

Project Minutes

Project: Stoneham High School Feasibility Study Project No.: 20033
 Prepared by: Joel Seeley Meeting Date: 2/1/2021
 Re: CM Prequalification and Selection Committee Meeting Time: 6:00pm
 Location: Remote Participation Meeting No: 4
 Distribution: Attendees (MF)

Attendees:

PRESENT	NAME	AFFILIATION
✓	Douglas Gove	Co-Chair, CM Prequalification and Selection Committee, Community Member with Engineering Experience
✓	Stephen O'Neill	Co-Chair, CM Prequalification and Selection Committee, Community Member with Engineering Experience
✓	Marie Christie	Co-Chair, School Building Committee
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience
✓	Jeanne Craigie	Town Moderator
✓	Paul Ryder	Community Member with Construction Experience
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance
✓	Dennis Sheehan	Town Administrator / MCPPO Certified
✓	Brian McNeil	Facilities Director
✓	April Lanni	Town Procurement Officer
	Brooke Trivas	Perkins and Will
✓	Leo Liu	Perkins and Will
✓	Joel Seeley	SMMA

Item #	Action	Discussion
4.1	Record	Call to Order, 6:00 PM, meeting opened by roll call.
4.2	Record	A motion was made by M. Christie and seconded by J. Craigie to approve the 1/4/21 CM Prequalification and Selection Committee meeting minutes with the following correction: correct meeting number in the header of each page. No discussion, motion passed unanimous by roll call vote.
4.3	Record	J. Seeley reviewed the Correspondence to CMs, attached.
4.4	Record	J. Seeley reviewed Addendum No. 1 to the CM Request for Proposals, attached.
4.5	J. Seeley Committee	J. Seeley reviewed the Evaluation Form, attached. The Interview Category point range is to be increased from 1 - 20 points to 1 - 40 points, with the Total Available Points increased to 120 points.

Item #	Action	Discussion
		J. Seeley to update the form and email to the Committee. Committee members to fill out the form for categories 1 – 10 and email to J. Seeley by 12 Noon on 2/10/21.
4.6	J. Seeley	J. Seeley reviewed the Potential Questions for CM Interview received from Committee members, attached. After discussion, the Committee decided to not have any pre-established general questions for each CM, rather have questions that are specific to each CM. J. Seeley to ask each CM to elaborate, during their presentation, on their proposed construction schedule, including projected building and fields turnover dates for each phase of construction.
4.7	Record	Some of the Committee members reviewed their findings on each submitted proposal.
4.8	Record	J. Seeley reviewed the CM DCAMM Financial Review, attached.
4.9	Record	J. Seeley reviewed the CM Price Proposal Analysis, attached. Committee Discussion: <ol style="list-style-type: none"> 1. J. Craigie asked why is there such a deviation in the insurance category costs, if all are based on the same \$140M construction cost? <i>D. Bois indicated each CM is of different size, which may factor in the rates applied by the insurance companies.</i> 2. J. Craigie asked why is there such a deviation in the Trailer and Supplies category costs? <i>J. Seeley indicated each CM has different durations and rates for the trailers and that each has included different rates for their equipment and computers.</i>
4.10	Record	A Motion was made by D. Sheehan and seconded by M. Christie to schedule a CM Prequalification and Selection Committee Meeting for February 8, 2021 at 6:00 pm. No discussion, motion passed 10 in favor and one against by roll call vote.
4.11	Record	Next Meeting: February 8, 2021 at 6:00 pm.
4.12	Record	A Motion was made by M. Christie and seconded by D. Bois to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.

Attachments: Agenda, Correspondence to CMs, Addendum No. 1 to the CM Request for Proposals, Evaluation Form, Potential Questions for CM Interview, CM DCAMM Financial Review, CM Price Proposal Analysis

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

Agenda

Project: Stoneham High School Feasibility Study
Re: CM at Risk Selection Committee Meeting
Prepared by: Joel Seeley
Location: Remote Participation
Distribution: Attendees (MF)

Project No.: 20033
Meeting Date: 2/1/2021
Meeting Time: 6:00 PM

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1. Call to Order
 2. Approval of Minutes
 3. Correspondence to CMs
 4. Review CM Proposals
 5. Review Evaluation Form
 6. Finalize Questions for Interviews
 7. Next Meeting: February 10, 2021
 8. Adjourn

Join GoToMeeting:

<https://global.gotomeeting.com/join/299509949>

Dial-In: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: [299-509-949](tel:299509949)

January 8, 2021

Christian Riordan
Project Executive
Consigli Construction Company, Inc.
72 Sumner Street
Milford, Massachusetts 01757

Via Email to: criordan@consigli.com

Re: Stoneham High School

Stoneham, Massachusetts

Interviews for Construction Management at Risk Services

SMMA No. 20033

Dear Mr. Riordan:

On behalf of the Town of Stoneham and the Construction Management at Risk Selection Committee, we request that your firm provide a presentation to the Construction Management at Risk Selection Committee on February 10, 2021 at 6:00 pm. The interviews will be conducted remotely and a link to the meeting will be forwarded under separate cover.

In addition to the topics you believe best elaborate on your response to the Request for Proposal (RFP), the RFP includes specific questions to respond to in your presentation.

Your firm will be allowed thirty (30) minutes for your presentation, followed by twenty-five (25) minutes of questions and answers from members of the Committee. Your project team, including your Project Manager and Superintendent, should be present for the interview.

The RFP will be available by electronic download from <http://procurementdocuments.smma.com> at 2:00 PM on January 11, 2021.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Selection Committee (MF)

January 8, 2021

Walter Kincaid
Project Executive
Gilbane Building Company
10 Channel Center, Suite 100
Boston, Massachusetts 02210

Via Email to: wkincaid@gilbaneco.com

Re: Stoneham High School

Stoneham, Massachusetts

Interviews for Construction Management at Risk Services

SMMA No. 20033

Dear Mr. Kincaid:

On behalf of the Town of Stoneham and the Construction Management at Risk Selection Committee, we request that your firm provide a presentation to the Construction Management at Risk Selection Committee on February 10, 2021 at 5:00 pm. The interviews will be conducted remotely and a link to the meeting will be forwarded under separate cover.

In addition to the topics you believe best elaborate on your response to the Request for Proposal (RFP), the RFP includes specific questions to respond to in your presentation.

Your firm will be allowed thirty (30) minutes for your presentation, followed by twenty-five (25) minutes of questions and answers from members of the Committee. Your project team, including your Project Manager and Superintendent, should be present for the interview.

The RFP will be available by electronic download from <http://procurementdocuments.smma.com> at 2:00 PM on January 11, 2021.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Selection Committee (MF)

January 8, 2021

Tim Hurdelbrink
Project Executive
Shawmut Design & Construction
560 Harrison Avenue
Boston, Massachusetts 02118

Via Email to: thurdelbrink@shawmut.com

Re: Stoneham High School

Stoneham, Massachusetts

Interviews for Construction Management at Risk Services

SMMA No. 20033

Dear Mr. Hurdelbrink:

On behalf of the Town of Stoneham and the Construction Management at Risk Selection Committee, we request that your firm provide a presentation to the Construction Management at Risk Selection Committee on February 10, 2021 at 4:00 pm. The interviews will be conducted remotely and a link to the meeting will be forwarded under separate cover.

In addition to the topics you believe best elaborate on your response to the Request for Proposal (RFP), the RFP includes specific questions to respond to in your presentation.

Your firm will be allowed thirty (30) minutes for your presentation, followed by twenty-five (25) minutes of questions and answers from members of the Committee. Your project team, including your Project Manager and Superintendent, should be present for the interview.

The RFP will be available by electronic download from <http://procurementdocuments.smma.com> at 2:00 PM on January 11, 2021.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Selection Committee (MF)

January 5, 2021

Christian Riordan
Project Executive
Consigli Construction Company, Inc.
72 Sumner Street
Milford, Massachusetts 01757

Via Email to: criordan@consigli.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Riordan:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham requests a proposal for Construction Management at Risk Services for the Stoneham High School project located in Stoneham, Massachusetts.

Consigli Construction Company, Inc., which submitted its Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town, has been selected as qualified and may submit proposals for Construction Management at Risk Services for the project. The Town intends to award a Construction Manager at Risk with a Guaranteed Maximum Price Contract for the above-referenced project.

The Request for Proposal Document packages will be available by electronic download from <http://procurementdocuments.smma.com> at 2:00 PM on January 11, 2021.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

James Conley
Senior Business Development Manager
Gilbane Building Company
10 Channel Center, Suite 100
Boston, Massachusetts 02210

Via Email to: jconley@gilbaneco.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 17050

Dear Mr. Conley:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham requests a proposal for Construction Management at Risk Services for the Stoneham High School project located in Stoneham, Massachusetts.

Gilbane Building Company, which submitted its Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town, has been selected as qualified and may submit proposals for Construction Management at Risk Services for the project. The Town intends to award a Construction Manager at Risk with a Guaranteed Maximum Price Contract for the above-referenced project.

The Request for Proposal Document packages will be available by electronic download from <http://procurementdocuments.smma.com> at 2:00 PM on January 11, 2021.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Kevin Sullivan
Executive Vice President
Shawmut Design & Construction
560 Harrison Avenue
Boston, Massachusetts 02118

Via Email to: kms@shawmut.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Sullivan:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham requests a proposal for Construction Management at Risk Services for the Stoneham High School project located in Stoneham, Massachusetts.

Shawmut Design & Construction, which submitted its Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town, has been selected as qualified and may submit proposals for Construction Management at Risk Services for the project. The Town intends to award a Construction Manager at Risk with a Guaranteed Maximum Price Contract for the above-referenced project.

The Request for Proposal Document packages will be available by electronic download from <http://procurementdocuments.smma.com> at 2:00 PM on January 11, 2021.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Steven J. Agostini
Chief Operating Officer | President
Agostini Bacon Construction Joint Venture
241 Narragansett Park Drive
East Providence, Rhode Island 02916

Via Email to: SteveA@BaconConstruction.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Agostini:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School project located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Dave Capaldo, AIA, LEED AP
Director of Public Education
Bond Building Construction, Inc.
10 Cabot Road, Suite 300
Medford, Massachusetts 02155

Via Email to: dcapaldo@bond-building.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Capaldo:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School project located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Richard Lucht
Vice President - Institutional Group Leader
Commodore Builders Corporation
404 Wyman Street, Suite 400
Waltham, Massachusetts 02451

Via Email to: rlucht@commodorebuilders.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Lucht:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School project located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Daniel Laneville
Senior Vice President
Skanska USA Building Inc.
101 Seaport Boulevard, Suite 200
Boston, Massachusetts 02210

Via Email to: daniel.lanneville@skanska.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Laneville:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Chris Walenten
Vice President, Operations
Suffolk Construction Company, Inc.
65 Allerton Street
Boston, Massachusetts 02119

Via Email to: CWalenten@Suffolk.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Walenten:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School project located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Kent Kunkel
Vice President | General Manager
Turner Construction Company
2 Seaport Lane, #200
Boston, Massachusetts 02210

Via Email to: KKunkel@tcco.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Kunkel:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School project located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Ken White
Director of Business Development
Walsh Brothers, Incorporated
210 Commercial Street
Boston, Massachusetts 02109

Via Email to: kwhite@walshbrothers.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. White:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School project located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

January 5, 2021

Jonathan Rich
Chief Executive Officer
W.T. Rich Company
29 Crafts Street, Suite 300
Newton, Massachusetts 02458

Via Email to: jonrich@wtrich.com

Re: Stoneham High School

Stoneham, Massachusetts

Statement of Qualifications Submission

SMMA No. 20033

Dear Mr. Rich:

Pursuant to Massachusetts General Laws Chapter 149A, the Town of Stoneham would like to thank you for submitting a Statement of Qualifications in response to the Request for Qualifications ("RFQ") issued by the Town for the Stoneham High School project located in Stoneham, Massachusetts. However, we regret to inform you that your firm did not meet the requirements of qualification.

It was a difficult task in making the selection as the SOQ packages were impressive and all firms showed great interest in this project. I look forward to the possibility of working with you on future projects.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: CM Prequalification Committee (MF)

Town of Stoneham
Stoneham High School Project
REQUEST FOR PROPOSALS
FOR
CONSTRUCTION MANAGEMENT AT RISK SERVICES

ADDENDUM NO. 1

January 13, 2021

This addendum forms a part of the Request for Proposal Documents and modifies the original Request for Proposal Documents, dated January 11, 2021. Portions of the Request for Proposal Documents not altered by this addendum remain in full force.

Acknowledge receipt of this addendum in the space provided on the Request for Proposal Response Form. Failure to do so may subject the Proposer to disqualification.

The following are modifications to the Request for Proposal, Package 1 of 3:

1. Article 1.7 Pre-Proposal Site Visit

Delete the article and replace with the following:

“A remote information meeting and virtual building tour was held in the RFQ phase. There will be no formal optional site visits scheduled for the RFP phase. The CM is welcome to visit the exterior of the building and grounds prior to 8:00 am on weekdays, when the site is open to the public.”

End of Addendum No. 1

NUMERICAL COMPARATIVE EVALUATION
STONEHAM HIGH SCHOOL

Non-Price Proposal		CRITERIA	AVAILABLE POINTS	CONSIGLI CONSTRUCTION POINTS	GILBANE BUILDING COMPANY POINTS	SHAWMUT DESIGN & CONSTRUCTION POINTS
1	Management Team	Management Team that is experienced, knowledgeable and has proven project success: <i>1 = (Least Favorable) to 5 = (Most Favorable)</i>	0-5			
2	Prior Project Performance References	Project Manager and Superintendent references: <i>1 = (Least Favorable) to 5 = (Most Favorable)</i>	0-5			
3	Project Experience on Comparable Projects	Comparable Project Experience: <i>1 = (Least Favorable) to 5 = (Most Favorable)</i>	0-5			
4	Management Plan	Management Plan that describes approach to schedule, cost and quality management: <i>1 = (Least Favorable) to 5 = (Most Favorable)</i>	0-5			
5	Preconstruction Services Plan	Preconstruction Services Plan demonstrating approach to community outreach, design and constructability reviews, scheduling, logistics and phasing planning, cost estimating and permitting assistance: <i>1 = (Least Favorable) to 10 = (Most Favorable)</i>	0-10			
6	Construction Services Plan	Construction Services Plan demonstrating approach to construction: <i>1 = (Least Favorable) to 10 = (Most Favorable)</i>	0-10			
7	Staffing Plan	Staffing Plan that describes staff roles and responsibilities during Initial Preconstruction Services, Preconstruction Services and Construction. <i>1 = (Least Favorable) to 5 = (Most Favorable)</i>	0-5			
8	Financial Capacity	Financial Capacity: <i>1 (Least Favorable) - 5 (Most Favorable)</i>	0-5			
9	General Evaluation	General Evaluation: <i>1 = (Least Favorable) to 10 = (Most Favorable)</i>	0-10			
Total Lines 1-9				0	0	0
Price Proposal						
10	Evaluation	Price Evaluation: <i>1 (Least Favorable) - 20 (Most Favorable)</i>	0-20			
Total Line 10				0	0	0
Interview						
11	Evaluation	Interview Evaluation: <i>1 (Least Favorable) - 20 (Most Favorable)</i>	0-20			
Total Line 11				0	0	0
TOTAL COMPARATIVE POINTS			Total Lines 1-11	0	0	0
			Total Available Points	100	100	100

**POINTS GUIDELINES FORM
STONEHAM HIGH SCHOOL**

POINTS	Most Favorable			Least Favorable
1 Management Team	0-5 Highly qualified staff, project leadership team with significant and specifically relevant experience	Highly qualified staff, project leadership team with relevant experience	Qualified staff, good project leader, similar experience	Inadequate information regarding proposed team members and/or qualification background experience
2 Prior Project Performance References	0-5 Outstanding references on performance of proposed Project Manager and Superintendent	Strong references on performance of proposed Project Manager and Superintendent	Average references on performance of proposed Project Manager and Superintendent	Below average references on performance of proposed Project Manager and Superintendent
3 Project Experience on Comparable Projects	0-5 All three projects of similar size, scope, duration and complexity, including synthetic turf and natural grass fields, track and bleacher complexes, ZNE and LEED strategies.	Two similar projects	One similar project	No similar projects
4 Management Plan	0-5 Plan is comprehensive, includes detailed approach to planning and schedule management, budgeting and cost management, quality management, subcontractor outreach and bidding, claims tracking and schedule control procedures.	Plan is comprehensive, includes generic approach to planning and schedule management, budgeting and cost management, quality management, subcontractor outreach and bidding, claims tracking and schedule control procedures.	Plan is not comprehensive, includes generic approach to some management and procedures.	Plan is not comprehensive and is not detailed.
5 Preconstruction Services Plan	0-10 Plan is comprehensive, includes detailed approach to design and constructability reviews, scheduling, logistics and phasing planning, cost estimating, and permitting assistance. The plan includes detailed approach to assisting with community outreach activities leading up to the town vote.	Plan is comprehensive, includes generic approach to design and constructability reviews, scheduling, logistics and phasing planning, cost estimating, and permitting assistance.	Plan is not comprehensive, includes generic approach to some preconstruction services.	Plan is not comprehensive and is not detailed.

**POINTS GUIDELINES FORM
STONEHAM HIGH SCHOOL**

POINTS	Most Favorable			Least Favorable
6 Construction Services Plan	0-10 Plan is comprehensive, includes detailed approach to minimizing traffic along Franklin Street, maintaining parent, student, staff and service access to the existing school, maintaining existing school utilities, building operation and safety of faculty and students throughout construction. The plan includes a detailed approach to meeting the project's ZNE goals, including high-performance building envelopes, systems and geo-exchange performance. The plan includes a review of the project schedule to affirm that the proposed project schedule is attainable.	Plan is comprehensive, includes generic approach to minimizing traffic, maintaining parent, student, staff and service access to the existing school, maintaining the existing school utilities, building operation and safety of faculty and students throughout construction. The plan includes generic approach to meeting the project's ZNE goals, including high-performance building envelopes, systems and geo-exchange performance.	Plan is not comprehensive, includes generic approach to some construction services.	Plan is not comprehensive and is not detailed.
7 Staffing Plan	0-5 Plan is comprehensive, includes assignments for each phase of the project: Initial Preconstruction Services, Preconstruction Services, Estimating, Design Reviews, Community Presentations, Preparation of Subcontractor Bids, Solicitation of Subcontractor Bids, Construction, Commissioning and Project Close Out. The plan clearly indicates the anticipated duration (in months) of each phase and the number of man hours per month budgeted for each staff level for each phase, and their current level of involvement with current projects.	Plan is comprehensive, includes generic assignments for each phase of the project. The plan generically indicates the anticipated duration and the number of man hours per month budgeted for each staff level for each phase, and their current level of involvement with current projects.	Plan is not comprehensive, includes generic approach to staffing.	Plan is not comprehensive and is not detailed.
8 Financial Capacity	0-5 Current work volume with-in DCAMM limits not overburdened	Current work volume with-in DCAMM limits with ability to perform	Current work with-in DCAMM limits	Current work not with-in DCAMM limits
9 General Evaluation	0-10 Exceeded all RFP requirements, including format, understanding of project, completeness of proposal	Met all RFP requirements, including format, understanding of project, completeness of proposal	Met all basic proposal requirements, but some clarification and amplification of proposal elements is needed	Did not meet one or more of response requirements
10 Price Proposal	0-20 Price Proposal was very complete and very competitive	Price Proposal was complete and competitive	Price Proposal was complete but not competitive	Price Proposal was not complete or competitive

**POINTS GUIDELINES FORM
STONEHAM HIGH SCHOOL**

POINTS	Most Favorable			Least Favorable	
11 Interview	0-20	Interview was excellent, addressing all tasks, deliverables and approach to project with strong team chemistry	Interview was excellent addressing most tasks, deliverables and approach to project, moderate team chemistry	Provided an adequate interview	Interview was not adequate

To: CM Selection Committee Date: 1/26/2021
From: Joel Seeley Project No.: 20033
Project: Stoneham High School Feasibility Study
Re: Potential Questions for CM Interview
Distribution: School Building Committee (MF)

Memorandum

The following is an excerpt from the CM RFP:

“The interviews will be conducted remotely. Out of professional courtesy, no Offeror shall be permitted to join in the remote interview of another Offeror. In addition to the topics the Offeror believes best elaborate on its response to the Request for Proposal (RFP), the following topics are to be addressed by the Offeror during the interview:

- Based on your initial review of the Preferred Schematic Report (PSR) identify three major challenges you see in the proposed project and your approach to helping the project team to successfully manage these challenges.
- Discuss how you will add value in promoting the project to the community prior to the Town vote?
- Tell us what you think would be opportunities for schedule and/or cost savings?

Questions from J. Craigie:

- Please speak briefly to your ability to help the community with Public Relations, and state one thing that gives you the edge if you are awarded this project.
- How can you integrate your work with the student curriculum?
- Please briefly speak to your Team Experience and stability to our project.
- Understanding we are in a difficult health situation, what unique ways will you take precautions with your staff and our staff & students?

Questions from P. Ryder:

- What experience does your firm have in the construction of state of the art multi-purpose gymnasiums including courts, running track, fitness areas and locker room facilities?
- What experience does your firm have in the construction of both turf and grass athletic fields, what brand/type of turf have you installed, what is your experience in construction of high school grass baseball fields specifically drainage, irrigation, infield material, etc?
- What experience does your firm have in the construction and installation of a 400 meter running track, concession building and related athletic stadium?

(Note: see Section 3.2 of the RFP, asked for athletic fields experience to be submitted under Project Experience)

Questions S. O'Neill:

- Discuss any changes in your firm's or any of your proposed key personnel's current or anticipated workload since the time of submission of your Statement of Qualifications (SOQ) that may affect your available resources or ability to perform the Stoneham High School project with the team proposed in your SOQ.

To: CM Selection Committee
Date: 1/26/2021

- To demonstrate team experience and synergy, provide a matrix showing the key team members identified in your Staffing Plan and the role they played on the 3 projects you cite as Prior Experience on Comparable Projects.
- Based on your initial review of the Preferred Schematic Report (PSR) identify three major challenges you see in the proposed project and your approach to helping the project team to successfully manage these challenges.
- Discuss your approach and specific steps to minimize disruption to school operations during construction.
- Discuss your experience with Zero Net Energy projects and constructing related systems such as geothermal wells; photovoltaic arrays and high-performance building envelopes.

DCAMM Review
RFP Submission

Consigli Construction Co.

Single Project Limit	\$	414,314,000	
Aggregate Work Limit	\$	2,221,858,000	
Current Under Contract - RFQ Submission	\$	1,280,243,052	57.6%
<i>Current Under Contract - RFP Submission</i>	\$	<i>1,439,806,935</i>	<i>64.8%</i>
Rating			98

Gilbane Building Company

Single Project Limit	\$	500,000,000	
Aggregate Work Limit	\$	5,000,000,000	
Current Under Contract - RFQ Submission	\$	1,145,017,244	22.9%
<i>Current Under Contract - RFP Submission</i>	\$	<i>1,164,618,147</i>	<i>23.3%</i>
Evaluation Rating			95

Shawmut Design & Construction

Single Project Limit	\$	308,342,000	
Aggregate Work Limit	\$	1,500,000,000	
Current Under Contract - RFQ Submission	\$	352,815,821	23.5%
<i>Current Under Contract - RFP Submission</i>	\$	<i>352,815,821</i>	<i>23.5%</i>
Evaluation Rating			96

CM AT RISK PROPOSAL EVALUATION
STONEHAM HIGH SCHOOL, STONEHAM, MASSACHUSETTS

PROJECT MANAGEMENT



1/26/2021

CM Price Proposal Analysis - Summary

		PSR Budget	Consigli	Gilbane	Shawmut
Pre-Construction Services	Code				
Initial Pre-Construction			\$ 25,000	\$ 25,000	\$ 25,000
Pre-Construction Services	B.1		\$ 258,528	\$ 264,000	\$ 225,000
Sub-total		\$ 400,000	\$ 283,528	\$ 289,000	\$ 250,000
Construction					
Project Management Labor	C.1	below	\$ 2,721,604	\$ 3,300,074	\$ 3,529,162
Field Supervisory Labor	C.2	below	\$ 2,356,860	\$ 2,472,985	\$ 2,902,522
Sub-total		\$ 5,280,000	\$ 5,078,464	\$ 5,773,059	\$ 6,431,684
Consultant Labor	C.3		\$ -	\$ -	\$ -
P&P Bonds	C.4	\$ 1,209,620	\$ 784,000	\$ 894,450	\$ 910,000
Insurance	C.4	\$ 1,693,468	\$ 1,760,000	\$ 1,612,140	\$ 2,030,000
Sub-total		\$ 2,903,088	\$ 2,544,000	\$ 2,506,590	\$ 2,940,000
Trailers, Supplies etc.	C.5	above	\$ 411,660	\$ 672,910	\$ 445,300
Additional Costs	C.6	above	\$ -	\$ -	\$ -
Sub-total			\$ 411,660	\$ 672,910	\$ 445,300
Cost of Work Items	C.7		\$ -	\$ -	\$ -
Sub-total			\$ -	\$ -	\$ -
Total	C.8	\$ 8,183,088	\$ 8,034,124	\$ 8,952,559	\$ 9,816,984
CM Fee					
CM Fee			\$ 2,730,000	\$ 2,650,000	\$ 2,100,000
Sub-total		\$ 3,024,050	\$ 2,730,000	\$ 2,650,000	\$ 2,100,000
Total		\$ 11,607,138	\$ 11,047,652	\$ 11,891,559	\$ 12,166,984

Notes

1. Consigli Consultant Labor, \$57,862, moved to Project Management Labor
2. Gilbane Consultant Labor, \$99,299, moved to Project Management Labor

1/26/2021

CM Price Proposal Analysis - Construction Labor

		Consigli	Gilbane	Shawmut
Construction				
Project Management Labor		C.1		
Principal in Charge		included		
Project Executive		\$ 133,020	\$ 294,073	\$ 195,000
Senior Project Manager		\$ 358,784	\$ 693,844	\$ 1,045,902
Project Manager		\$ 844,560		\$ 779,400
Project Manager				\$ 389,720
Asst. Project Manager			\$ 551,793	\$ 471,580
Senior Project Engineer			\$ 463,656	
Project Engineer		\$ 475,000	\$ 265,113	
Project Engineer		\$ 412,680		
Regional Manager of Engineering			\$ 30,230	
Quality/Change Management Engineer			\$ 238,681	
Regional Quality Manager			\$ 4,716	
Cost Control Engineer		By PM		
Project Accountant		\$ 33,880	\$ 243,394	\$ 269,880
Purchasing Agent		\$ 145,200	\$ 44,288	\$ 84,000
Cost Controller			\$ 58,818	
Accounts Payable			\$ 5,535	
Office Engineer			\$ 162,330	
Administrative Assistant		\$ 29,716		\$ 191,470
LEED Coordinator		\$ 39,906		
CORI Management/Badge Coordinator		by Assist Super		
Scheduler		\$ 79,812	\$ 86,304	\$ 57,000
BIM		\$ 63,888	\$ 109,499	\$ 45,210
BIM Manager			\$ 35,272	
Information Technology		included		
Lean Coordinator		\$ 47,296		
Diversity/Community Outreach Manager		\$ 42,862	\$ 12,528	
Energy Consultant		\$ 15,000		
Sub-total		\$ 2,721,604	\$ 3,300,074	\$ 3,529,162
Field Supervisory Labor				
		C.2		
General Superintendent		\$ 133,020	\$ 726,840	\$ 106,880
Senior Superintendent				\$ 897,869
Superintendent		\$ 899,700	\$ 454,420	\$ 651,255
Superintendent			\$ 242,472	\$ 177,615
Asst. Superintendent		\$ 729,792		\$ 541,125
Asst. Superintendent				
Punch List Superintendent			\$ 110,818	
MEP Coordinator / Commissioning Assistant		\$ 375,408	\$ 495,460	\$ 152,460
Field Engineer				\$ 41,598
Safety Engineer		\$ 88,620	\$ 386,723	\$ 333,720
Regional Safety Manager			\$ 36,770	
Environmental Solutions			\$ 19,482	
CORI Implementation		by Assist Super		
Quality Manager		\$ 130,320		
Labor Foreman		\$ -		
Sub-total		\$ 2,356,860	\$ 2,472,985	\$ 2,902,522
Total		\$ 5,078,464	\$ 5,773,059	\$ 6,431,684

Notes

1. Consigli Consultant Labor, \$57,862, moved to Project Management Labor
2. Gilbane Consultant Labor, \$99,299, moved to Project Management Labor

Full Time Staff (FTS) Comparisons

Consigli - ave FTS rate - \$116/hr
Building - June '22 - Sept '24 - 5 FTS
Demo/Site - Oct '24 - April '25 - 2 FTS

Gilbane - ave FTS rate - \$113/hr
Building - June '22 - June '24 - 9 FTS
Demo/Site - July '24 - Dec '24 - 4 FTS
Site - Jan '25 - March '25 - 2 FTS

Shawmut - ave FTS rate - \$125/hr
Building - June '22 - Aug '24 - 7 FTS
Demo/Site - Sept '24 - July '25 - 4 FTS

1/26/2021

CM Price Proposal Analysis - Additional General Conditions

		Consigli	Gilbane	Shawmut
Construction				
Trailers, Supplies Etc. C.5				
Town of Stoneham, OPM and Architect Temporary Office Trailers (minimum 12x60 with working toilet)		\$ 40,600	\$ 50,500	\$ 18,500
Town of Stoneham, OPM and Architect Telephone, high speed internet line and wireless internet connection and Usage Charges (including long distance)		\$ 17,000	\$ 9,000	\$ 11,100
Town of Stoneham, OPM and Architect Office Furniture		\$ 6,000	\$ 32,450	\$ 18,500
Cleaning of Town of Stoneham, OPM and Architect Trailers		cost of work	\$ 7,500	\$ 7,400
CM Temporary Office Trailers		\$ 133,600	\$ 127,250	\$ 44,400
CM Telephone and Internet Service, Equipment and Usage Charges (including long distance)		\$ 97,750	\$ 48,270	\$ 44,400
CM Office Furniture		\$ 18,000	\$ 47,400	\$ 44,400
Cleaning of CM Trailers		cost of work	\$ 15,000	\$ 22,200
Travel, Meals, etc...		included	\$ 51,000	\$ 18,500
LEED Supervision and Assistance Implementation (Field)		included	\$ -	included
Information Technology (I.T.) Time (Field Office)		\$ 5,950	\$ -	\$ 14,800
Computers & Software		\$ 16,760	\$ 147,790	\$ 37,000
Field Office Supplies		\$ 27,200	\$ 22,500	\$ 18,500
Site Security Services		NA	\$ 45,000	\$ 37,000
On-Site Storage Containers		cost of work	\$ 5,000	\$ 18,500
Small Tools		\$ -	\$ 24,000	\$ 18,500
Safety Materials (Safety Kit)		\$ 5,100	\$ 16,750	\$ 3,700
Photos		\$ 5,100	\$ -	\$ 3,700
Reprographics		\$ 10,200	\$ 7,500	\$ 37,000
Postage, Shipping, Courier Services, etc...		\$ 3,400	\$ 6,000	\$ 9,250
Management of Plans, Specifications, etc...		included	\$ -	\$ 9,250
Record Drawings		included	\$ 5,000	\$ 5,000
Punch List		included	\$ -	included
Photo ID Badge Machine		included	\$ 5,000	\$ 3,700
Other		\$ 25,000	\$ -	\$ -
Sub-total		\$ 411,660	\$ 672,910	\$ 445,300
Additional General Conditions C.6				
		\$ -	\$ -	\$ -
Sub-total		\$ -	\$ -	\$ -
Total		\$ 411,660	\$ 672,910	\$ 445,300