CHAPTER PRESIDENT LETTER

The holiday season is an appropriate time to reflect back on the past year. In New England, 2005 will be remembered for the success of the New England Patriots and the spillover celebration from the Red Sox 2004 victory. This past year will also be remembered for our country’s greatest natural disaster. Certainly the effects of Hurricane Katrina will be felt in that region for years to come. Let’s hope that the images of New Orleanians stranded at the Superdome and on their rooftops as the waters from Lake Ponchartrain flooded the city are replaced with those from a successful reconstruction effort. One can only hope that reconstruction will also restore some of New Orleans’ unique character and heritage.

Currently, engineering studies are being developed to determine the cause of the levee failure. Early findings indicate that there may have been a lack of adequate construction practices that contributed to the breach. If a lesson can be learned from this tragedy it is that there is room in our industry to improve on the standards that ensure construction work is of the highest quality. CMAA’s Certified Construction Manager (CCM) program is set up to advance the professional construction management practice. It has been gaining national acceptance as the standard by which to measure construction managers. Recently the New York City Transit Authority joined a growing list of owners who give recognition to the CCMs during the RFQ solicitation process. Wouldn’t it be a worthwhile 2006 New Year’s resolution to make the effort to obtain CCM designation and help raise the standard of construction practices in New England?

Looking back on 2005, we believe that the New England Chapter had a successful year. We increased amount of scholarship money, had numerous chapter meetings, conducted a Chapter Review Course for prospective Certified Construction Managers, hosted a successful golf tournament, and initiated this newsletter. It is our intent to continue to make sure that we are bringing value to our membership. We are also doing our part to elevate the construction management practice here in New England. The receipts from our Chapter, golf tournament and fundraising events go toward scholarships for deserving construction management students. We look forward to continuing this rewarding tradition in 2006.

Wishing you a Happy Holiday!

Richard Martone, PMA Consultants LLC
President, N.E. Region Chapter

www.cmaanet.org
How many times has this happened to you - You prepare a thorough response to an RFP for Owner’s Representative Services for a school, library or senior center project. You insert colorful graphs, detailed reports, best practices/procedures and highly qualified resumes. You complete the laborious qualification forms, and idiosyncrasies of each specific municipality. When completed (and 14 copies made!) you believe that this is undoubtedly the best RFP you ever submitted.

A week later, you call the Town to hear the “obvious good news” about your pre-selection, and then are blinded sided when a very personable assistant, almost reluctantly informs you that your company was not short listed.

Wanting to explode, you take a deep breath and calmly inquire as to why you were not selected – perhaps there was some mistake or oversight? The person innocently explains that the committee decided to go with a local person they previously knew; or the committee “felt” more comfortable with this other firm because they had 50 school projects, where you had only 3 school projects. She explains that the 20 libraries, 15 police stations and 6 senior centers weren’t comparisons in the committee’s eyes. The committee “felt” you did not have the experience they were looking for. In disbelief, you cordially thank her, hang up the phone and sit dazed at your seat.

Then your mind races: How could they not even consider us? We have successfully overseen millions of dollars of projects which were clearly listed in the RFP. What about the $50 million project reference where the Owner thought we “walked on water” – this was simply a $7 million library renovation project? What about all those colorful P3 and Expedition samples? What was wrong with the resumes we provided – a PE and a CCM, didn’t they see the value in that? Sadly, they don’t - and one can not put the blame squarely on them either. Building Committees are made up of some of the most civic minded community members with the best of intentions. Unfortunately, they typically do not understand or fully appreciate the value of construction management or how to fairly evaluate requested criteria. The committees often times seem more consumed with meeting procurement laws then fully comprehending what value added we are proving them in the RFPs.

To us in the construction community, construction is construction. It is made up of multiple tasks that must be carefully planned and sequenced accordingly whether it is for a school, commercial office building or a dog house. Our challenge is to convince Building Committee Members that we are qualified and competent to perform their project. There are no learning curves for us when going from a library project to senior center. It’s all the same. Firms need to be evaluated on their people, their processes and controls; and their commitment to do always what is right by the Owner versus quantity of specific types of projects.

In light of the new Chapter 193 of the Acts of 2004 legislation, committees will be seeking many more Owners’ Representatives for their projects. Subsequently, we will be preparing (at a cost) more RFPs for their consideration. How then can we be proactive to ensure that those making the selection truly judge us on our qualifications?

I have an approach that I believe can addresses my concerns:

• Require that all newly formed municipal building committees, as part of their reimbursement/grant process; be required to participate in 1-hour class on the Construction Process prior to beginning any project. The class could be standardized on power point and approved by the State and/or its Agencies so as to control content. The presenters of the class should be pre-qualified by the appropriate Agency involved either through past experience and/or education.

An educated consumer not only helps us in our role as an Owner’s Representatives but it also contributes to the success of municipal projects that can be brought in on time and on budget.
NEW ENGLAND REGION CHAPTER

CHAPTER HIGHLIGHTED PROJECT:
WENTWORTH INSTITUTE OF TECHNOLOGY
NEW RESIDENCE HALL Boston, Massachusetts
By Paul Mulroney and Pamela J. Roscoe

Project Summary

Wentworth Institute of Technology’s (Wentworth) new residence hall located at 555 Huntington Avenue (The Project) is Wentworth’s latest success story in its goal of providing on campus housing for its student body. The seven story dormitory and community center is the second venture built in the last four years by the construction management/design team of Bond Brothers, Inc. and Perkins + Will. The Project comprises 61 apartment style units with a total of 363 beds and is complete with the advanced technology necessary to accommodate the educational needs of resident students.

The location of the Project presented a significant challenge and required careful logistical planning and mitigation during construction. The Project was built within an active, urban campus directly adjacent to the busy Huntington Avenue surface road and rail corridor. Unique challenges were created by the support of existing uninterruptible utilities located within the building footprint. Wentworth was particularly sensitive to maintaining positive relations with nearby neighbors and community, and a plan was developed during preconstruction that successfully mitigated noise, dust, vibration, odor, traffic and disruptions during construction.

Bond Brothers, Inc. provided cost, schedule, and constructability review during design, expedited permitting of the BRA Article 80 governing large projects and acted as the construction manager during construction. The residence hall was completed in August of 2005, and the students moved in as scheduled.

Owner: Wentworth Institute of Technology
Architect: Perkins & Will
Construction: Bond Brothers, Inc.

Project Features:
115,000 gsf structure contains 363 beds in 61 apartment-style units, a multi-level reception hall/lounge, study rooms, laundry and vending facilities, and advanced technology. The new residence hall located at 555 Huntington Avenue is also home to the Center for Community and Learning Partnerships.

The Center is a multi-purpose convergence point providing storefront accessibility to the Wentworth campus and its institutional resources. The Center will serve existing community based initiatives and provide opportunities for new partnerships.

CM Services included:
• Preconstruction
• Construction Management
• Value Engineering
• Subcontractor Procurement and Management
• Project and Document Controls
• Change Management
• Monthly and Weekly Reporting
• Progress Photographs
• Fast Track Scheduling
• Permitting and Agency Approvals Assistance

We are seeking contributors for upcoming newsletters from you. Those contributions could include technical articles, descriptions of projects, or profiles of individual or firm members. In addition (space permitting) we will offer a “Want Ad” service whereby individuals and firms can match up.

If you have information you would like to contribute, or if you have ideas about information which you’d like to run by us, or if you have ideas about what other types of material you’d like to see in the newsletter, please contact Board Member Joe Allegro at jjallegro@comcast.net.

Thanks very much - we look forward to developing an interesting and informative newsletter!

www.cmaanet.org
December 2005
CHAPTER MEMBER PROFILE

CARL B. SCIPLE, ACTING DIRECTOR OF THE CAPITAL PROGRAM DEPARTMENT, MASSPORT

This column is a series of interviews with active members of the New England Region Chapter of CMAA. Its focus will be profiling member who have actively worked to improve Construction Management as a profession...

Carl is a Construction Industry leader with more than 40 years of experience. He started his career with an appointment to the US Military Academy at West Point, New York. A registered Civil Engineer, Carl is also a CMAA Certified Construction Manager, has served on the New England Region CMAA Board of Directors for ten years, and was the New England Region Chapter Person of the Year in 2004.

After graduating West Point, he began his 24-year career with the US Army Corps of Engineers. Initially commanding an Engineer Company in Germany and another in Vietnam, he moved on to command of an Engineer Battalion, retiring as the New England Division Commander in 1985.

As the Division Commander for this 600 person organization, he was responsible for the design and construction of buildings, ports, flood control and hydro facilities, runways and aprons. During the course of his career with the Corps, he served in the White House under Presidents Johnson and Nixon and was a Civil Engineering Instructor and Assistant Professor at West Point.

At the Capital Program Department of Massport, he is responsible for approximately 70 employees charged with developing the Capital Program and managing the design and construction of Massport’s Capital Projects, more than several hundred million dollars in projects per year.

Carl and his wife have two grown children, one grandchild, and live in Wellesley Hills.

During an interview with Carl, he graciously shared his thoughts on our profession:

What advice would you give a college student interested in a career in construction management? Get out in the field on a construction site as soon as possible. Then get more field experience in different roles and on other types of construction projects.

What are the most important qualifications for an agency construction management firm? Integrity and trust are essential. A good reputation takes years to build but is lost quickly by misleading someone and not telling the whole truth. A firm that says what it is going to do and follows through will always be near or at the top of the list. Ones that misrepresent will not. And of course, an experienced and responsive team is very important.

As a senior manager for a public agency, how do you set your work priorities? We all have bosses. First and foremost is carrying out your supervisor’s expectations. At Massport, our CEO has published our mission statement, business objectives and values which guide how I set my priorities. Our CEO has also given several directions but one of the most basic is that he wants us “to do the right thing.” This is a great mandate for me to do what my instincts and conscience tell me to do.

Looking back over mentors you have had in your career, how did they give you the most assistance? By setting the example. Words are good but actions are better. Seeing them in various situations and especially handling awkward confrontations is where the most can be learned. They also taught me to accept responsibility and to choose the harder right instead of the easier wrong.

REMEMBER WHEN..........

Ten years ago, on December 15, 1995, the Ted Williams Tunnel opened to traffic. Since then, millions of motorists have enjoyed a smoother, much quicker trip to and from Logan Airport. CMAA congratulates Massachusetts Turnpike Authority, MassHighway, the City of Boston, and all our members who participated in this momentous undertaking. This successful project truly changed the face of Boston traffic in a positive way!
CMAA has formed an alliance with the Women’s Transportation Seminar (WTS), an international organization of more than 3,400 women transportation professionals. The alliance goals include:

- Provide enhanced professional development opportunities to all members and disseminate information about these opportunities.
- Provide leadership in the development of industry and government recognition of minorities and women.
- Promote the recognition and acceptance of Certified Construction Managers (CCM).
- Promote and support each organizations’ professional development and continuing education programs and collaborate on topics of common interest.

Local News:

Our September meeting included an excellent panel discussion on the Construction Reform Legislation. Moderated by Mr. Joseph Barra, Esq., Partner Gadsby Hannah, LLP, the panelists included:

- Mr. Christopher Gordon, Formally the Director of Capital Programs and Logan Modernization Massport.
- Mr. Robert McGinness, Esq., General Counsel DCAM.
- Mr. Timothy Bonfatti, President & Chief Operation Officer, F.F, Walsh Company, Inc.

Our October meeting included an exceptional briefing and site tour of Massport’s Logan Airport Central Parking Garage Repair and Expansion. The briefing was provided by Mr. Steven Marshall, Project Manager, and addressed the engineering and construction, CM-At-Risk selection process and project delivery challenges for this busy parking facility that must remain operational during construction. Approximately 60 personnel attended the tour and briefing.

Our November meeting included an outstanding panel discussion on the Benefits of the Construction Manager in the Public/Private Sectors. Moderated by Mr. Ed Bond Jr., CEO of Bond Brothers, Inc., panelists included:

- Mr. Frank DePaola, Deputy Director, Capital Engineering & Construction, Massachusetts Water Resource Authority
- Mr. Kenneth Johnson, Jr., Program Manager, Loban Modernization/Landside Program, Massachusetts Port Authority
- Mr. Jonathan Lavash Assistant Director for Project Management in Harvard University’s Real Estate Services, Harvard University.

CMAA NEW ENGLAND REGION 12TH ANNUAL AWARDS PROGRAM

CMAA New England Regional Chapter will be requesting submissions for the 12th Annual Awards Program beginning in April 2006 for the following categories:

- Public Project of the Year
- Private Project of the Year
- International Project of the Year
- Excellence in Program Management
- Most Innovative Project of the Year
- Person of the Year
- Student of the Year

As Spring approaches, please take advantage of this great opportunity to publicly recognize excellent projects and personnel who have contributed to the success of your organization.
NEW ENGLAND REGION CHAPTER

NEW MEMBERS OF THE NEW ENGLAND REGION CHAPTER

The following personnel joined CMAA and are now our newest members in 2005.

Welcome Aboard!

Alfred “Chuck” Adam, Pinnacle One
Rudolph Barajas, Keville Enterprises
Peter Collins, Heery International
Thomas Ellis, Heery International
Rebecca Jablonowski, Wentworth Student
Gregory Janey, JaneyCo
Ken Jarden, Northern Power Systems
Jeffrey Luxenberg, RF Walsh
Karen Madeiros, Gilbane Building Co.
Christos Maravelias, Parsons Brinckerhoff Construction Services
Warren Pearson, Heery International
Richard Quade, Parsons Brinckerhoff Construction Services
Seth Spiller, Cape Neddick Village
Chris Zachilli, Wentworth Student

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