



LINCOLN PUBLIC SCHOOLS

BUCKNER M. CREEL
ADMINISTRATOR FOR BUSINESS AND FINANCE

October 18, 2018

To: School Committee
Becky McFall, Superintendent
From: Buckner Creel

Subject: Award of Construction Manager at Risk (CMR) Contract – Lincoln School Project

Background In March 2017, the Town Meeting authorized the School Committee to use funds appropriated by a prior Town Meeting to acquire the services of a design consultant to study the Lincoln School and assist the School Committee in presenting options to address the facilities issues. The School Committee appointed a subcommittee, the School Building Committee (SBC), to conduct a study of the Lincoln School and authorized it to select a consultant to provide assistance. The selected consultant, SMMA, conducted a feasibility Study and developed a schematic design to help the SBC develop plans for Town Meeting consideration.

The design began to center around options for a phased renovation with some new construction. SMMA and Daedalus Projects (the OPM) both suggested the strong benefits of using the CMR approach to executing the school construction.

The Lincoln School Building Committee voted at its meeting on June 27, 2018 to pursue the approach to building construction contracting authorized by M.G.L 149A, commonly called "Construction Manager at Risk" (CMR). At its meeting on July 11, 2018, the SBC appointed a CM Selection Committee with these members:

- Craig Nicholson, OPM
- Peter Sugar, Architect
- Rebecca McFall, Superintendent
- Michael Haines, Town Facilities Manager
- Buckner Creel, Administrator for Business and Finance
- Richard Marks, Daedalus Projects, Inc (ex-officio member)
- Joel Seeley, Architect, SMMA (ex-officio member)

Shane Nolan, Project Manager with Daedalus Projects managed the selection process and served as recorder.

Process In accordance with the procedures outlined in M.G.L. 7C §§44-57, qualifications from firms interested in providing OPM services for the Lincoln School Feasibility Study were solicited from potential consultants using the following process:

- Construction announcements in the *Central Register* and on COMMBUYS were published announcing the availability of Request for Services (RFS) documents on August 22, 2018.
- Legal notices were published in the Lincoln Journal on August 24, 2018.
- The RFQ document contained the terms of the RFQ and the required certifications.
- Seven (7) potential responders attended the non-mandatory briefing session and site walk held on August 24, 2018 in the Hartwell Building.

- Seven (7) qualification & interest statements (responses) were received by September 12 at 2:00 pm. All of the firms responding had attended the briefing session.

Initial response results The respondents were (alphabetically):

- Agostini Construction
- Commodore Builders
- Consigli Construction
- Gilbane
- Shawmut
- Suffolk
- W.T. Rich

All seven responses were received prior to the official response receipt time. The materials submitted by all firms met the requirements of the RFS instructions.

Evaluation The RFS contained the following criteria, which were used by the panel for response evaluation:

1. Management Experience (60 points, minimum of 30 required for approval)
 - Prior Similar Project Experience: 30 points
 - Management Team and Organization for the Project: 20 points
 - Litigation and Performance/Termination History: 5 points
 - Safety Record: 5 points
2. References (30 points, minimum of 15 required for approval)
 - Quality of Similar Project References: 20 points
 - Credit References: 2 points
 - Public Project Record: 8 points.
3. Capacity to complete projects (10 points, minimum of 5 required for approval)
 - Audited Financial Statement: 5 points
 - Revenue under contract: 5 points

The minimum score to be considered responsive is 70 points. The process required the selection of at least three firms for further consideration.

The CM Selection Committee members reviewed and ranked the responses separately, then met to vote. One firm was found to be non-responsive.

Initial review and interviews After discussion, the panel unanimously decided to advance Consigli Construction, Gilbane, Shawmut and W.T. Rich to the next phase. Daedalus issued a Request for Proposal (RFP) to the four firms on September 24, 2018.

Subsequent to that date, W. T. Rich informed us that their workload would prevent them from submitting a proposal. One addendum was issued to provide additional information and answer questions from the proposers.

Proposals were received from the other three firms on October 9, 2018, and were distributed to the Selection Committee members to review and score separately.

Reference checks Daedalus Projects conducted reference checks on behalf of the CM Selection Committee. At least three references for each firm were contacted, and a series of questions were asked. All firms received excellent references for their work. Additionally, Daedalus Projects examined the DCAMM project evaluation files.

Nothing in the reference checks led the CM Selection Committee to believe that any of the three firms would not successfully perform the desired scope in support of the Lincoln School Feasibility Study. Therefore, the Committee found all finalists to be responsible.

Final ranking On October 15, 2018, the CM Selection Committee interviewed all three firms, discussed the results of the reference checks, reviewed the proposals and interview results and discussed the relative merits of the finalist firms.

Consigli Construction and Gilbane were both considered strong, and the CM Selection Committee initially discussed the strengths of each to determine a clear front-runner. A consensus emerged and the members proposed ranking the firm of Consigli Construction first. The CM Selection Committee subsequently approved the following ranking unanimously:

1. Consigli Construction
2. Gilbane
3. Shawmut

This ranking did not change after the fee proposals were opened.

Findings and Recommendation The SBC unanimously approved this ranking at its meeting on October 17, 2018. I find that Consigli Construction is a responsive, responsible proposer who offers a reasonable price. Accordingly, the SBC voted to recommend to the School Committee that Consigli Construction be awarded the contract for Construction Manager at Risk services for the Revitalization of the Lincoln School, contingent upon agreement over the final fee and the contract document language.

Suggested motion MOVE, That the School Committee VOTE to authorize the Administrator for Business & Finance to enter into negotiations with Consigli Construction, and authorize the Committee Chairperson to award the contract to provide Construction Manager at Risk services for the Revitalization of the Lincoln School, subject to agreement upon the fee and the language of the contract document, and to the availability of funds.