



ATTLEBORO SCHOOL BUILDING COMMITTEE

MAYOR PAUL HEROUX, CHAIR **JOHN F.D. JACOBI, VICE-CHAIR**
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DAVID SAWYER
SUPERINTENDENT OF SCHOOLS

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PRINCIPAL - AHS

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MUN. BLDG. COMMISSION

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FACILITIES MANAGER

EDWARD STANTON
MUN. BLDG. COMMISSION

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SCHOOL COMMITTEE

LAURIE REGAN
ASST. SUPERINTENDENT

SCOTT DOMENICI
SCHOOL COMMITTEE

STEPHEN WITHERS, JR.
SCHOOL COMMITTEE

JACQUELINE ROMANIECKI
MUN. BLDG. COMMISSION

GERRY FRICOT
MUN. BLDG. COMMISSION

MARC FURTADO
DIR. OF FINANCE

MINUTES June 9, 2018 (Room 178E – Attleboro High School)

Members present: Mayor Paul Heroux, Chair, Vice-Chair Jack Jacobi, David Sawyer, Jason Parenteau, Laurie Regan, Scott Domenici, Marc Furtado, Bill Runey, Edward Stanton, Jacqueline Romaniecki, Terri DeSisto, and Robert Geddes

Others present: Gale Clark Capital Projects, MaryAnn Williams, Skanska, Anjanette Kelso, Skanska, Brian Solywada KBA, Joe Milani KBA

Meeting was called to order at 9:00 a.m. in the Blue Pride Bistro Room 130B

AHS BUILDING PROJECT

CM-at-Risk interviews were conducted according to the following schedule:

1. Consigli Construction
2. Dimeo Construction
3. Gilbane Builders
4. Shawmut Design & Construction
5. Turner Construction

Each team presented for one hour followed by 10 minute question and answer session.

Evaluation & Ranking of CMr firms

After each of the five (5) firms completed their presentations, the SBC discussed the pros and cons of each presentation. The firms were then scored according to the point system contained in the RFQ. Each SBC member then submitted their scores to the OPM. Skanska score sheet included in these minutes.

Voted on Roll Call (12 Yeas, 0 Nays) to approve Mayor Heroux to enter into contract with Consigli Construction as Construction Manager at Risk firm for the Attleboro High School building project.

Next Meeting Dates¹:
July 18, 2018

MOTION was made, and duly seconded to adjourn the meeting at 5:30 pm.

THE MOTION PASSED UNANIMOUSLY

¹ All meetings to be held at 5:45 pm AHS Room 178E, unless otherwise indicated.

RFP Proposal Scoring for Attleboro High School

	Consigli	Dimeo	Gilbane	Shawmut	Turner
Completeness of Response (checkmark if included)					
Package correctly identified	Yes	Yes	Yes	Yes	Yes
Technical (Non-Price) Proposal Response Form, Signed	Yes	Yes	Yes	Yes	Yes
Required number of copies submitted	Yes	Yes	Yes	Yes	Yes
Addenda acknowledged on form	Yes	Yes	Yes	Yes	Yes
Informational sheet included	Yes	Yes	Yes	Yes	Yes
Affidavit of Compliance included	Yes	Yes	Yes	Yes	Yes
Affidavit of Prevailing Wage Compliance included	Yes	Yes	Yes	Yes	Yes
Certification of Tax Compliance included	Yes	Yes	Yes	Yes	Yes
Price Proposal, Signed	Yes	Yes	Yes	Yes	Yes
Non-Collusion Affidavit	Yes	Yes	Yes	Yes	Yes

Evaluation Criteria and Scoring Methodology							
1	Qualifications of Personnel	Max Pts 15					
	Up to 3 pts for proposed Superintendent	3	3	3	2	2	3
	Up to 3 pts for Project Manager & Assistants	3	3	3	2	2	3
	Up to 3 pts for pre-construction team	3	3	3	2	3	3
	Up to 3 pts for overall "TEAM" project experience	3	3	2	2	2.5	2.5
	one point if responder acknowledges no substitution of staff	1	0	0	0	0	0
	Up to 2 pts for similar project size experience	2	1.5	2	2	2	2.5
		15	13.5	13	10	11.5	14
							Sub Total

2	Preconstruction Service Plan	Max Pts 15					
	up to 3 pts. for proposed cost estimating program	3	3	3	3	3	3
	up to 3 pts. for proposed scheduling	3	3	3	3	2.5	2.5
	up to 3 pts. for proposed Trades Purchasing Plan	3	3	3	2	2	2.5
	up to 3 pts. for proposed cost tracking method	3	3	3	2	2	3
	up to 3 pts. for mention of Community Liason	3	3	3	3	0	3
		15	15	15	13	9.5	14
							Sub Total

3	Construction Services Plan	Max Pts 15					
	up to 3 pts. for plan to minimize change orders & claims	3	3	3	3	1.5	2.5
	up to 3 pts. for plan to manage Trade Contractors	3	2	3	2.5	1	3
	up to 3 pts. for plan to minimize General Conditions Costs	3	3	2	2	0	0
	up to 3 pts. for Proposed QA/QC program	3	3	3	3	1	3
	up to 3 pts. for proposed mitigation program	3	3	2	2	1	3
		15	14	13	12.5	4.5	11.5
							Sub Total

4	Comments on Preliminary Phasing & Schedule	Max Pts 5					
	proposed methodology to insure Owner's schedule is met	5	5	4	5	3	3
		5	5	4	5	3	3
							Sub Total

5	CM comments on Budget	Max Pts 5					
	Up to 5 pts, based on thoroughness of review	5	5	3	3	3	2.5
		5	5	3	3	3	2.5
							Sub Total

6	CM comments on design options	Max Pts 5					
	Up to 5 pts, based on suggestions for improved constructability and VE suggestions	5	5	2	0	0	4
		5	5	2	0	0	4
							Sub Total

7	CM experience with NET ZERO/LEED/Sustainability	Max Pts 5					
	Up to 5 pts, based on suggestions for improved	5	5	3	3	3	5
		5	5	3	3	3	5
							Sub Total

65	62.5	53	46.5	34.5	54	Sub Total 65 Max
	Highly Advantageous	Advantageous	Advantageous	Qualified but not preferred	Qualified but not preferred	
	Consigli	Dimeo	Gilbane	Shawmut	Turner	

8	Interview	Max Pts 25	25	25	23	23	23	10
		90	87.5	76	69.5	57.5	64	Sub Total 90 Max

9	Precon FTE Months:	16	14	15	16	10	Average = 14
	Construction FTE (Full Time Equivalents) Months:	498	722	696	627	531	Average = 615
		\$ 9,721,474	\$ 9,696,289	\$ 10,485,542	\$ 10,669,319	\$ 9,863,403	\$ 10,087,205
	Price Proposal	Max Pts 10	Hours:				
	Pre-Con Service Fee - score based on proposed hours/durations	2	2	2	2	2	0
	Construction - score based on proposed hours/durations	2	2	2	2	2	2
	Construction Fee: 1.50-2.00% = 6 pts; 2.01-2.50% = 4 pts; 2.51-3.0% = 0 pts	6	6	4	6	6	0
		10	8	10	10	2	Sub Total
	Construction Fee:						
		Consigli	Dimeo	Gilbane	Shawmut	Turner	

Estimated Construction Cost: \$223 Million

97.5	84	79.5	67.5	66	Total Score 100 MAX
	Consigli	Dimeo	Gilbane	Shawmut	Turner

Ranking of firms by preference - 1 being first choice

1	Consigli
2	Dimeo
3	Gilbane
4	Shawmut
5	Turner