

RSU 21 hires construction manager

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KENNEBUNK — The RSU 21 Board of Directors has approved a construction manager to oversee renovations to Kennebunk High School, Mildred L. Day School and Kennebunkport Consolidated School.

During a meeting Monday, the board unanimously approved Consigli Construction — headquartered in Milford, MA, with offices in Williamstown, Mass., Hartford, CT and Portland — to serve as the construction manager for the three renovation projects, currently proposed at an estimated cost of \$58.6 million.

Interim Superintendent Kevin Crowley said six firms submitted bids to the district with three of them rising to the top — Consigli, Ledgewood Construction and PC Construction. The proposals were reviewed and the top three interviewed by members of a selection committee.

“The work involved more than 30 hours of meetings, readings, debate and due diligence,” Crowley said, which included tours of the facilities. “(The firms) represent the finest firms in the construction industry in our region. In the end, depending on the special needs of the project, there is usually only one firm that stands out from the rest. Consigli Construction stood out as our unanimous choice.”

Consigli stood out, Crowley said, for a variety of reasons: the company has completed \$1.2 billion in K-12 public school construction work over the past 10 years, they have a 100 percent success rate in meeting client’s guaranteed maximum price and turnover dates, and approximately 90 percent of the work they do is performed by Maine-based firms.

The firm also rose to the top of the list for its ability to manage the three projects. David Thomas, project executive for Consigli, said there will be dedicated teams focused on each of the three projects with separate contractors hired for each project.

The company offered its pre-referendum package, Crowley said, which includes cost estimating, phasing, scheduling and public relations to the RSU for no fee. This means the district will incur no cost for the work performed if the referendum fails in November, Crowley said.

Thomas said the public relations effort will include social media as well as representatives of Consigli attending meetings prior to the referendum to help the community understand the project.

If the referendum passes, there will be an \$85,000 fee for pre-construction work. There is then a fee of 1.95 percent of the cost of the work for the construction manager at risk fee and a 6.1 percent fee for the cost of the work that covers general conditions, including cost of office trailers, sanitary facilities, storage trailers and more.

With the board's approval Monday, Consigli representatives will begin cost estimating, phasing and scheduling, with a goal of bringing a cost estimate and schedule to the district by Sept. 11.

Staff members will put together the estimates, schedules and phasing over the next few weeks, Thomas said, looking at the projects from a variety of angles. For instance, he said the company has estimators that are focused on specific disciplines, like mechanical work.

"It's a real all-inclusive approach to how we put the estimates together and we have experts in really every facet of the work that we'll be looking at not only pre-referendum, but also post-referendum," Thomas said.

Board member Jeff Cole, who said he initially had concerns about the ability of a selection committee to help in recommending the right construction manager, said Monday that he is "very pleased" with the process after attending "six or seven hours" of the committee's deliberations.

"I want to say that my skepticism was unfounded. I think the folks on that committee did a very thorough job," he said.