

# Zervas Project Update

**Sept 2013      Owners Project Manager selected**

**Oct 2013      Working Group started**

**Nov 1st      Property Review by Planning Department**

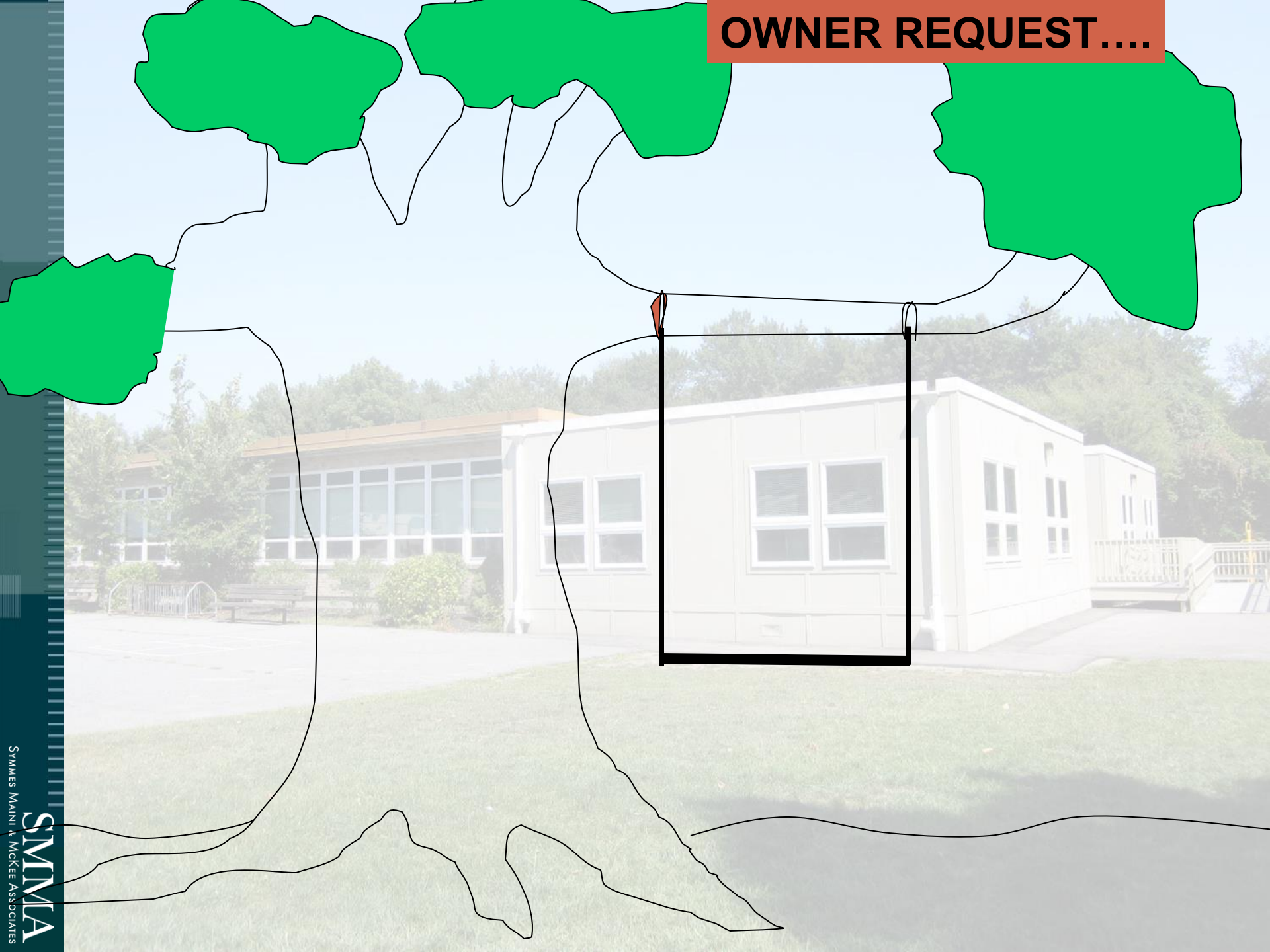
**Nov 26th      Newton Historical Commission ; 1-yr**

**NEXT STEPS**

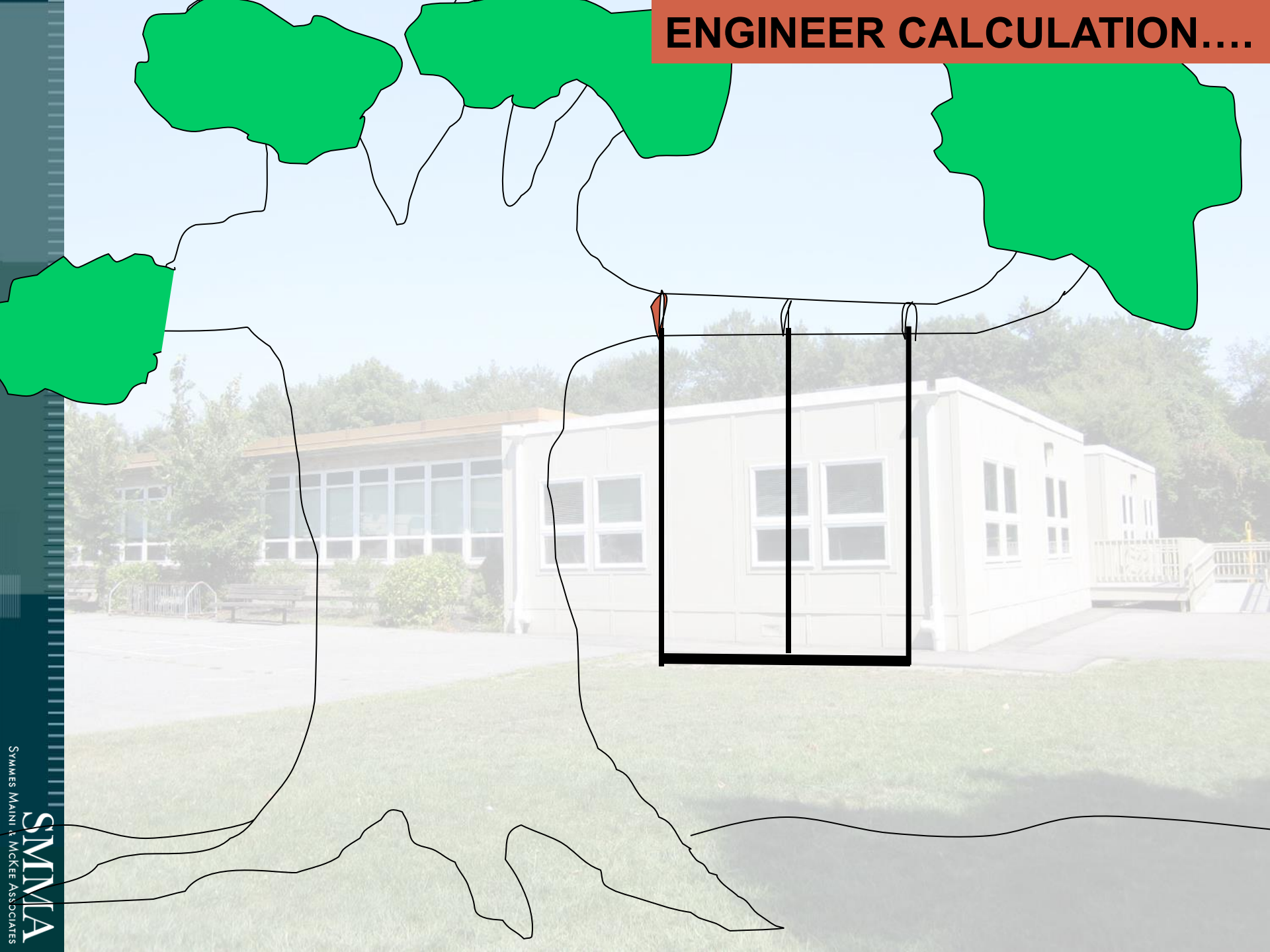
**Dec 4th      Designer Interviews**

**Dec - Jun '14 Feasibility Study/options analysis**

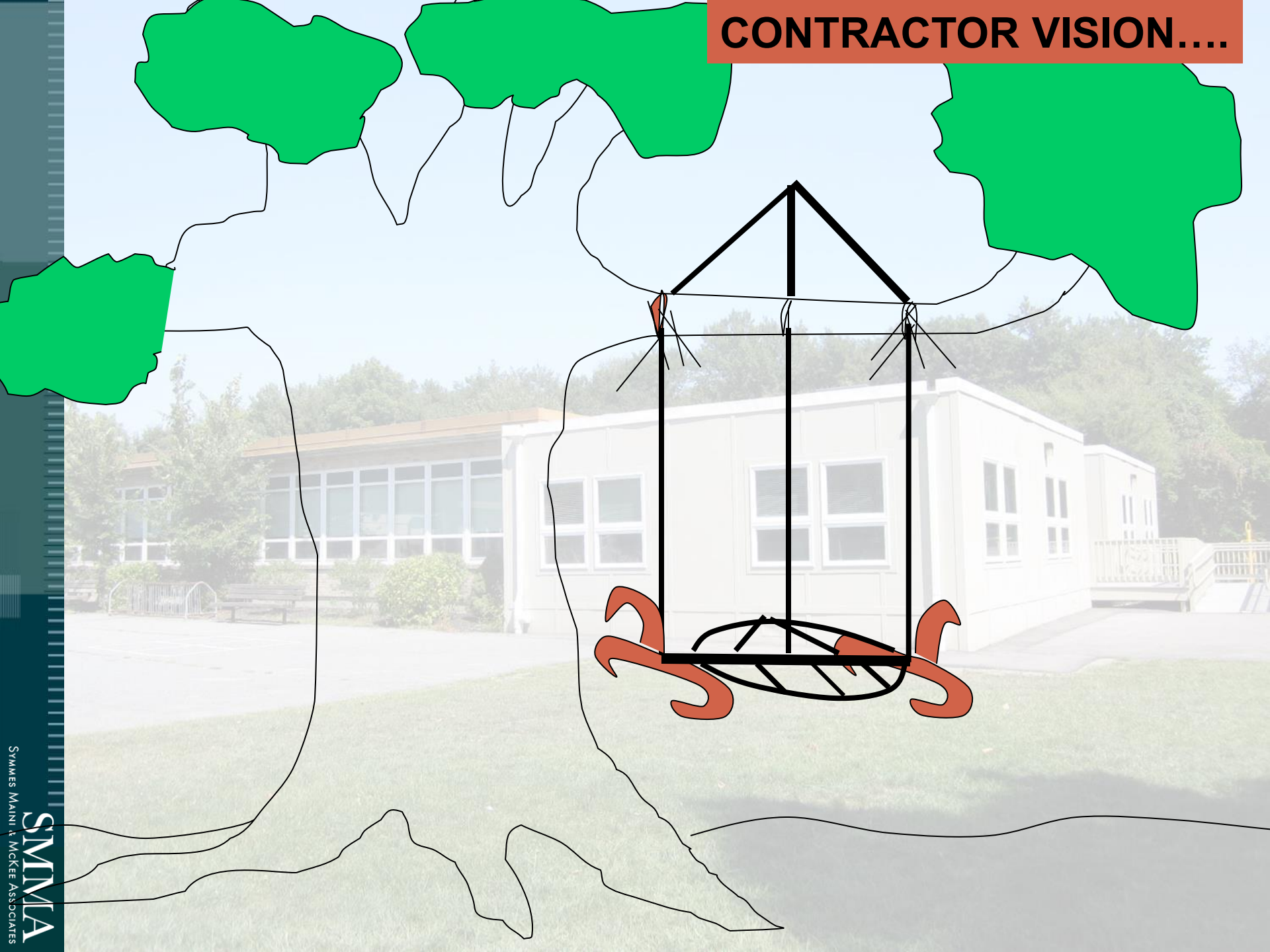
# OWNER REQUEST....



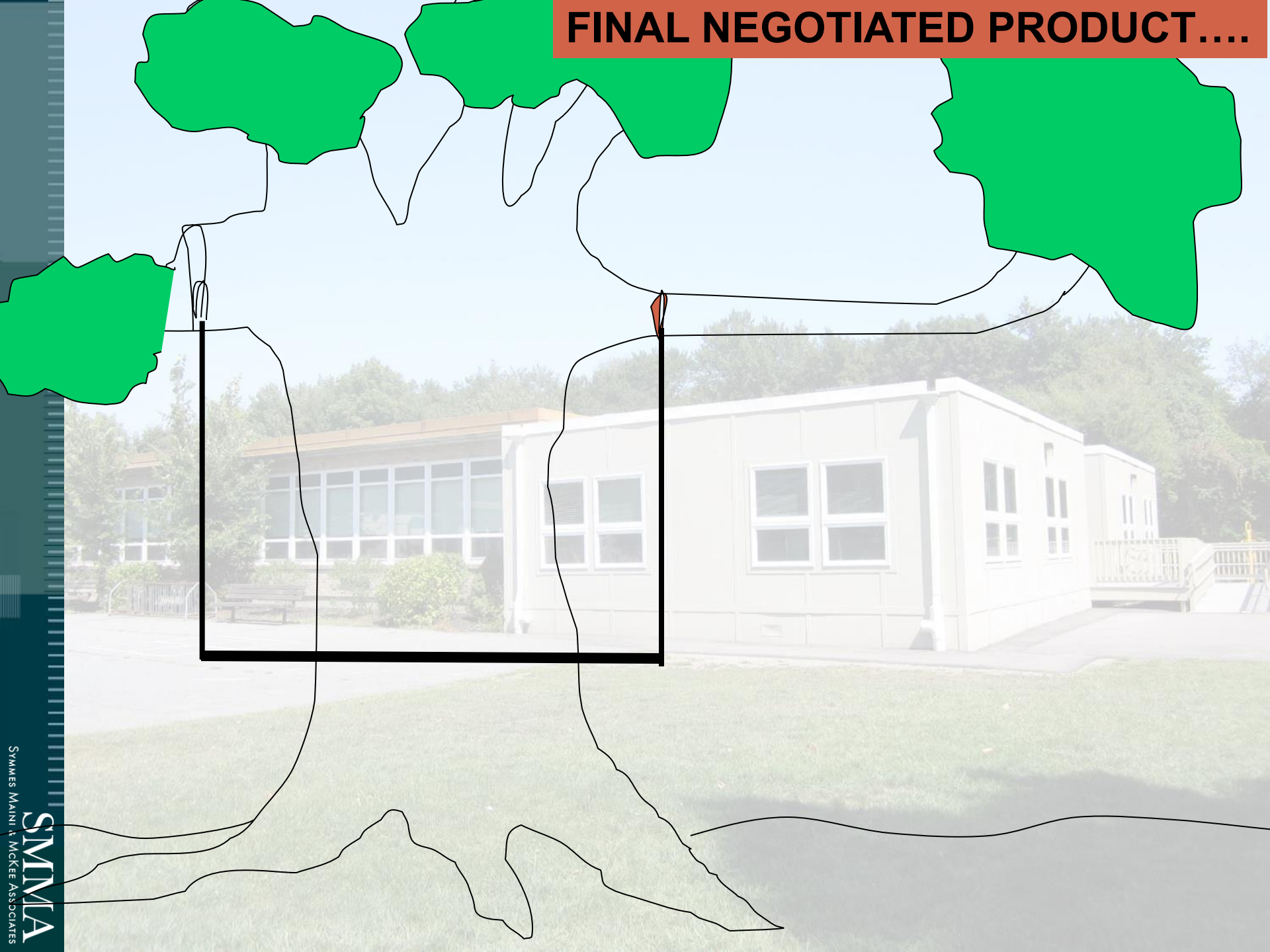
# ENGINEER CALCULATION....



# CONTRACTOR VISION....



# FINAL NEGOTIATED PRODUCT....



# Construction Management At Risk

## Advantages:

- Contractor selected based on qualifications as well as fee
- Contractor involved early in design process
- Early release packages to take advantage of favorable market conditions

# Construction Management At Risk

## Disadvantages:

- **Less competition**
- **Up-front cost of preconstruction services**
- **Guaranteed Maximum Price may not be executed until after construction begins**



# Cabot School Project Update

- **Invitation to Eligibility Period- 270 days**
- **Feasibility appropriation certified to MSBA**
- **Invitation to Feasibility**
- **Target is Construction in 2016**