Fall Brook Elementary School

Leominster, MA

Fall Brook Building Committee Meeting #14

July 9, 2024

LeftField

MDS ARCHITECTS

TODAY'S AGENDA

1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

ROLL CALL

- Seven (7) voting members are required for a quorum.

Voting Member	Present	Absent
Mr. Peter Angelini		
Mr. Mark Bodanza		
Mr. Greg Chapdelaine		
Mr. Bill Charpentier		
Ms. Paula Deacon		
Mr. Steven Mammone		
Mayor Dean Mazzarella, Chair		
Ms. Melanie Mikels		
Mr. Elliot Nadeau		
Mr. Raymond Racine		
Ms. Jennifer Reddington		
Mr. Brandon Robbins		
Mr. Jeffrey Sullivan		

TODAY'S AGENDA

1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

MEETING MINUTES FOR APPROVAL

- "Motion to approve the June 11, 2024, meeting minutes", made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Paula Deacon				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Mr. Raymond Racine				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

INVOICE LOG

LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

MEMORANDUM

To: Gregory Chapdelaine, Purchasing Agent

From: Linda Liporto, LeftField, LLC

Date: July 3, 2024

Re: Fall Brook Elementary School - June 2024 Invoice Summary

Cc: Craig DiCarlo, LeftField, LLC

Enclosed for approval and processing, please find the following invoices:

INVOICES (Payments)					
ProPay Code	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	LeftField, LLC	2023.009-013	OPM Feasibility Study/Schematic Design	FS Phase Project Management Services for June 2024	$ 22,056.00
0002-0000	MDS	0069525	A&E Feasibility Study/Schematic Design	FS Phase Designer Services for June 2024	$ 71,185.10
				TOTAL:	$ 93,241.10

The invoices listed above are consistent with the Total Project Budget and to the best of our knowledge, are eligible for reimbursement from the Massachusetts School Building Authority. Leftfield, LLC recommends that the invoices be approved and paid.

The June 2024 OPM Monthly Report was electronically submitted to the MSBA and to the City of Leominster by the required July 12, 2024 deadline. All invoices above are included in the June 2024 Project Budget Report but can be revised if rejected by the City of Leominster.

If you have any questions, please feel free to contact Linda Liporto, Owner's Project Manager, Leftfield, LLC.

INVOICE LOG

INVOICES (Payments)					
ProPay Code	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	LeftField, LLC	2023.009-013	OPM Feasibility Study/Schematic Design	FS Phase Project Management Services for June 2024	$ 22,056.00
0002-0000	MDS	0069525	A&E Feasibility Study/Schematic Design	FS Phase Designer Services for June 2024	$ 71,185.10
				TOTAL:	$ 93,241.10

WARRANT

A/P VOUCHER TRANSMITTAL FORM

CITY OF LEOMINSTER, MA.

FY25

WARRANT NUMBER: W02FY25
WEEK ENDING: 7/11/2024

VENDOR NUMBER	Vendor Name	ACCOUNT NUMBER		AMOUNT	School	School Dept. Use Only	
		ORG CODE	OBJECT			SCHL P.O.#	INVOICE #
37733	*LeftField, LLC*	3205300	530500	$ 22,056.00	FALL		2023.009-013
40967	*MDS*	3205300	530500	$ 71,185.10	FALL		0069525
			TOTAL	$ 93,241.10			

I/we hereby certify that the supplies and/or services as shown on the bills enclosed in this voucher have been received by this department in quantity and quality as ordered. The prices have been verified and that the above amounts are due and hereby approved for payment. The above statements are made under the penalties of perjury.

Signature: _____ _____ _____

Title: Mayor | Superintendent of Schools | Business Manager

WARRANT APPROVAL

WARRANT NUMBER: W02FY25
WEEK ENDING: 7/11/2024

VENDOR NUMBER	Vendor Name	ACCOUNT NUMBER		AMOUNT	School	School Dept. Use Only	
		ORG CODE	OBJECT			SCHL P.O.#	INVOICE #
37733	*LeftField, LLC*	3205300	530500	$ 22,056.00	FALL		2023.009-013
40967	*MDS*	3205300	530500	$ 71,185.10	FALL		0069525
			TOTAL	$ 93,241.10			

WARRANT APPROVAL

- “Motion to approve warrant number W02FY51 in the amount of $93,241.10” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Paula Deacon				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Mr. Raymond Racine				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

FEASIBILITY BUDGET

Fall Brook Elementary School - Leominster, MA — **June 30, 2024**

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Uncommitted	Comments
	FEASIBILITY STUDY AGREEMENT										
0001-0000	OPM Feasibility Study/Schematic Design	$ 1,000,000		$ 1,000,000	$ 397,000	40%	$ 253,644	25%	$ 143,356	$ 603,000	
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,000,000	$ 66,535	$ 1,066,535	$ 1,066,535	100%	$ 355,924	33%	$ 710,611	$ -	BRR#1
0003-0000	Environmental & Site	$ 250,000		$ 250,000	$ 129,014	52%	$ 66,993	27%	$ 62,021	$ 120,986	
0004-0000	Other	$ 250,000	$ (66,535)	$ 183,465	$ -	0%	$ -	0%	$ -	$ 183,465	BRR#1
	SUB-TOTAL	**$ 2,500,000**	**$ -**	**$ 2,500,000**	**$ 1,592,549**	**64%**	**$ 676,561**	**27%**	**$ 915,988**	**$ 907,451**	
	TOTAL PROJECT BUDGET	**$ 2,500,000**	**$ -**	**$ 2,500,000**	**$ 1,592,549**	**64%**	**$ 676,561**	**27%**	**$ 1,823,439**	**$ 907,451**	

FUNDING SOURCES		
Maximum State Share	$ 1,852,500	74.1%
Minimum Local Share	$ 647,500	25.9%
SUB-TOTAL	**$ 2,500,000**	**100.0%**

CONSTRUCTION COST ESTIMATES	Date	Estimator	Amount	SF	Cost/SF
Designer FS Cost Estimate					
Designer SD Cost Estimate					
OPM SD Cost Estimate					
PFA Budget					

Feasibility Study Agreement Budget Transfers:

#1	FSA Amendment No.1	3/20/2024	Transfer $66,535 from Other to A&E FS/SD for Designer Contract

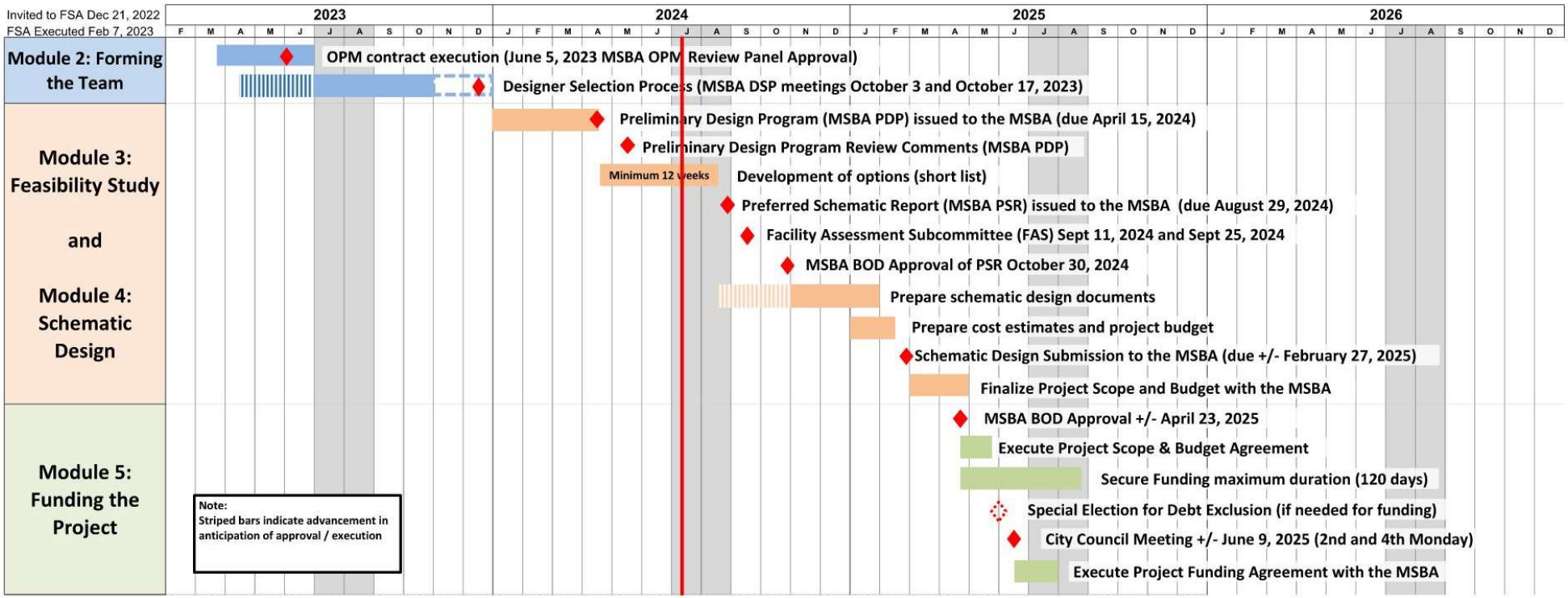
FEASIBILITY BUDGET

As of June 2024:

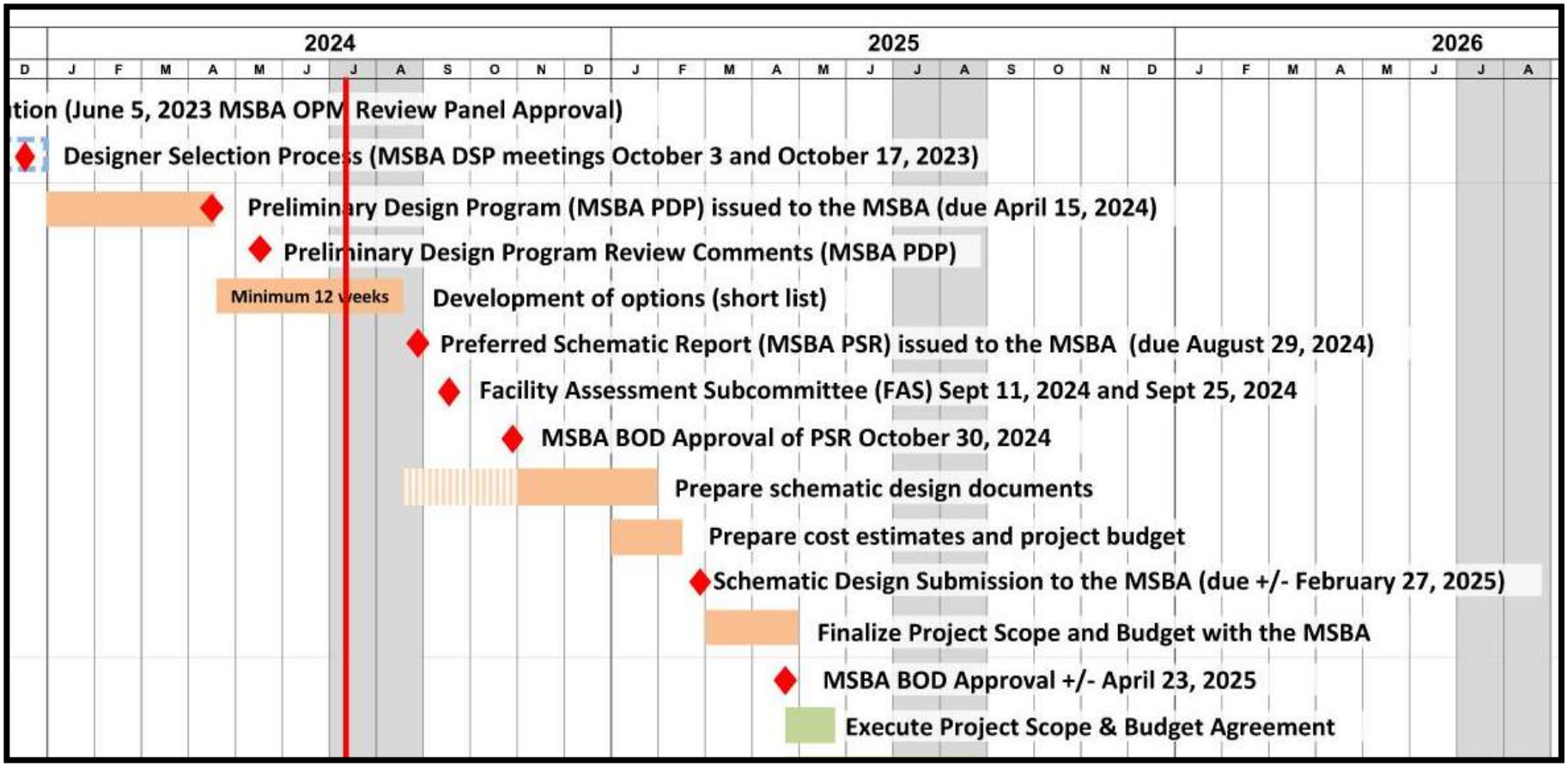
- Committed: 64%
- Expended: 27%

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date
	FEASIBILITY STUDY AGREEMENT							
0001-0000	OPM Feasibility Study/Schematic Design	$ 1,000,000		$ 1,000,000	$ 397,000	40%	$ 253,644	25%
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,000,000	$ 66,535	$ 1,066,535	$ 1,066,535	100%	$ 355,924	33%
0003-0000	Environmental & Site	$ 250,000		$ 250,000	$ 129,014	52%	$ 66,993	27%
0004-0000	Other	$ 250,000	$ (66,535)	$ 183,465	$ -	0%	$ -	0%
	SUB-TOTAL	$ 2,500,000	$ -	$ 2,500,000	$ 1,592,549	64%	$ 676,561	27%
	TOTAL PROJECT BUDGET	$ 2,500,000	$ -	$ 2,500,000	$ 1,592,549	64%	$ 676,561	27%

FEASIBILITY SCHEDULE



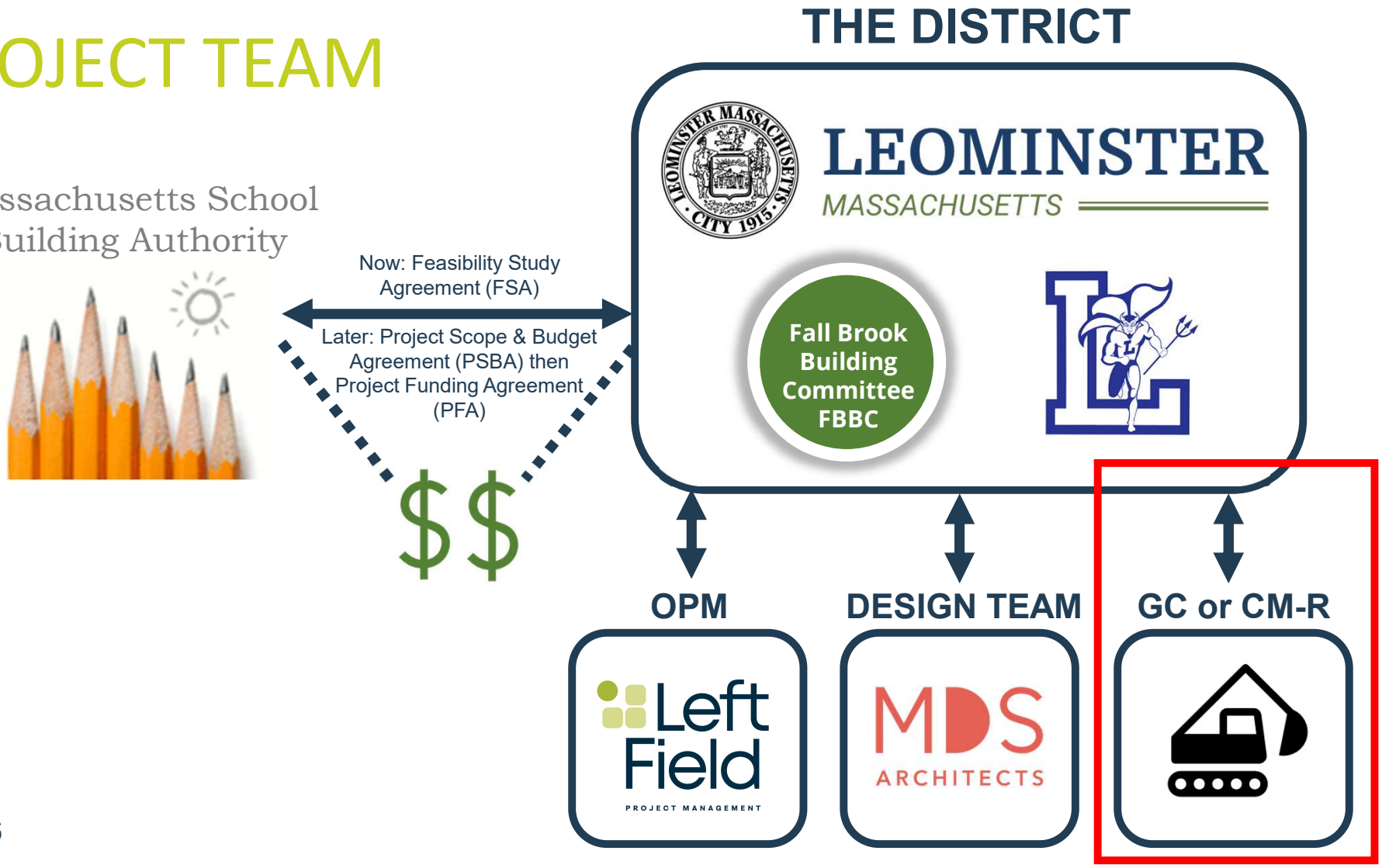
FEASIBILITY SCHEDULE



TODAY'S AGENDA

1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

PROJECT TEAM



PROCUREMENT METHOD

DESIGN-BID-BUILD

versus

CONSTRUCTION MANAGER AT RISK (CM-R)

Please note some of the statements within this presentation are factual while other statements are opinions based on Leftfield's industry experience

PROCUREMENT METHOD

KEY DIFFERENCE BETWEEN DESIGN-BID-BUILD AND CM-R

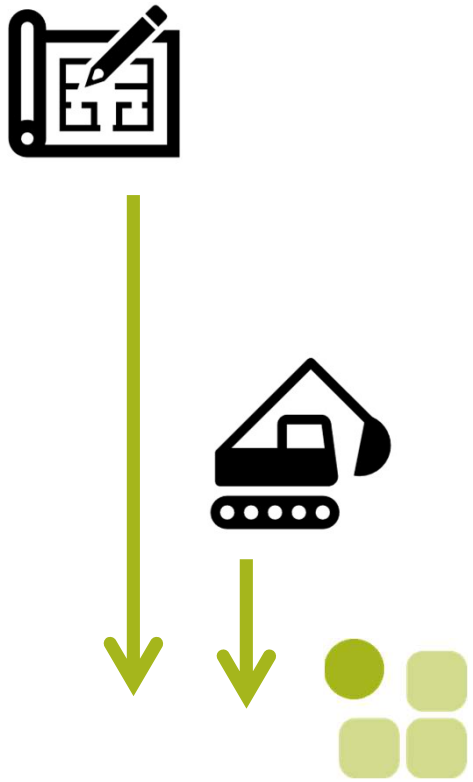
With **CM-R** – you are hiring a CM service firm who manages the construction of buildings.

With **Design-Bid-Build** – you are purchasing a building in accordance with plans and specifications.

PROCUREMENT METHOD

DESIGN-BID-BUILD (“General Contractor”) EXPLAINED

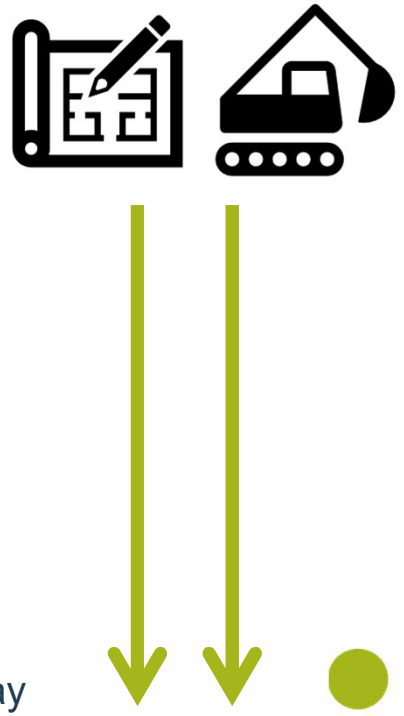
- MGL Chapter 149
- “Traditional approach” for public construction
- Project designed by a team of Architects and Engineers to complete construction documents with no contractor involvement
- Once plans are completed, bids are solicited from filed trade-contractors and general contractors
- Low “responsive” bidder is awarded the project
- Contract value is based on a “lump sum” amount
- Change orders resulting from scope change and unanticipated site conditions will increase the final construction cost



PROCUREMENT METHOD

CONSTRUCTION MANAGER AT RISK (“CM Firm”) EXPLAINED

- MGL Chapter 149A
- CM-R hired during the design process based on qualifications and fee
- CM-R provides design phase, pre-construction and construction services
- CM-R becomes the builder of the project (the “contractor”)
- CM-R participates in trade prequalification process
- Owner participates in sub-contractor selections
- Option for early release bid packages to “fast-track” a schedule
- Contract value is based on “Guaranteed Maximum Price” (GMP) with open book accounting
- Change orders resulting from scope change and unanticipated site conditions may increase the final construction cost



PROCUREMENT METHOD

OPM ROLE FOR BOTH CM-R AND D-B-B

- Assist Awarding Authority to decide whether to use D-B-B or CM-R
- Cultivate GC/CM-R interest in project
- Draft GC/CM-R Request for Qualifications and Request for Proposals and manage/organize the GC GC/CM-R selection process
- Assist in drafting and negotiating the GC/CM-R contract
- Push for real value during pre-construction phase
- Assist in negotiation of GMP
- Manage “open book” accounting

PROCUREMENT METHOD

CM-R ADVANTAGES

- Selection based on qualifications, experience & proposed team rather than lowest price/bid
- Design phase assistance with budgeting, site logistics and constructability results in ability to address challenges early
- Early cost estimates & feedback to help in the design process results in a more accurate cost model
- Trade contractors know the CM-R prior to submitting bids
- Fast track schedule/early release bid packages possible
- Team concept with Owner, OPM, Designer

BEST SUITED FOR: Projects that are time sensitive, challenging to define or subject to potential changes; projects requiring high construction oversight due to site logistics and phases as well as multiple stakeholders.

DESIGN-BID-BUILD ADVANTAGES

- Familiar delivery method
- Simpler process to manage
- Fully defined project scope for construction
- Perceived as getting “best price” by awarding to lowest responsible bidder
- Owner/Designer can completely control design
- Simple accounting

BEST SUITED FOR: Less complicated projects that are budget-sensitive, but are not schedule sensitive and not subject to change

PROCUREMENT METHOD

CM-R DISADVANTAGES

- Requires an OPM or Owner with an understanding of experience in the CM-R process and GMP mechanics
- Perceived higher up-front cost, due to pre-construction services “filling holes” in scope and/or documents (with result of minimizing future change orders and avoiding delays)
- Potential oppositional relationship when design intent is challenged when “design-to-budget” or “price cutting” is pushed

DESIGN-BID-BUILD DISADVANTAGES

- Linear process may equate to a longer schedule duration
- Hard price not known until bids are received; may require re-design and re-bid if bids exceed budget = schedule delays
- Minimal GC project management
- No GC input in design, planning or budgets
- The designer may have limited ability to assess scheduling and cost ramifications as the design is developed which can lead to a more costly final product
- May foster oppositional relationships between all parties and increases probability of disputes
- Prone to changes and claims which may increase final project cost

PROCUREMENT METHOD

FILED TRADE CONTRACTOR AND SUBCONTRACTOR SELECTION

CM-R

- CM actively participates in the prequalification of filed trade contractors. Must take lowest trade contractor bid
- Owner has input on all subcontractor selections. Doesn't have to take lowest bid Based on our experience we've seen a broader pool of subcontractors bid on projects based on the selection of the CM

DESIGN-BID-BUILD

- Trade contractor prequalification is done by Owner, Architect and OPM. Must take lowest responsible trade contractor bid
- Owner has no input on subcontractor selection

PROCUREMENT METHOD

OTHER CONSIDERATIONS AND VIEWS

CM-R

- 2 phase selection process. First phase is qualification based, second phase and final selection is based on technical expertise and price.
- Interviews are performed via the selection process; you essentially select a team.

DESIGN-BID-BUILD

- Pre-qualify GC firms to bid on the project. Must take the lowest responsible bid.
- No input on GC's staff.
- No guarantee who (staff) will manage your project.

PROCUREMENT METHOD

GENERAL PROJECT RISKS REGARDLESS OF DELIVERY USED

- Unforeseen building or site conditions
- Incomplete design documentation
- Unqualified sub-contractors, poor performance
- Subcontractor or Trade contractor failures
- Working on and around occupied facilities
- Restoration or re-use of buildings
- Complex site logistics
- Adversarial team dynamics
- Inadequate GC/CM staffing or general requirements
- Potential bid protests

PROCUREMENT METHOD

HOW THE CM-R CAN HELP MITIGATE PROJECT RISK

- Opportunity to pre-qualify CM-Rs and their teams
- Pre-construction services to address project risks
- Confirm existing conditions and provide exploratory services
- Design-to-budget process with team members
- Open book accounting
- Constructability reviews to fill in gaps in project design and detailing
- More strict sub-contractor pre-qualification process
- Robust and comprehensive bid packages
- Options to “fast track” trades

PROCUREMENT METHOD

HIGHER RISK PROJECTS APPROPRIATE FOR CM-R

- Schedule-driven, non-negotiable turnover dates
- Tight design-to-construction timeframe
- **Requires early procurement to meet turnover date**
- High probability of unforeseen conditions
- **Complex logistical constraints**
- **Large projects with significant bid packages**
- Occupied renovations or **Occupied Site**
- Additions tied to existing buildings
- **Projects targeting LEED or other sustainable goals**

PROCUREMENT METHOD

PRE-CONSTRUCTION

CM-R

- Provides services such as cost estimating, cost saving suggestions and advice on items such as logistics, scope assignment, schedule and constructability based on real life input
- The above services are paid via a pre-construction fee. It is not free. However, the fee is typically nominal compared to the overall cost of the work

DESIGN-BID-BUILD

- No input from the GC during the design phase

PROCUREMENT METHOD

SCHEDULE / EARLY RELEASE – FAST TRACK

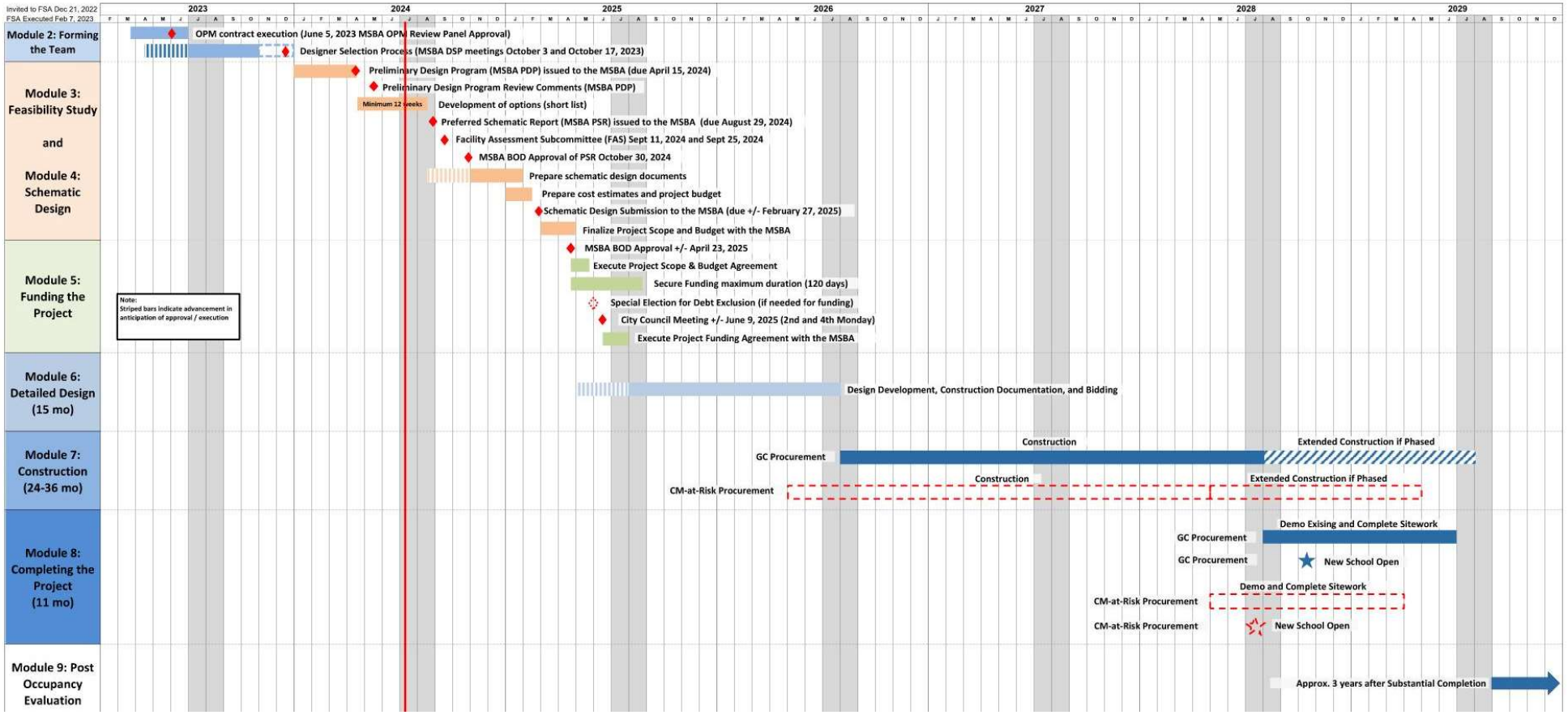
CM-R

- Ability to fast track the design/construction process via early release packages. Depending on the planned start, duration and completion of construction, this ability to fast track should be considered an “option” and not a “given”
- The advantage to fast track is that construction can commence early which can have certain benefits based on time and can hedge against potential cost inflations in the industry. The disadvantage is that the documents are subject to coordination issues and work commences without cost certainty

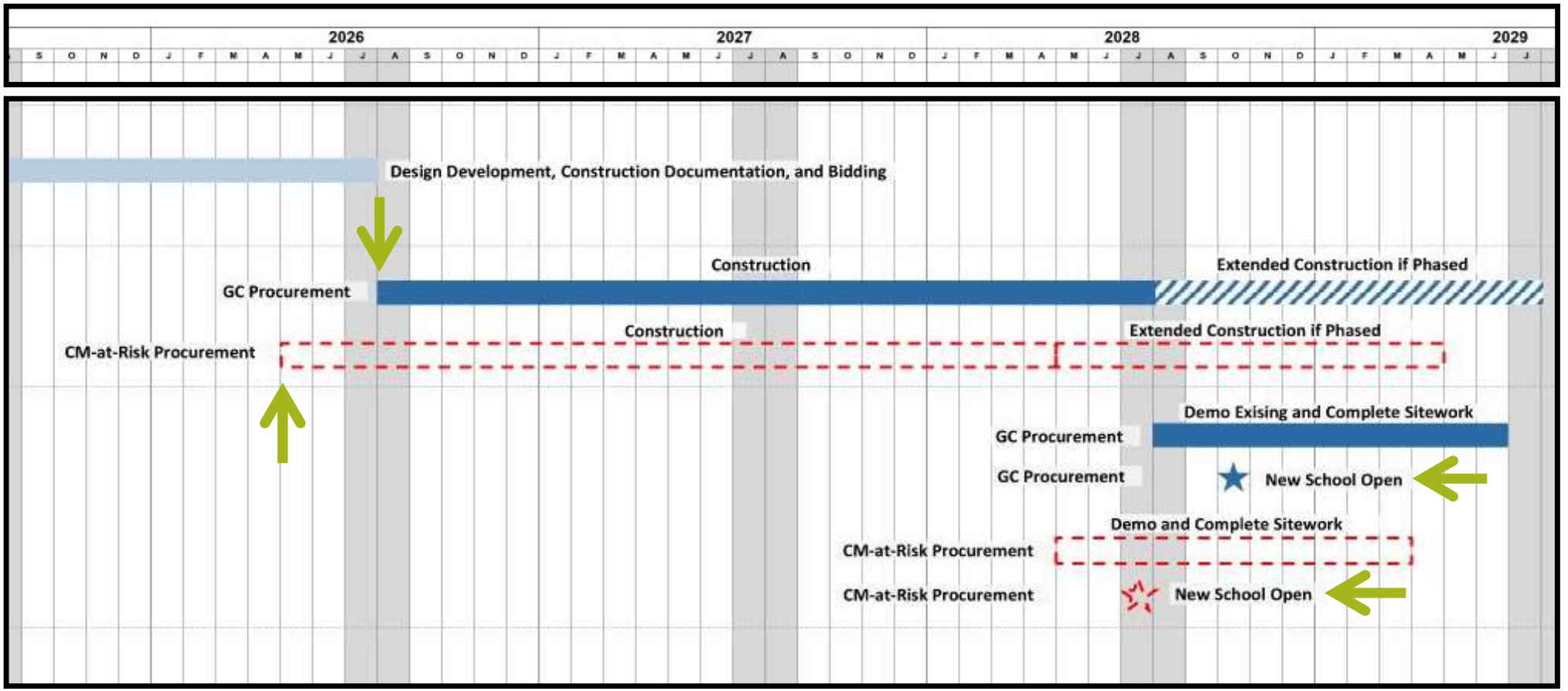
DESIGN-BID-BUILD

- Construction commences after bidding period and documents are complete
- Drawings are theoretically fully detailed and complete
- Due to the documents being complete, costs are certain at the time of bid opening

PRELIMINARY PROJECT SCHEDULE



PRELIMINARY PROJECT SCHEDULE



PROCUREMENT METHOD

COST AND ACCOUNTING

CM-R

- Contractor includes contingency within the GMP to cover work reasonably non-inferable from the design documents. The CM contingency is transparent, and use of the contingency is owner controlled
- The Owner and project team interacts with the CM to establish the GMP. However, please note that once the CM is selected at the pre-construction phase, there is a level of confidence between the Owner and CM that a mutually acceptable GMP can be reached
- Profit (or fee) and general conditions are fixed. Open book accounting is performed and any unused funds in project requirements, allowances, scope holds, and CM contingency are returned to the owner
- Monthly requisition process has more detailed paperwork

DESIGN-BID-BUILD

- The GC cost of the work is highly competitive and will likely yield a lower cost up front than CM-R. However, please note that GC's objective is to maximize their profit margin
- There is no "open book" accounting. The GC's contingency is not transparent
- Monthly requisition process is simplified

PROCUREMENT METHOD

CHANGE ORDERS AND RFIs

CM-R

- *There will be change orders*. It has been our experience that the CO process is not done in a “pass through” manner
- *There will be RFIs*.
- GMP covers work not necessarily in the documents but reasonably inferable. Ability for the CM to absorb costs that would otherwise be a change order

DESIGN-BID-BUILD

- *There will be change orders*.
- *There will be RFIs*.
- Due to the highly competitive nature of the lump sum bid process, change order work is pursued as “cost opportunities”. Any mistakes in the bidding assumptions are typically issued as CO’s

PROCUREMENT METHOD

ADDITIONAL FACTORS

CM-R

- Needs to be approved by the Office of the Inspector General (OIG)
- Tends to foster a team approach
- Currently is the preferred method for DCAMM projects over $10 million
- Preferred method for other state agencies such as UMass Amherst, UMBA, and the MSCBA
- Tends to be utilized for complicated, phased, and/or renovation projects

DESIGN-BID-BUILD

- Roles and responsibilities of the team are very clear
- Tends to be utilized on well defined, clear projects that don't have schedule constraints, occupied buildings, and/or complicated phasing

PROCUREMENT METHOD

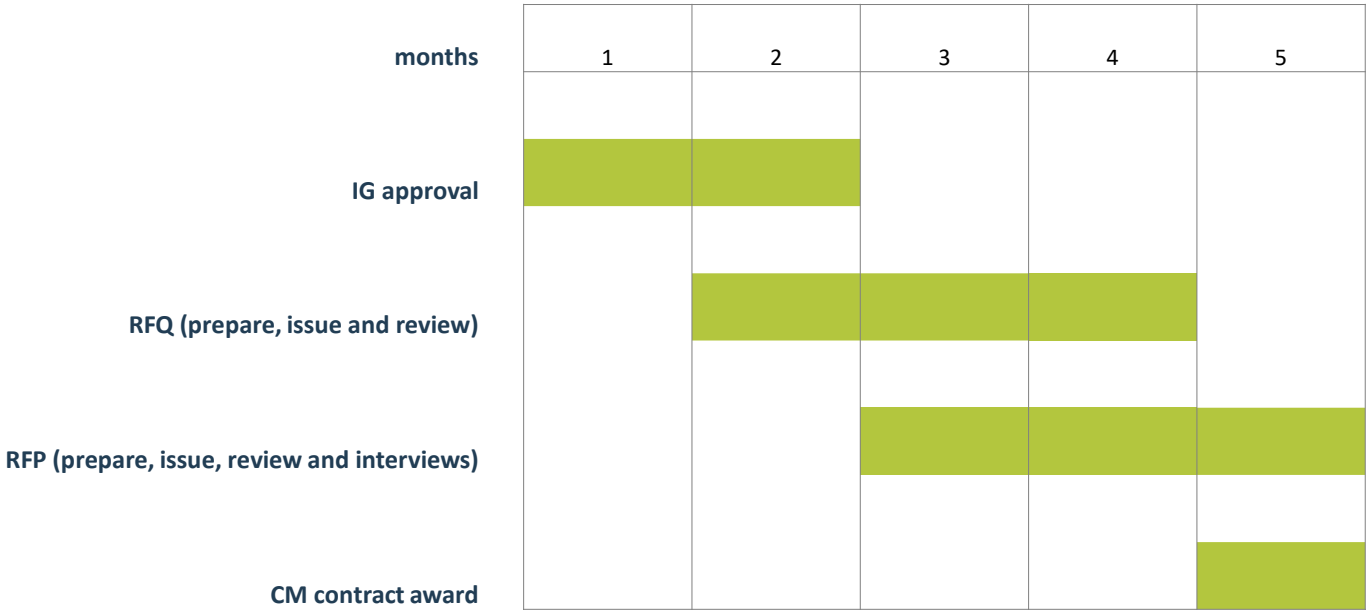
CM-R PROCUREMENT – TIMELINE

Office of the Inspector General (OIG) Application Timeline

	Event	Task
Day 1	Awarding Authority Submits Application to Proceed (by mail) to: Office of the Inspector General One Ashburton Place, Room 1311 Boston, MA 02108	• Date and time stamp application
Day 1 – 15	1. OIG reviews application in a timely manner. 2. OIG contacts applicant acknowledging receipt of the application	• Review application
Day 1-60	1. OIG determines whether additional information is necessary and if so, requests awarding authority to send information 2. OIG reviews application to determine whether awarding authority meets requirements and will be issued a Notice to Proceed 3. OIG sends Notice to Proceed or Denial of Notice to Proceed	• Verify information • Request more information, if necessary • Analyze credentials based on evaluation criteria; • Complete review and issue determination

PROCUREMENT METHOD

CM-R PROCUREMENT – TIMELINE



Estimated / example timeframe.
Actual timeframe can vary based on IG review turnaround, timing of advertisements and schedule challenges of the pre-qualification committee.

PROCUREMENT METHOD

- “Motion to pursue Construction Manager at Risk procurement method and approve LeftField to submit the application to the Office of the Inspector General” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Paula Deacon				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Mr. Raymond Racine				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

TODAY'S AGENDA

1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

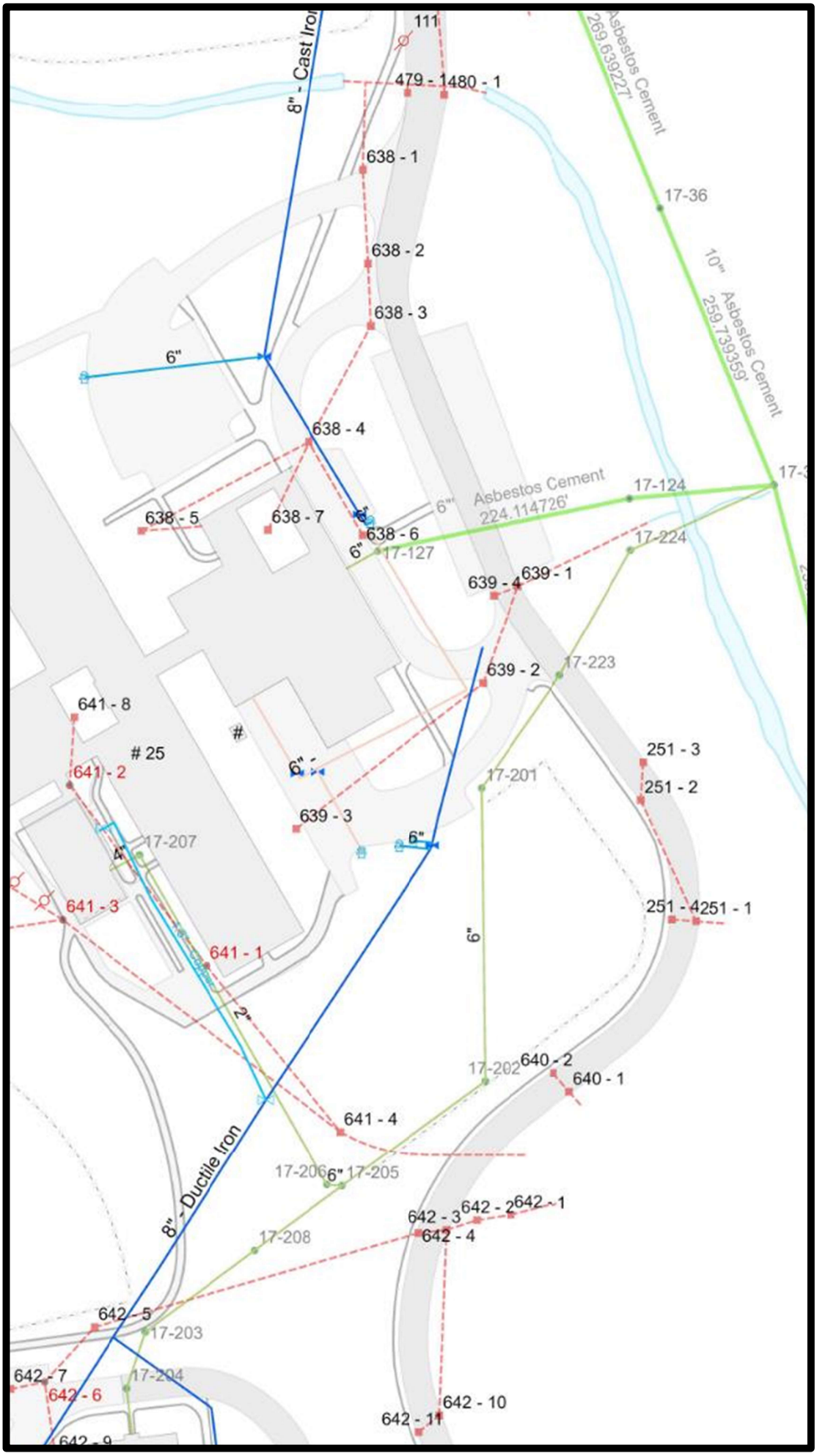
DESIGNER REPORT

Switch to MDS presentation

EXISTING SANITARY LINES AND CULVERT

- Leominster DPW has reported the following:
  - Both schools' sewer services need attention, recommend discuss whether to include in the building project
  - The Decicco Drive culvert needs attention – it passes beneath the one access road in and out for both schools
  - The DPW is not responsible for these sewer services or the failing culvert in Decicco Drive. DPW involvement has been to assist the school department in identifying the issues and guiding them towards possible resolutions

DECICCO DR
8" - Cast Iron - Cement Lined
8" - Ductile Iron
6" - Ductile Iron
1.5" - Copper
10" Asbestos Cement 269.639227'
10" Asbestos Cement 259.739359'
10" Asbestos Cement 238.334863'
10" Asbestos Cement 179.626097'
10" Asbestos Cement 207.911673'
6" Asbestos Cement 224.114726'
1308-166
100
25
27
32
33
38
39
513 - 7
513 - 8
17-39
338 - 18
338 - 17
17-38
338 - 16
338 - 1
110
17-37
111
479 - 1480 - 1
638 - 1
17-36
638 - 2
638 - 3
638 - 4
638 - 5
638 - 7
638 - 6
17-127
17-124
17-35
17-224
639 - 4
639 - 1
639 - 2
17-223
639 - 3
17-201
251 - 3
251 - 2
251 - 4
251 - 1
17-34
17-33
17-32
17-31
641 - 9
641 - 8
641 - 2
641 - 3
641 - 1
641 - 5
641 - 6
641 - 7
641 - 4
17-207
17-202
640 - 2
640 - 1
17-206
17-205
642 - 3
642 - 2
642 - 1
642 - 4
17-208
642 - 5
17-203
642 - 8
642 - 7
642 - 6
17-204
642 - 9
642 - 10
642 - 11
643 - 5
643 - 3
643 - 2
643 - 1
643 - 4
644 - 5
644 - 4
644 - 6
644 - 3
644 - 2
644 - 1
644 - 7
644 - 8
644 - 9
646 - 5
646 - 6
646 - 4
646 - 3
646 - 2
646 - 1
645 - 3
645 - 2
645 - 1
250 - 46
17-171
17-170


111
479 - 1
480 - 1
8" - Cast Iron
Asbestos Cement
269.639227'
638 - 1
17-36
638 - 2
638 - 3
10"
Asbestos Cement
259.739359'
6"
638 - 4
638 - 5
638 - 7
6"
638 - 6
6"
Asbestos Cement
224.114726'
17-124
17-127
17-224
639 - 4
639 - 1
639 - 2
17-223
641 - 8
25
641 - 2
#
6"
251 - 3
251 - 2
17-201
639 - 3
6"
17-207
4"
641 - 3
251 - 4
251 - 1
641 - 1
9"
2"
17-202
640 - 2
640 - 1
641 - 4
8" - Ductile Iron
17-206
6"
17-205
642 - 3
642 - 2
642 - 1
642 - 4
17-208
642 - 5
17-203
642 - 7
17-204
642 - 6
642 - 10
642 - 11
642 - 9

TODAY'S AGENDA

1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

TODAY'S AGENDA

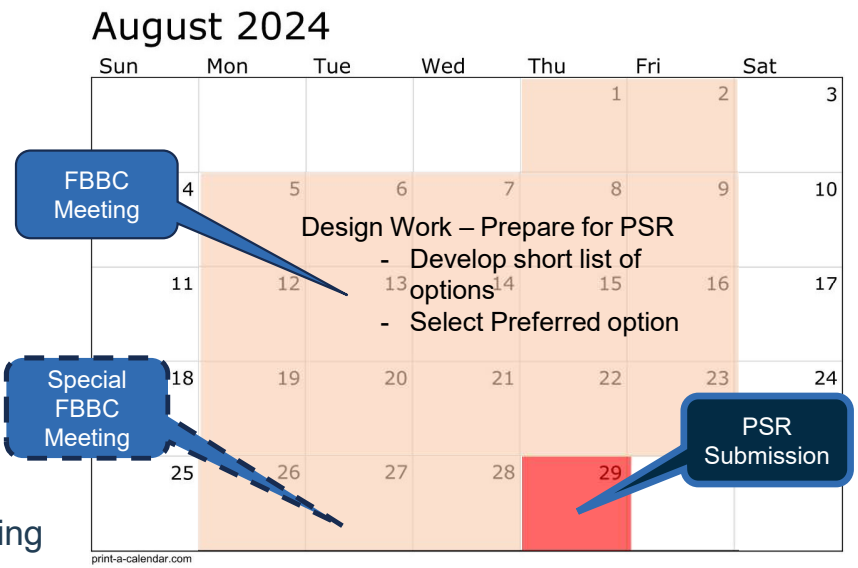
1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

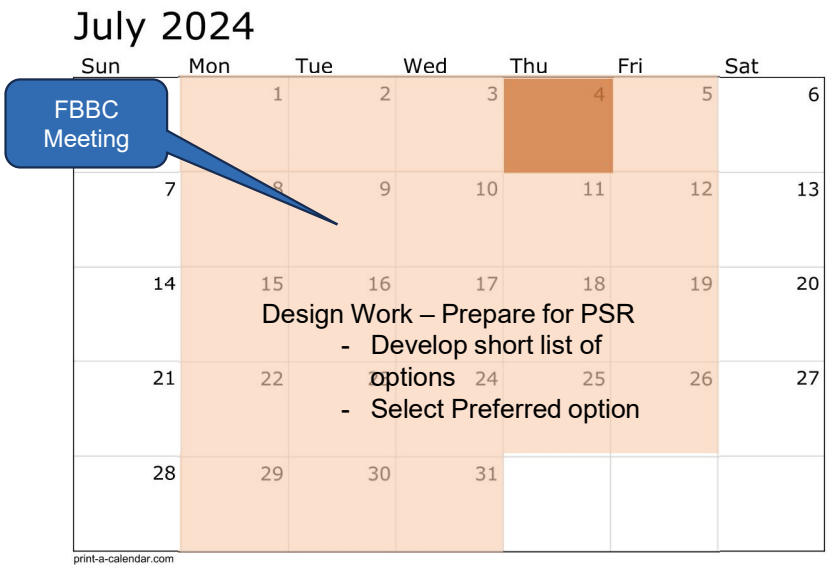
TODAY'S AGENDA

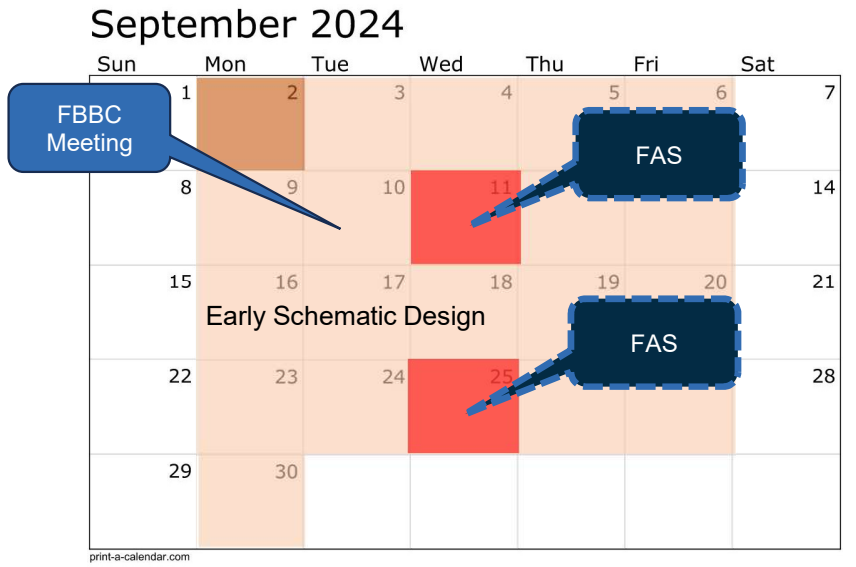
1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

NEXT STEPS

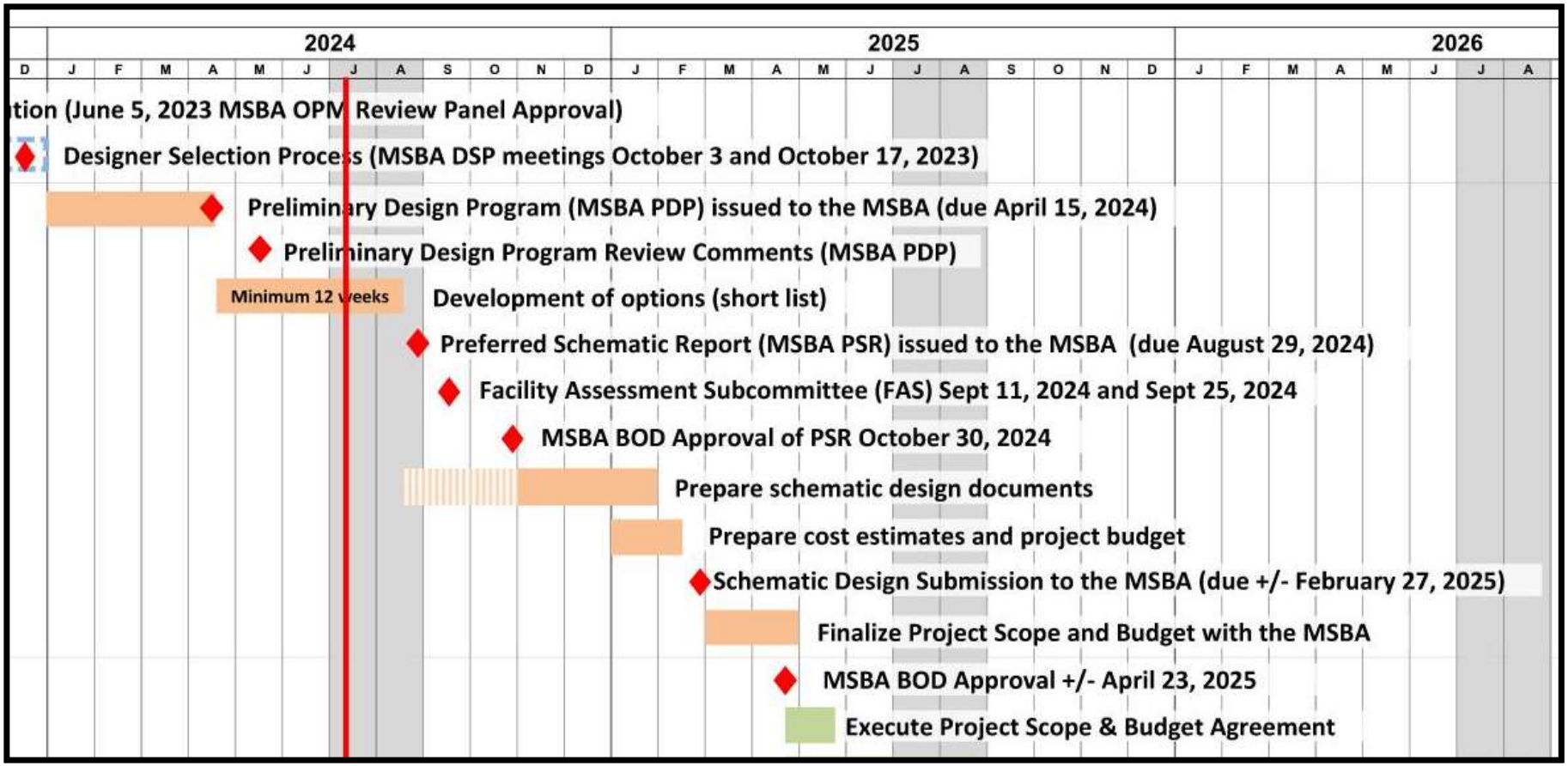
- Tuesday 8/13/24, 1:00pm — Regular FBBC Meeting
- Tuesday 8/27/24, 1:00pm — Special FBBC Meeting
- Thursday 8/29/24 — PSR Submission to MSBA
- Tuesday 9/10/24, 1:00pm — Regular FBBC Meeting
- Wed 9/11/24 or 9/25/24 — MSBA FAS Meeting
- Wednesday 10/30/24, 10am — MSBA Board of Directors Meeting







FEASIBILITY SCHEDULE



TODAY'S AGENDA

1. Call to Order
2. Administrative Actions
   a. Previous Meeting Minutes – **Vote**
   b. Review Invoice Log
   c. Warrant – **Vote**
   d. Budget Update
   e. Project Schedule Update
   f. Procurement Methods Overview – **Vote**
3. Designer Report
   a. Preliminary Landscape Design
   b. Updated Layout Options
   c. Underground Sanitary Lines and Culvert
4. Items Not Anticipated 48 Hours in Advance of Meeting
5. Public Comment
6. Next Steps
7. Adjournment

ADJOURNMENT

- “Motion to adjourn” made by _____, seconded by _____.
- Discussion
- Vote

Voting Member	Yea	Nay	Abstain	Absent
Mr. Peter Angelini				
Mr. Mark Bodanza				
Mr. Greg Chapdelaine				
Mr. Bill Charpentier				
Ms. Paula Deacon				
Mr. Steven Mammone				
Mayor Dean Mazzarella, Chair				
Ms. Melanie Mikels				
Mr. Elliot Nadeau				
Mr. Raymond Racine				
Ms. Jennifer Reddington				
Mr. Brandon Robbins				
Mr. Jeffrey Sullivan				

THANK YOU!

LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

MDS ARCHITECTS

DCAMM APPLIED SINGLE PROJECT LIMIT

As part of the DCAMM certification process, DCAMM only allows bidders to bid on projects of a certain size, based on their historic capacity to perform.

Assuming a Total Construction Cost of $186 mil, the following firms are certified to bid on this size of a project:

**Names in bold are CM-R Firms*

Company Name	Address	Single Project Limit
Barr & Barr Inc.	**New York, NY**	**$250M**
Bond Building Construction, Inc.	**Medford, MA**	**$269M**
Clark Construction Group, LLC	Bethesda, MD	$750M
Consigli Construction Co., Inc.	Milford, MA	$414M
Dimeo Construction Company	Providence, RI	$415M
Gilbane Building Company	Boston, MA	$537M
J.F. White Contracting Company	Framingham, MA	$432M
Lee Kennedy Co., Inc.	Quincy, MA	$231M
LiRo Program and Construction Management, PE P.C.	Syosset, NY	$414M
Shawmut Design and Construction	Boston, MA	$367M
Skanska USA Building Inc.	Boston, MA	$415M
Suffolk Construction Company, Inc.	Boston, MA	$1B
The Whiting-Turner Contracting Company	Springfield, MA	$317M
Tishman Construction Corporation	Boston, MA	$500M
Turner Construction Company	Boston, MA	$826M
Walsh Construction Company	Chicago, IL	$342M

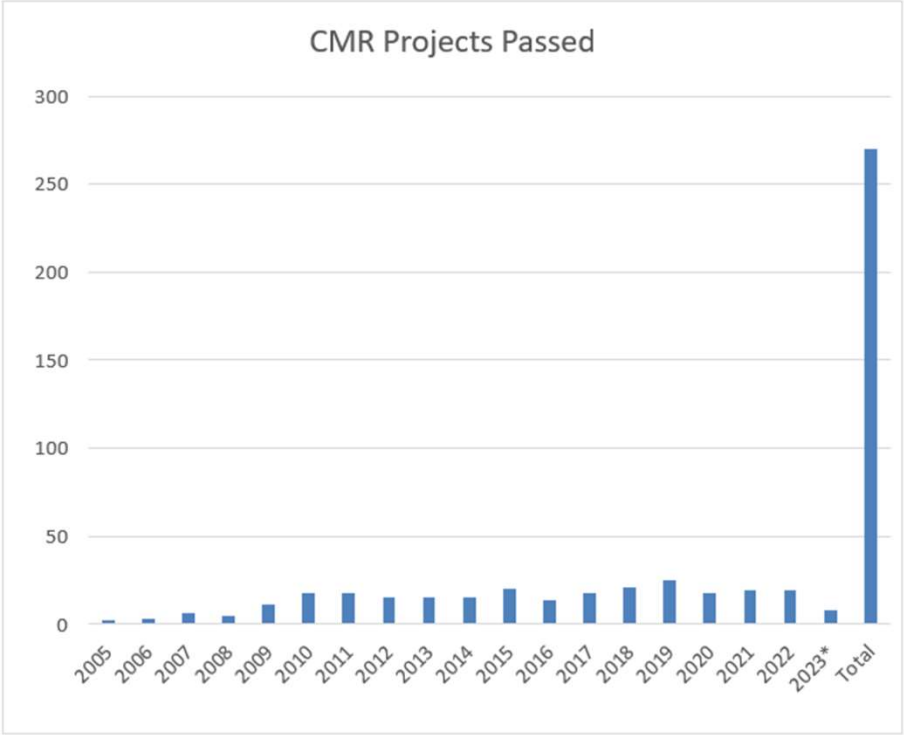
PROCUREMENT METHOD

Massachusetts Office of the Inspector General

Construction Manager at-Risk Project List (non-exempt entities)

Year	CMR Projects Passed
2005	2
2006	3
2007	6
2008	5
2009	11
2010	18
2011	18
2012	15
2013	15
2014	15
2015	20
2016	14
2017	18
2018	21
2019	25
2020	18
2021	19
2022	19
2023*	8
Total	270

** Through June of 2023.*



PROCUREMENT METHOD

List of Construction Management Firms Selected to Interview on (4) recent LeftField MSBA School Projects

[Firms listed in alphabetical order]

Billerica HS	B.M.C. Durfee HS (Fall River)	Waltham HS	Revere HS	Whittier Tech
Bond	Consigli	Consigli	Consigli	Consigli
Consigli	Dimeo	Dimeo/ Commodore (Joint Venture)	Gilbane	Gilbane
Dimeo	Gilbane	Shawmut	Skanska	Shawmut
Gilbane	Shawmut	Skanska	Suffolk	Suffolk
Shawmut	Skanska	Suffolk	Turner	Turner
Skanska	Suffolk	Turner		
Turner				
Walsh				