



## AVONWORTH SCHOOL DISTRICT MIDDLE SCHOOL/ HIGH SCHOOL RENOVATION AND EXPANSION

Construction Management Services

July 13, 2021



**Massaro**  
CM SERVICES, LLC

# AGENDA

- ABOUT MASSARO CONSTRUCTION MANAGEMENT
- OUR TEAM
- RELEVANT EXPERIENCE
- PRECONSTRUCTION SERVICES
- CONSTRUCTION THE MASSARO WAY
- PROCORE PROJECT MANAGEMENT
- SAFETY / SITE LOGISTICS / PHASING
- STUDENT ENGAGEMENT
- WHY MASSARO?



A MASSARO CONSTRUCTION GROUP COMPANY

# MASSARO CM SERVICES

- Since 1967 we've been serving customers in Western/Central PA, Ohio, West Virginia and Maryland.
- We established our CM Agency group in 2004 with a "Builder's Mentality".
- We have managed more than \$1B of CMa construction projects.
- The Massaro Way – Lean Construction/Planning and Process
- We take our responsibility to mitigate your risk seriously



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## CORE VALUES: WHAT WE BELIEVE IN

People	Teamwork	Integrity	Service	Perseverance
Our employees matter to us, and they matter to one another. Ensuring their safety and well-being is more important than anything else we do.	We believe that working together for the betterment of the organization is the best pathway to individual success. We achieve our organizational goals through hard work, a commitment to excellence and maintaining an all-for-one attitude.	We are honest, we are fair, and if we make a mistake we do whatever it takes to make it right. Being ethical is the only way we do business.	We believe that our success is bound to the health of the communities in which we work. We are committed to volunteerism, diversity, environmental sustainability, and good corporate citizenship.	We are committed to the long term sustainability of our company. No matter the odds, we stick together and we never give up.



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# PROJECT TEAM



## OUR TEAM



NANCY GORGAS  
SENIOR PROJECT MANAGER



RC SCHULTZ  
SITE MANAGER



KEVIN NESTOR  
GENERAL MANAGER



DAN KIEFER  
LEAD ESTIMATOR



JOSEPH A. MASSARO III  
PRESIDENT, MASSARO  
CM SERVICES



CRYSTAL SCHAFER  
SAFETY DIRECTOR



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# K-12 PROJECT EXPERIENCE





# NORTH ALLEGHENY SCHOOL DISTRICT

## FRANKLIN ELEMENTARY: ADDITIONS AND RENOVATIONS



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# NORTH ALLEGHENY SCHOOL DISTRICT

## MCKNIGHT ELEMENTARY: ADDITIONS AND RENOVATIONS



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# STATE COLLEGE AREA SCHOOL DISTRICT

## NEW HIGH SCHOOL



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# STATE COLLEGE AREA SCHOOL DISTRICT

## ELEMENTARY SCHOOLS

Corl Street Elementary



Spring Creek



Radio Park



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# ALLEGHENY VALLEY SCHOOL DISTRICT

## ACMETONIA PRIMARY SCHOOL: ADDITIONS AND RENOVATIONS



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# DUBOIS AREA SCHOOL DISTRICT

## WASSON ELEMENTARY SCHOOL: ADDITIONS AND RENOVATIONS



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# FRANKLIN REGIONAL SCHOOL DISTRICT

## PRIMARY SCHOOL: ADDITIONS AND RENOVATIONS



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# FRANKLIN REGIONAL SCHOOL DISTRICT

## NEW INTERMEDIATE SCHOOL



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# PRECONSTRUCTION APPROACH



# PRECONSTRUCTION

- Preconstruction is where success starts
- Accurate budgeting and ongoing cost tracking
- Budget review meetings
- Communication and feedback during preconstruction
- Identification of long lead items and early bid packages
- Constructability reviews
- MEP Coordination



# PRECONSTRUCTION

- Manual and Electronic Takeoffs
- Supplier / Contractor Support
- Cost Breakdown by Building System and Bid Package
- Estimates reconciled with design professionals and the school district

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Montour School District  
NEW ELEMENTARY SCHOOL

CONSTRUCTION DOCUMENTS PHASE

AREA SUMMARY  
NEW CONSTRUCTION

168,195 SF  
168,195 SF

SYSTEMS SUMMARY

SYSTEM DESCRIPTION			COST	SF	COST	%TOTAL COST
DEMOLITION & PATCHING			\$0	\$0.00		0.00%
EXCAVATION & FOUNDATIONS			\$2,094,000	\$12.38		5.10%
STRUCTURE			\$4,716,000	\$27.87		11.50%
ROOFING & WATERPROOFING			\$2,270,000	\$13.42		5.53%
EXTERIOR WALL			\$3,099,000	\$18.32		7.56%
INTERIOR PARTITIONS & FINISHES			\$6,113,000	\$36.13		14.90%
SPECIALTIES & EQUIPMENT			\$5,389,000	\$31.85		13.14%
VERTICAL TRANSPORTATION			\$56,000	\$0.33		0.14%
FIRE PROTECTION			\$352,000	\$2.08		0.88%
PLUMBING			\$1,404,000	\$8.30		3.42%
HVAC			\$5,235,000	\$30.94		12.76%
ELECTRICAL			\$3,862,000	\$22.83		9.42%
STRUCTURED CABLING			\$102,000	\$0.60		0.25%
AUDIO - VIDEO			\$586,000	\$3.46		1.43%
SECURITY SYSTEMS			\$93,000	\$0.55		0.23%
SUBTOTAL			\$35,371,000	\$209.05		86.23%
SITework			\$2,089,000	\$12.35		5.09%
GENERAL REQUIREMENTS	4.0%		\$1,498,000	\$8.85		3.65%
BOND	1.0%		\$375,000	\$2.22		0.91%
BUILDING PERMIT			BY OWNER			
OVERHEAD & PROFIT	3.5%		\$1,311,000	\$7.75		3.20%
SUBTOTAL			\$40,644,000	\$240.22		99.09%
CONTINGENCY	1.0%		\$375,000	\$2.22		0.91%
ESCALATION	0.0%		\$0	\$0.00		0.00%
TOTAL CONSTRUCTION COST			\$41,019,000	\$242.44		100%



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# CONSTRUCTABILITY REVIEW

- Builder Mentality
- Supplier / Contractor Support
- Issue Log by Building System
- Risk Analysis – Impact Ranking
- Track A/E Response

CR #	Item by	Discipline	Subject or Reference	Drawing or Spec.	Findings & Recommendations	Impact Level	Architect/Engineer Response
<b>Architectural &amp; Structural</b>							
10	RLT	PLMB/Civil	Courtyard storm water	1P1.3	Civil drawings C8.4 refer to plumbing drawings for area drains in courtyards. Plumbing drawings point to civil. Drawings don't cover this scope.	Critical	Plumbing drawings will own courtyard scope and be included with future drawing set.
<b>Architectural &amp; Structural</b>							
12	TRJ	Arch	Ornamental Fence	A4.3	Should the ornamental fence be specified in 055000? What is the post spacing? Should there be a post at the wall face or should fence be attached to building?	Somewhat Critical	Yes, This will be added to the specs and drawings.
<b>Structural</b>							
14	TRJ	Struc	Exterior Column bases	1S1.2	Consider elevating exterior column bases above grade to help with abuse from salt and snow removal equipment. Column AA'-9" as an example.	Non-Critical	Reviewed with Owner and plan is to keep design as is.
19	RAC	Struc	Basketball hoop support	Typ	Confirm roof joists can support point loads for hoops at gyms. Confirm detail 23/S4.1 would apply and further load spreading isn't needed. Section 114800-2.3.F calls for delegated design of hoop support. Confirm that no additional misc metals are required etc. Spec calls out requirement for safety cable connection designed to withstand 6000 pound capacity.	Somewhat Critical	Joist design reviewed and EOR has confirmed that hoop support can be accommodated
<b>Plumbing</b>							
89	DEE	Plumbing	Piping Sizes	1P4.16	Sizes missing on horizontal piping on all plans. Valve locations missing on domestic water piping as well.	Critical	Agreed, will be included on future set
104	DEE	Plumbing	Pipe Scope	2P1.1	The new 4" sanitary lateral that exits building in NE corner is labeled as existing.	Somewhat Critical	This will be revised.
<b>Electrical</b>							
501	KAS	ELEC	Scope Ownership - site lighting	E7.1	Gen Note #1 should start with "Electrical" Contractor....With a separate site contractor prime package there could be confusion on who does this work.	Non-Critical	Notes clarifying scope ownership will be modified.

## RECENT BID RESULTS

OWNER	PROJECT	CD \$	LOW BID \$
STATE COLLEGE AREA SD	Corl Street Elementary Reno/Add	\$14,768,000	\$14,407,000
NORTH ALLEGHENY SD	Franklin Elementary Reno/Add	\$25,661,000	\$24,189,000
NORTH ALLEGHENY SD	McKnight Elementary Reno/Add	\$18,302,000	\$17,067,000
BEAVER AREA SD	Middle School / High School Reno	\$4,859,000	\$4,056,500
DUBOIS AREA SD	Wasson Elementary Reno/Add	\$14,125,000	\$14,385,178



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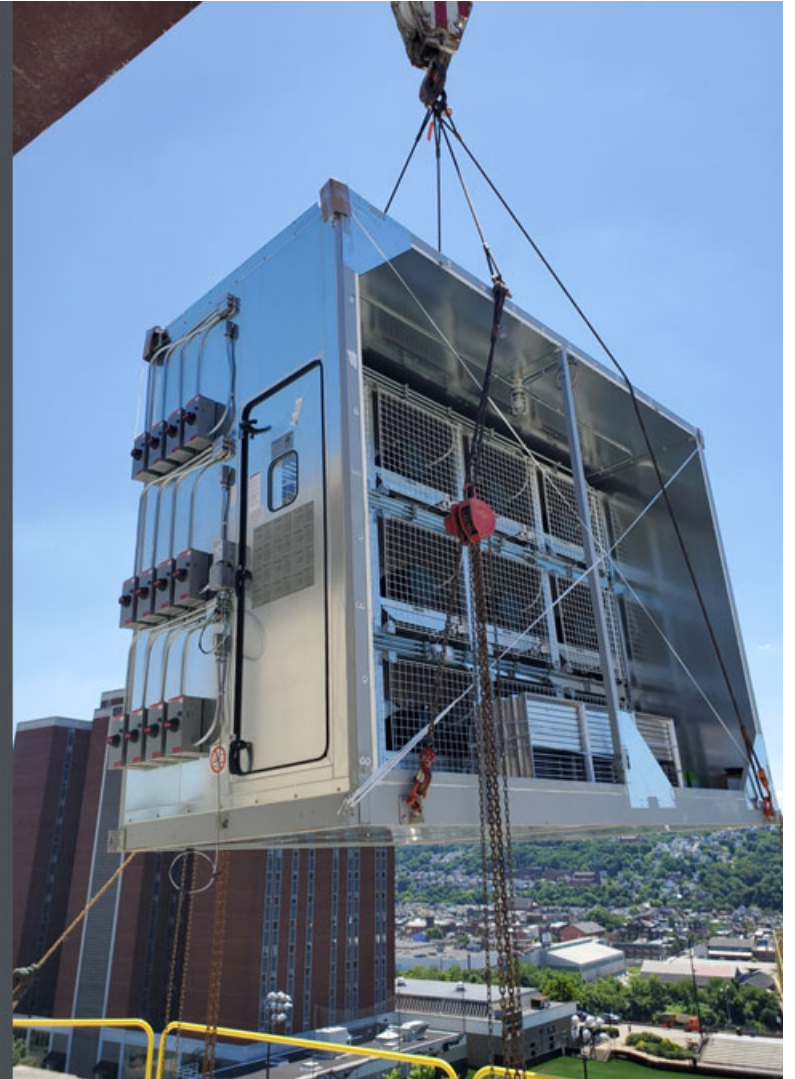
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# CONSTRUCTION THE MASSARO WAY



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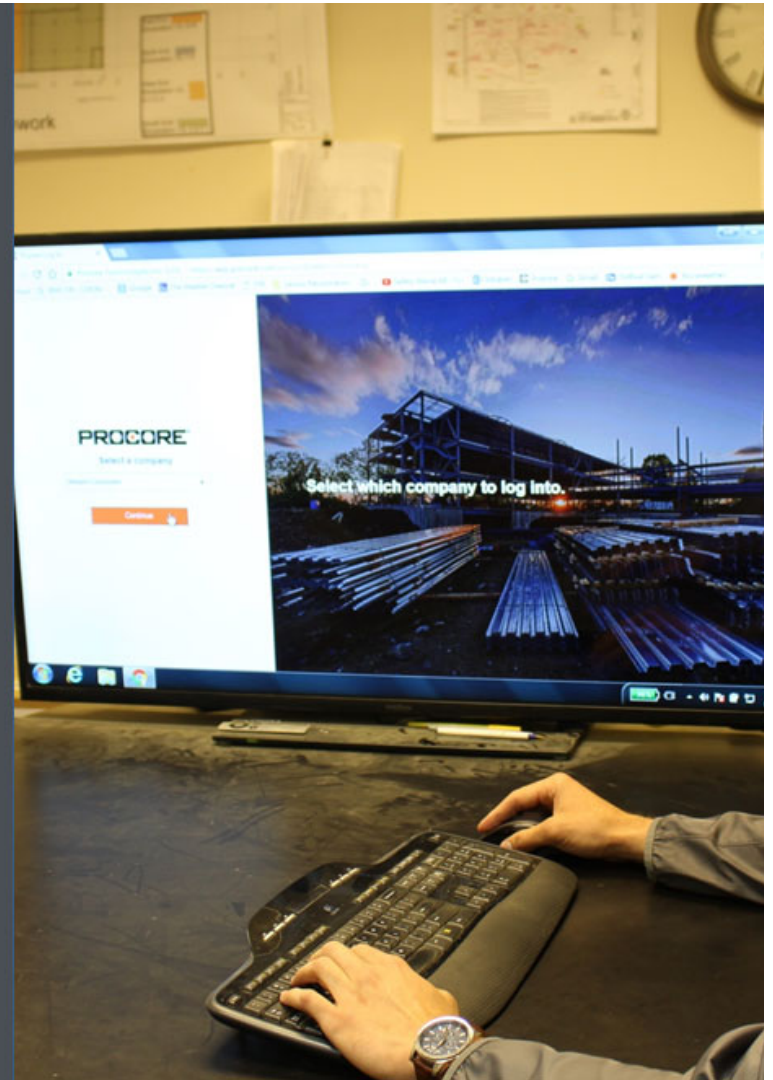


## COLLABORATIVE LEADERSHIP

- Build Team
- Colocation
- Pull Planning
- Weekly Work Planning
- Visual Management
- Ongoing Lessons Learned



# HOW WE USE TECHNOLOGY





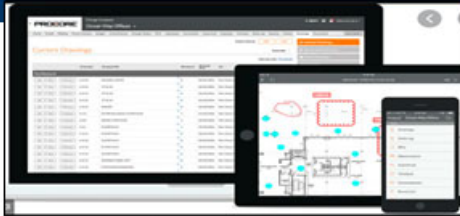
# PROJECT MANAGEMENT SOFTWARE

- All information a project stakeholder needs can be found in Procore.
- We use Procore on all of our projects to document the following:
  - Drawings and Specifications
  - Daily Project Photos
  - Daily Progress Reports
  - RFIs and Submittals
  - Meeting Minutes
  - Observations: Safety and Quality
  - Change Events
  - Punchlists





# INFORMATION IS ALWAYS AVAILABLE



**Massaro CM SERVICES, LLC** Meeting #38

Massaro CM Services, LLC  
100 S. 10th St.  
Pittsburgh, Pennsylvania 15228  
Phone: (412) 651-2800

Project: 17-758 - Franklin Regional Intermediate  
100 S. 10th St.  
Pittsburgh, Pennsylvania 15228  
Phone: (412) 651-2800

**OAC Meeting Minutes**

MEETING DATE: 02/10/2021 MEETING TIME: 10:00 AM - 11:00 AM Eastern Time  
(US & Canada)

MEETING LOCATION: Construction Trailer

OVERVIEW:  
No meeting present update involving the Client, Architect, and Contractors.

NOTES:  
Please refer the project email [17-758@massarocm.com](mailto:17-758@massarocm.com) or all email correspondence.  
Please inform Massaro CM Services within five days of receipt of any required corrections and comments to [17-758@massarocm.com](mailto:17-758@massarocm.com).  
After that date, the minutes will stand as the record as recorded below.

ATTACHMENTS:

Name	Company	Phone Number	Email	Attendance
Michael Gargan	Advanced Builders, Inc.	Tel: (724) 654-5551	<a href="mailto:mgargan@advancedbuilders.com">mgargan@advancedbuilders.com</a>	
Chris McElwaine	Advanced Builders, Inc.	Tel: (724) 654-5551	<a href="mailto:cmcelwaine@advancedbuilders.com">cmcelwaine@advancedbuilders.com</a>	
Mike McElwaine	Advanced Builders, Inc.	Tel: (724) 654-5551	<a href="mailto:mcmelwaine@advancedbuilders.com">mcmelwaine@advancedbuilders.com</a>	

Meeting Minutes

**Massaro CM SERVICES, LLC** Project: 17-758 - Franklin Regional Intermediate

Massaro CM Services, LLC  
100 S. 10th St.  
Pittsburgh, Pennsylvania 15228  
Phone: (412) 651-2800

**Daily Log: Wednesday 2/10/2021**

**WEATHER REPORT**

Temperature	Precipitation	Wind	Humidity	Cloud	Wind	Wind	Wind	Wind	Wind
Low	High	Avg	Max	Min	Dir	Dir	Dir	Dir	Dir
10°F	24°F	24°F	0.00 in.	0.00 in.	0.00 in.	0.00 in.	0.00 in.	0.00 in.	0.00 in.

**DAILY SNAPSHOT**

06:00AM	08:00AM	10:00AM	12:00PM	02:00PM	04:00PM	06:00PM
Temp: 10°F	Temp: 10°F	Temp: 10°F	Temp: 10°F	Temp: 10°F	Temp: 10°F	Temp: 10°F

**OBSERVED WEATHER CONDITIONS**

No.	Time Observed	Weather	Temp	Average	Precipitation	Wind	Ground/Sky
1	06:00 AM	Clear	10°F	10°F	0.00 in.	0.00 in.	0.00 in.

**MANPOWER LOG**

No.	Contract/Company	Cost Code	Workers	# Hours	Notes
1	Massaro Construction Co.		20	8.0	200.0

Notes: (1) Initial ground level setting on Area C South Elevation  
(2) Initial clear levels on Area A second floor

Daily Logs

**Massaro CM SERVICES, LLC** RFI #079

Massaro CM Services, LLC  
100 S. 10th St.  
Pittsburgh, Pennsylvania 15228  
Phone: (412) 651-2800

Project: 17-758 - Franklin Regional Intermediate  
100 S. 10th St.  
Pittsburgh, Pennsylvania 15228  
Phone: (412) 651-2800

**Corridors, Bulkheads and Ceiling Devices**

TO: (Glen Cove) (Glen Cove Engineering, Inc.) FROM: Len Service (Mark Electrical Group, Inc.)

DATE INITIATED: 02/03/2021 STATUS: Closed on 02/03/2021

LOCATION: 100 S. 10th St. SUB DATE: 02/10/2021

COST CODE: 100 REFERENCE: SCHEDULE MINUTE, No.

DRAWING NUMBER: SPEC SECTION:

LINKED DRAWINGS:

RECEIVED FROM: Len Service (Mark Electrical Group, Inc.)

COPIES TO: Mike Dora (Massaro CM Services), Nancy Gargan (Massaro CM Services), VC Schulz (Massaro CM Services)

Request for Information

**Massaro CM SERVICES, LLC** Project: 17-758 - Franklin Regional Intermediate

Massaro CM Services, LLC  
100 S. 10th St.  
Pittsburgh, Pennsylvania 15228  
Phone: (412) 651-2800

**Change Events**

#	Title	Open	Close	Status	Origin	Cost	Price Total
1	Change Event	02/03/2021	02/03/2021	Closed	100 S. 10th St.	\$0.00	\$0.00
2	Change Event	02/03/2021	02/03/2021	Closed	100 S. 10th St.	\$0.00	\$0.00
3	Change Event	02/03/2021	02/03/2021	Closed	100 S. 10th St.	\$0.00	\$0.00
4	Change Event	02/03/2021	02/03/2021	Closed	100 S. 10th St.	\$0.00	\$0.00
5	Change Event	02/03/2021	02/03/2021	Closed	100 S. 10th St.	\$0.00	\$0.00
6	Change Event	02/03/2021	02/03/2021	Closed	100 S. 10th St.	\$0.00	\$0.00

Risk Log/Change Events

**Massaro CM SERVICES, LLC** Project: 17-758 - Franklin Regional Intermediate

Massaro CM Services, LLC  
100 S. 10th St.  
Pittsburgh, Pennsylvania 15228  
Phone: (412) 651-2800

**Submittals**

TO: (Glen Cove) (Glen Cove Engineering, Inc.) FROM: Len Service (Mark Electrical Group, Inc.)

DATE INITIATED: 02/03/2021 STATUS: Closed on 02/03/2021

LOCATION: 100 S. 10th St. SUB DATE: 02/10/2021

COST CODE: 100 REFERENCE: SCHEDULE MINUTE, No.

DRAWING NUMBER: SPEC SECTION:

LINKED DRAWINGS:

RECEIVED FROM: Len Service (Mark Electrical Group, Inc.)

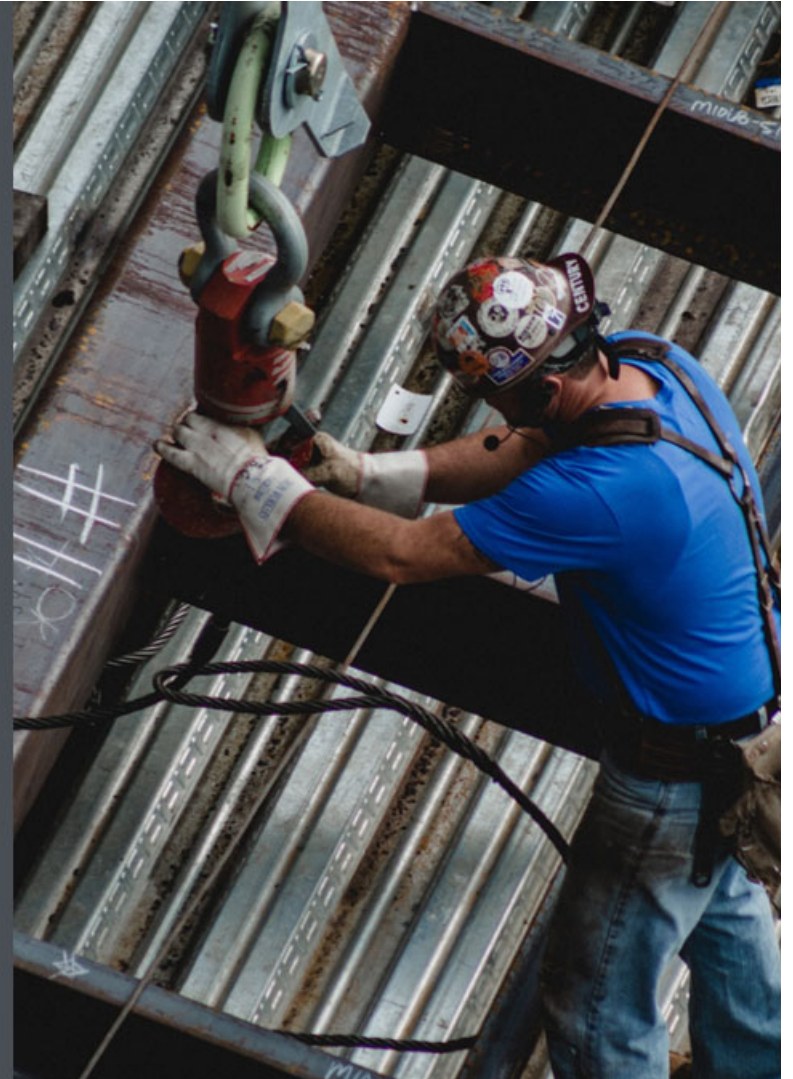
COPIES TO: Mike Dora (Massaro CM Services), Nancy Gargan (Massaro CM Services), VC Schulz (Massaro CM Services)

Submittals



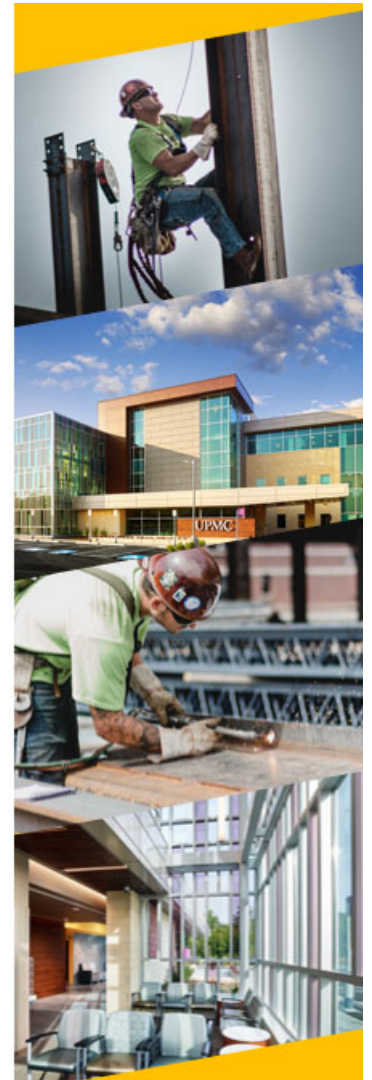
Daily Photos

# YOUR PROJECT: SAFETY, PHASING AND SITE LOGISTICS



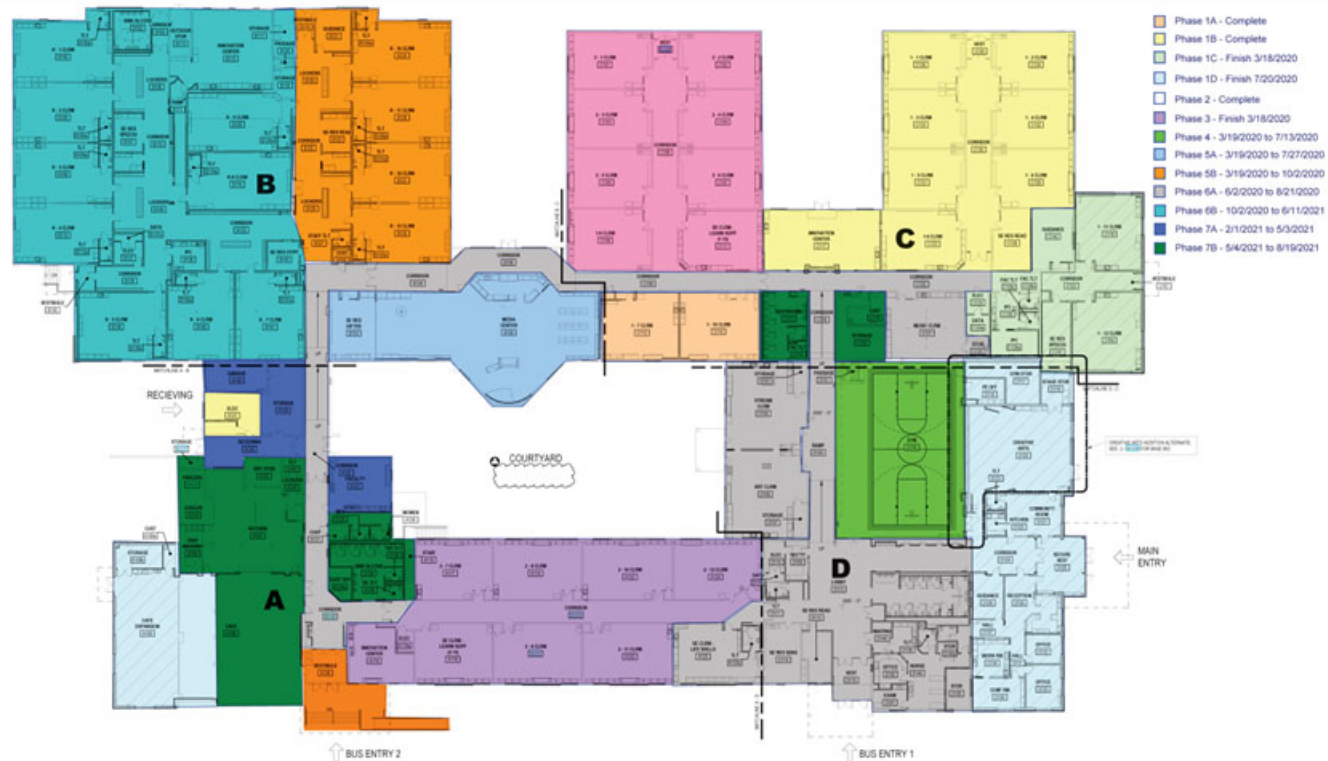
# SAFETY ABOVE ALL

- We will create the safest working environment for those on site and for your faculty, staff and students.
- We will hold weekly disruption planning and communication meetings with school administration. What to expect this week...
- Safety will be structured in the contract documents based on OSHA standards and our guidance.
- Adherence to state and CDC guidelines regarding Covid-19 will be monitored closely.
- We require pre-installation safety planning meetings from each prime contractor.





# PHASING PLAN EXAMPLE



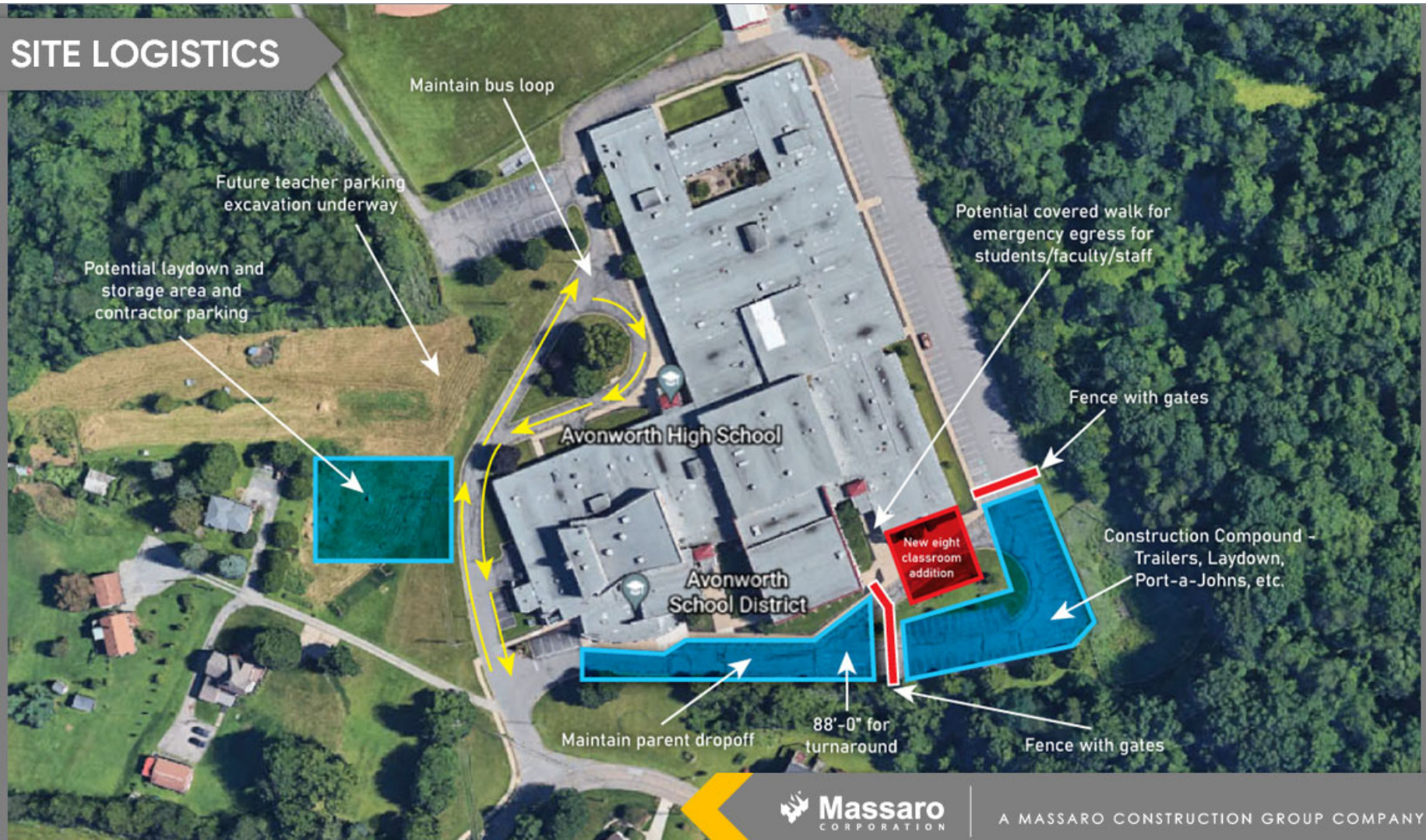
OVERALL PHASING PLAN



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## SITE LOGISTICS





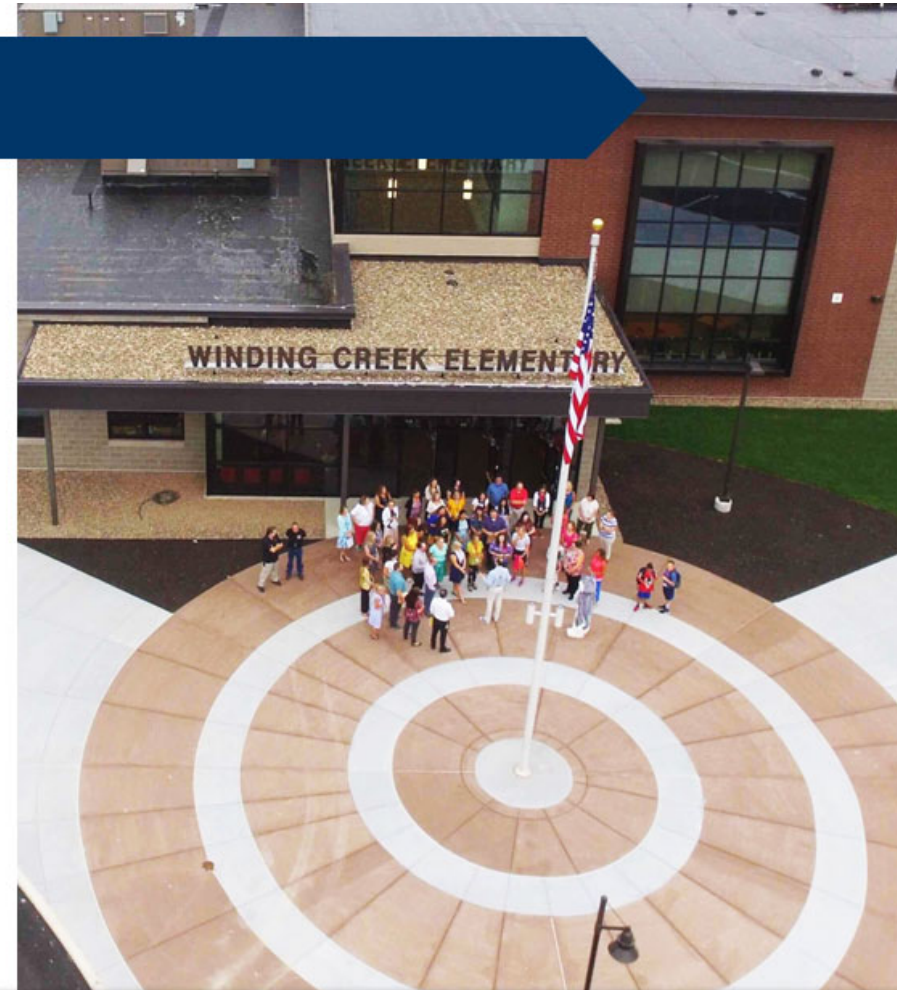
# STUDENT ENGAGEMENT





# STUDENT ENGAGEMENT

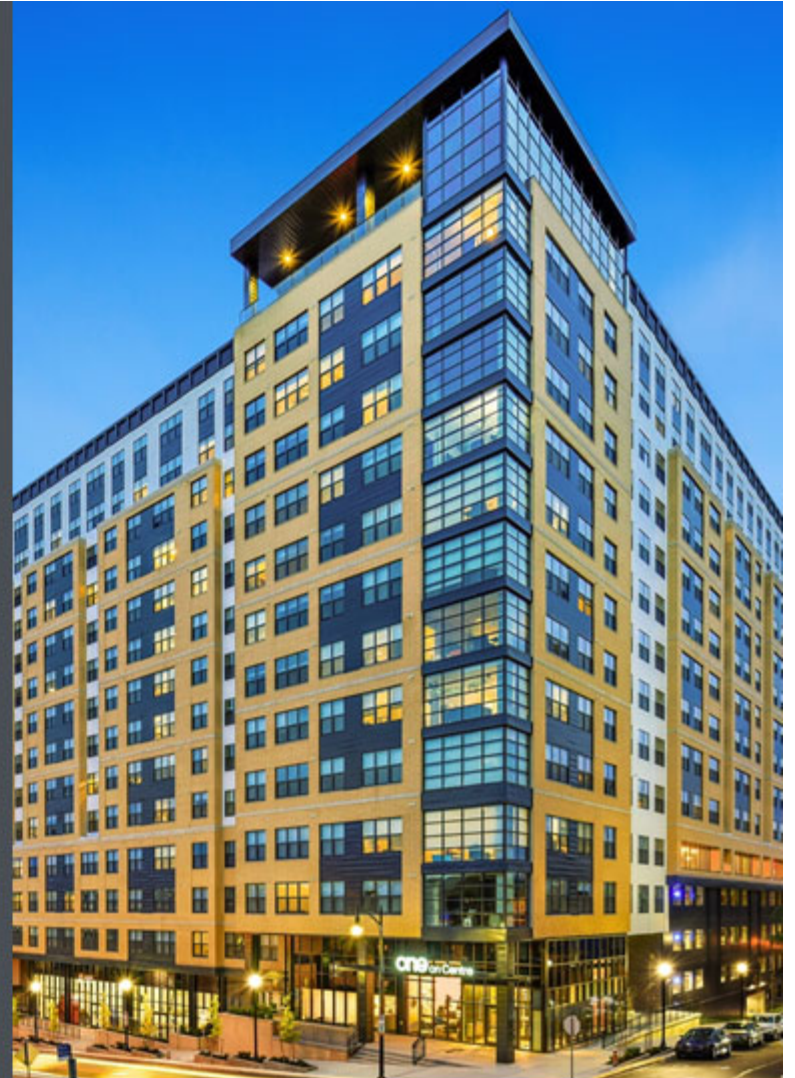
- Student Internships
- Classroom Visits and Presentations
- Project Tours
- Career Day Participation



# WHY MASSARO?



**Massaro**  
CM SERVICES, LLC



## WHY SHOULD YOU SELECT US?

- Experience -- Our company, and more importantly our team, have been through this before.
- Customer Focus -- At all times we will work in the best interest of the Avonworth School District and its taxpayers.
- Expertise – We are builders as well as managers. We know how to create successful outcomes.



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**THANK YOU**

**WE WELCOME YOUR QUESTIONS**

