

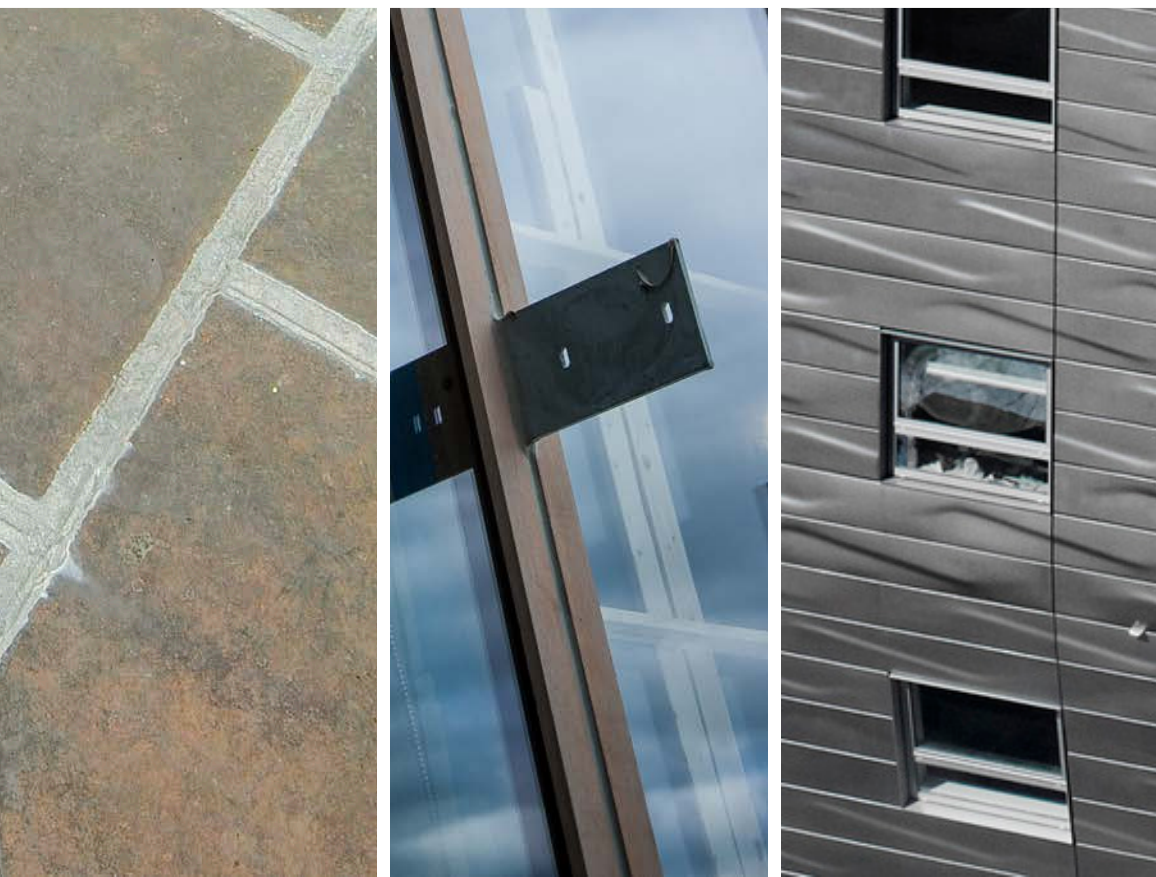
CONSIGLI
Est. 1905

PROJECT BUNDLING

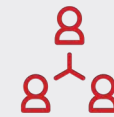
Maximized Buying Power for Small Projects



Consigli's **Project Bundling** program offers our clients a hands-on, nimble approach to the planning, procurement and management of multiple, concurrent projects with the services and resources of a full-service construction manager. Whether we're performing M/E/P upgrades, code compliance, deferred maintenance scope or the installation of new program areas—Consigli can offer multi-project team oversight through an efficient and cost-effective bundled approach.



PROJECT BUNDLING FEATURES & BENEFITS



Hands-on, nimble approach of a dedicated team for multiple projects under one contract



Large CM buying power with an efficient, small project bundling approach

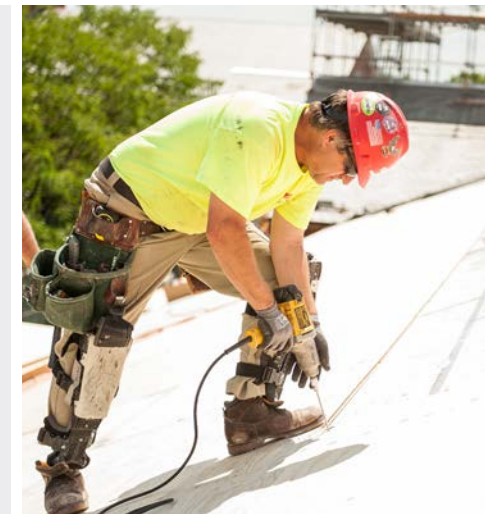
Flexibility & responsiveness of

350+

in-house self-perform craftspeople



Create logistical harmony with multiple concurrent projects occurring on occupied campuses & buildings



Prioritize deferred maintenance projects with building assessment & maximize project scope for the allotted budget



Efficient multi-project management with transparent documentation & reporting for less strain on in-house client resources

PROJECT BUNDLING

MENU OF SERVICES

Consigli understands that there isn't a once-size-fits-all approach for academic construction projects. We've developed a menu of services that can be customized for your campus & unique needs on a project-by-project basis.

● **One-Stop, Multi-Project Team Oversight**

Consigli's dedicated staff will be full-time on-site to manage all project requirements—resulting in financial cost efficiency with the resources to cover multiple work areas on concurrent work schedules. Our team approach provides consistency and familiarity to the client team while relieving the strain of multi-project management on your in-house staff.

● **Streamlined Trade Procurement Strategy**

The subcontractor trades have shown signs of declining on what may be considered small project opportunities, and as a result, have reflect escalated pricing levels. To combat this and create a competitive interest in all trades, our multi-project approach entails bundling several smaller projects into one large trade purchase. Trade bundling will deliver competitive pricing by scheduling efficiencies that can be achieved by scheduling, manpower and a steady workflow among the projects.

● **Building Assessments & Focused Building Exploratory**

Perform exploratory work to expose existing building conditions and assist in determining what building systems, facades, roofs and interiors need updating and how the new will tie into the old.

● **Scope Prioritization & Budget Maximization**

Estimating and pre-construction capabilities to analyze desired project scope and look for ways to maximize your needs within an established budget. We will deliver informed estimates with our building assessments to help prioritize the work needed—ranging from mandatory code compliance to cosmetic upgrades—making sure your most critical deferred maintenance items are addressed first.

● **Small Project Bundling Options**

Your campus facilities will require a wide range of capital improvement projects—from roof repairs, to envelope upgrades to lab renovations and systems improvements. Our team will not only prioritize the projects based on the level of urgency, but also bundle the projects as efficiently as possible so that similar projects are performed in tandem, such as performing envelope repairs on multiple buildings in one summer.

● **Logistics & Multi-Project Scheduling Approach**

When working on multiple projects on an active campus—around bustling students or healthcare patients—it is essential to establish well thought-out and practical logistics plans. These plans not only serve to accommodate day to day construction activities, but will also take into consideration the most efficient way in which multiple projects should be phased and sequenced.

● **Design-Build Services**

Consigli's experience working on academic and healthcare campuses has created a network of strong industry ties in Architecture and Engineering. As a part of our multi-project approach, Consigli can bring a design team on-board to assist in master planning, campus assessment and developing project scope, as needed.

● **Specialized Project Services**

Consigli's teams have the ability to deliver a highly detailed, hands-on approach to the CM process backed by some of the most advanced project management, estimating, scheduling and BIM systems available in the marketplace to mitigate risk and ensure predictable outcomes throughout construction.

PROJECT BUNDLING

IN-HOUSE RESOURCES

Whether your projects are large or small, all of Consigli's in-house resources, capabilities & services are available to you, ensuring your projects are properly planned, budgeted, scheduled & executed.



PRE-CONSTRUCTION & ESTIMATING

We analyze project components from all angles—cost, schedule, quality, durability and sustainability—to help our clients achieve the best long-term value for the established budget.

Services:

Scope prioritization | Cost estimating & cost control | Constructability reviews
Existing conditions review | Life cycle cost analysis | Scheduling | Lean



CENTRALIZED PURCHASING DEPARTMENT

Consigli's Purchasing team provides our projects with strong buying power with subcontractors and vendors, resulting in greater control over project costs and risks.

Services:

Subcontractor Bid Packages | Material Purchasing | Leveling Sheets
Bid De-Scopes | Database of Pre-qualified Subcontractors | Materials Analysis



M/E/P SERVICES

Our M/E/P team offers proven strategies that will guarantee long-term value with lower maintenance and operating costs using data-driven models.

Services:

Existing Systems Evaluation & Integration Plans | Life Cycle Cost Analysis |
Document Review | 3D Mechanical Coordination | Shutdown Narratives
Equipment Coordination & Installation | Commissioning Support



VIRTUAL DESIGN & CONSTRUCTION

By leveraging virtual design and construction modeling software, our teams are able to provide our clients with problem-solving deliverables to move forward with increased certainty toward our shared goal.

Services:

Detailed Logistics Models | 3D Systems Coordination | Simulations
Virtual Mock-ups | 3D Bid Documents | Data-Rich Facilities Management
Models | Comprehensive iPad-based Project Turnover Package








Sample Project Deliverables



Sample Multi-Project Schedule

Activity ID		Activity Name		Orig Dur	Rem Dur	Start	Finish	2019					
								May	Jun	Jul	Aug	Sep	Oct
Northeastern - Multi Project Schedules				73	30	20-May-19 A		10-Sep-19					
NEU - CCR Space Suite Summaries				65	21	23-May-19 A		27-Aug-19					
Construction Summaries				65	21	23-May-19 A		27-Aug-19					
A1390	Demo Duration	11	0	23-May-19 A		20-Jun-19 A		Demo Duration					
A1380	Project Duration	63	21	28-May-19 A		27-Aug-19		Project Duration					
A1400	Rough Ins Duration	6	0	21-Jun-19 A		12-Jul-19 A		Rough Ins Duration					
A1410	Finishes Duration	26	17	15-Jul-19 A		21-Aug-19		Finishes Duration					
A1420	Roof Work Duration	5	5	31-Jul-19		06-Aug-19		Roof Work Duration					
A1430	Commissioning Duration	5	5	07-Aug-19		13-Aug-19		Commissioning Duration					
A1440	Inspections / Closeout Duration	11	11	13-Aug-19		27-Aug-19		Inspections / Closeout Duration					
NEU - Ryder Hall Media Services Renovation Summaries				28	28	24-Jun-19 A		06-Sep-19					
Construction Summaries				28	28	24-Jun-19 A		06-Sep-19					
A1460	Demo Duration	7	0	24-Jun-19 A		03-Jul-19 A		Demo Duration					
A1450	Project Duration	28	28	24-Jun-19 A		06-Sep-19		Project Duration					
A1470	Rough Ins Duration	1	6	24-Jul-19 A		06-Aug-19		Rough Ins Duration					
A1480	Finishes Duration	18	18	05-Aug-19		28-Aug-19		Finishes Duration					
A1490	Inspections / Closeout Duration	10	10	23-Aug-19		06-Sep-19		Inspections / Closeout Duration					
NEU - St. Stephens - Tile Repair Summaries				59	30	20-May-19 A		10-Sep-19					
Construction Summaries				59	30	20-May-19 A		10-Sep-19					
General Duration				0	30	20-May-19 A		10-Sep-19					
A1500	Project Duration	0	30	20-May-19 A		10-Sep-19		Project Duration					
Phase Summaries				59	30	20-May-19 A		10-Sep-19					
Building 106				23	11	20-May-19 A		13-Aug-19					
A4100	Building 106 Duration	5	2	20-May-19 A		31-Jul-19		Building 106 Duration					
A4140	4th Floor (Building 106) Duration	11	8	20-May-19 A		08-Aug-19		4th Floor (Building 106) Duration					
A4160	2nd Floor (Building 106) Duration	17	10	20-May-19 A		12-Aug-19		2nd Floor (Building 106) Duration					
A4170	1st Floor (Building 106) Duration	17	11	20-May-19 A		13-Aug-19		1st Floor (Building 106) Duration					
A4150	3rd Floor (Building 106) Duration	14	9	22-May-19 A		09-Aug-19		3rd Floor (Building 106) Duration					
Building 110				29	15	21-May-19 A		19-Aug-19					
A4110	Building 110 Duration	28	7	21-May-19 A		07-Aug-19		Building 110 Duration					
A4180	4th Floor (Building 110) Duration	20	12	21-May-19 A		14-Aug-19		4th Floor (Building 110) Duration					
A4190	3rd Floor (Building 110) Duration	23	13	23-May-19 A		15-Aug-19		3rd Floor (Building 110) Duration					
A4200	2nd Floor (Building 110) Duration	26	14	24-May-19 A		16-Aug-19		2nd Floor (Building 110) Duration					
A4210	1st Floor (Building 110) Duration	29	15	24-May-19 A		19-Aug-19		1st Floor (Building 110) Duration					
Building 116				41	26	27-May-19 A		04-Sep-19					
A4120	Building 116 Duration	40	13	27-May-19 A		15-Aug-19		Building 116 Duration					
A4220	4th Floor (Building 116) Duration	32	23	27-May-19 A		29-Aug-19		4th Floor (Building 116) Duration					
A4230	3rd Floor (Building 116) Duration	35	24	27-May-19 A		30-Aug-19		3rd Floor (Building 116) Duration					
A4240	2nd Floor (Building 116) Duration	38	25	27-May-19 A		03-Sep-19		2nd Floor (Building 116) Duration					
A4250	1st Floor (Building 116) Duration	41	26	27-May-19 A		04-Sep-19		1st Floor (Building 116) Duration					
Building 122				43	30	31-May-19 A		10-Sep-19					
A4130	Building 122 Duration	39	22	31-May-19 A		28-Aug-19		Building 122 Duration					
A4260	4th Floor (Building 122) Duration	40	27	31-May-19 A		05-Sep-19		4th Floor (Building 122) Duration					
A4270	3rd Floor (Building 122) Duration	41	28	04-Jun-19 A		06-Sep-19		3rd Floor (Building 122) Duration					
A4280	2nd Floor (Building 122) Duration	42	29	06-Jun-19 A		09-Sep-19		2nd Floor (Building 122) Duration					
A4290	1st Floor (Building 122) Duration	43	30	11-Jun-19 A		10-Sep-19		1st Floor (Building 122) Duration					

 Remaining Level of Effort ◆ ◆ Milestone
 Actual Level of Effort
 Actual Work
 Remaining Work
 Critical Remaining Work

Confidential: Boston, MA Higher Education Client

19-Mar-20 Schedule for Review and Comment

Run Date: 19-Mar-20
Data Date: 19-Mar-20

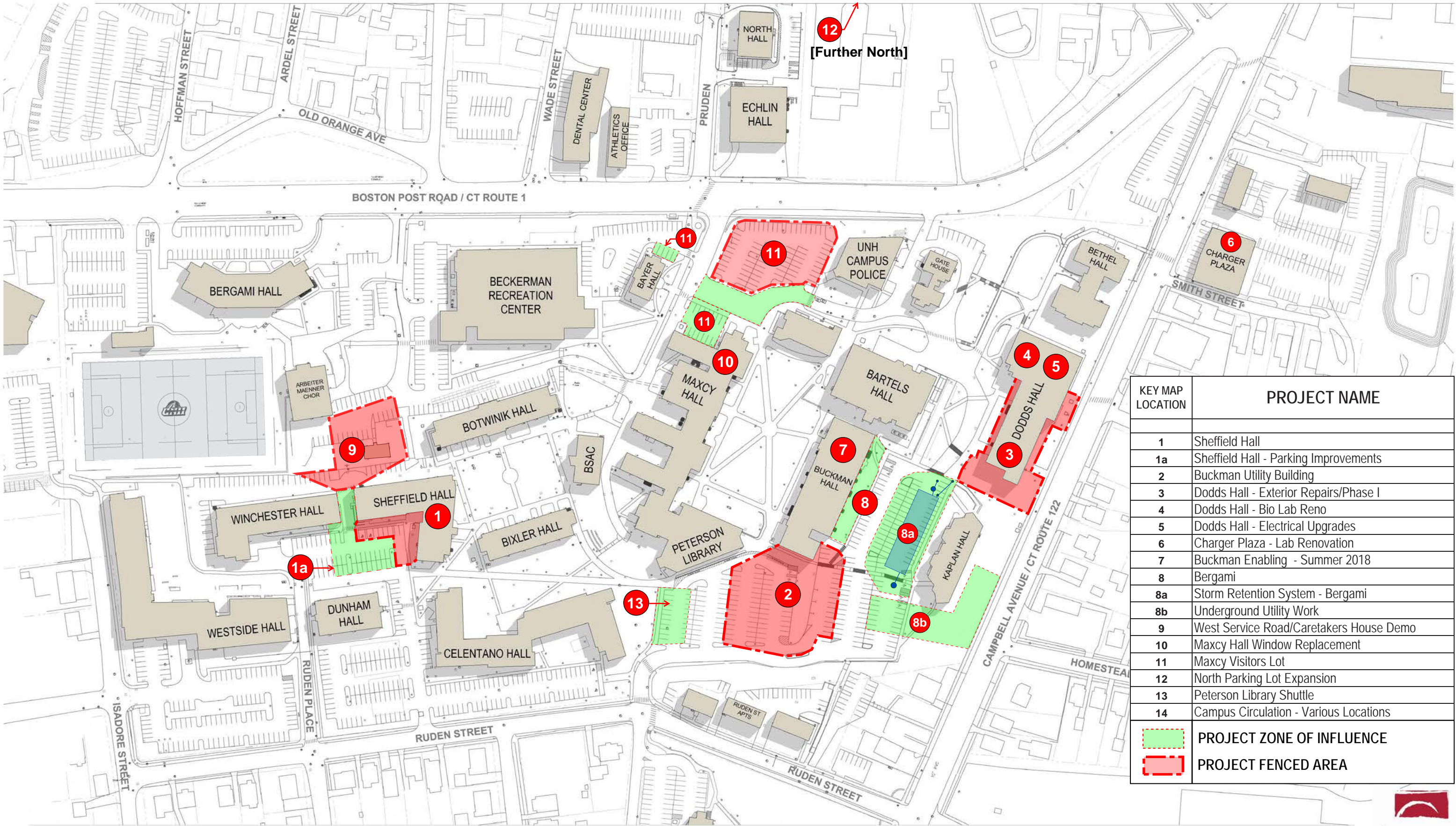


Sample Multi-Project Logistics



University of New Haven

Overall Project Impact Plan



KEY MAP LOCATION	PROJECT NAME
1	Sheffield Hall
1a	Sheffield Hall - Parking Improvements
2	Buckman Utility Building
3	Dodds Hall - Exterior Repairs/Phase I
4	Dodds Hall - Bio Lab Reno
5	Dodds Hall - Electrical Upgrades
6	Charger Plaza - Lab Renovation
7	Buckman Enabling - Summer 2018
8	Berigami
8a	Storm Retention System - Berigami
8b	Underground Utility Work
9	West Service Road/Caretakers House Demo
10	Maxcy Hall Window Replacement
11	Maxcy Visitors Lot
12	North Parking Lot Expansion
13	Peterson Library Shuttle
14	Campus Circulation - Various Locations
	PROJECT ZONE OF INFLUENCE
	PROJECT FENCED AREA



EXPERIENCE & CASE STUDIES

PROJECT BUNDLING DIVERSE SMALL PROJECT EXPERTISE



Façade / Envelope / Roof Repairs & Replacement



Infrastructure & M/E/P System Upgrades



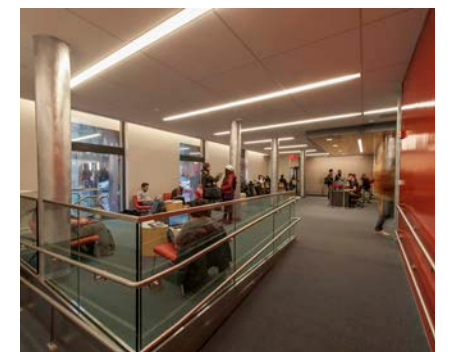
Energy & Resiliency Projects



Administration / Office Space Renovations



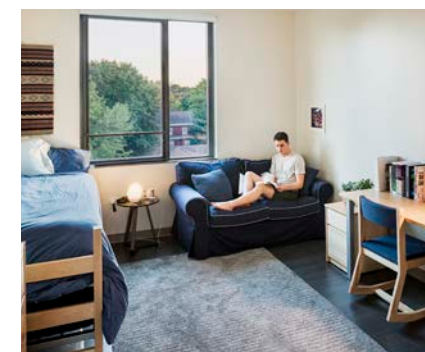
Lab Fit-outs



Life Safety & Code Compliance Scope



Bathroom Updates



Dorm Room Renovations



Cafeteria & Dining Improvements

MASTER CAMPUS SERVICES

University of New Haven



OVERVIEW

- › Seven-year master services agreement allowing Consigli to provide on-call services for the campus
- › Projects have varied in size & scope from site & landscaping improvements to large, new residence hall & laboratory buildings
- › Largest assignment to date is the packaged construction of the Bergami Center for Science Technology & Innovation, renovation of Buckman Hall & construction of a new utility building
- › Originally contracted for Bergami only; upgrades to Buckman & the new utility building were add-on's onto the contract



MULTIPLE BUILDING ENVELOPES RESTORATION

Wellesley College



OVERVIEW

- › Envelope restorations to seven historic campus buildings built from 1892-1935
- › Broad range of building types, ages & materials including brick, glass, stone & metal
- › Fast-track summer construction schedules (3 months)
- › Intensive pre-construction investigation to confirm the full extent of the scope of work & prioritize the work to meet the budget
- › Addressed life safety issues & existing or imminent water infiltration
- › Repairs included roofing systems replacement, copper gutter & downspout replacement, masonry restoration, as well as waterproofing & interior restoration of areas damaged by envelope infiltration



ACCELERATED LIFE SAFETY UPGRADES

Harvard University



OVERVIEW

- › Three-phased summer renovations to six residential buildings on the Harvard campus
- › Scope included the installation of sprinkler, fire alarm & mechanical systems, as well as accessibility upgrades & minor interior renovations
- › Extensive coordination with the Harvard client team to ensure work did not interfere with campus exam periods & commencement activities
- › Phased turnover with a two-tiered building inspection plan



MASTER SERVICES AGREEMENT

Phillips Academy



8 PROJECTS

Projects bundled under one contract in one summer

- Phelps House
- America House
- Flagg House
- Draper Cottage
- Samaritan House
- Double Brick House
- Clement House
- Alumni House

OVERVIEW

- › Over the course of one summer, Consigli completed renovations to seven residence halls and the Head of School's House
- › Originally contracted for the \$1 million exterior renovation to Phelps House (Head of School's House), Consigli was awarded the other seven projects as add-on services due to the financial, staffing, schedule & logistics efficiencies that a bundled approach presented
- › Scope included accessibility (MAAB) & fire alarm upgrades, brick repointing & structural rehabilitation
- › Commitment of full project team and resources included one Project Manager, one Superintendent & one Project Engineer, along with working foremen dedicated to each project; ensured high-level oversight with on-the-ground eyes to monitor progress, safety & quality
- › Provided access to top-tier subcontractors due to the combined dollar value of the bundled projects (\$3M+) in lieu of the individual assignments (some as low as \$100,000)



ON-CALL SERVICES FOR RESIDENCE HALL UPGRADES

Worcester State University



7 PROJECTS
At WSU, 4 of which
were add-on contracts

OVERVIEW

- › During the 17-month 41,000 sq. ft. renovation/expansion of Dowden Hall, WSU contracted Consigli to provide updates to the adjacent Chandler Village and courtyard
- › Scope in Chandler Village included plaza renovations, new emergency lighting, new doors, updated flooring & the renovation of a residence director suite
- › Following the renovation/expansion of Dowden Hall, a summer add-on was requested to introduce HVAC into the addition
- › While building the new 143,000 sq. ft. Sheehan Hall residence hall & dining facility, Consigli was contracted to execute emergency envelope repairs at the adjacent Wasylean Hall
- › Wasylean Hall required extensive waterproofing, masonry repair/replacement, curtain wall repair & concrete sidewalk replacement
- › Add-on scope was completed on fast-track schedules over the course of four summers



ON-CALL SERVICES FOR RESIDENCE HALL UPGRADES

Framingham State University



6 PROJECTS
Phased on fast-track
summer schedules

OVERVIEW

- › Consigli was contracted for the \$14M three-summer phased renovation of Corinne Towers, a 12-story residence hall which included a full window replacement, new entrance, integration of two elevator shafts, M/E/P & accessibility upgrades, bathroom & room renovations, as well as a new roof
- › MSCBA had other small residence hall renovations to complete during these summer timeframes, lending well to the flexible, bundled project approach that Consigli could offer
- › Five additional projects were added over the course of the contract, encompassing renovations to Larned Hall, Childs Hall, Richards Hall, Peirce Hall & Mann Hall were added as change orders and included M/E/P, life alarm & accessibility upgrades, renovations to common spaces & bathrooms, new entrances & plaza renovations
- › MSCBA/FSU gained efficiencies associated with single contract General Conditions & mobilization costs, schedule & logistics, while also having access to preferred subcontractors



BOBBY VALENTINE CENTER FOR HEALTH & WELLNESS & ASSOCIATED PROJECTS

Sacred Heart University



6 PROJECTS
Completed or ongoing
on the SHU campus

OVERVIEW

- › 55,000 sq. ft. facility built to support the well-being of all SHU students
- › Three-story fitness center includes an indoor track, an 18-bike spin center, a 35' climbing wall, exercise & weight training rooms, a basketball court, golf simulator, a six-lane bowling center, locker rooms, athletic training suites with hydrotherapy tubs & a juice bar that overlooks the adjacent field
- › Scope also included a new tailgating parking lot, improved/ grand entrance with high-end natural stone at the site walls & lower portion of the building & an improved football field entrance



CM AT RISK/GENERAL CONTRACTOR TERM CONTRACT

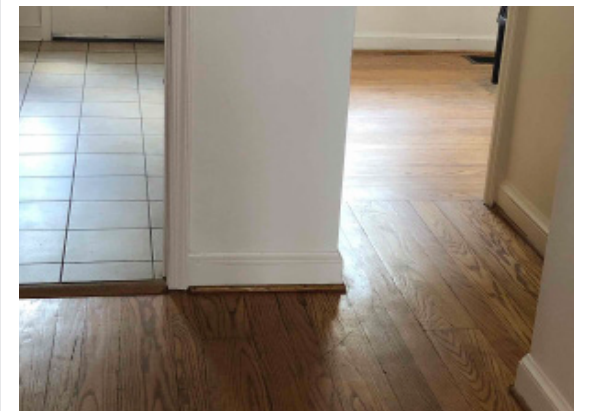
Georgetown University



4 PROJECTS
in 8 months on an
active campus

OVERVIEW

- › Projects are done on an "as-needed" basis to expedite the procurement process and deliver projects that meet their institutional goals in a timely and cost-efficient manner.
- › Contract covers small dollar value projects that are more efficient to manage as part of a larger contract
- › With the contract in place, the University has the flexibility to assign projects as needs arise outside of their planning cycle
- › Costs can be kept low by not bidding out each of these smaller projects separately



MASTER PLAN IMPLEMENTATION

Pace University



5 PROJECTS
in 36 months on an
active campus

OVERVIEW

- › Consolidation of Pace University's Westchester programs into a modern, pedestrian-oriented, residential campus in Pleasantville
- › 210,000 sq. ft. new residence hall complex located in the center of campus which included student living, lounges, classrooms and administrative space
- › Project also includes an Environmental Center which achieved LEED Gold certification; a 36,000 sq. ft. renovation and expansion of the student center and dining hall; extensive reconfiguration of roads and infrastructure; and the development of campus green spaces.
- › Prior to being awarded the contract for construction management, the project team was engaged in pre-construction services, participating in the development of Pace's Master Plan and supporting the approvals process



MASTER PLAN AGREEMENT

Millbrook School



11 PROJECTS
over the last 14 years

OVERVIEW

- › Construction was completed on an occupied campus while pedestrian and vehicle patterns were maintained
- › Self-performance capabilities allowed the project team to exceed expectations with high-quality carpentry and millwork
- › Adhered to Millbrook's high standards for sustainability
- › 12,000 sq. ft. adaptive reuse of a deteriorating dairy barn into a multi-purpose learning, sharing and entertainment hub.
- › 16,000 sq. ft., new 400-seat dining hall. Consigli's in-house Millwork Shop and finish carpenters were responsible for providing all exterior and interior running trim, other wood finishes and the new facility's custom cupola and window bay.
- › New construction of 24,000 sq. ft. facility housing lecture rooms, science labs, offices, study areas, faculty office, storage, meeting space and technology suite





KEY CONTRACT COMPONENTS

PROJECT BUNDLING

KEY CONTRACT COMPONENTS

Consigli brings experience with project bundling assignments on campuses throughout the Northeast. We've provided an overview of contract components that we've found most successful in this unique procurement model.

1. Sample agreement is based on the attached standard AIA133 contract

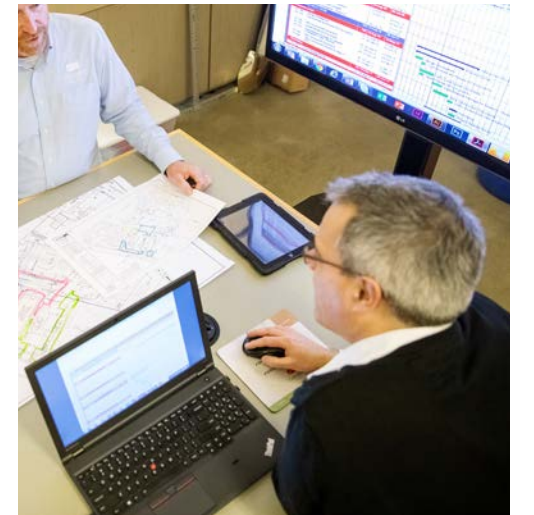
- One master agreement can be created and agreed to amongst both parties and serve as the baseline for all projects added via amendment.
- Standardize contract terms and provisions for fees, insurances, bonds, etc.
- Include approved labor rates and percentage adjustments based on agreement duration.
- Include standard language regarding contingencies and their usage.
- Identify how the pre-construction agreement will be structured – separate or part of GMP amendments, based on deliverables or a per month basis, on-site investigations and exploratory work
- Identify the duration of the master agreement.
- Can include language that allows the CM to assist on an as-needed basis if issues arise on campus not associated with work within amendments (i.e. – emergency repairs, maintenance needs, etc). The CM can provide labor rates to bill on a time and materials basis.

2. The client should provide a master list of preferred subcontractors (if applicable).

3. If design-build, identify which subcontractors can expedite the constructability process throughout the design.

4. Identify how the project(s) will be funded. This will influence how subcontracts are drafted and therefore billed.

5. Determine how General Conditions/Requirements are allocated (i.e. one estimate vs. multiple estimates).





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