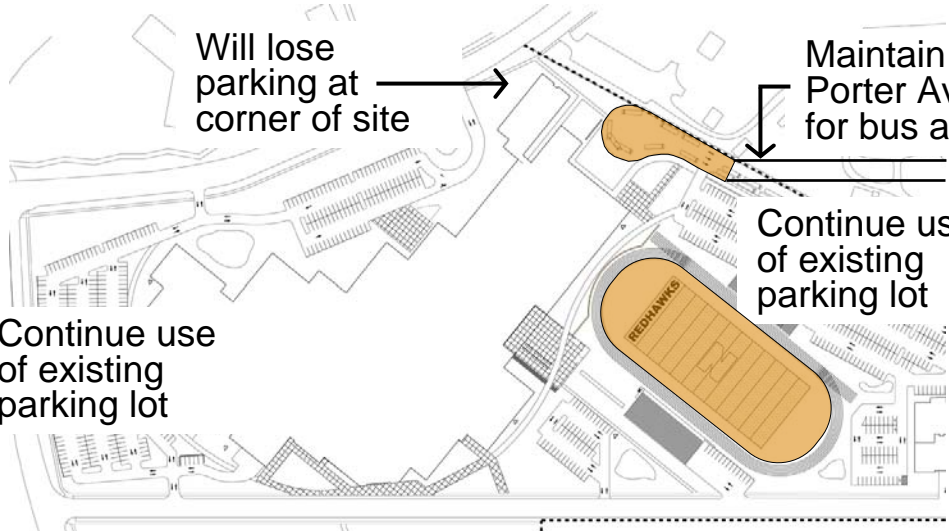
- New Additions
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Will lose parking at corner of site

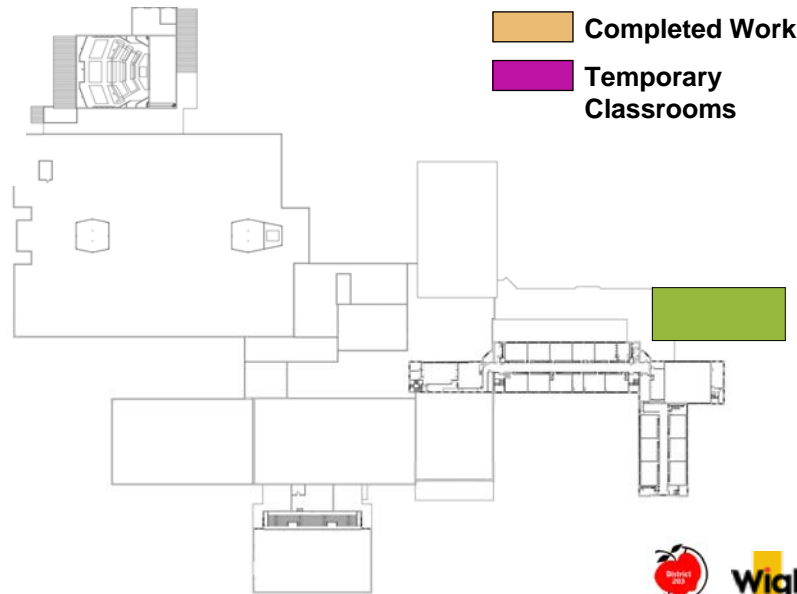
Maintain Porter Avenue for bus access

Continue use of existing parking lot

Continue use of existing parking lot

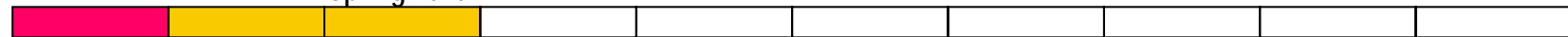


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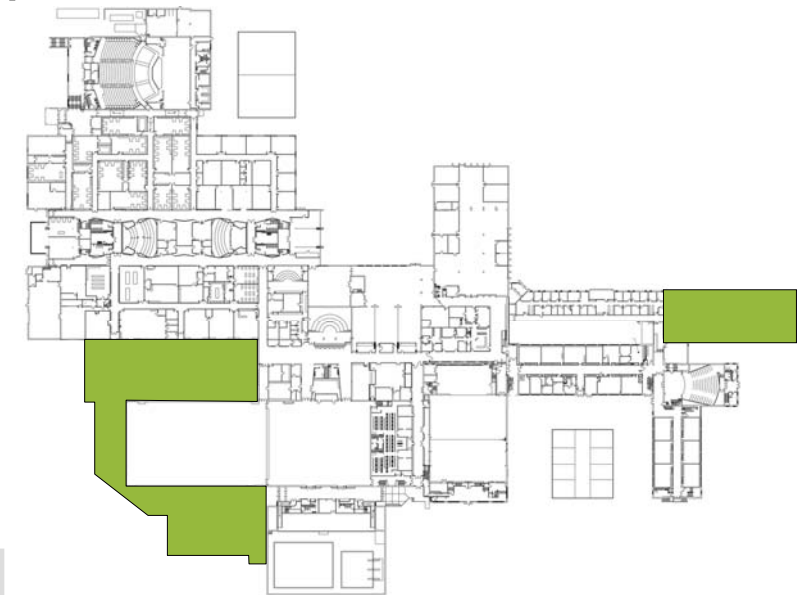


Preliminary - Feb 11, 2008

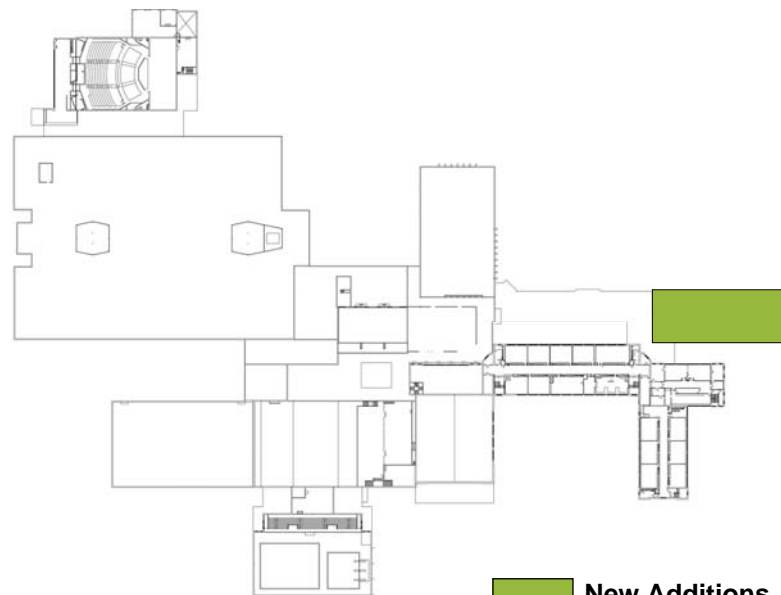
Spring 2010



Year 1

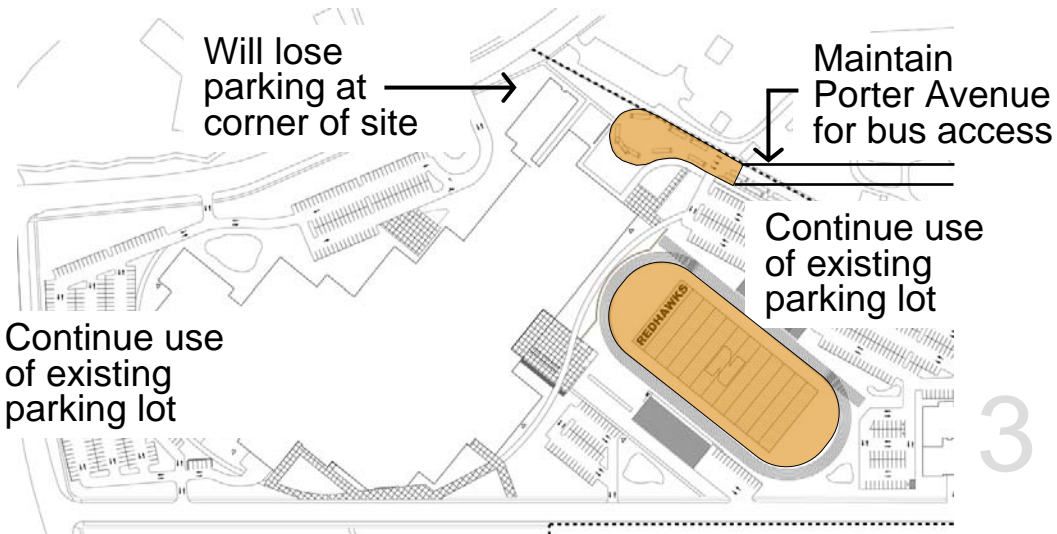


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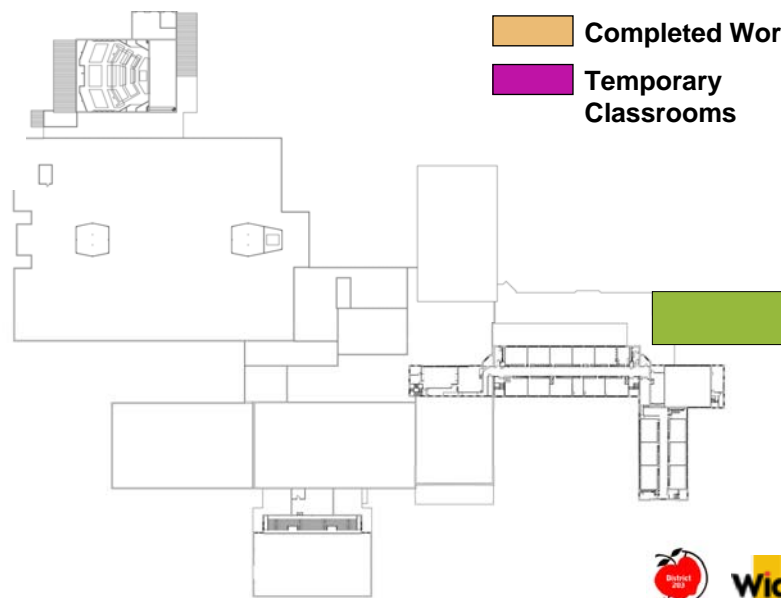


2

- New Additions
- Renovations
- Completed Work
- Temporary Classrooms

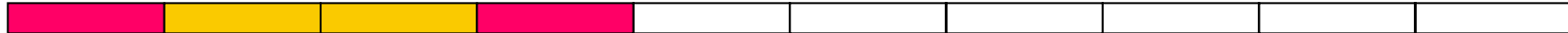


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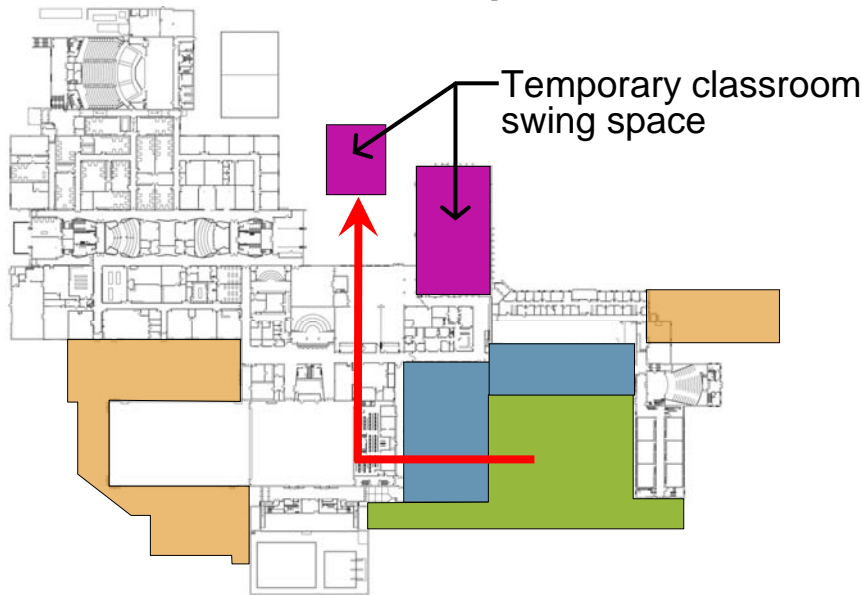


Preliminary - Feb 11, 2008

Summer 2010



Year 2

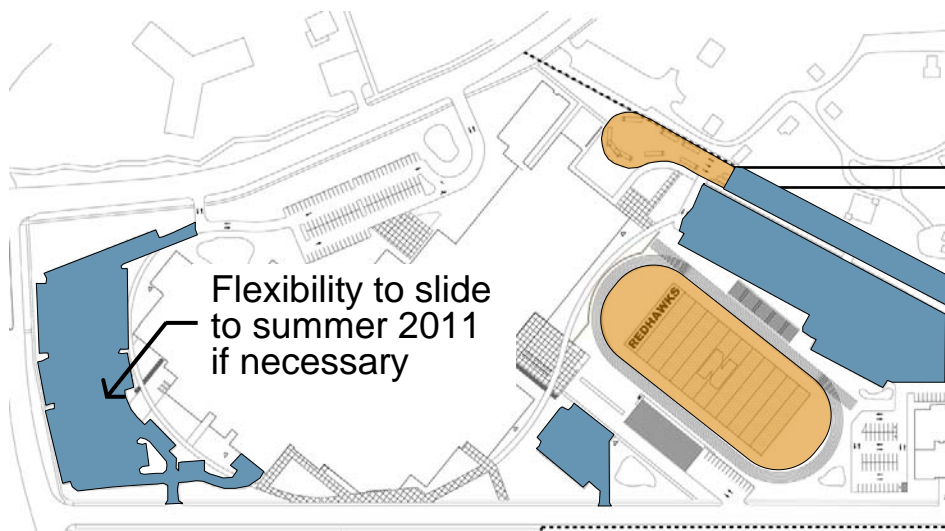


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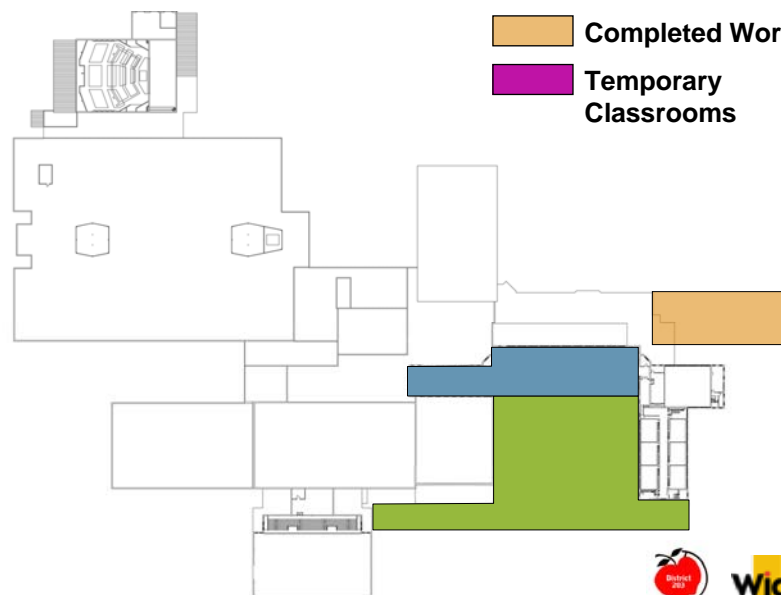


2

- New Additions
- Renovations
- Completed Work
- Temporary Classrooms



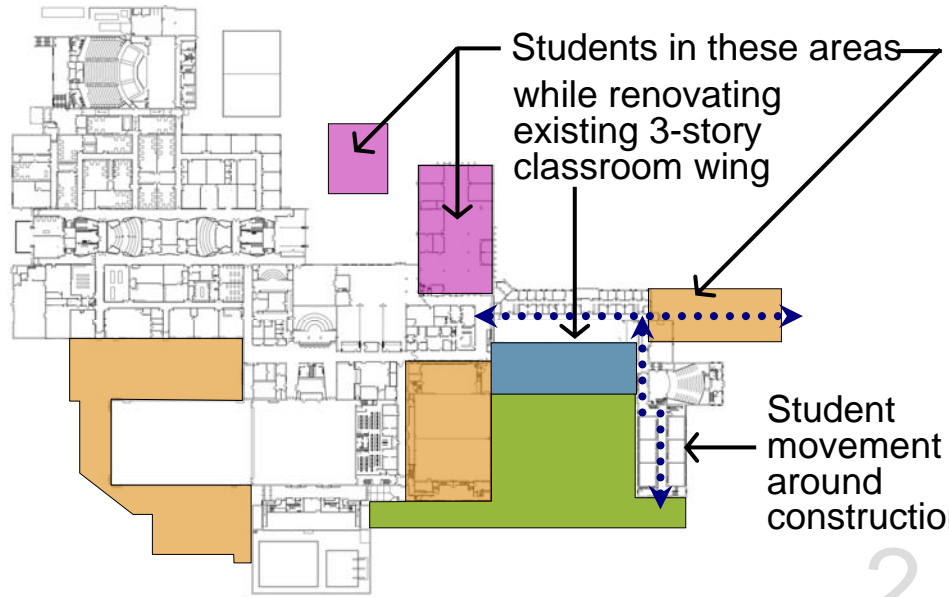
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Fall 2010



Year 2

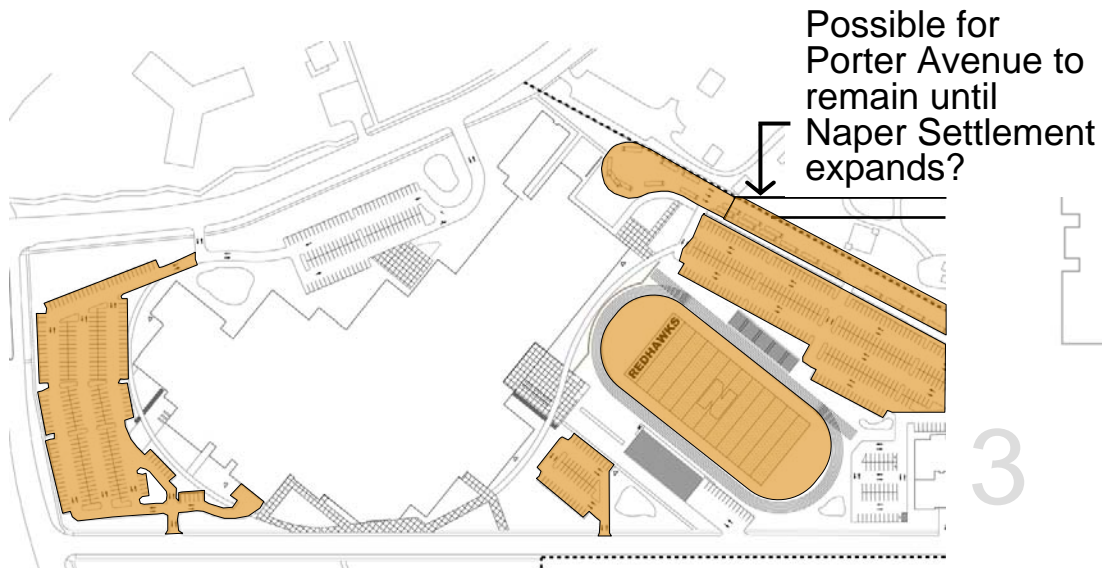


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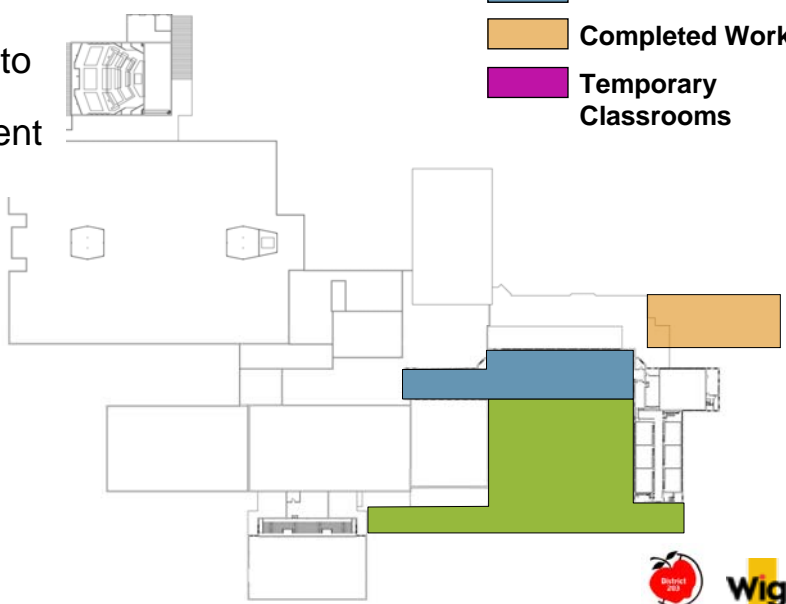


2

- New Additions
- Renovations
- Completed Work
- Temporary Classrooms



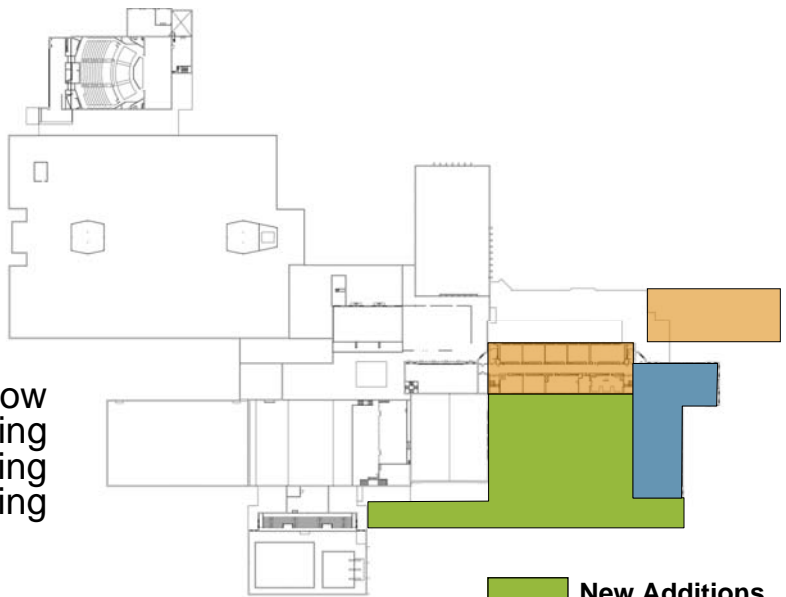
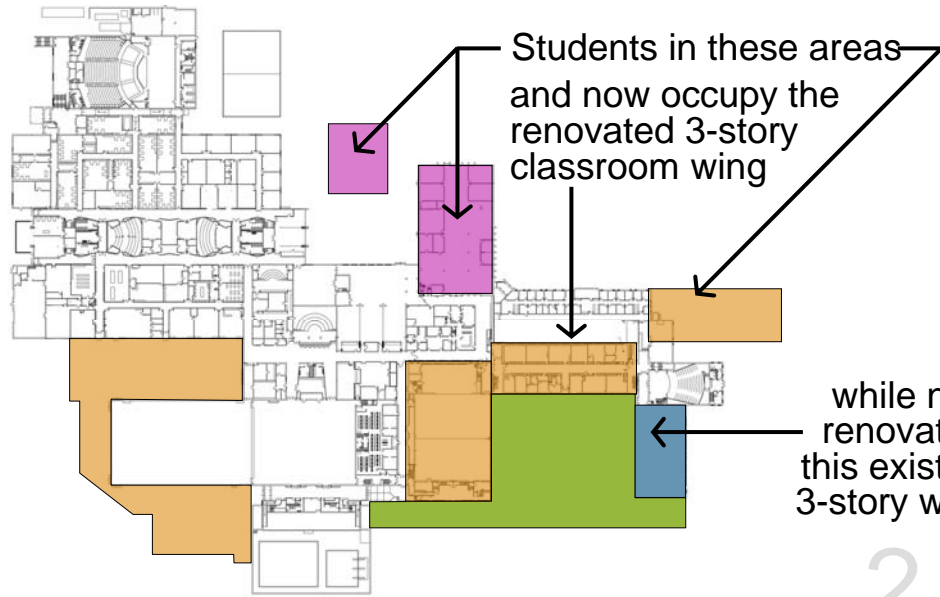
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Spring 2011



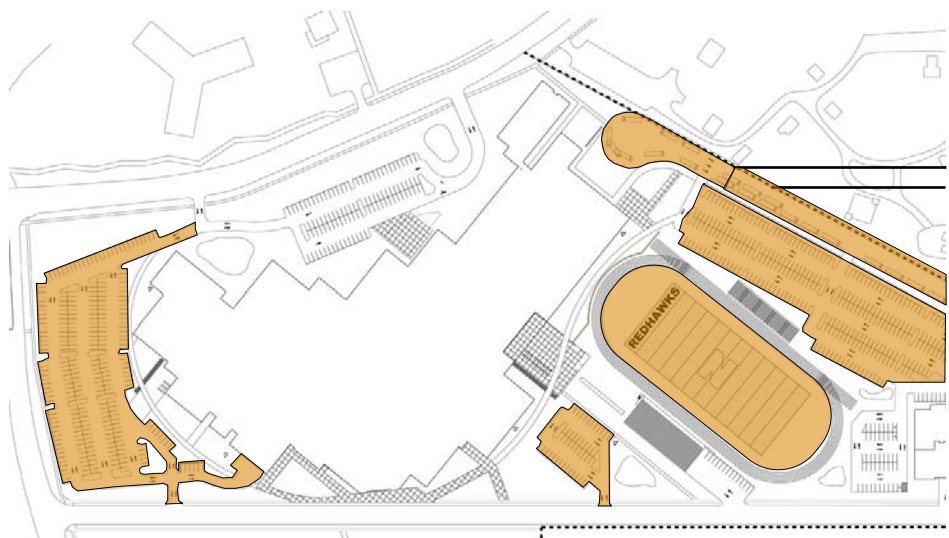
Year 2



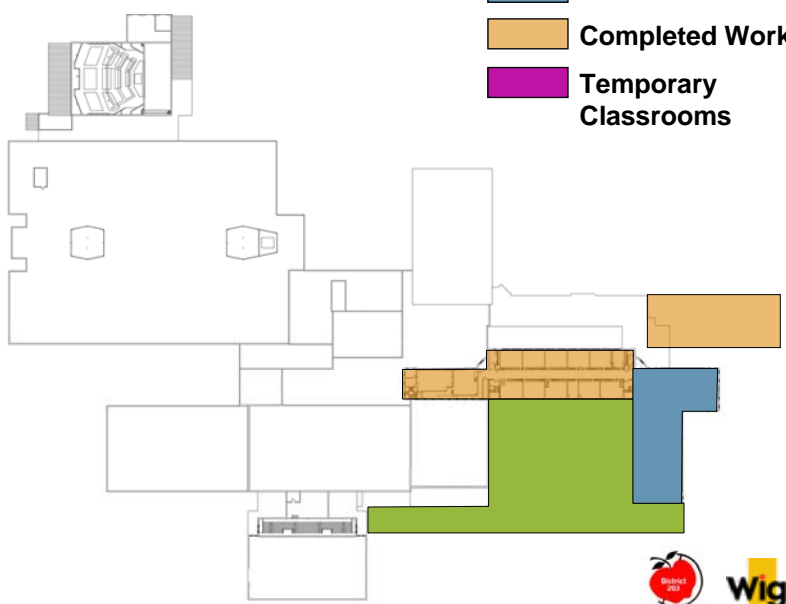
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2

- New Additions
- Renovations
- Completed Work
- Temporary Classrooms



3



Preliminary - Feb 11, 2008

Summer 2011



Year 3

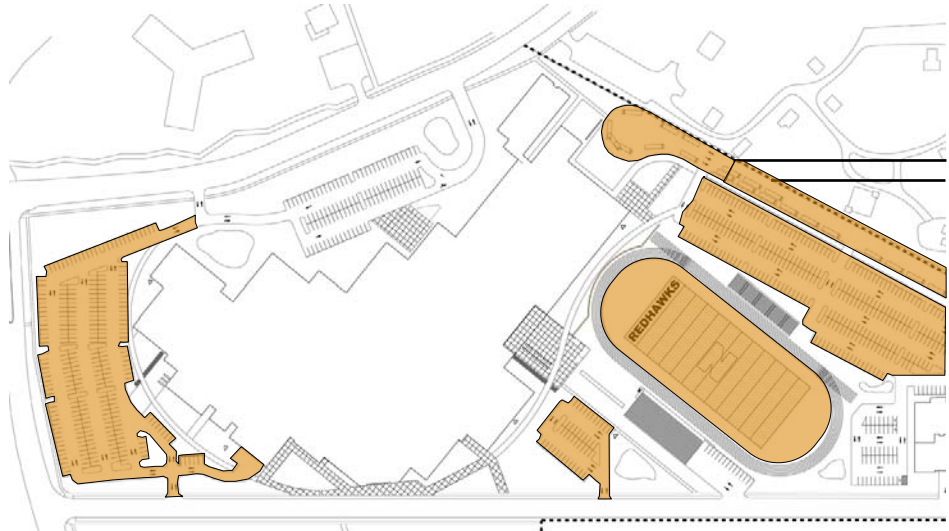


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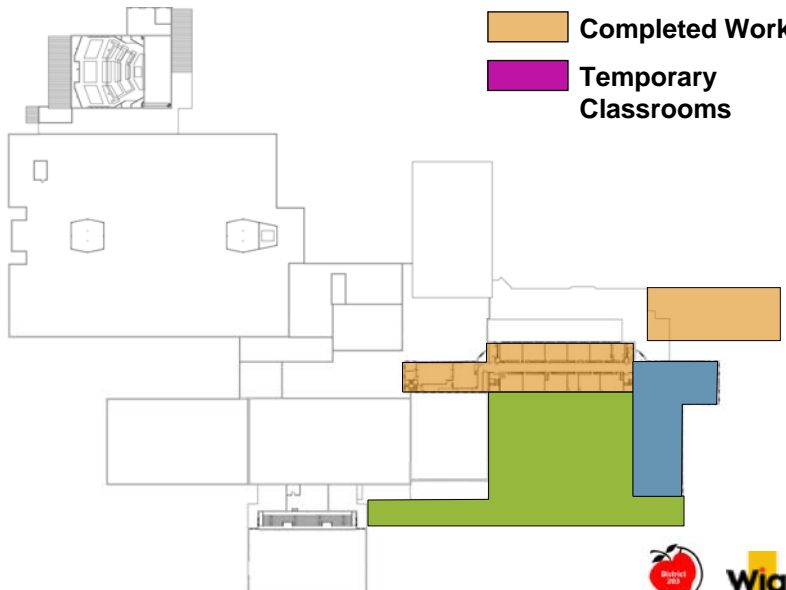


2

- New Additions
- Renovations
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3

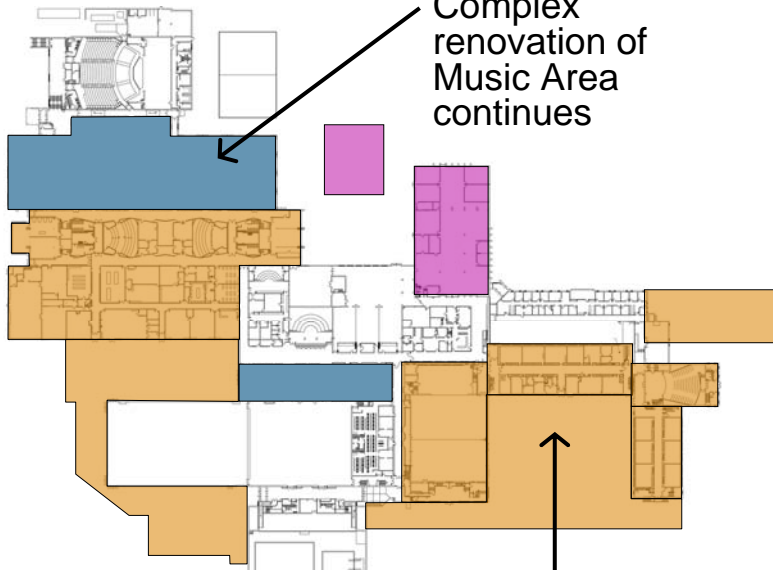


Preliminary - Feb 11, 2008

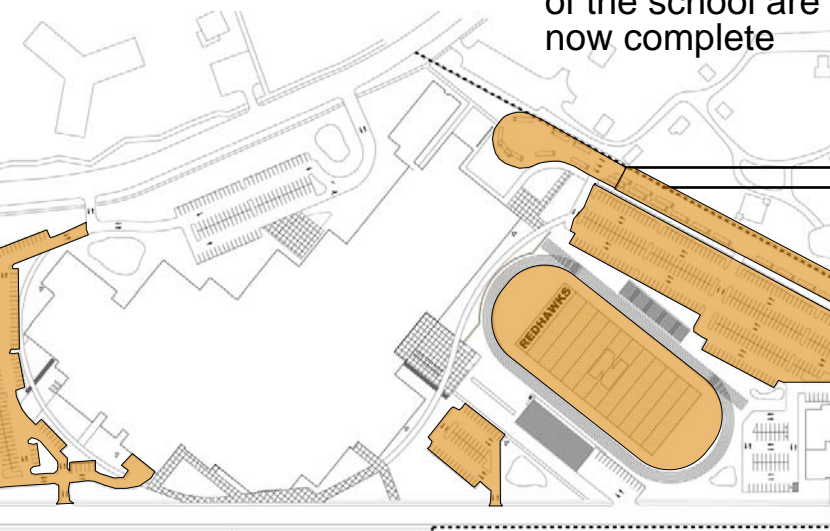
Fall 2011



Complex renovation of Music Area continues



The core academic areas of the school are now complete

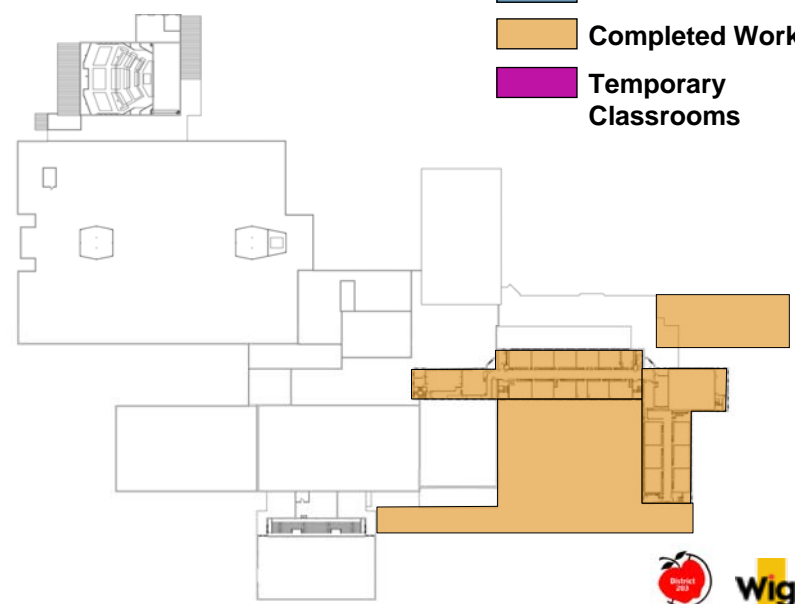
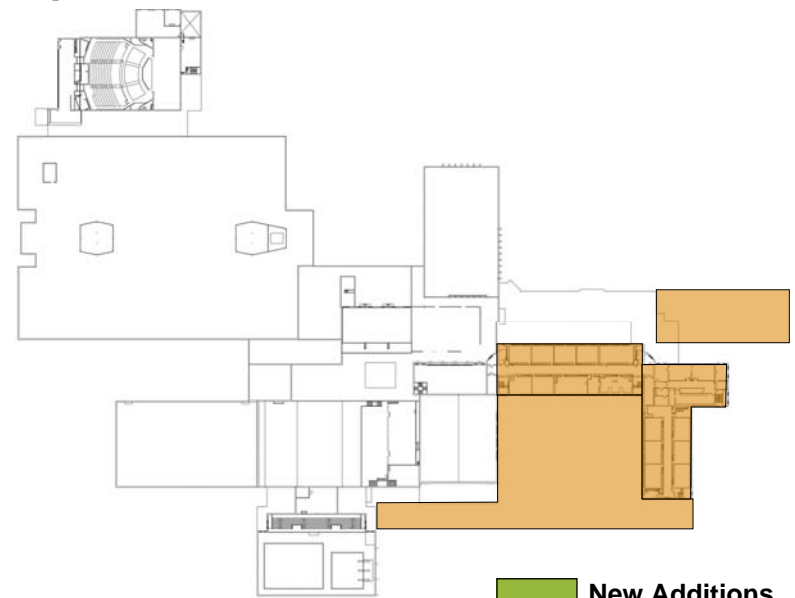


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Year 3

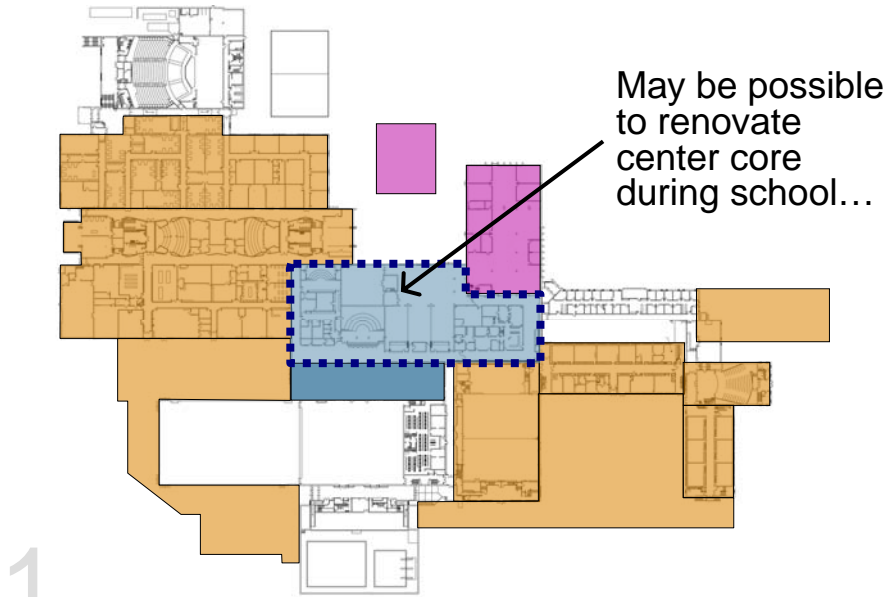


- New Additions
- Renovations
- Completed Work
- Temporary Classrooms

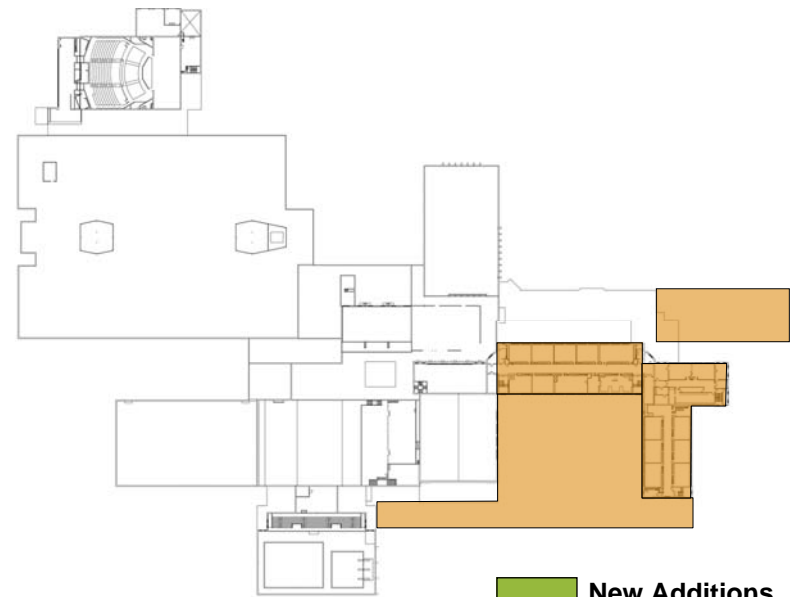
Spring 2012



Year 3

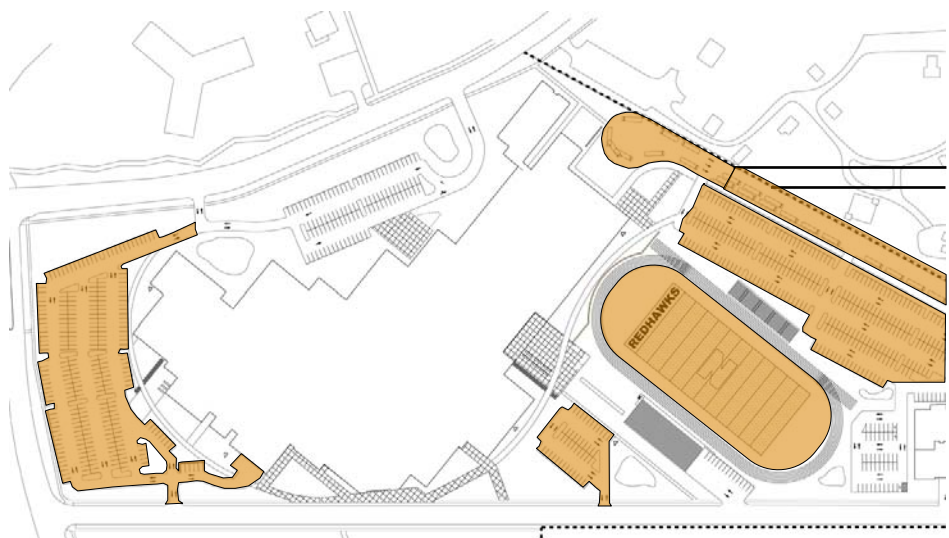


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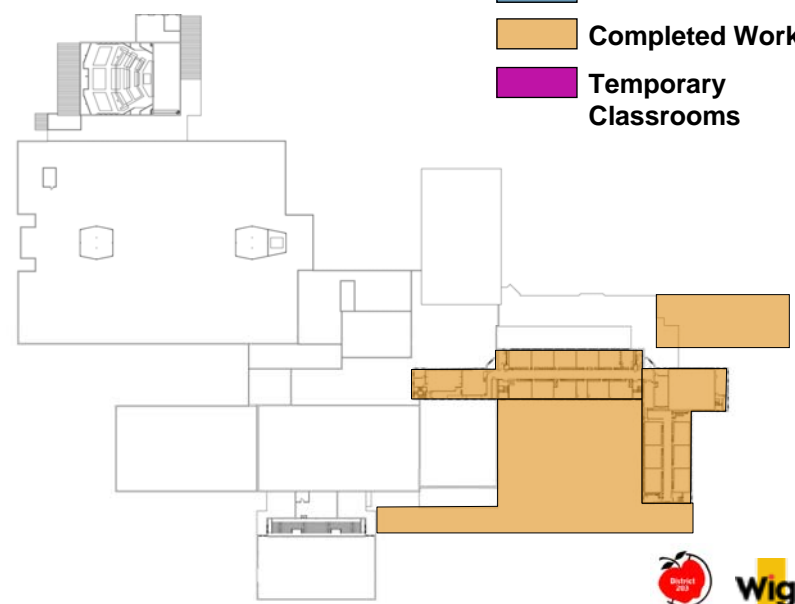


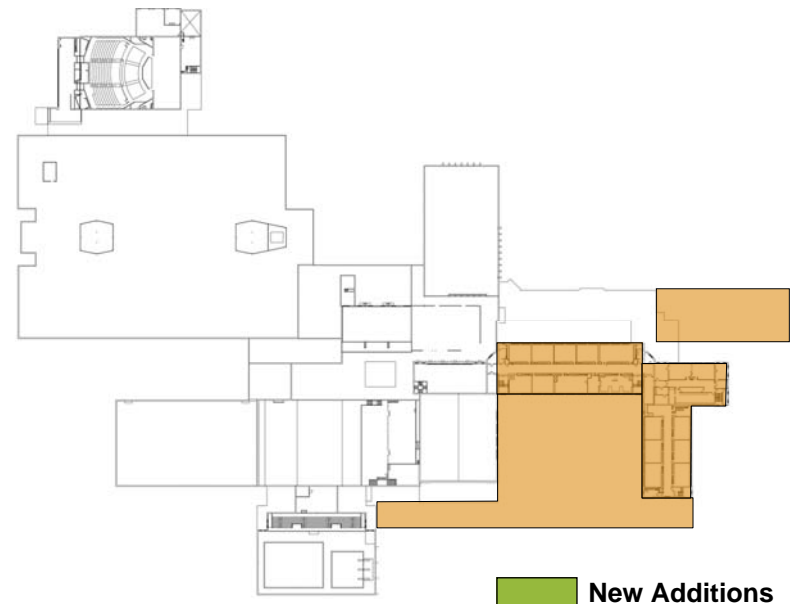
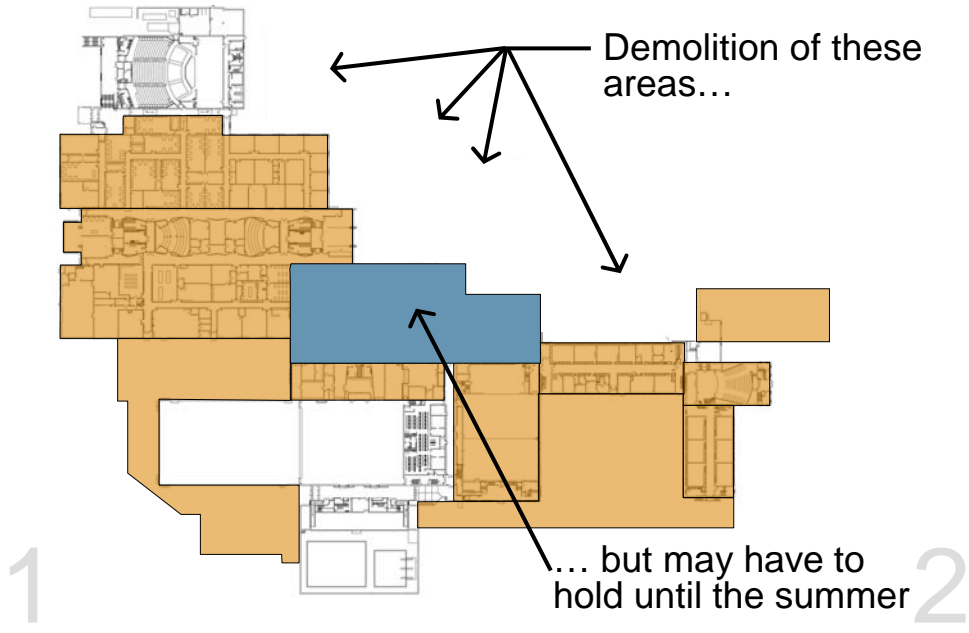
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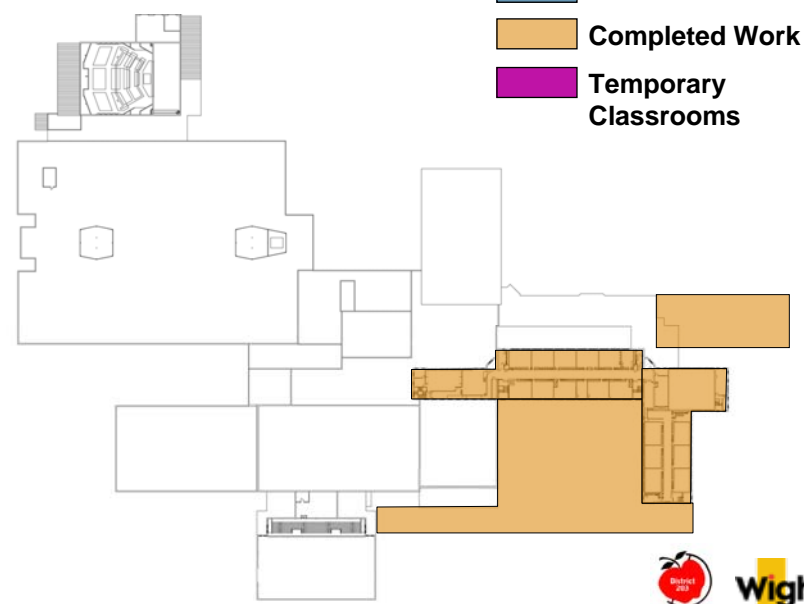
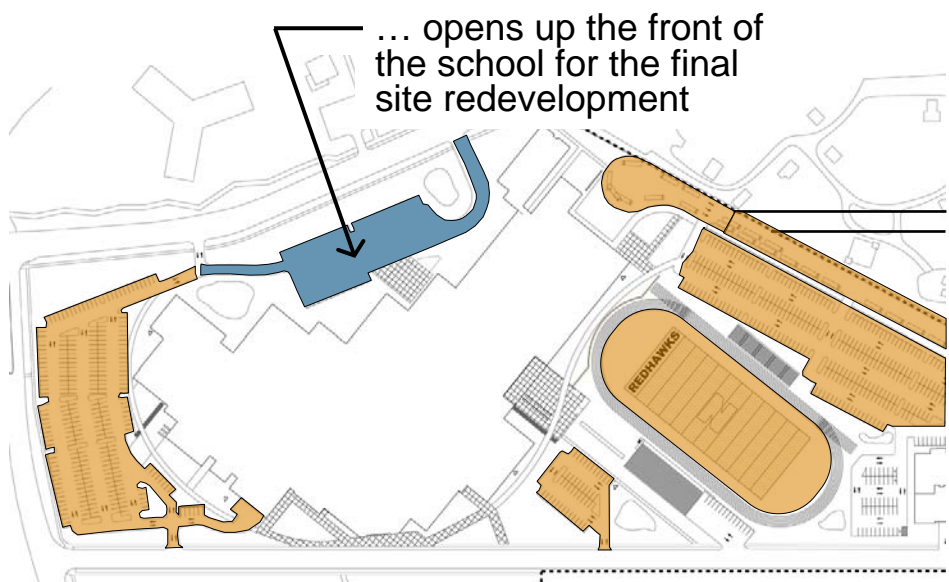


3





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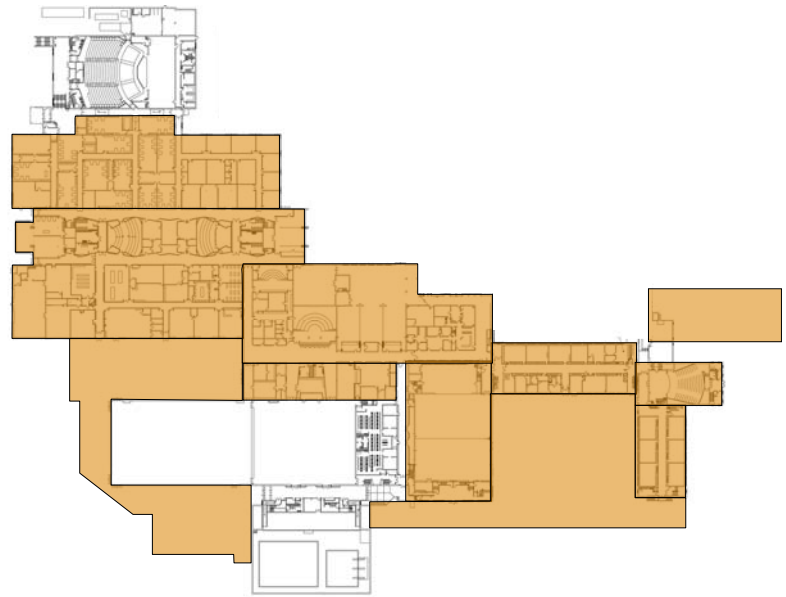




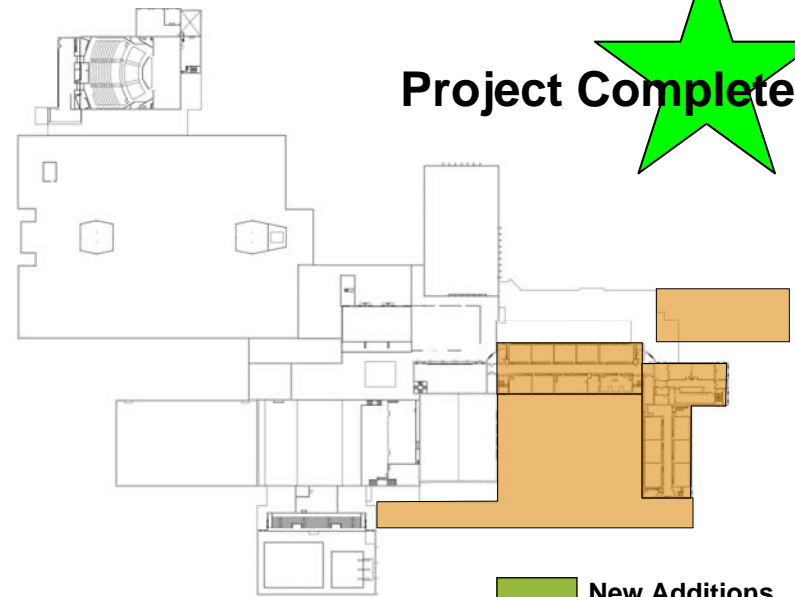
Project Complete







1

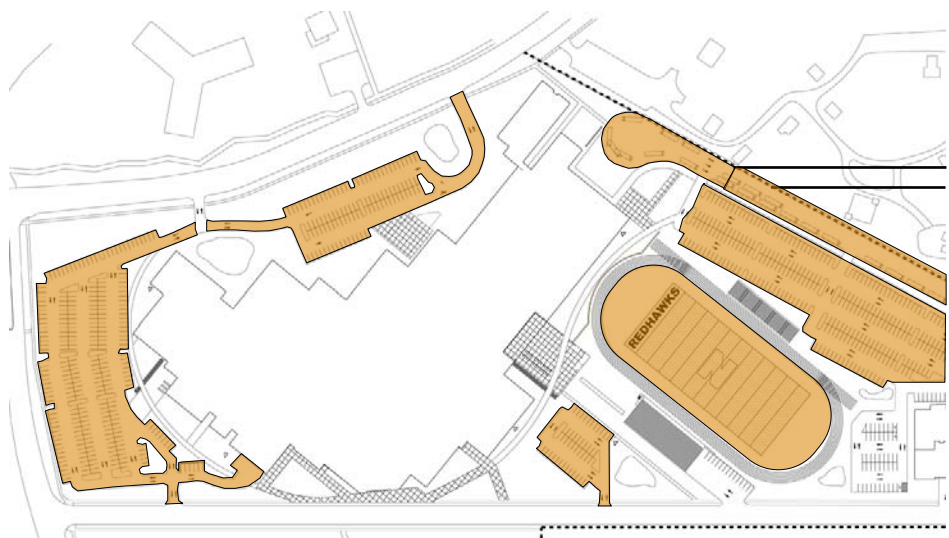
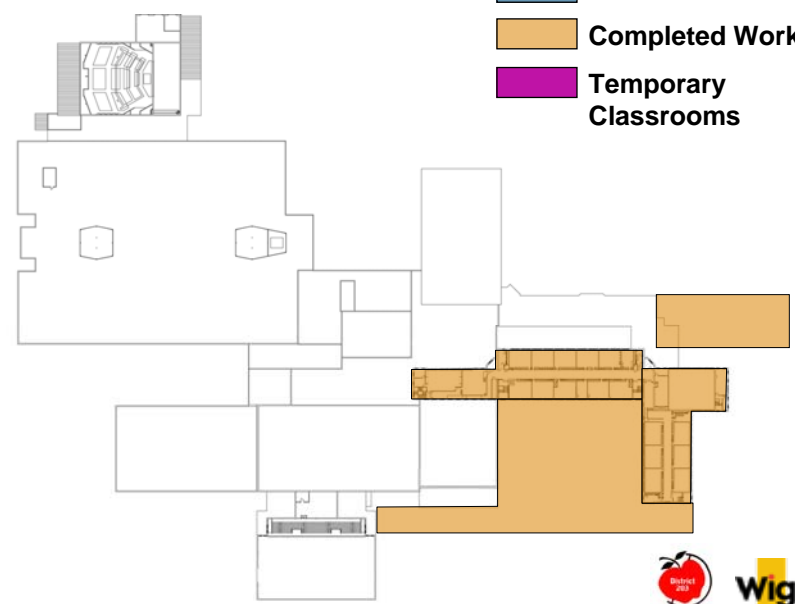


2



-  New Additions
-  Renovations
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-  Temporary Classrooms

3



NCHS - Overall Site Plan refinement

Preliminary - Feb 11, 2008



ECC - updated Site Development Concept

Preliminary - Feb 11, 2008



Building footprint and roof form indications are conceptual – ***shown for location only***

Preliminary

Overall Building Program Milestone Schedule

Preliminary
Overall Management
Strategy
of
2008 Referendum
Building Program

Management of the Building Program & Projects

Hire a single CM firm to serve as Construction Program Manager

1. Smaller range of firms to choose from due to Program size and complexity.
2. Reach deeper into the resources of the selected CM to staff all projects simultaneously.
Different delivery methods may be better for different projects
3. Incur costs for smaller projects that may not be able to maximize the benefits of a CM approach.
4. While D203 maintains overall management responsibility – would have single CM firm responsible for entire program.

Create PM/Owner's Rep Team; allow flexibility of multiple CMs & delivery methods

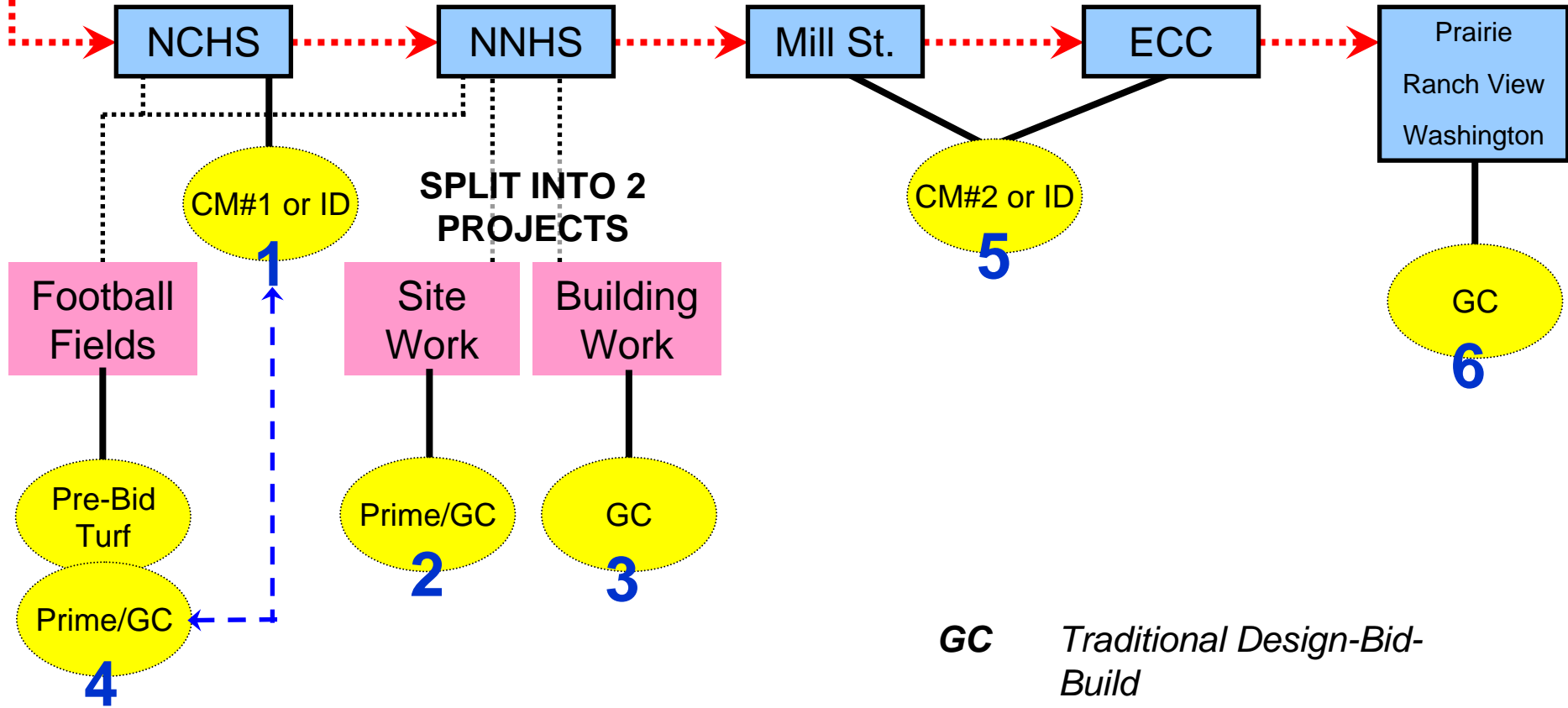
1. Broadens the quantity of firms to choose from by breaking program into individual projects.
2. Align experience of CM firm(s) with specific project challenges.
3. Higher level of professional skills and experience by getting the best at each CM firm.
4. Delivery method flexibility within projects
Traditional Design-Bid-Build (GC)
Direct Prime Contract (Prime)
Construction Management (CM)
Integrated Delivery (ID)
5. D203 would need to create/hire overall PM/Owner's Rep. team.

Program-Level Responsibilities



PM / Owner's Representative Team

Project - Level Responsibilities



- GC** Traditional Design-Bid-Build
- Prime** Direct Prime Contract
- CM** Construction Management
- ID** Integrated Delivery



Program Management / Owner's Rep Responsibilities

1. Program-Level cost control and reporting
 - *Project-Level cost control responsibility with Project Team*
2. Internal “stakeholder” communication
 - Design phase & Construction phase
3. Coordination of design input, review & approval process
 - *Building-Level Design Committees*
4. Reporting to B.O.E. and Administration
5. External communications to community & other stakeholders
6. Move management and phasing coordination
7. Misc. procurement – furniture, technology, purchase orders, etc.
8. Accounting, payment processing, paperwork management
9. Reviewing agency communication (and approvals where required)
 - *Provide single-point of contact & coordination*
10. Owner representation during construction
11. Bidding process coordination
12. Bidder pre-qualification (optional)
13. Contractor background checks and prevailing wage compliance
14. Event coordination/conflict avoidance - school activities/construction activities
15. Insurance documentation for each contractor/vendor & Owner's Builder's Risk
 - Consider alternative Owner-Controlled Insurance Program (*optional*)

Delivery of individual projects

What is a delivery method?

A Simple Definition...

- How the various individuals and companies organize their participation and contractual responsibilities to complete a building project.

Reality...

- How the School District organizes the architects, engineers, specialty consultants, contractors, subcontractors, material providers, vendors, etc. to get the work done.

Three Basic Methods

Traditional Design-Bid-Build

- After design is completed; award single construction contract to lowest qualified General (or Prime) Contractor

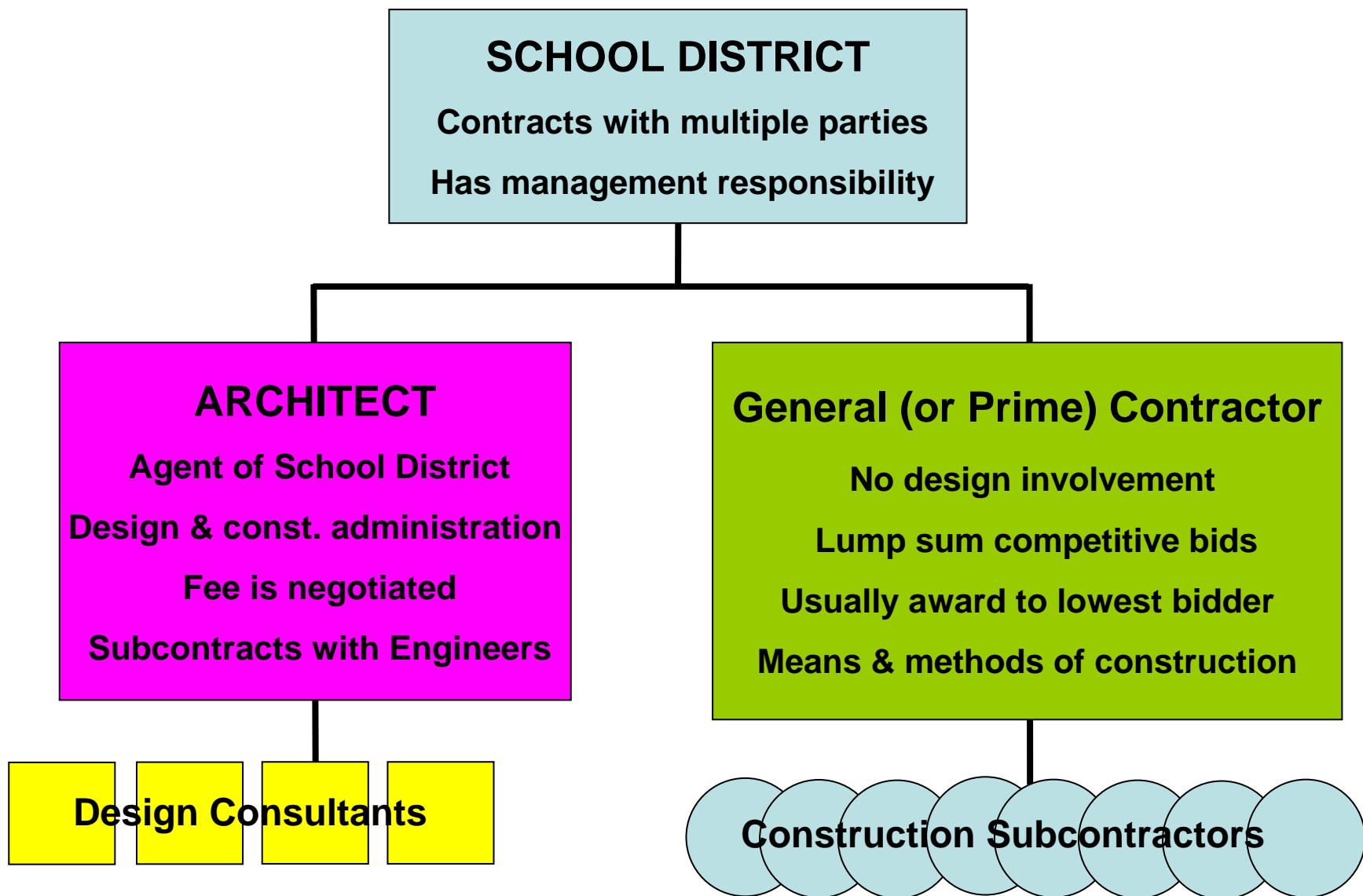
Construction Management

- CM contracted early through QBS process; participate in pre-construction activities; manage construction
- Different variations

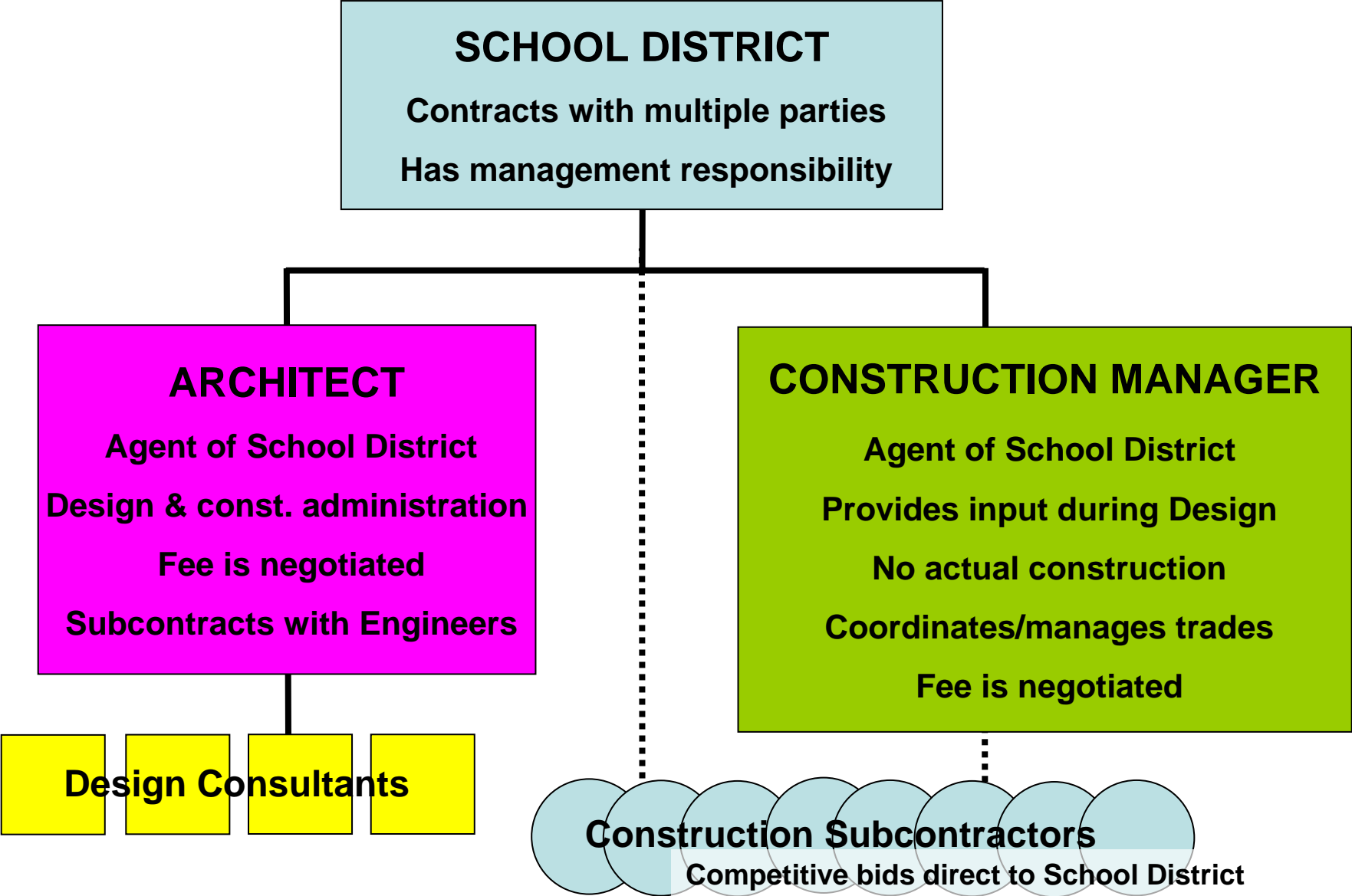
Integrated Delivery

- Design & CM brought together for single point of delivery/management
- Emerging (gaining preference) nationally with success in Illinois

Traditional Design-Bid-Build



Construction Management



Integrated Delivery

