

# Gilbane

BUILDING  
MORE THAN  
BUILDINGS®

## Construction Management at Risk Service Proposal

Carroll County Career & Technology Center



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Part 1:

# Our Team

# Our Team



Audrey Finch  
SR. PROJECT EXECUTIVE



Derrick Ampaw  
SR. PROJECT MANAGER



Dean Bailey  
SR. SUPERINTENDENT



Martins Cobham  
CHIEF ESTIMATOR



Matthew Ayoub  
SCHEDULER

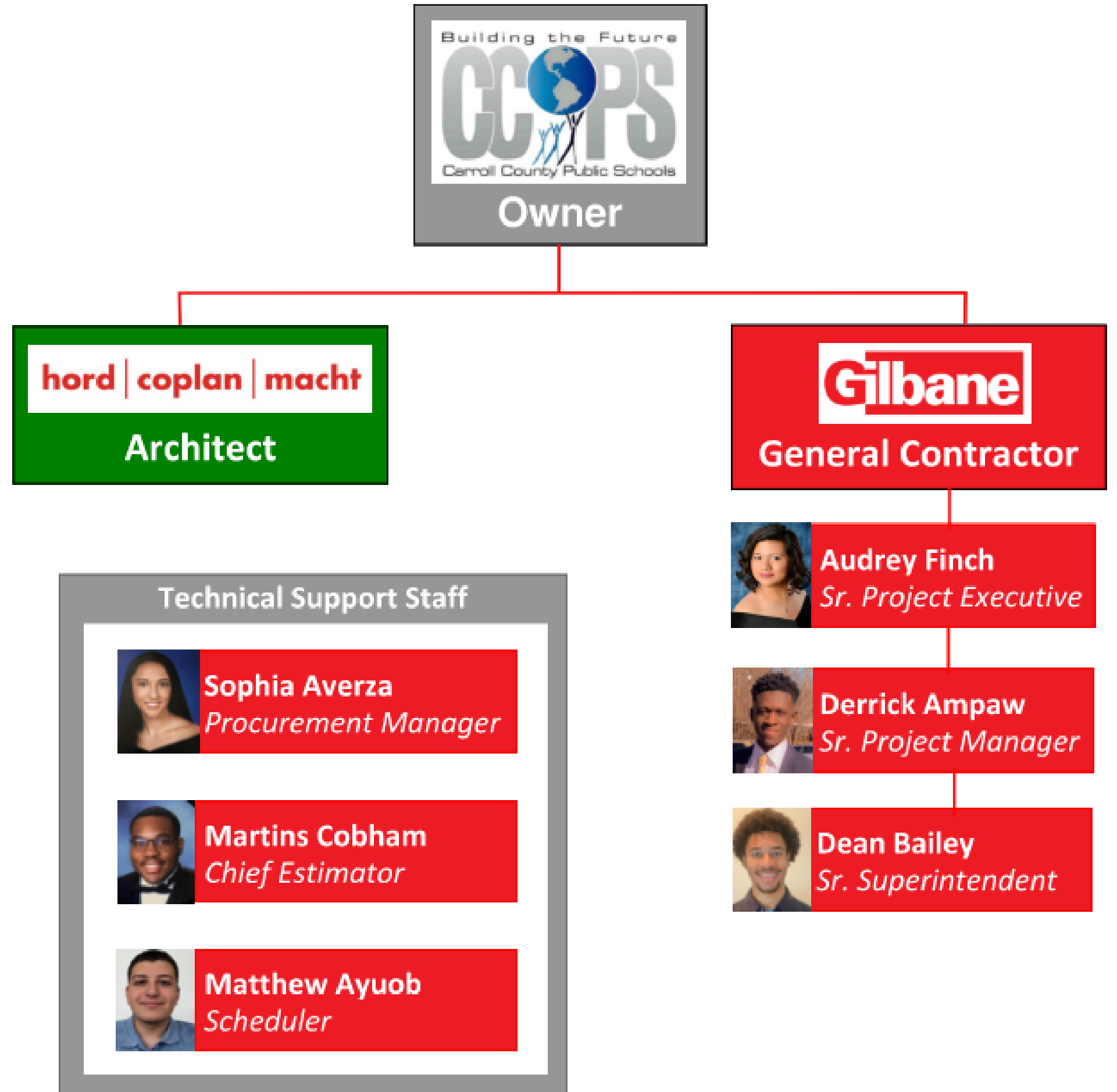


Sophia Averza  
PROCUREMENT MANAGER



# Organizational Chart

- We propose a project team with a successful track record of working together to the benefit of their clients
- We will ensure that trust is built and maintained among team members so informed decisions can be made at all phases of the project



Part 2:

# Gilbane Qualifications

# Why Gilbane?

- Ranked by Building Design & Construction (BD&C) magazine as the nation's largest construction firm in the K-12 school sector
- Have plenty of experience working with local Maryland trade contractors, vendors, and sub trades
- Completed a multitude of commercial projects in the state of Maryland and have had an almost continuous presence in Carroll County for over 45 years



# Inclusion Factor

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- Gilbane has in place proven strategies to solicit qualified MBE firms and achieve minority workforce levels to work on this project
- We will host community meetings with local subcontractor trades to review the project and the opportunities it represents to encourage participation
- Through training and mentor-protégé relationships, Gilbane is committed to helping build the capacity of these firms to achieve long-term success

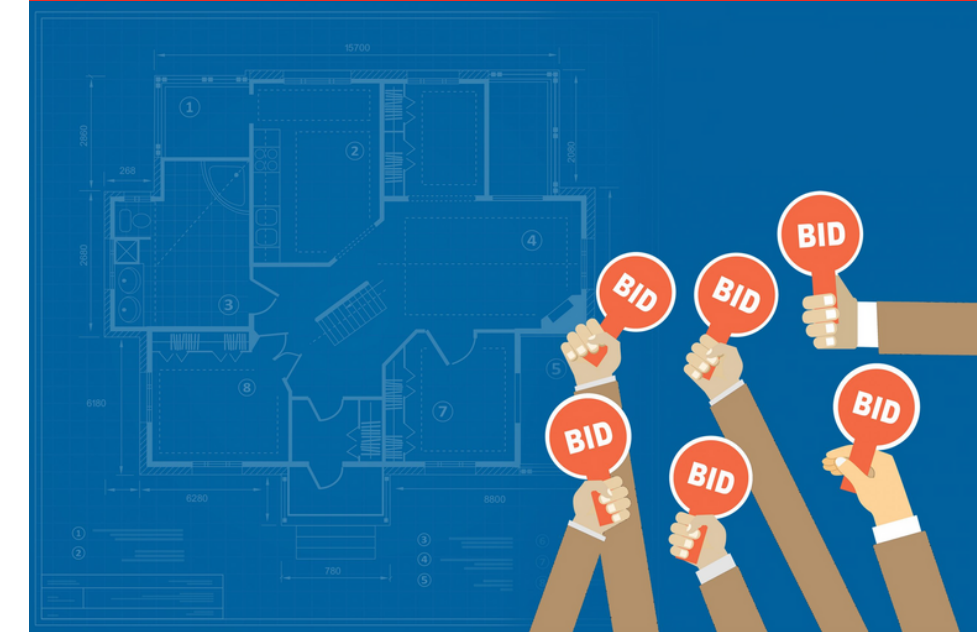




# Bidding Strategy

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- In the local and national marketplace, subcontractors enjoy working with Gilbane because we have developed a reputation for paying on time, providing a safe work environment, delivering what we promise, and better defining contract requirements
- Gilbane's bid package strategy involves maximizing purchasing power while balancing community needs and capacity with separation of work activities by trade/schedule and market expertise



# Planning with a Purpose

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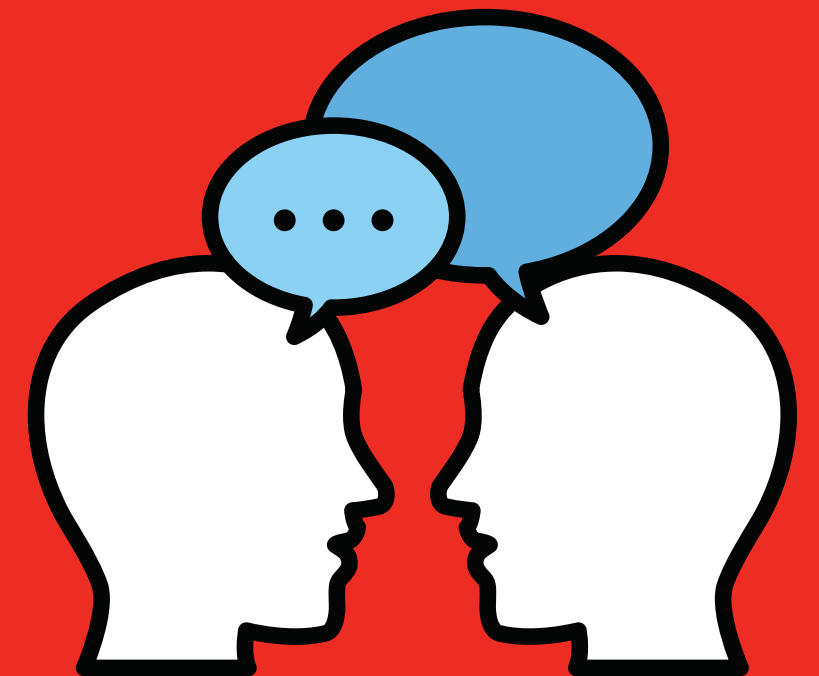
- The objective is to initiate and maintain construction operations in accordance with the established plan and to modify the plan as necessary in response to changing conditions
- Gilbane proactively manages the Operations and Maintenance (O&M) and close-out process with quality as a top priority
- The plans and specifications meet the program requirements at the lowest responsible cost and can be constructed as planned



# Keeping You Updated

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- With ongoing communication, we will make sure that a strong partnership exists among all stakeholders so that the project planning proceeds forward in a smooth and effective fashion
- Gilbane has the responsibility of hosting internal meetings with the Architects and Engineers, and OAC meetings during the pre-construction/bidding process
- We will closely coordinate with the Carroll County Board of Education to develop and maintain logistics planning that will work for the building users during the construction process



Part 3:

# Cost Proposal

# Cost Overview

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- Our proposed cost totals \$54,680,495 or \$266.73 per SF (this includes the contingencies, insurance, and other additional fees)
- This proposed price is a few hundred thousand dollars under the County's budget of \$55 million
- The direct subtotal cost is \$45,312,567 or \$221.04 per SF for the construction project itself
- The direct cost is created by the breakdown of different areas of work and their historically estimated prices per SF for the project



# Estimate Breakdown per SF

| Division | Area of Work                         | Total       | \$/SF |
|----------|--------------------------------------|-------------|-------|
| 01       | Site Preparation                     | \$3,960,000 | 19.32 |
| 02       | Earthwork/Utilities                  | \$1,785,501 | 8.71  |
| 03       | Paving/Site Improvements/Landscaping | \$947,994   | 4.62  |
| 04       | Substructure/Foundations             | \$2,124,750 | 10.36 |
| 05       | Superstructure                       | \$8,141,588 | 39.72 |
| 06       | Exterior Enclosures                  | \$911,712   | 4.45  |
| 07       | Roofing & Waterproofing              | \$1,372,345 | 6.69  |
| 08       | Interior Construction                | \$7,724,810 | 37.68 |
| 09       | Interior Finishes                    | \$2,875,797 | 14.03 |
| 10       | Specialties                          | \$1,141,175 | 5.57  |

| Division | Area of Work                            | Total       | \$/SF |
|----------|---|-------------|-------|
| 11       | Equipment                               | \$1,027,299 | 5.01  |
| 12       | Furnishings                             | \$86,000    | 0.42  |
| 13       | Special Construction                    | \$-         | 0.00  |
| 14       | Conveying Equipment                     | \$220,520   | 1.08  |
| 15       | Plumbing                                | \$3,315,984 | 16.18 |
| 16       | Fire Suppression                        | \$950,716   | 4.64  |
| 16       | Heating, Ventilation & Air Conditioning | \$4,888,218 | 23.84 |
| 18       | Electrical                              | \$2,454,183 | 11.97 |
| 18       | Low Voltage                             | \$601,865   | 2.94  |
| 19       | General Requirements                    | \$782,120   | 3.82  |

\*\*\*The CCCTC has a total square footage of roughly 205,000 SF.

Part 4:

# CPM Schedule

# Schedule Overview

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- The total project duration is 4 years and 2 months with construction scheduled to be completed in 3 years and 2 months.
- Our Schedule was created to optimally execute the project.
- It is also flexible with 305 days of total float so delays will not be issue as long as the critical path is maintained.





| Schedule                  | 2019 |    |    |    | 2020 |    |    |    | 2021 |    |    |    | 2022 |    |    |    | 2023 |    |    |    |
|---------------------------|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| Quarter                   | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |
| Design and Permitting     |      | ■  | ■  | ■  | ■    |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| Bid and Award             |      |    |    |    | ■    | ■  |    |    |      |    |    |    |      |    |    |    |      |    |    |    |
| Procurement               |      |    |    |    |      | ■  | ■  | ■  | ■    |    |    |    |      | ■  | ■  | ■  | ■    |    |    |    |
| New Addition Construction |      |    |    |    |      | ■  | ■  | ■  | ■    | ■  | ■  | ■  | ■    | ■  |    |    |      |    |    |    |
| Phase 2 Renovation        |      |    |    |    |      |    |    |    |      |    |    |    |      | ■  | ■  | ■  | ■    | ■  | ■  |    |

Start: Q2 2019  
End: Q1 2020

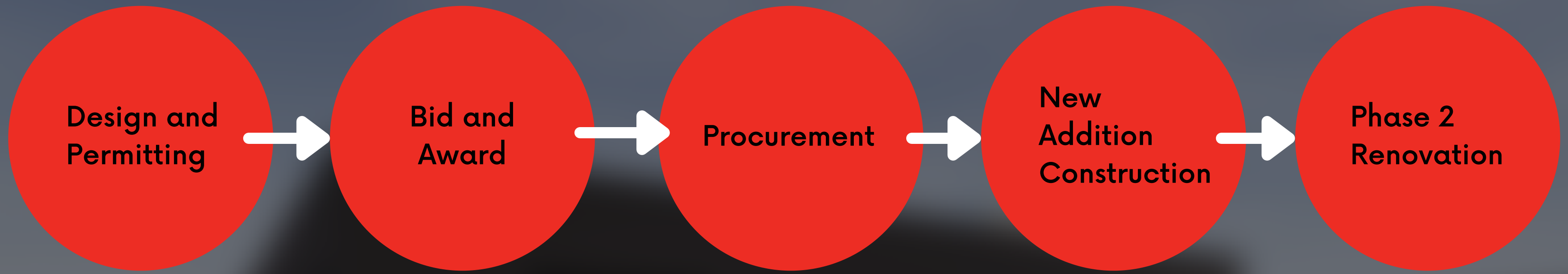
Start: Q1 2020  
End: Q2 2020

Start: Q2 2020  
End: Q1 2023

Start: Q2 2020  
End: Q2 2022

Start: Q2 2022  
End: Q3 2023





Start: 09-May-19  
End: 09-Jan-20

Start: 10-Jan-20  
End: 23-Apr-20

Start: 24-Apr-20  
End: 12-Jan-21

Start: 01-Jun-20  
End: 07-Jun-22

Start: 08-Jun-22  
End: 21-Aug-23



Part 5:

# Site Logistics Plan

# Logistics Overview

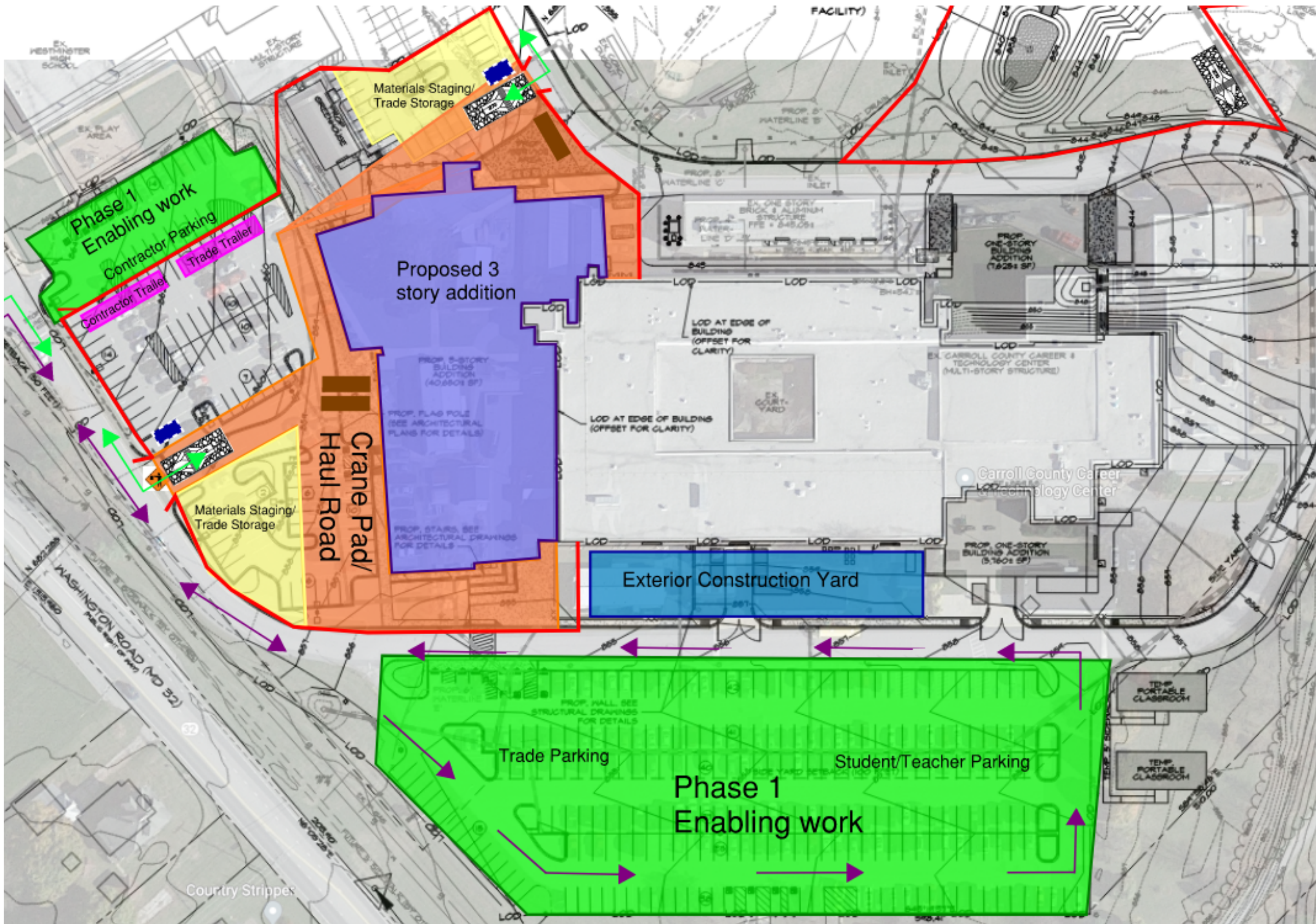
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The keys to effectively managing a multi-phased renovation project within an operational school are:

- Establishing and enforcing separation of school and construction activities
- Continually emphasizing safety
- Controlling the project schedule and its rippling effect on the budget and project quality
- And developing an encompassing and fluid logistics plan

The ultimate goal is to minimize disruption to the facility while maintaining a site logistics plan that allows construction to progress efficiently and timely.

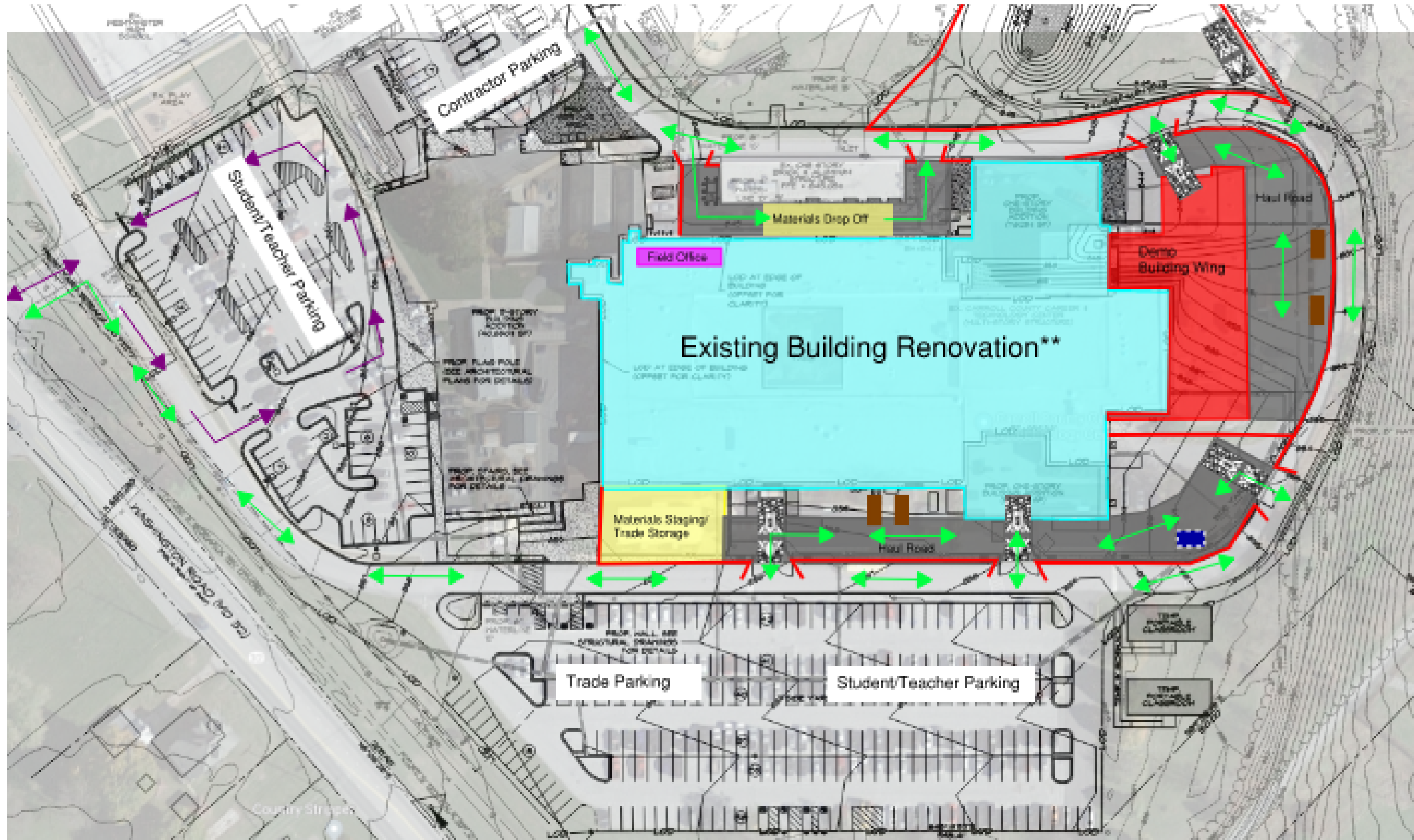




# SITE LOGISTICS PLAN

## PHASE 1

- Construction Entrance
- Temporary Fencing
- Contractor Walk-in Entrance
- Flag Man
- Wheel Wash Station
- Dumpsters
- Stabilization Construction Entrance
- Proposed School Bus Route
- Construction Traffic Flow



### SITE LOGISTICS PLAN

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\*\*Renovation will be further planned in multiple phases to accommodate swing space for students/employees

Part 6:

# Safety Plan

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CCCTC PROPOSAL

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# Safety Overview

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## *From our Management Policy Statement...*

- For generations, Gilbane Building Company has taken great pride in our concern and commitment to safety and health on all projects.
- Safety is the single most important element of our work.
- We take responsibility to work safely and stay vigilant in safeguarding our workers, visitors, the public and our clients.
- It is a joint policy between Carroll County Board of Education of Education and Gilbane Building Company to provide a safe place to work at all times and to conduct all operations in a manner as to provide protection for all individuals who might come into contact with these operations.

***"Safety by Choice, not by Chance"***





# Safety Plan

## Administration

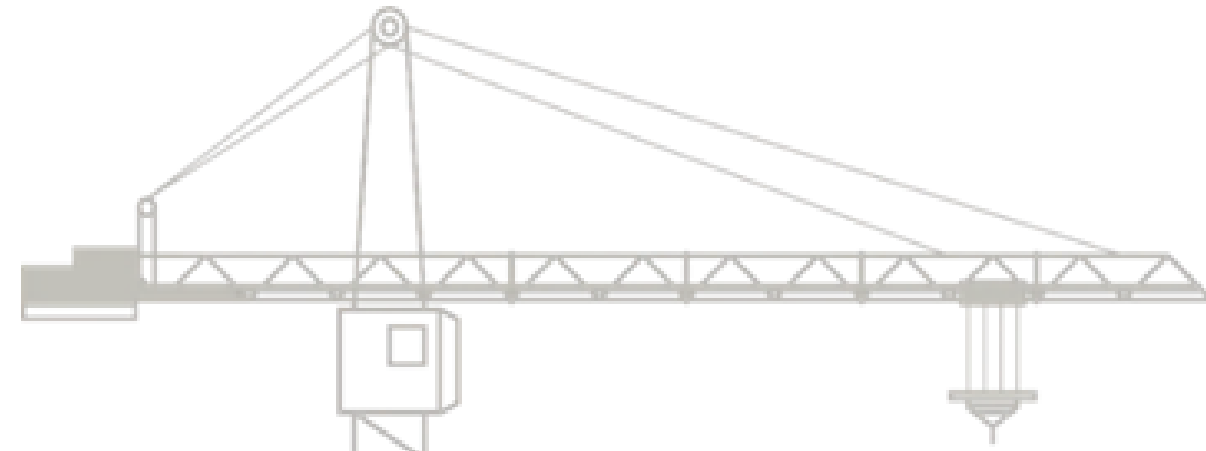
Coronavirus 19 Guidelines  
OSHA Requirements  
Mangement Statement of  
Final Authority

## Responsibilities

Construction Managers  
Contractors  
Employees

## General Requirements

Accident  
Work Permits  
Emergency Procedures  
Environmental Hazards  
Work Protection  
Testing  
Inspections





# Gilbane

# Thanks you!

We are open now to questions.

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