

Bond Project Manager Presentation

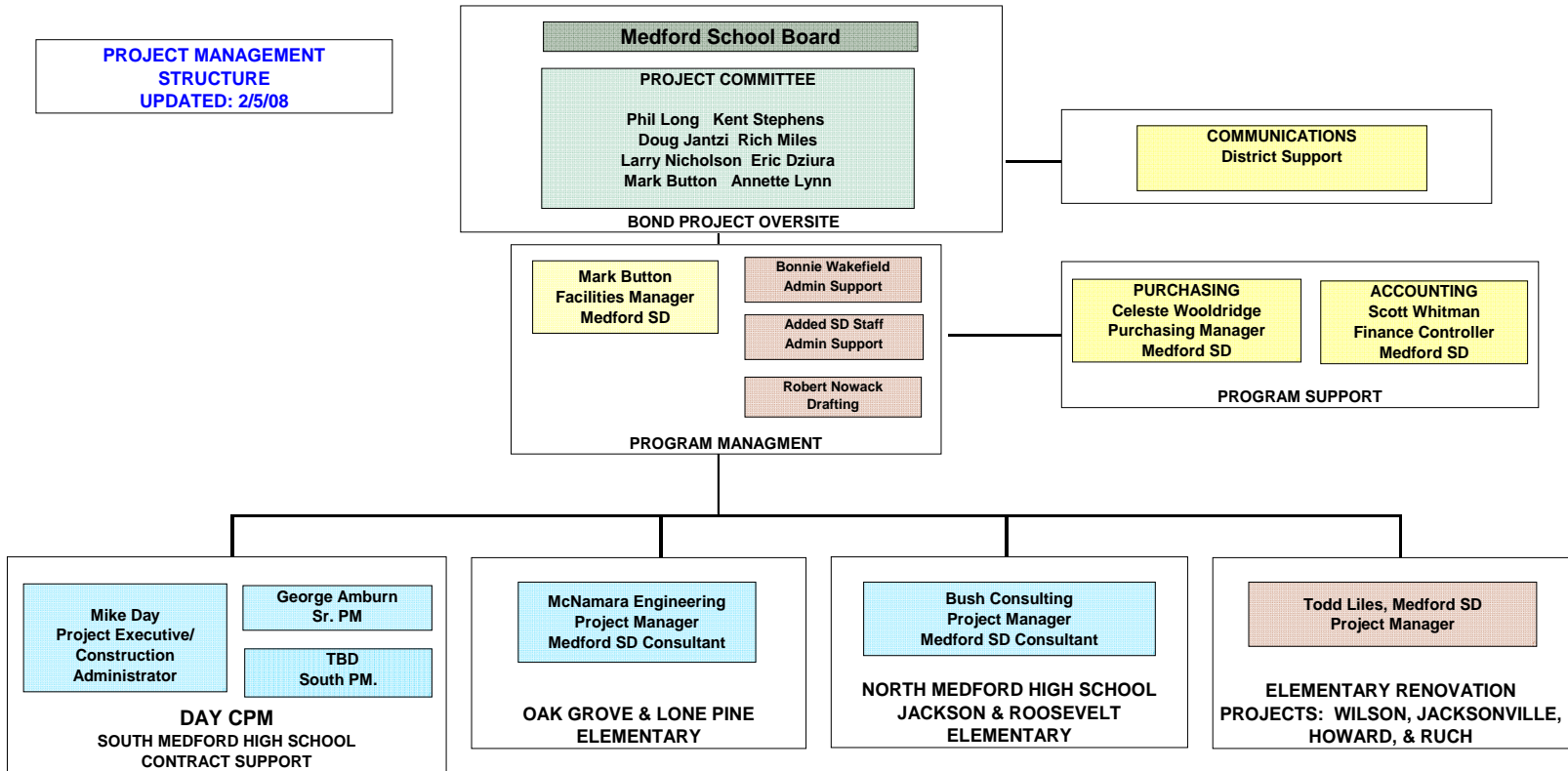


March 4, 2008

BOND PROJECTS

Medford School District 549C

STRUCTURE



PROJECT MANAGERS

MARK BUTTON

- Education
 - Masters of Business Administration (MBA)
Oregon State University
 - BS Civil Engineering with dual emphasis in Structural Engineering and Construction Management
Oregon Institute of Technology
 - Licensed Professional Engineer
State of Oregon

FACILITIES MANAGER

MARK BUTTON

- Experience
 - 20 years with Design, Construction and Facility Maintenance
 - Project Management as Owner's Representative for multi-million dollar projects for commercial, health care, municipal, and educational facilities
 - Experience in project estimating, budgets, lifecycle cost analysis, bidding process, and contract administration

FACILITIES MANAGER

COST / SAVINGS

Project Management Updated 3/04/08	2007	2008	2009	2010	2011	TOTAL
Clerical	30,000	60,000	70,000	30,000		190,000
District PM	82,000	112,000	70,000	30,000		294,000
M&A	71,293					71,293
DayCPM		376,465	314,866	256,797		948,128
McNamara Engineering		110,000	150,000	10,000		270,000
Bush Consulting		110,000	140,000	50,000		300,000
Bill Watson	32,265					32,265
TOTALS	\$ 215,558	\$ 768,465	\$ 744,866	\$ 376,797		\$ 2,105,686

Percent of Total Projects **1.06%**

Project Management Fees

PM Fees Range from 2-4%

\$ 4-\$ 8million would be within the typical range

for total project management compensation

This is a savings to the District of \$1.9 to \$5.9 million

District Design Services

Clerical	10,000	10,000	10,000			30,000
Drafting In-House	50,000	55,000	55,000			160,000
Equipment	40,000					40,000
TOTALS	\$100,000	\$65,000	\$65,000	\$0	\$0	\$230,000

Percent of Total Projects **1.04%**

Design Services

Fees range from 7-15%

General designs of renovations, roofing, and flooring,
estimated project costs \$ 22 million.

Design Fee range \$ 1.54-\$ 3.3 million

Savings to the District is \$1.32 to \$3.1 million

FACILITIES MANAGER

COST / SAVINGS

Project Cost Management

District Managed

General Contractor Services	2007	2008	2009	2010	2011	Total
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Updated 3/04/08

General Contractor Services

*Estimated Costs for only Construction
Soft Costs not included*

Abraham Lincoln	45,000					45,000
Hoover	2,665,870					2,665,870
Kennedy	2,030,424					2,030,424
Griffin Creek	2,234,873					2,234,873
Wilson		2,500,900				2,500,900
Howard		998,592				998,592
Jacksonville		583,660				583,660
Ruch		1,032,000				1,032,000
Hedrick			1,358,820			1,358,820
McLoughlin			1,396,840			1,396,840
North-Portions of Project		10,000,000	8,000,000	2,000,000		20,000,000

Total construction managed by the District

34,846,979

Conservative estimate of GC Services at 15% of \$ 33.6 million

Estimated Savings with GC services managed by the District: \$ 5.04 million

FACILITIES MANAGER

COST / SAVINGS

**Project Cost Management
Painting and Carpentry
Updated 3/04/08**

	2007	2008	2009	Total
District Provided				
Painting				
Hoover	63,000			63,000
Kennedy	48,000			48,000
Griffin Creek	50,000			50,000
Wilson		64,000		64,000
Howard		38,000		38,000
Jacksonville		42,000		42,000
Ruch		52,000		52,000
Hedrick			85,000	85,000
McLoughlin			110,000	110,000
North-Portions of Project		220,000	220,000	440,000

Total construction managed by the District 992,000

Estimated savings with painting managed by the District: \$ 2.16 million

The District is paying under \$11 a hour, contractor rates are \$35 per hour

Carpentry	2007	2008	2009	Total	Estimated Sub Costs
District Provided					
Carpentry					
Wilson-Classroom casework		60,000		60,000	110,000
North-Siding and Mansards		400,000	400,000	800,000	3,200,000

Total carpentry work managed by the District 860,000 3,310,000

Estimated savings with District Carpenters: \$ 2.45 million

The District is paying \$15 a hour, contractor rates are at \$60 per hour

FACILITIES MANAGER

Day CPM Services, LLC

SOUTH MEDFORD HIGH SCHOOL

George Amburn – Project Manager

Day CPM Services, LLC



Press Release, February 2008

“(Portland, OR), Day CPM, a construction management firm, announced today that it is dissolving its corporate relationship with Mahlum Architects. The transition of ownership has been an ongoing discussion and both organizations decided to finalize those changes this week. The ownership transition is effective immediately.”

PUBLIC PROCESS

Ensuring Stakeholder Communication & Entitlements

Day CPM Services, LLC



History

- Founded by Mike Day in 2004 to provide Owner's with representation and construction management services.
- In 2006 the company added George Amburn to manage the Seattle office in support of Northwest operations.
- Day CPM currently has ongoing projects in various phases of design and construction throughout Washington and Oregon.
- Day CPM has a solid reputation in both the design and construction industries with referrals and positive references from owners, designers and contractors alike.

Day CPM is a privately held Limited Liability Corporation with offices in Portland, Oregon and Seattle, Washington. Mike Day is the President of the company. George Amburn is the Vice President, Seattle Division Manager.

LEADERSHIP

Managing As You

Day CPM Services, LLC



- MANAGEMENT & COMMUNICATION
- BUILDER EXPERTISE
- DESIGNER EXPERTISE
- TEAMING

Nuts & Bolts

- MASTER PLANNING
- ASSESSING FACILITY CONDITION
- DEVELOPING MARKET DATA
- REVIEWING DESIGN
- ESTIMATING COST
- CONTROLLING COST
- WINING PERMITS & APPROVALS
- BUILDING COMMUNITY & STAKEHOLDERS
- ASSISTING FUNDRAISING

Results

- ENSURING CONSTRUCTABILITY
- PROCURING CONSTRUCTION
- MANAGING CONSTRUCTION
- TURNING THE BUILDING “ON” & MOVING IN
- FOLLOW UP

FINANCIAL ASSURANCE

Controlling Cost & Reducing Risk

Day CPM Services, LLC



Mike Day, President

Mr. Day is the Project Executive for South High School

- B.A. In Business Finance from University of Washington
- Over 23 years of Owner Rep PM/CM experience
- Over \$1 billion CV management
- Proven team leadership
- Seasoned expertise with negotiated GMP, CM/GC and Design-Build contracting and delivery method
- Money wise
- Maintains strict accountability of capital dollars

START to FINISH

Comprehensive Project Management

Day CPM Services, LLC



George Amburn, Principal

Mr. Amburn is the Sr. Project Manager for South High School

- B.S. Architectural Engineering from University of Colorado @ Boulder
- Over 10 years contract negotiation and management
- Broad multi-discipline PM/CM experience
- Technical insight of complex architectural-engineering systems
- Single point contact for owners and design/construction teams
- Excels at simultaneous delivery of several design/construction packages
- Strong team leadership based in open and honest communication

PROJECT CLARITY

Initiating and Monitoring Design

Day CPM Services, LLC



Day CPM has a long-standing, positive reputation of serving the construction industry and has many years of experience working on various components of new and existing facilities as outlined in our e-brochure (www.daycpm.com). We have an extensive background in managing and leading complex projects with experience spanning the following areas:

- Planning, programming, phasing, and logistics for Schools, Healthcare, High-tech, and institutional projects
- PM/CM & CM/GC management with large scale projects exceeding \$500 million
- Schedule, budget, and quality control of acute-care hospitals, commercial and institutional clients
- Claims management and dispute resolution
- Approval and permitting process

Clients/Recent Projects

- Medford School District 549C, Medford OR
- Hillsboro Century High School, Orenco/Patterson Elementary
- St. Helens School district
- Cleveland HS, Seattle WA
- Grays Middle School, Seattle WA
- McMinnville School District Bond Program
- Lebanon School District Bond Program
- Clatskanie School District
- O of U Autzen Stadium
- OSU Various Projects

NUTS & BOLTS

Mastering the Building Process

Day CPM Services, LLC

Executive Summary:	On budget, on schedule; team is focusing on site permitting tasks and next design deliverable. CM/GC cost model and Critical Path Method schedule
New Major Issues:	None
Closed Issues:	SFR-6 Rezoning for proposed South HS approved by City Counsel
Upcoming Milestones:	50% Contract Documents Deliverable; Conditional Use Permit and Site Plan & Architectural Commission reviews; Wetland mitigation application submitted – Approval pending by Dept of State Lands (managed by Melinda Wood).
Budget:	Within \$82M budget based on Design Development Deliverable Value Engineering exercise; GMP estimate at 80%
Schedule:	On schedule; CMGC will provide a Critical Path Method (CPM) Schedule prior to end of month. 50% CD package expected 11 March 2008 for Owner/CMGC review.

SOUTH MEDFORD HIGH SCHOOL

Schedule

McNamara Engineering

LONE PINE & OAK GROVE

Jim McNamara – Project Manager

JIM MCNAMARA

- **Education**

- University of Illinois, M.S. Degree in Civil Engineering in May 1974
- University of Illinois, B.S. Degree in Civil Engineering in February 1973.
- Broad undergraduate background in Civil Engineering including courses in Materials, Surveying, Structural Engineering, Transportation Engineering, and Environmental Engineering.

- **Professional Registration: State of Oregon Registered Engineer since 1980**

- License # 10705PE

- **Professional Affiliations**

- American Society of Civil Engineers, Oregon Chapter
- International Code Council, Southern Oregon Chapter

LONE PINE & OAK GROVE

Jim McNamara – Project Manager

MCNAMARA ENGINEERING

- 32 years: Experience managing capital construction projects in the Rogue Valley
- 27 years: Consulting Engineering Practice
- Managed over \$100 million in building construction projects during the last 7 years

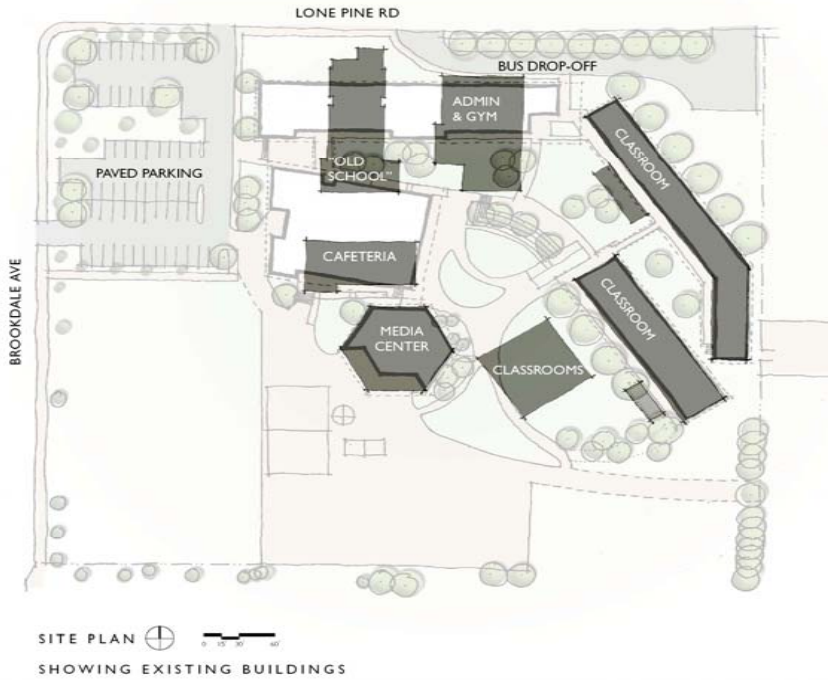
LONE PINE & OAK GROVE

Jim McNamara – Project Manager

Recent Projects

- Currently managing the downtown SOU/RCC Medford Higher Education Facility
- Over 10 major projects with SOU
- Ashland Middle School Classroom Building
- Ashland High School Theater
- Ashland Middle School Gymnasium
- Medford headquarters library
- Multiple projects for Ashland Community Hospital

LONE PINE



LONE PINE

Jim McNamara – Project Manager

LONE PINE



PERSPECTIVE 02



LONE PINE

Jim McNamara – Project Manager

CURRENT DETAILS

- Mahlum Architects and their consultants are completing the Design Development Drawings. Design Development drawings are due March 14.
- Adroit Construction has completed the Schematic Design cost estimate and will begin a Design Development estimate as soon as drawings are available.
- Project to be submitted to City Site Plan & Architectural Commission (SPAC) for approval March 4
- Asbestos Abatement Bid Package is being reviewed by abatement contractors. Bids due March 5. Abatement work scheduled for June 12 – June 26, 2008

LONE PINE

Jim McNamara – Project Manager

CURRENT DETAILS

- MSD is developing an RFP to lease 3 modular buildings– two double classroom units, and one cafeteria/lunchroom unit.
- Summer 2008 work schedule includes renovation of all site utilities and renovation of the lower level on the Library Building for a temporary school office and new restrooms.
- Construction of the new classroom and gymnasium/commons buildings will also start this summer and continue through the summer of 2009.
- Existing upper classroom buildings are scheduled to be renovated in the summer 2009. The site work and landscaping is also scheduled for the summer of 2009.

LONE PINE

Jim McNamara – Project Manager

OAK GROVE



OAK GROVE

Jim McNamara – Project Manager

OAK GROVE



OAK GROVE

Jim McNamara – Project Manager

CURRENT DETAILS

- Opsis/Abell Architects has issued 100% Design Development drawings for cost estimates. Production of the construction drawings has begun.
- Adroit construction is developing a cost estimate for the Design Development set. This estimate is expected next week.
- Project to be submitted to City Site Plan & Architectural Commission (SPAC) for approval March 4
- Asbestos Abatement Bid Package is being reviewed by abatement contractors. Bids are due March 5. Abatement work scheduled for June 4 – June 10, 2008

OAK GROVE

Jim McNamara – Project Manager

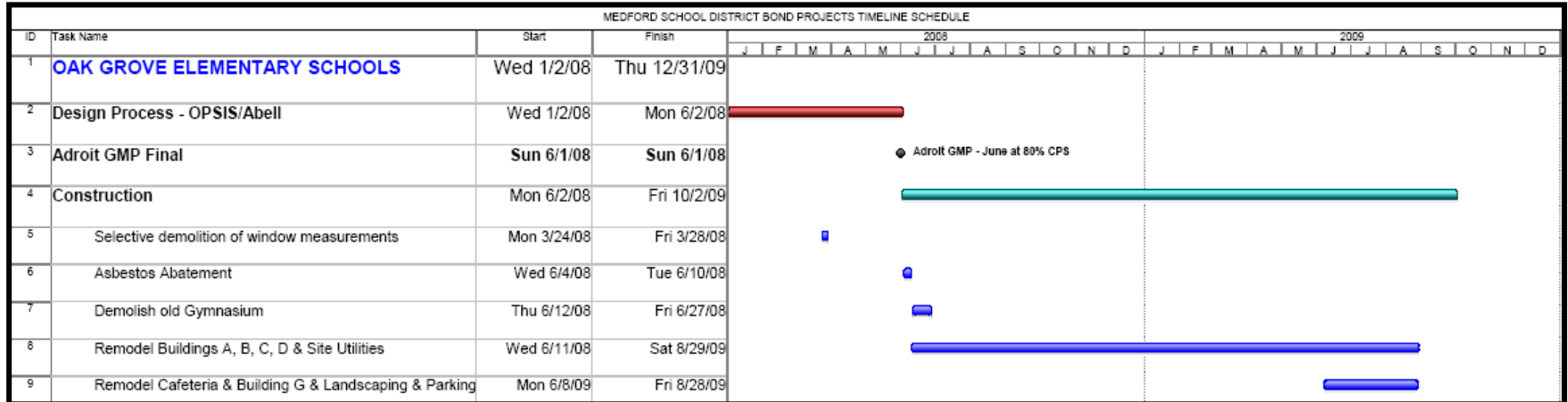
CURRENT DETAILS

- Summer 2008 renovation work schedule includes renovation of four existing buildings and installation of new site utilities. The Kids Connection Building will also be relocated on site this summer.
- Construction of the new gymnasium and administration/commons buildings are scheduled to start this summer and continue until the summer of 2009.
- The north classroom building (Bldg G) and the cafeteria building will be renovated in the summer of 2009. Site work, landscaping and parking lots will also be completed in the summer of 2009.

OAK GROVE

Jim McNamara – Project Manager

SCHEDULE



OAK GROVE

Jim McNamara – Project Manager

BUSH CONSULTING SERVICES, LLC

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NORTH HIGH – JACKSON – ROOSEVELT

Nick Bush – Project Manager

NICK BUSH CONSULTING SERVICES, LLC

Contracted by MSD since 1/28/2008 for
Construction Management

- North High School Phase 1 & Phase 2 (08 - 09)
- Jackson/Roosevelt Elementary

NORTH – JACKSON – ROOSEVELT

Nick Bush – Project Manager

NICK BUSH

- Native Oregonian, resident of Jackson County for 14 years.
- B. S. Forest Products with a Business Minor 1972.
- 12 years in Building Materials & Forest Products Ind.
- 21 years Project Manager & Construction Manager in Micro-Electronics & Aero Space.
- Managed projects up to \$75 Million.

NORTH – JACKSON – ROOSEVELT

Nick Bush – Project Manager

NORTH MEDFORD HIGH SCHOOL



NORTH

Nick Bush – Project Manager

CURRENT DETAILS

- Currently in the Bid Process: M/E Upgrade, Asbestos Abatement, Roofing, Flooring and Materials for Mansards & Siding.
- MSD Carpentry crews are currently working on Mansards. See the Old Shakes VS the New Fiber Cement Board.
- \$34 Million Budget- Current assessments of scopes of work and preliminary construction estimates indicate that we are under budget.

NORTH

Nick Bush – Project Manager

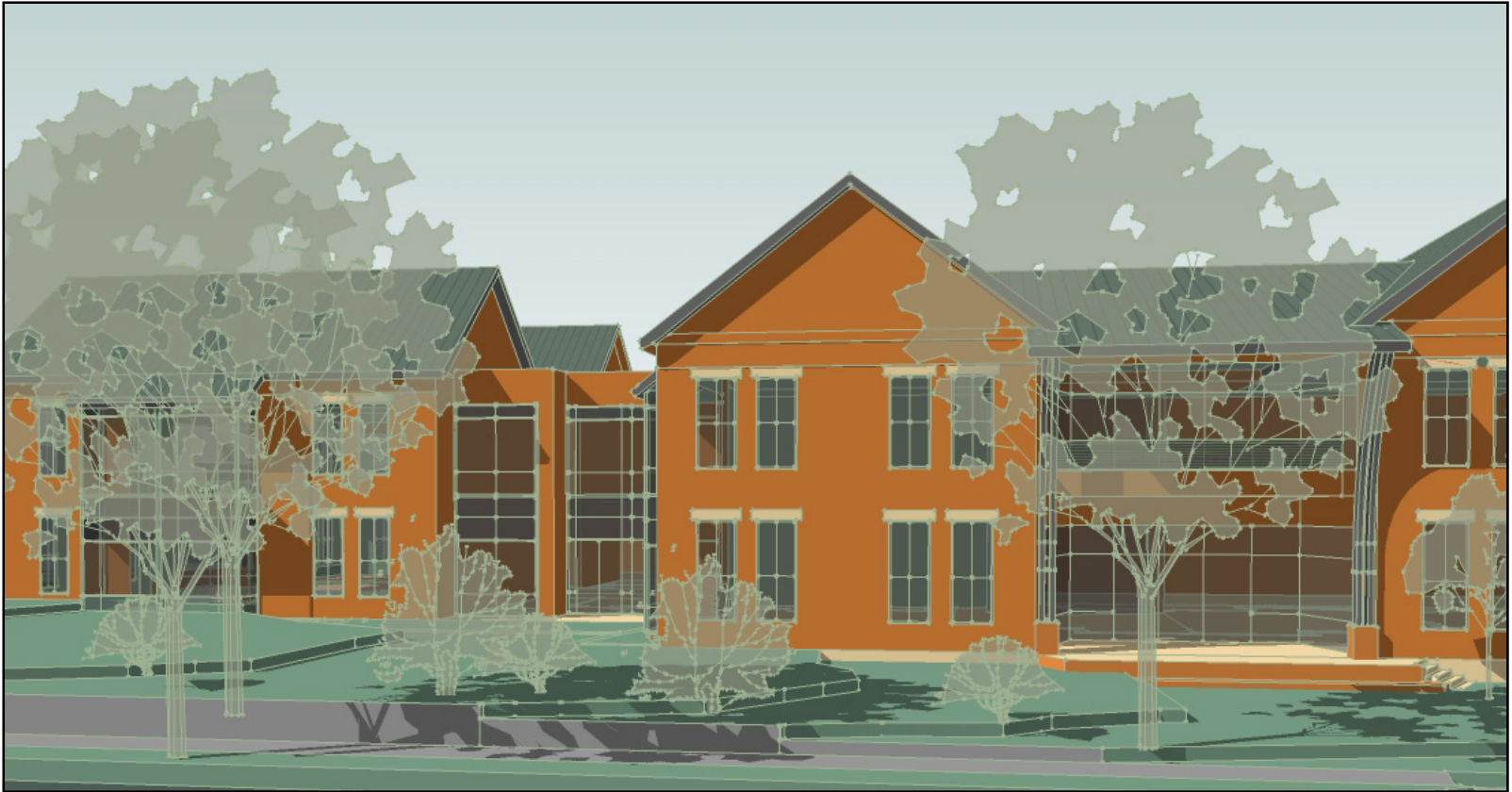
SCHEDULE

MEDFORD SCHOOL DISTRICT BOND PROJECTS SCHEDULE						
ID	Task Name	Start	Finish	2008	2009	2010
				J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S
1	NORTH HIGH SCHOOL - Project Management Bush Consulting Services, LLC	Tue 1/1/08	Fri 9/3/10			
2	Design Process - Mahlum/ADW Architects	Tue 1/1/08	Wed 12/31/08	■		
3	Project Phase I - District Managed: Science, TA, Gym, Humanities, Vocational, Home Economics, Cafeteria & Fine Arts	Tue 1/1/08	Thu 1/1/09			
4	Mechanical / Electrical Upgrade	Tue 1/1/08	Mon 9/1/08	■		
5	Asbesto Abatement	Tue 1/1/08	Mon 9/1/08	■		
6	Mansard Re-furbished	Thu 2/21/08	Sun 6/1/08	■		
7	Siding Re-furbished	Sun 6/1/08	Wed 10/1/08	■		
8	Walk way cover rebuild	Sun 6/15/08	Fri 8/15/08	■		
9	Roofing	Fri 2/1/08	Mon 9/1/08	■		
10	Flooring	Fri 2/1/08	Mon 9/1/08	■		
11	Network telecom service upgrade	Tue 1/1/08	Mon 9/1/08	■		
12	Painting	Tue 1/1/08	Thu 1/1/09	■		
13	Project Phase II - Admin, Media Center, Commons, Site Work, and Fine Arts	Thu 1/1/09	Thu 12/24/09		■	
14	Phase III Renovation - Theater	Sun 12/27/09	Thu 5/20/10			■

NORTH

Nick Bush – Project Manager

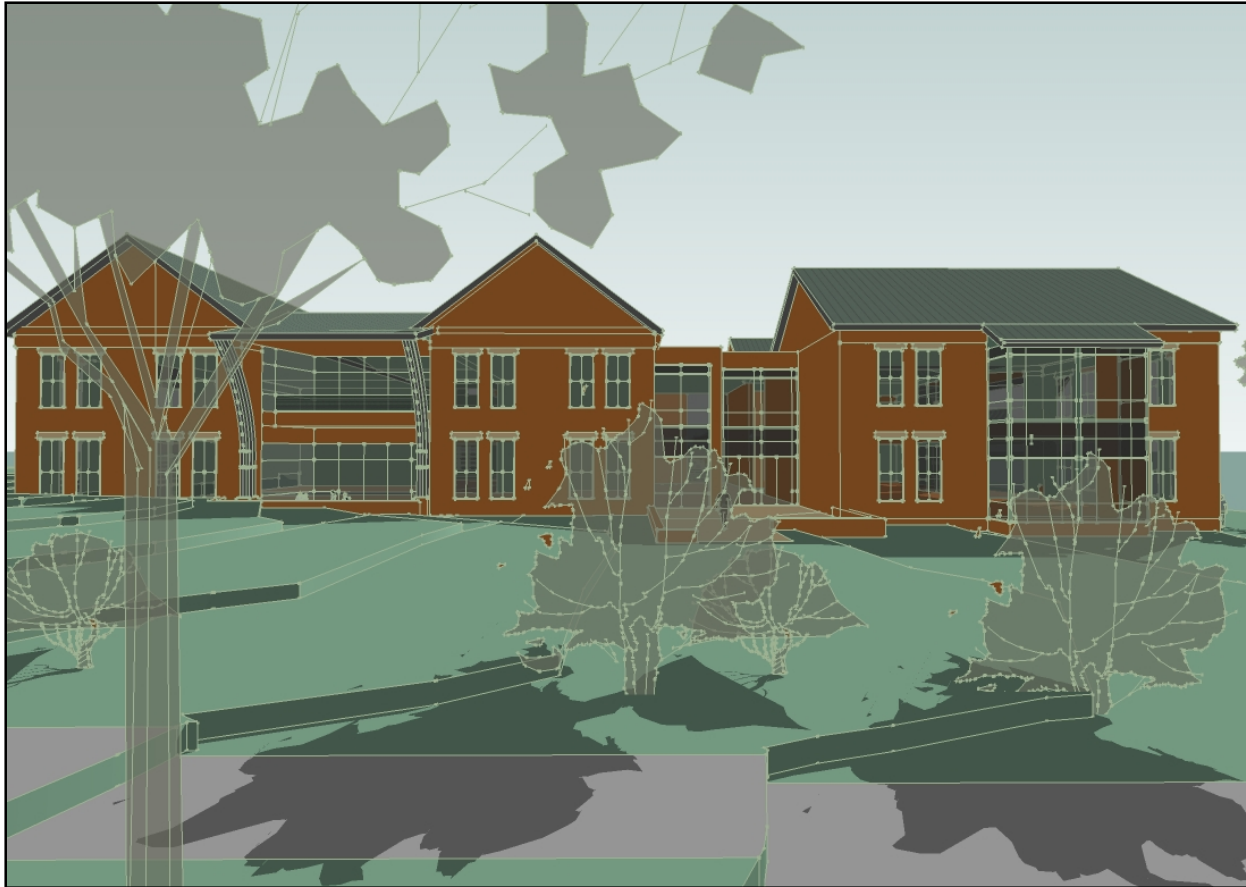
JACKSON



JACKSON

Nick Bush – Project Manager

ROOSEVELT



ROOSEVELT

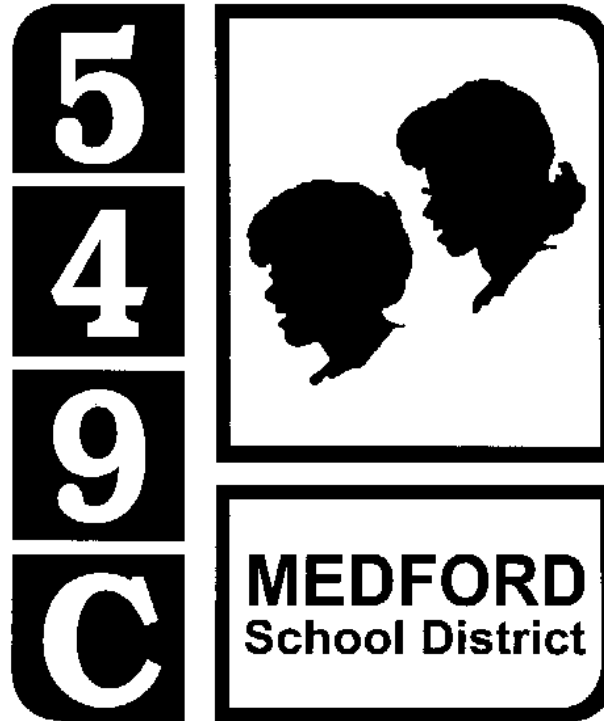
Nick Bush – Project Manager

CURRENT DETAILS

- Schematic Design completed and Gymnasiums are included.
- We are assessing and Value Engineering the Schematic Design.
- Asbestos Abatement Bid Package due out 3/17.
- Construction Documents will be ready by end of Summer for a Hard Bids.

JACKSON & ROOSEVELT

Nick Bush – Project Manager



WILSON – RUCH – JACKSONVILLE – HOWARD

Todd Liles – Project Manager

TODD LILES

MEDFORD SCHOOL DISTRICT

- Medford School District Facilities Management 28 years
- Have managed multiple capital projects over the last 15 years to include roofing, flooring, building and classroom modifications
- Managed last year's bond projects included Griffin Creek, Hoover, Kennedy, Jefferson & Washington Phase I & II
 - Mechanical & Electrical Upgrades
 - Replacement Roofing – Flooring – Finishes
 - Washington – Phase II (Cafeteria)

WILSON – RUCH – JACKSONVILLE – HOWARD

Todd Liles – Project Manager

WILSON



WILSON

Todd Liles – Project Manager

CURRENT DETAILS

- **Mechanical, Electrical, Flooring and Roofing bid packages will go out to bid in the next two weeks**
- **All Mechanical Upgrades, Roofing, Flooring and Finishes are scheduled for Summer 2008**
- **District Paint Crew will start exterior painting end of March (weather permitting)**
- **District Cabinet Crew will build & install case work**

WILSON

Todd Liles – Project Manager

SCHEDULE

MEDFORD SCHOOL DISTRICT BOND PROJECTS SCHEDULE																	
ID	Task Name	Start	Finish	2008													
				J	F	M	A	M	J	J	A	S	O				
1	Wilson - Renovation	Mon 3/24/08	Wed 10/15/08														
2	Asbestos	Sat 6/7/08	Fri 8/29/08														
3	Mechanical & Electrical Upgrades	Sat 6/7/08	Fri 10/31/08														
4	Roofing	Sat 6/14/08	Fri 8/15/08														
5	Flooring	Sat 6/7/08	Fri 8/15/08														
6	Casework	Sat 6/7/08	Fri 8/29/08														
7	Finishes - Painting Interior & Exterior	Mon 3/3/08	Fri 8/29/08														

WILSON

Todd Liles – Project Manager

RUCH – JACKSONVILLE - HOWARD



RUCH – JACKSONVILLE – HOWARD

Todd Liles – Project Manager

CURRENT DETAILS

- Managed by District
 - Mechanical and Electric upgrades
 - Roofing
 - Flooring
 - Painting and Finishes
 - Carpentry and Casework

RUCH – JACKSONVILLE – HOWARD

Todd Liles – Project Manager

SCHEDULE

MEDFORD SCHOOL DISTRICT BOND PROJECTS SCHEDULE																					
ID	Task Name	Start	Finish	2008																	
				J	F	M	A	M	J	J	A	S	O								
1	Jacksonville - Ruch - Howard Renovations	Mon 3/3/08	Fri 10/31/08																		
2	Asbestos	Sat 6/7/08	Fri 8/29/08																		
3	Mechanical & Electrical Upgrades	Sat 6/7/08	Fri 10/31/08																		
4	Roofing	Sat 6/14/08	Fri 8/15/08																		
5	Flooring	Sat 6/7/08	Fri 8/15/08																		
6	Casework	Sat 6/7/08	Fri 8/29/08																		
7	Finishes - Painting Interior & Exterior	Mon 3/3/08	Fri 8/29/08																		

RUCH – JACKSONVILLE – HOWARD

Todd Liles – Project Manager