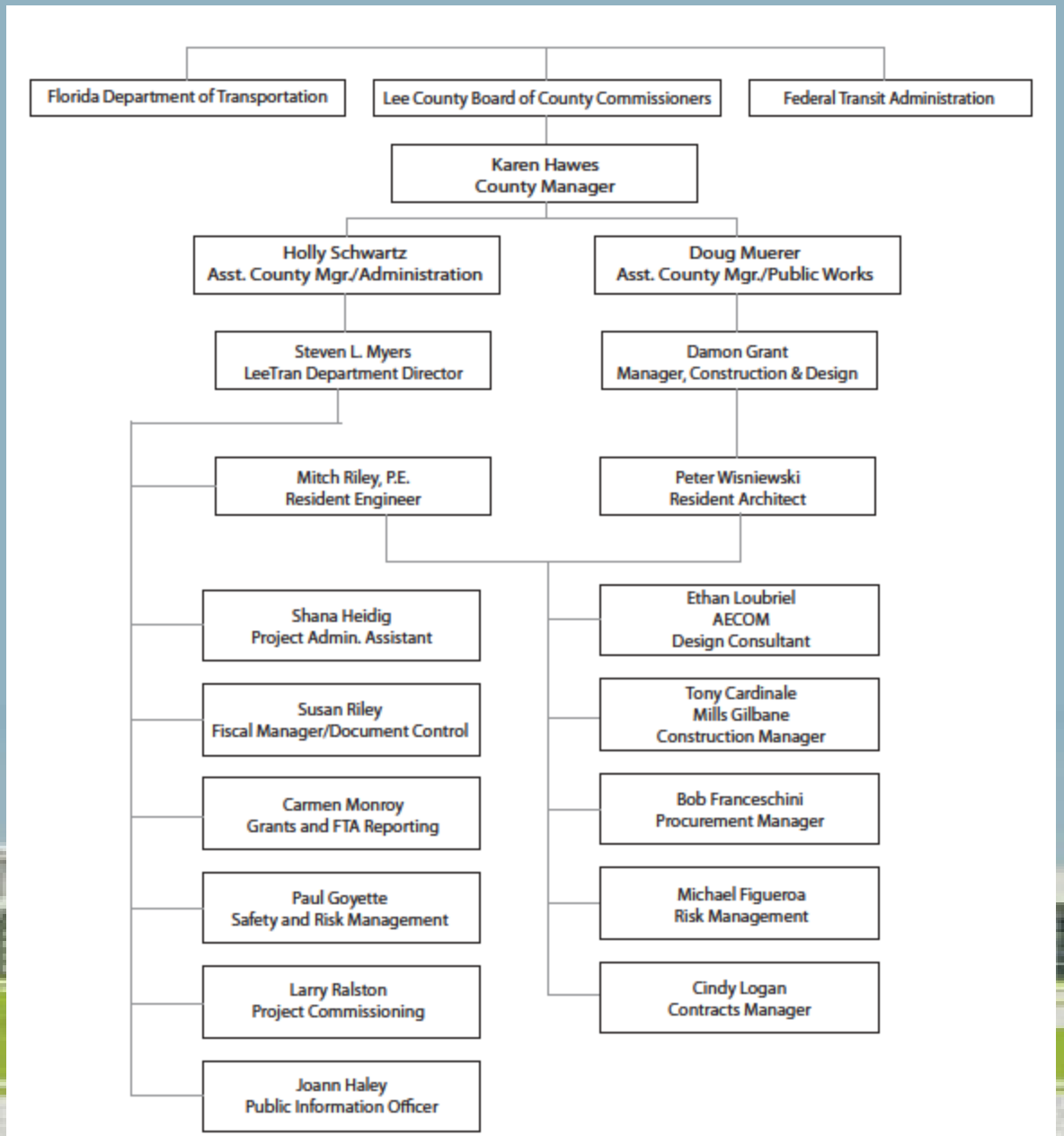
Lee County Transit Facility Project

LeeTran Facility Project Workflow/Organization Chart



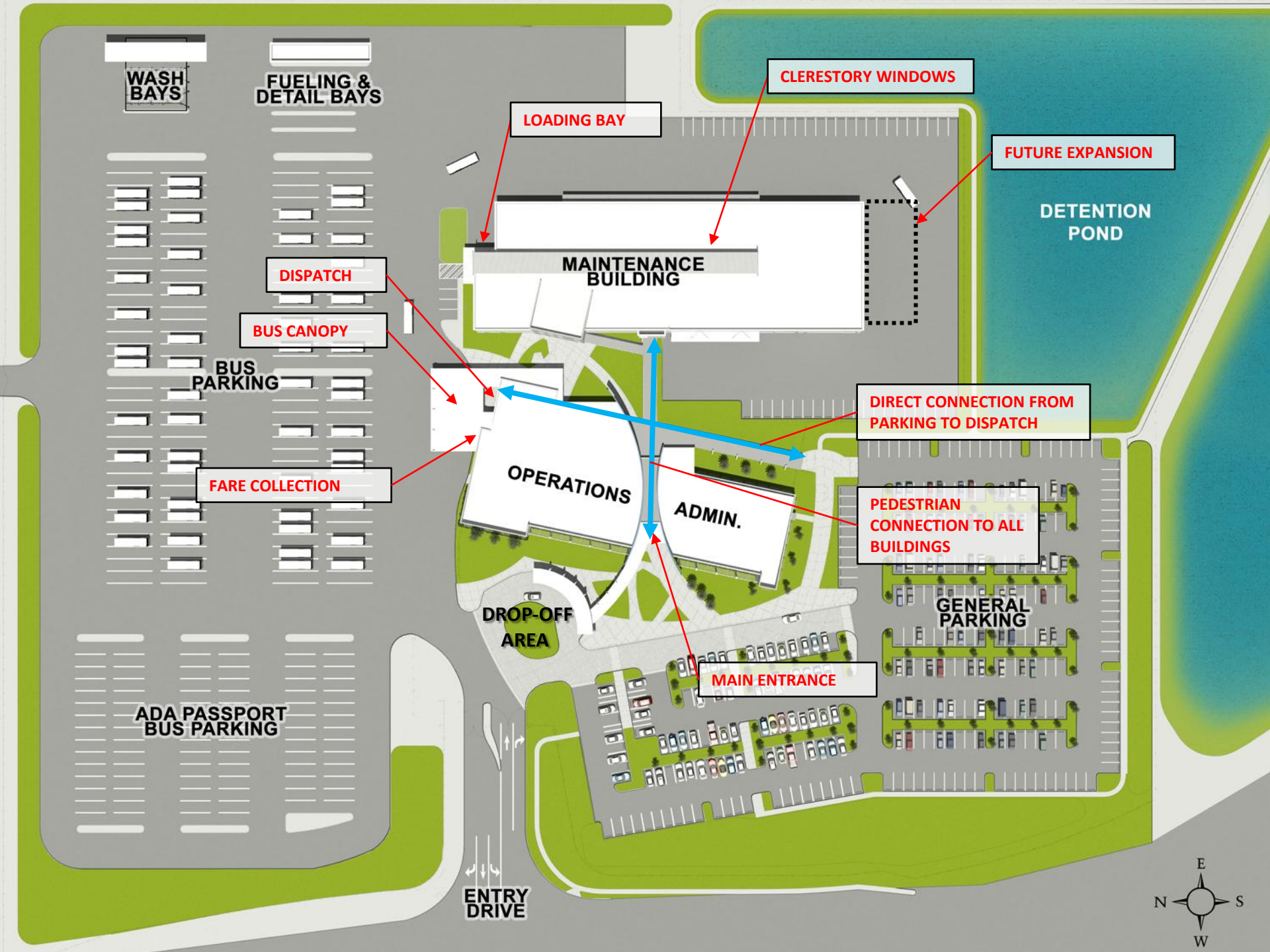
LeeTran Facility Skills Requirement Matrix

Skill	County Employees	Consultant/Contractor
Project Manager	Peter Wisniewski Registered Architect	
LeeTran's Project Liaison	Mitch Riley Registered Professional Engineer	
Admin Asst./Document Control	Shana Heidig	
Safety/Risk Manager	Paul Goyette Mike Figueroa	Ethan Loubriel, AECOM, Design Tony Cardinale, Mills-Gilbane, CM
Quality Manager	Mitch Riley, P.E. Peter Wisniewski, R.A.	Ethan Loubriel, AECOM, Design Tony Cardinale, Mills-Gilbane, CM
Procurement Manager	Bob Franceschini	
Contracts Manager	Cindy Logan	
Fiscal Manager	Susan Riley	
Grants Mgmt.	Carmen Monroy	Richard Sparer, FTA Expert, AECOM Doug Nauman, FTA Expert, CM
Public Information Officer	Joann Haley	
Project Commissioning	Larry Ralston	Ethan Loubriel, AECOM, Design Tony Cardinale, Mills-Gilbane, CM
Design Manager		Ethan Loubriefl, AECOM, Design
Construction Manager		Tony Cardinale, Mills-Gilbane, CM

Architectural Design/Engineering

Ethan Loubriel, AIA, LEED AP
Project Manager
AECOM


WASH BAYS
FUELING & DETAIL BAYS
DETENTION POND
MAINTENANCE BUILDING
BUS PARKING
OPERATIONS
ADMIN.
GENERAL PARKING
ADA PASSPORT BUS PARKING
ENTRY DRIVE
E
N
S
W


WASH BAYS
FUELING & DETAIL BAYS
CLERESTORY WINDOWS
LOADING BAY
FUTURE EXPANSION
DETENTION POND
MAINTENANCE BUILDING
DISPATCH
BUS CANOPY
BUS PARKING
DIRECT CONNECTION FROM PARKING TO DISPATCH
FARE COLLECTION
OPERATIONS
ADMIN.
PEDESTRIAN CONNECTION TO ALL BUILDINGS
GENERAL PARKING
DROP-OFF AREA
MAIN ENTRANCE
ADA PASSPORT BUS PARKING
ENTRY DRIVE
E
N
S
W

Construction Managers :

Mills Gilbane

Tony Cardinale
Project Director

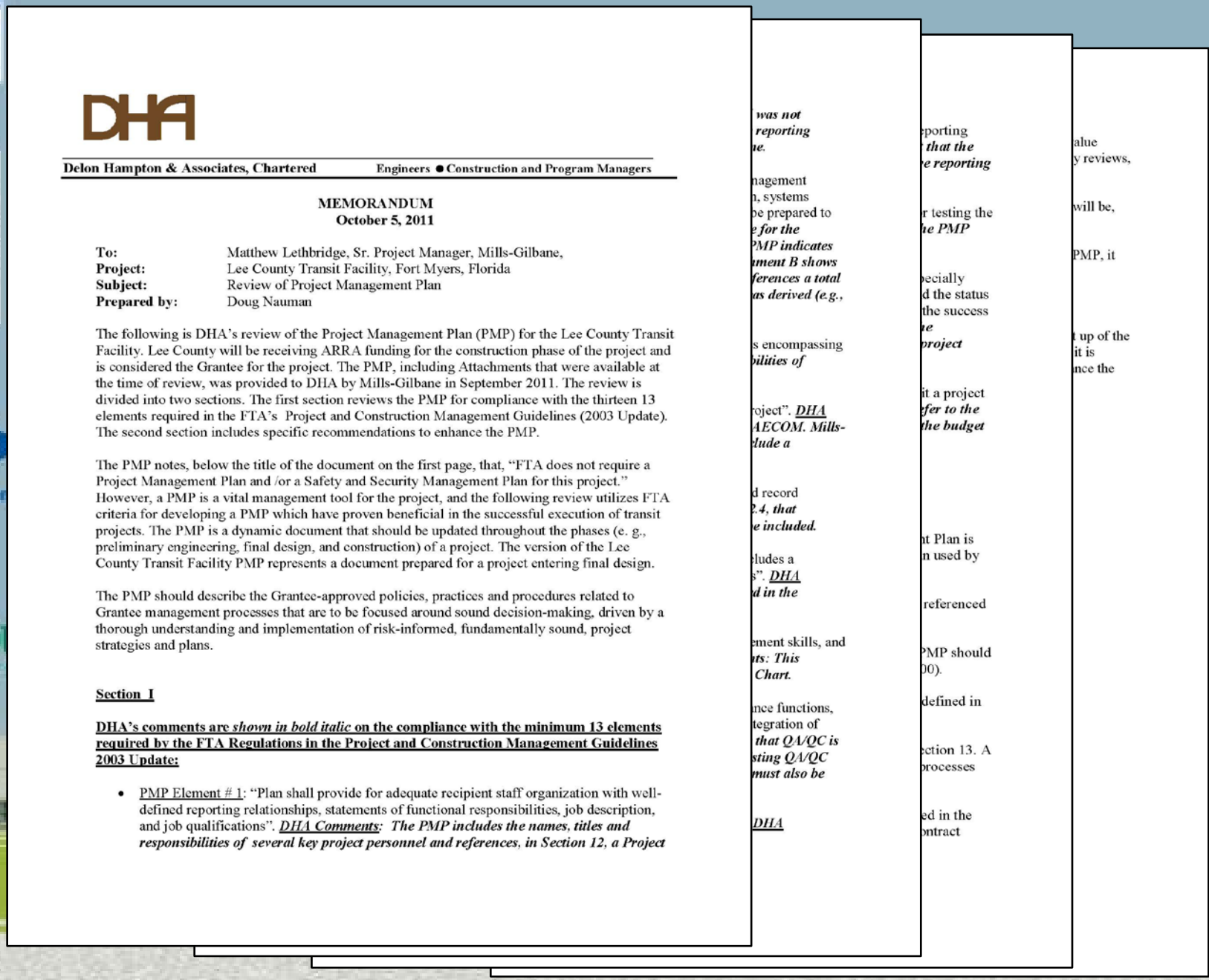
Matt Lethbridge
Sr. Project Manager, LEED® AP

FTA Consultant : Delon Hampton & Associates

DHA Delon Hampton and Associates Chartered

J. Douglas Nauman, P.E.
FTA Consultant

Partnering with LeeTran to Assist & Develop FTA Compliant Reports



DHA

Delon Hampton & Associates, Chartered Engineers ● Construction and Program Managers

MEMORANDUM
October 5, 2011

To: Matthew Lethbridge, Sr. Project Manager, Mills-Gilbane,
Project: Lee County Transit Facility, Fort Myers, Florida
Subject: Review of Project Management Plan
Prepared by: Doug Nauman

The following is DHA's review of the Project Management Plan (PMP) for the Lee County Transit Facility. Lee County will be receiving ARRA funding for the construction phase of the project and is considered the Grantee for the project. The PMP, including Attachments that were available at the time of review, was provided to DHA by Mills-Gilbane in September 2011. The review is divided into two sections. The first section reviews the PMP for compliance with the thirteen 13 elements required in the FTA's Project and Construction Management Guidelines (2003 Update). The second section includes specific recommendations to enhance the PMP.

The PMP notes, below the title of the document on the first page, that, "FTA does not require a Project Management Plan and /or a Safety and Security Management Plan for this project." However, a PMP is a vital management tool for the project, and the following review utilizes FTA criteria for developing a PMP which have proven beneficial in the successful execution of transit projects. The PMP is a dynamic document that should be updated throughout the phases (e. g., preliminary engineering, final design, and construction) of a project. The version of the Lee County Transit Facility PMP represents a document prepared for a project entering final design.

The PMP should describe the Grantee-approved policies, practices and procedures related to Grantee management processes that are to be focused around sound decision-making, driven by a thorough understanding and implementation of risk-informed, fundamentally sound, project strategies and plans.

Section I

DHA's comments are *shown in bold italic* on the compliance with the minimum 13 elements required by the FTA Regulations in the Project and Construction Management Guidelines 2003 Update:

- PMP Element # 1: "Plan shall provide for adequate recipient staff organization with well-defined reporting relationships, statements of functional responsibilities, job description, and job qualifications". ***DHA Comments:*** ***The PMP includes the names, titles and responsibilities of several key project personnel and references, in Section 12, a Project***

Constructability Reviews :

Lee County Board of County Commissioners

Lee Tran Administration,
Operations & Maintenance Facility

30% Schematic Design Review

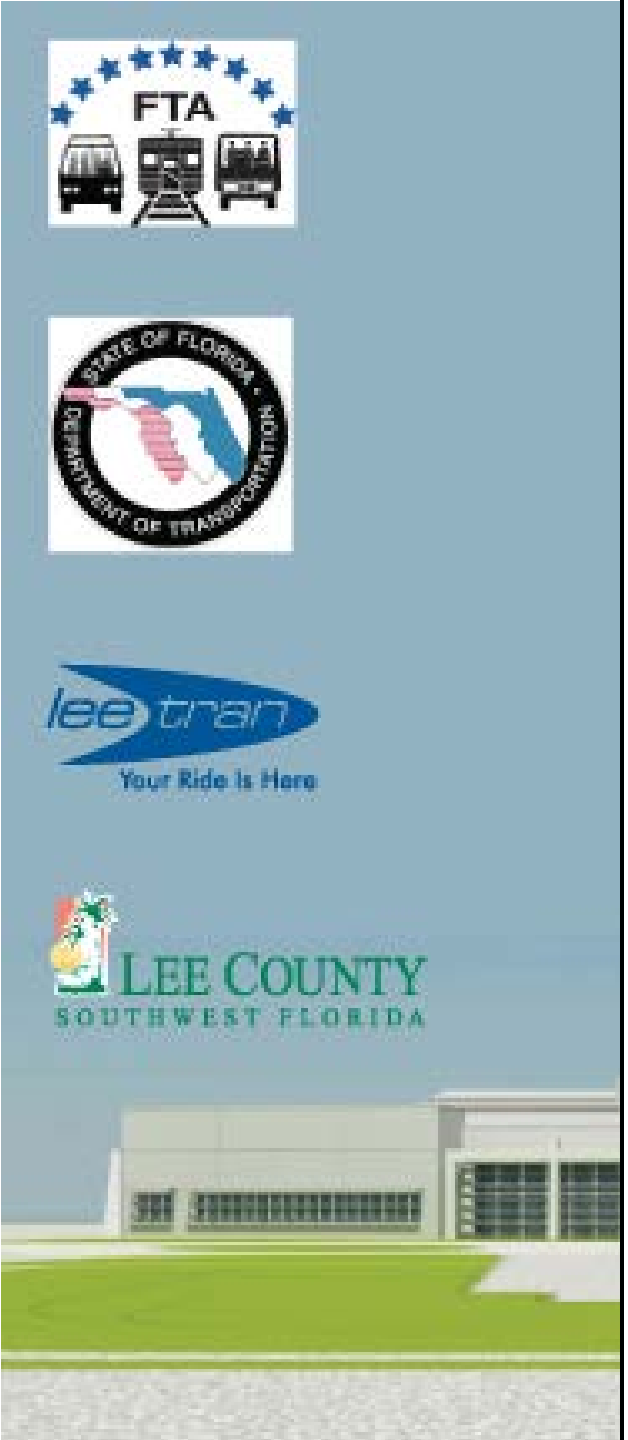
Submitted By:
Mills Gilbane
October 10, 2011

LEE COUNTY
SOUTHWEST FLORIDA

AECOM

lee tran

Mills Gilbane



LEE TRAN ADMINISTRATION, OPERATIONS & MAINTENANCE FACILITY

30% SCHEMATIC DESIGN REVIEW

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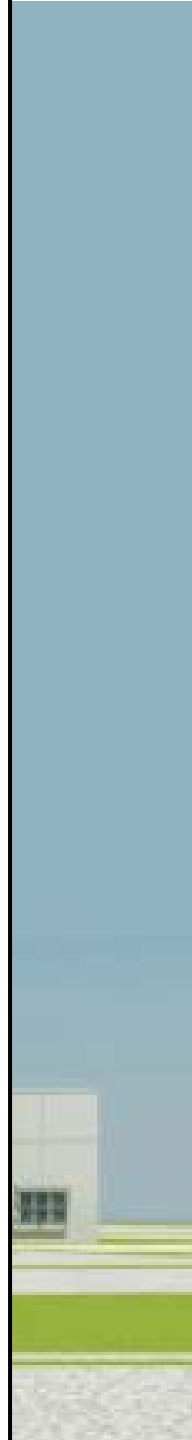
Mills Gilbane



Fort Myers, Florida

Mills Gilbane

30% SCHEMATIC DESIGN REVIEW
CONSTRUCTABILITY REVIEW COMMENTS

Systems & Materials Recommendations

- Consider utilizing a heavy duty underslab vapor barrier such as a Stego Industries (or similar membrane). This will help with through-slab vapor transmissions and with finished flooring adhesion.
- We recommend that either an exterior cavity wall system (block and brick with cavity wall waterproofing) or that the tilt-wall system be utilized for the radiused walls at the main entry. These wall systems provide the best air and vapor barriers. We do not recommend single wythe exterior masonry walls as they are not good air or vapor barriers.
- Consider using high endurance stucco coatings where applicable. A high endurance stucco coating contains marbleized materials with integral paint as part of the stucco material. This type of system provides a longer warranty on the material (generally 10 years) as well a better waterproofing capabilities, and higher R values than traditional stucco applications.
- In all exposed areas, such as the fuel station covered canopies or similar structures, consider G90 type galvanizing of structural components and any exposed ferrous products.
- In all wet locations (bathrooms, sink areas, etc) consider using plywood cores for all casework and countertops.
- We recommend that the roof system consist of a lightweight insulating concrete and a single-ply membrane such as a Fibertite (or similar membrane). These systems allow for easy maintenance and also provide a white surface which is beneficial for the LEED solar reflectance requirements.
- Using moisture resistant drywall at all locations throughout the project should be considered. This product greatly reduces the opportunity for mold or mildew growth to occur.
- We recommend that the flooring systems be reviewed and compared for initial cost, durability, and maintenance costs. Systems such as VCT have a low initial cost, but higher maintenance requirements and costs; while products such as porcelain tile have higher initial costs, but lower maintenance requirements and costs. If the budget allows, we recommend porcelain tile flooring in high traffic areas.
- In the maintenance areas, we recommend a high build epoxy floor coating system that resists chemicals and is highly durable. This system should be reviewed and analyzed by all team members.
- Consideration should be given to using insta-hots for the domestic hot water supply to the greatest extent possible in lieu of gas fired boilers or traditional tank water heaters. The demand for hot water in this facility should be relatively low, which makes boilers and traditional tank water heaters inefficient. Insta-hots will also provide instantaneous hot water at the desired fixture without any hot water recirculating loops.
- We recommend that all product specifications be left opened (non-proprietary) to allow for the greatest benefit of the competitive bidding process. This also typically results in the lowest long term maintenance costs for the owner.

Fleet Maintenance Facilities Lessons Learned – Design Considerations

Managing Project Risk

- Budget
- Project Management Plan (PMP)
- Project Controls
- Project Timeline

Project Revenue & Expense Budget

Revenue Budget

Description		Total
FTA Grants	$	16,855,659
FDOT Grants	$	3,629,459
SIB Loan	$	3,000,000
SIB Loan	$	9,000,000
Lee County	$	4,629,459
Total Project Revenue Budget	$	37,114,577

Expense Budget

Description		Total
Project Development	$	801,596
Land Acquisition	$	7,828,282
Architect & Engineering Design	$	1,994,578
Construction	$	28,968,179
Permits, FF&E,IT, Tele, Security, Moving, etc.	$	3,020,000
Total Project Expense Budget	$	42,612,635

Project Deficit	**$**	**(5,498,058)**

Project Management Plan (PMP)

- Includes sections appropriate to scale of project
- Will be updated throughout the project
- Emphasis on value engineering, budget & schedule controls, QA/QC

Project Controls

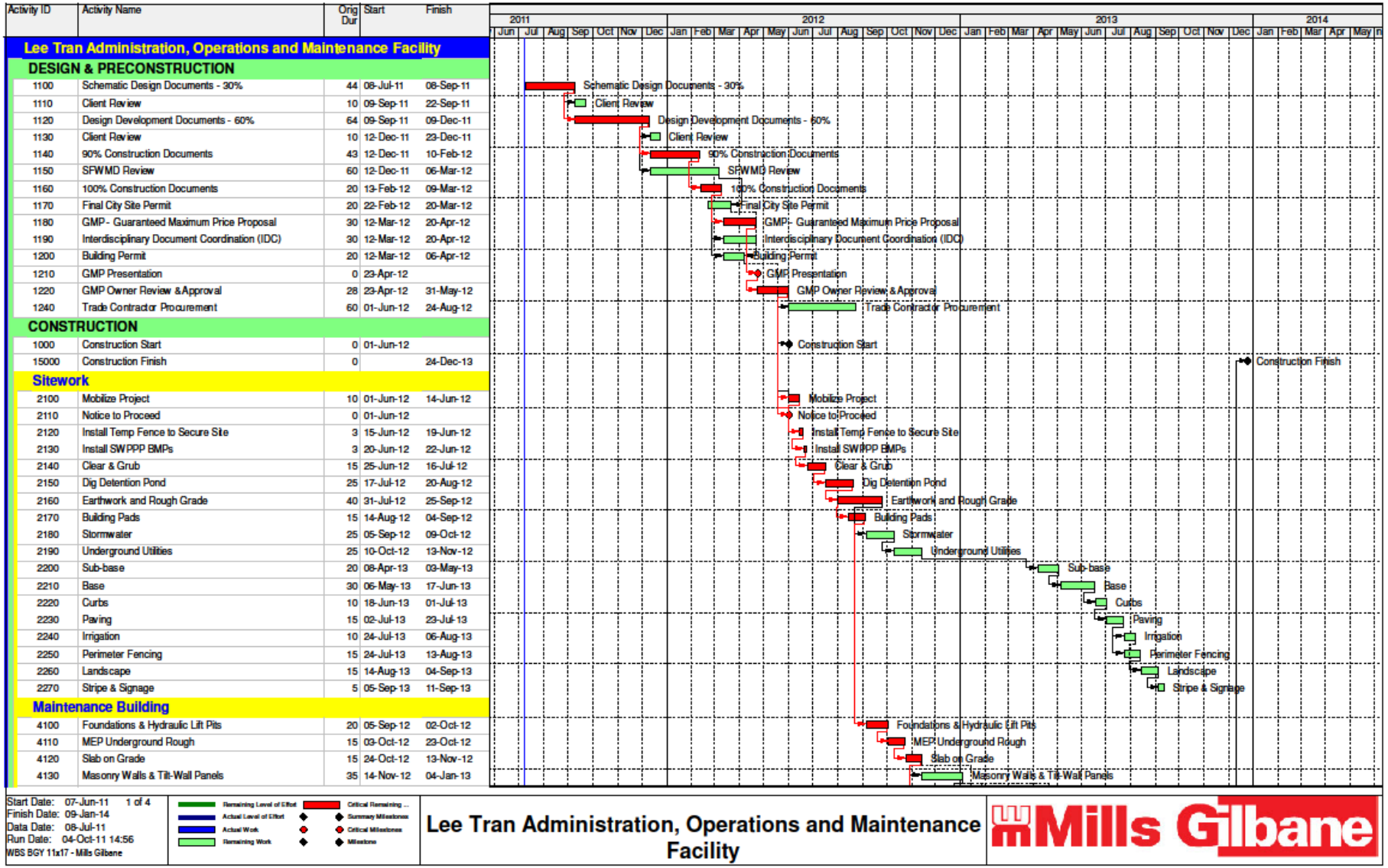
- Financial Controls/Procurement
- Document Controls
- Safety & Security
- Time and Milestones

Project Design Schedule

	START	END	LENGTH (calendar days)
Inventories and Site Analysis	6/7/11	7/7/11	**30 days**
Schematic Design	7/8/11	9/8/11	**60 days**
QC Review	8/31/11	9/1/11	2
QC Implementation	9/2/11	9/6/11	2
QA Review	--	9/7/11	1
Schematic Design Submittal		**9/8/11**	**Submittal**
Client Review			14 days
Design Development	9/9/11	12/9/11	**90 days**
QC Review	11/21/11	11/29/11	7
Interdisciplinary Review	11/21/11	11/29/11	7
QC Implementation	11/30/11	12/7/11	7
QA Review	--	12/8/11	1
Design Development Submittal		**12/9/11**	**Submittal**
Client Review			14 days
90% Construction Documents	12/10/11	2/10/12	**60 days**
QC Review	1/23/12	1/31/12	8
Interdisciplinary Review	1/23/12	1/31/12	8
QC Implementation	2/1/12	2/8/12	7
QA Review	--	2/9/12	1
90% Construction Documents Submittal		**2/10/12**	**Submittal**
Client Review			14 days
Final Construction Documents	2/11/12	3/10/12	**30 days**
QC and Comments Review	2/29/12	3/2/12	3
QC and Client Comments Implementation	3/5/12	3/7/12	3
QA Review	--	3/8/12	1
Final Construction Documents Submittal		**3/9/12**	**Submittal**
Construction Contract Administrative Support Services	tbd	tbd	**546 days**
Permitting	3/12/12	4/11/12	30
Final Completion		tbd	Contractor schedule
Project Closeout		**tbd**	**Completion**

Note: schedule subject to change.

Facility Design and Construction Timeline



Activity ID	Activity Name	Orig Dur	Start	Finish
Lee Tran Administration, Operations and Maintenance Facility				
DESIGN & PRECONSTRUCTION				
1100	Schematic Design Documents - 30%	44	08-Jul-11	08-Sep-11
1110	Client Review	10	09-Sep-11	22-Sep-11
1120	Design Development Documents - 60%	64	09-Sep-11	09-Dec-11
1130	Client Review	10	12-Dec-11	23-Dec-11
1140	90% Construction Documents	43	12-Dec-11	10-Feb-12
1150	SFWMD Review	60	12-Dec-11	06-Mar-12
1160	100% Construction Documents	20	13-Feb-12	09-Mar-12
1170	Final City Site Permit	20	22-Feb-12	20-Mar-12
1180	GMP - Guaranteed Maximum Price Proposal	30	12-Mar-12	20-Apr-12
1190	Interdisciplinary Document Coordination (IDC)	30	12-Mar-12	20-Apr-12
1200	Building Permit	20	12-Mar-12	06-Apr-12
1210	GMP Presentation	0	23-Apr-12	
1220	GMP Owner Review & Approval	28	23-Apr-12	31-May-12
1240	Trade Contractor Procurement	60	01-Jun-12	24-Aug-12
CONSTRUCTION				
1000	Construction Start	0	01-Jun-12	
15000	Construction Finish	0		24-Dec-13
Sitework				
2100	Mobilize Project	10	01-Jun-12	14-Jun-12
2110	Notice to Proceed	0	01-Jun-12	
2120	Install Temp Fence to Secure Site	3	15-Jun-12	19-Jun-12
2130	Install SWPPP BMPs	3	20-Jun-12	22-Jun-12
2140	Clear & Grub	15	25-Jun-12	16-Jul-12
2150	Dig Detention Pond	25	17-Jul-12	20-Aug-12
2160	Earthwork and Rough Grade	40	31-Jul-12	25-Sep-12
2170	Building Pads	15	14-Aug-12	04-Sep-12
2180	Stormwater	25	05-Sep-12	09-Oct-12
2190	Underground Utilities	25	10-Oct-12	13-Nov-12
2200	Sub-base	20	08-Apr-13	03-May-13
2210	Base	30	06-May-13	17-Jun-13
2220	Curbs	10	18-Jun-13	01-Jul-13
2230	Paving	15	02-Jul-13	23-Jul-13
2240	Irrigation	10	24-Jul-13	06-Aug-13
2250	Perimeter Fencing	15	24-Jul-13	13-Aug-13
2260	Landscape	15	14-Aug-13	04-Sep-13
2270	Stripe & Signage	5	05-Sep-13	11-Sep-13
Maintenance Building				
4100	Foundations & Hydraulic Lift Pits	20	05-Sep-12	02-Oct-12
4110	MEP Underground Rough	15	03-Oct-12	23-Oct-12
4120	Slab on Grade	15	24-Oct-12	13-Nov-12
4130	Masonry Walls & Tilt-Wall Panels	35	14-Nov-12	04-Jan-13

Start Date: 07-Jun-11 1 of 4
Finish Date: 09-Jan-14
Data Date: 08-Jul-11
Run Date: 04-Oct-11 14:56
WBS BGY 11x17 - Mills Gilbane

Lee Tran Administration, Operations and Maintenance Facility

Mills Gilbane

Questions?