MEETING AGENDA

Meeting Date: October 27, 2022
Meeting Time: 4 PM
Project Name: Tri-county Regional Vocational Technical High School
Project Number: MP20-28
Meeting Purpose: SBC Meeting No. 16
Location: Zoom Remote Meeting

https://us06web.zoom.us/j/83750133056?pwd=RWZrdHBpTEgzd3FMb0EzQnZCSlU3dz09
Prepared By: E. Grijalva

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1. Call to Order & number of voting member present.
2. Previous Topics & Approval of September 22, 2022 Meeting Minutes
3. Invoices and Commitments for Approval
    - Dore & Whitter September Invoice 11 in the amount of $10,000.00. Invoice attached. Vote expected.
    - DRA September Invoice 08 in the amount of $22,800.00. Invoice attached. Voted expected.
    - DRA Amendment No.3, in the amount of $4,950.00. Amendment attached. Vote expected.
    - Reimbursement Update.
4. Preferred Solution Presentation
5. CM at Risk Delivery Method
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn

DORE + WHITTIER

MEETING MINUTES

Project:	Tri-County Vocational High School	Project No:	MP20-28
Subject:	School Building Committee Meeting No. 15	Meeting Date:	09/22/2022
Location:	Remote via TEAMS	Time:	4:00 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva

Present	Name	Affiliation	Present	Name	Affiliation
x	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
x	Karen Maguire*	Superintenden	x	Trip Elmore	DWMP
	Dan Haynes*	Business	x	Christina Dell Angelo	DWMP
x	Michael Procaccini*	Principal		Mike Cox	DWMP
x	Jonathon Dowse*	SBC Member	x	Elias Grijalva	DWMP
x	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
	Stanley Widak Jr.*	SBC/SC		Aidan Place	DWMP
x	Harry Takesian*	Facilities		Carl Franceschi	DRA
	Jane Hardin*	SBC Member	x	Vladimir Lyubetsky	DRA
	Sarah Solomon	Marketing		Sara Carda	DRA
x	Bob Foley*	Adult Ed Dir.			
	Lloyd “Gus” Brown				

* SBC Voting Member

* Pending SBC Member

Item No.	Description	Action
15.1	**Call to Order & number of voting member present:** 4:09pm meeting was called to order by B. Mushnick, with 6 out of 9 voting members in attendance.	Record
15.2	**Previous Topics & Approval of September 8th, Meeting Minutes:** A motion to approve the 09/08/2022 meeting minutes as submitted, motion made by B. Mushnick and seconded by J. Dowse. Discussion: None. Abstentions: None **Roll call:** B. Mushnick, (Y) K. Maguire, (Y), M. Procaccini, (y) J. Dowse, (Y) B. Bowen, (Y), H. Takesian, (Y) Motion passes, September 08th, 2022 meeting minutes are certified as approved.	Record
15.3	**Commitments for Approval:** **DRA contract amendment:** C. Angelo states that the topic was discussed on our last SBC meeting, but it was discussed as other topics not anticipated 48 hours prior to meeting. We wanted to get a formal approval from the SBC on DRA amendment number two. The amendment is a contract to hire a subcontractor named CME Otis, to visit the site and do a site & topographic survey for $39,600.00. T. Elmore empathizes that this is not a full perimeter survey. This is an approximate perimeter survey. It is considerably expensive to do an entire perimeter survey. Discussion: None Abstentions: None. A motion was made by J. Dowse and seconded by B. Bowen to approve DRA contract amendment number 2. **Roll call:** B. Mushnick, (Y) K. Maguire, (Y), M. Procaccini, (Y) J. Dowse, (Y) B. Bowen, (Y), H. Takesian, (Y) All in favor; motion passes	Record

	Geologic – Earth Exploration, Inc.- Proposal T. Elmore discusses the quote that was received by a local firm that does borings and site test pits. What will happen is a civil engineer will come out and do some site and subsurface investigation. <u>Discussion:</u> B. Bowen do we have locations called out? T. Elmore we have multiple locations, but we aren't all on the same page yet. As we get closer to the day, we can start discussing locations. We want to make sure these tests are being done in the right locations and that we aren't testing areas that aren't being touched. K. Maguire states that the proposal says "estimate". Isn't the assumption that an estimate could be more or less? T. Elmore we will say not to exceed the proposed amount. If it comes out more, then we will have a discussion with the company. If it's a necessary cost, then we come back to the committee. A motion was made by J. Dowse and seconded by B. Bowen to approve Geologic- Earth Exploration proposal of $6,000.00 **Roll call:** B. Mushnick, (Y) K. Maguire, (Y), M. Procaccini, (Y) J. Dowse, (Y) B. Bowen, (Y), H. Takesian, (Y) Abstentions: None. All in favor; motion passes	
15.4	**DRA update SBC on conceptual option development for discussion & feedback** V. Lyubetsky starts his presentation showing DRA progress to date. We hope to have a further development of the options by the next meeting, October 27th. By then we will have finalized the options to start receiving cost estimations for all options. Keep in mind, this is a work in progress. The idea here is combined options A/R 1 and A/R 3.1 to create a new image at the front of the school and develop the auditorium and few other spaces. Renovate and extend the area over the local rooms and then renovate the rest of the spaces within the confines of existing footprint.	Record

	M. Procaccini talks about his concerns about parking spaces. We really can't do with less parking than we already have. B. Mushnick suggests another area for parking, underneath the powerline. It's our land so we can grab some that land for parking. B. Bowen we need to figure out the specifics from the power company, what their requirements are for the land in the easement. V. Lyubetsky it's a possibility to extend the parking, we just must be careful not to expand the budget further. We will concentrate on the parking topic to see how we can gain more parking spaces for this option. In this phase of conceptual level, there are no significant architect design features here, but it gives you a sense of what is being worked on. V. Lyubetsky discusses option AR 4 and the idea behind it, would be adding a significant construction towards the back of the existing building, removing an existing wing, and building a new structure. The main entrance will stay intact, and parking would be comparable to existing conditions. However, one of the challenges I foresee in this option is during construction the school will experience trouble with accepting deliveries being, that construction will be on going. So, the question becomes, would be it acceptable to get to take deliveries in a different zone, maybe schedule certain times that doesn't interfere or overlap with pick up, drop offs or other school activities. Just something to think about from a constructability point of view, this will be a challenge when or if this option is chosen. V. Lyubetsky discusses the new construction option and auditorium multipurpose concept. In this option we can develop an estimated 600 parking spaces. The building will have two entrances to access building from both sides. It would be a three-story structure with a courtyard in the center of the building, auditorium, and gymnasium. For the auditorium multipurpose concept, what we are trying to develop here is a flat floor space with the seats being retractable. An auditorium room that can be utilize for multiple purposes, for example job fair or a robotics competition. He demonstrates an illustration of what the auditorium may look like.	
15.5	**Update regarding the community video on Tri-County public voting process** T. Elmore states how we wanted to put together a video with Charlie Lyons to discuss the regional agreement voting process. Charlie took the time to investigate this thoroughly and created a few slides, which we had the opportunity to present	Record

	on the last public meeting. but it was more of a response to a question if anyone asked. The idea right now is to have Karen Maguire do an interview style video with Charlie Lyons and discuss the voting process. We have this interview scheduled for October 11th at the Dore and Whittier office.	
15.6	**Other topics not reasonably anticipated 48 hours prior to meeting:** Discussion: None	Record
15.7	**Public Comment:** Discussion: None	Record
15.8	**Next Meetings** ➢ October 27th, 2022 – SBC Meeting ➢ November 16th, 2022 – SC & SBC Meeting ➢ November 28th,2022 - SC & SBC Meeting ➢ December 08th, 2022 – Community Meting ➢ December 15th, 2022- SC & SBC Remote meeting	Record
15.9	**Adjourn:** 6:04PM A motion was made by B. Mushnick and seconded by J. Dowse to adjourn the meeting. Discussion: None. Roll call: B. Mushnick, (Y) K. Maguire, (Y), M. Procaccini, (Y) J. Dowse, (Y) B. Bowen, (Y), H. Takesian, (Y) Abstentions: None All in favor, motion passes	Record

Sincerely,
DORE + WHITTIER
Elias Grijalva
Assistant Project Manager
Cc: Attendees, File
The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.

Tri-County Regional Vocational Technical High School

School Building Committee #16

October 27,2022

DRA

DORE + WHITTIER

Tri- County Regional Vocational Technical School voting members

Brian Mushnick
Karen Maguire
Dan Haynes
Michael Procaccini
Jonathon Dowse
Brendan Bowen
Stanley Widak Jr.
Harry Takesian
Jane Hardin
Bob Foley*
Loyd “Gus” Brown*

* new members

Drummey Rosane Anderson, Inc Team

Carl Franceshi
Vladimir Lyubetsky
Sara Carda

Dore & Whitter OPM Team

Trip Elmore
Christina Dell Angelo
Elias Grijalva

DRA

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

dw
DORE + WHITTIER

TCRVTHS SBC Meeting Agenda – October 27,2022

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3. Invoices and Commitments for Approval
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   - Reimbursement Update
4. DRA Preferred Solution Presentation
5. CM At Risk Delivery Method
   - Review and Vote
6. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
7. Public comment
8. Next meeting
   - SBC & SC Meeting No. 17 – November 16, 2022
9. Adjourn

DRA

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

DORE + WHITTIER

Previous SBC meeting minutes for approval, “roll call” vote expected:

Brian Mushnick
Karen Maguire
Dan Hayes
Michael Procaccini
Jonathon Dowse
Brendan Bowen
Stanley Widak Jr
Harry Takesian
Jane Hardin
Bob Foley
Lloyd “Gus” Brown

(Full document included in the meeting packet)

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TCRVTHS SBC Meeting Agenda – October 27,2022

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DRA

DORE + WHITTIER

Dore and Whittier Management Partners, LLC
260 Merrimac Street
Bldg. 7
Newburyport, MA 01950

Tri-County Regional Technical School District
147 Pond Street
Franklin, MA 02038

Invoice number 00011
Date 09/28/2022

Project 21-0122 TRI-COUNTY REGIONAL TECHNICAL HIGH SCHOOL

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection	40,000.00	40,000.00	0.00	0.00	40,000.00
Feasibility Phase	130,000.00	90,000.00	10,000.00	30,000.00	100,000.00
Schematic Design	130,000.00	0.00	0.00	130,000.00	0.00
Total	300,000.00	130,000.00	10,000.00	160,000.00	140,000.00

Invoice total **10,000.00**

Dore & Whittier September Invoice No. 11
“Roll Call” vote expected:

Brian Mushnick
Karen Maguire
Dan Hayes
Michael Procaccini
Jonathon Dowse
Brendan Bowen
Stanley Widak Jr
Harry Takesian
Jane Hardin
Bob Foley
Lloyd “Gus” Brown

DRA

Drummey Rosane Anderson, Inc.
Planning | Architecture | Interior Design

Invoice

Karen Maguire
Superintendent
Tri-County Regional Vocational Technical School Di
147 Pond Street
Franklin, MA 02038

September 30, 2022
Project No: 22001.00
Invoice No: 0000008

Project-Tri-County Regional Vocational Technical

Professional Services from September 01, 2022 to September 30, 2022

Fee

Billing Phase	Fee	Percent Complete	Earned	
Feasibility Study	285,000.00	50.00	142,500.00	
Schematic Design	340,000.00	0.00	0.00	
Total Fee	625,000.00		142,500.00	
		Previous Fee Billing	119,700.00	
		Current Fee Billing	22,800.00	
	Total Fee			**22,800.00**
		Total this Invoice		**$22,800.00**

DRA September Invoice No. 8. “Roll call” vote expected:

Brian Mushnick
Karen Maguire
Dan Hayes
Michael Procaccini
Jonathon Dowse
Brendan Bowen
Stanley Widak Jr
Harry Takesian
Jane Hardin
Bob Foley
Lloyd “Gus” Brown

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. THREE

WHEREAS, the Tri-County Regional Vocational Technical School District ("Owner") and Drummey Rosane Anderson, Inc., (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the Tri-County Regional Vocational Technical High School Project (MSBA Project # 201908780605) at the Tri-County Regional Vocational Technical High School on 147 Pond Street, Franklin, MA . "Contract"; and

WHEREAS, effective as of 27 October 2022, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform reimbursable services pursuant to Article 9 of the Contract as described in the attached proposals, necessary to complete the Feasibility Study.

   a) Reimbursable Expenses Authorization - PSS No. 4 - $39,600.00
   Preferred Schematic Report (PSR) Phase Geotechnical Study as defined in O'Reilly, Talbot, &Okun (OTO) proposal dated October 19, 2022. Objective will be to evaluate subsurface conditions to evaluate the depth to bedrock, groundwater levels, and stormwater infiltration. A geotechnical draft report to be available within two weeks after field investigation work.

2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee:

Fee for Basic Services	Original Contract	Previous Amendments	Amount of this Amendment	After this Amendment
Feasibility Study Phase	$ 285,000.00	$ -	$ -	$ 285,000.00
Schematic Design Phase	$ 340,000.00	$ -	$ -	$ 340,000.00
Environmental & Site	$ -	$ 45,980.00	$ 4,950.00	$ 50,930.00
Design Development Phase	$ -	$ -	$ -	$ -
Construction Document Phase	$ -	$ -	$ -	$ -
Bidding Phase	$ -	$ -	$ -	$ -
Construction Phase	$ -	$ -	$ -	$ -
Completion Phase	$ -	$ -	$ -	$ -
Total Fee	**$ 625,000.00**	**$ 45,980.00**	**$ 4,950.00**	**$ 675,930.00**

DRA Amendment No. 3 "Roll call" vote expected:

Brian Mushnick
Karen Maguire
Dan Hayes
Michael Procaccini
Jonathon Dowse
Brendan Bowen
Stanley Widak Jr
Harry Takesian
Jane Hardin
Bob Foley
Lloyd "Gus" Brown

TCRVTHS SBC Meeting Agenda – October 27,2022

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DRA

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

DORE + WHITTIER

Tri-County Regional Vocational Technical School

SBC Meeting

October 27, 2022

DRA

DORE + WHITTIER

Agenda

- Previous minutes
- Building Options progress development - DRA
- Discussion

DRA

DORE + WHITTIER

Pond Street
North
3D

missing:

Auditorium

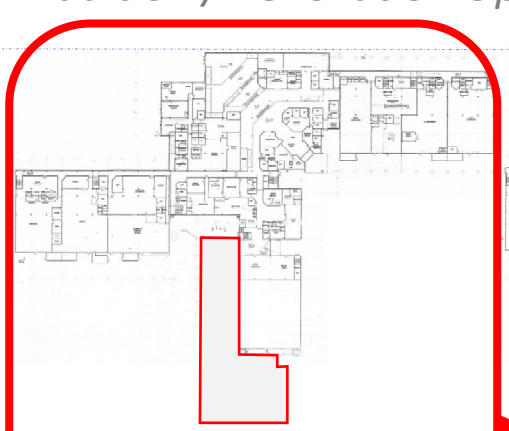
SPACE NEEDS COLOR LEGEND
ABOVE GUIDELINES: X > +10%
MEETS GUIDELINES
BELOW GUIDELINES: -15% < X ≤ -5%
BELOW GUIDELINES: X ≤ -15%
Review Needed

DRA

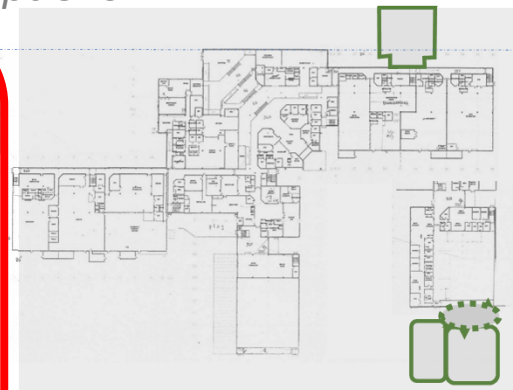
Potential Addition Locations

Potential Building Zones

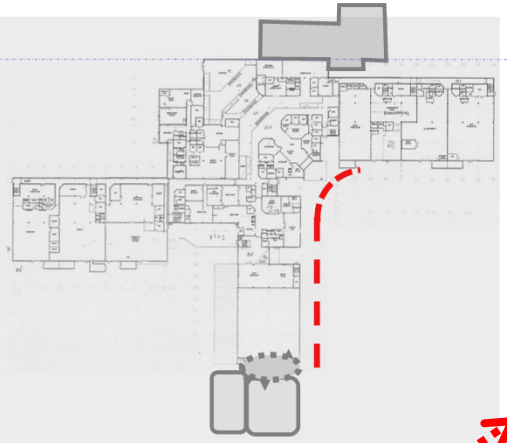
Addition / Renovation Options



A/R 1.

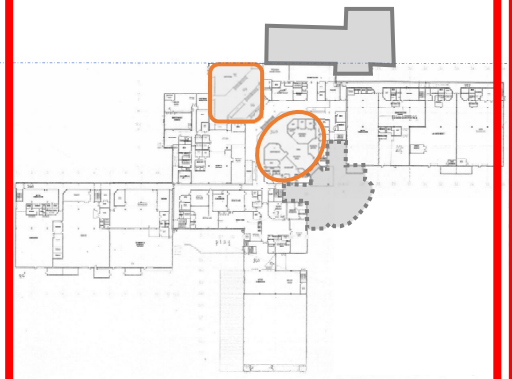


A/R 2.

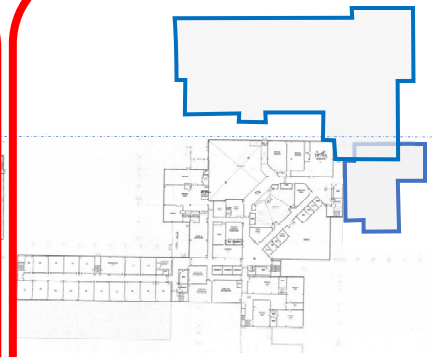


A/R 3.

Hybrid : 3.1.1



A/R 3.1

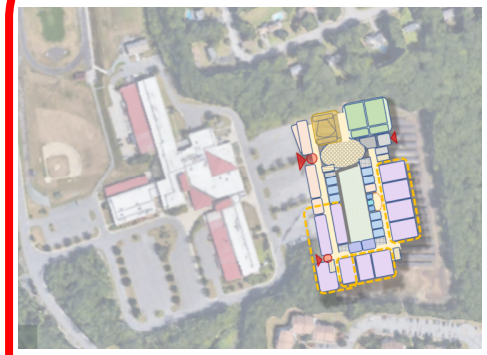


A/R 4.

New Construction Options:

NC 1.

NC 2.

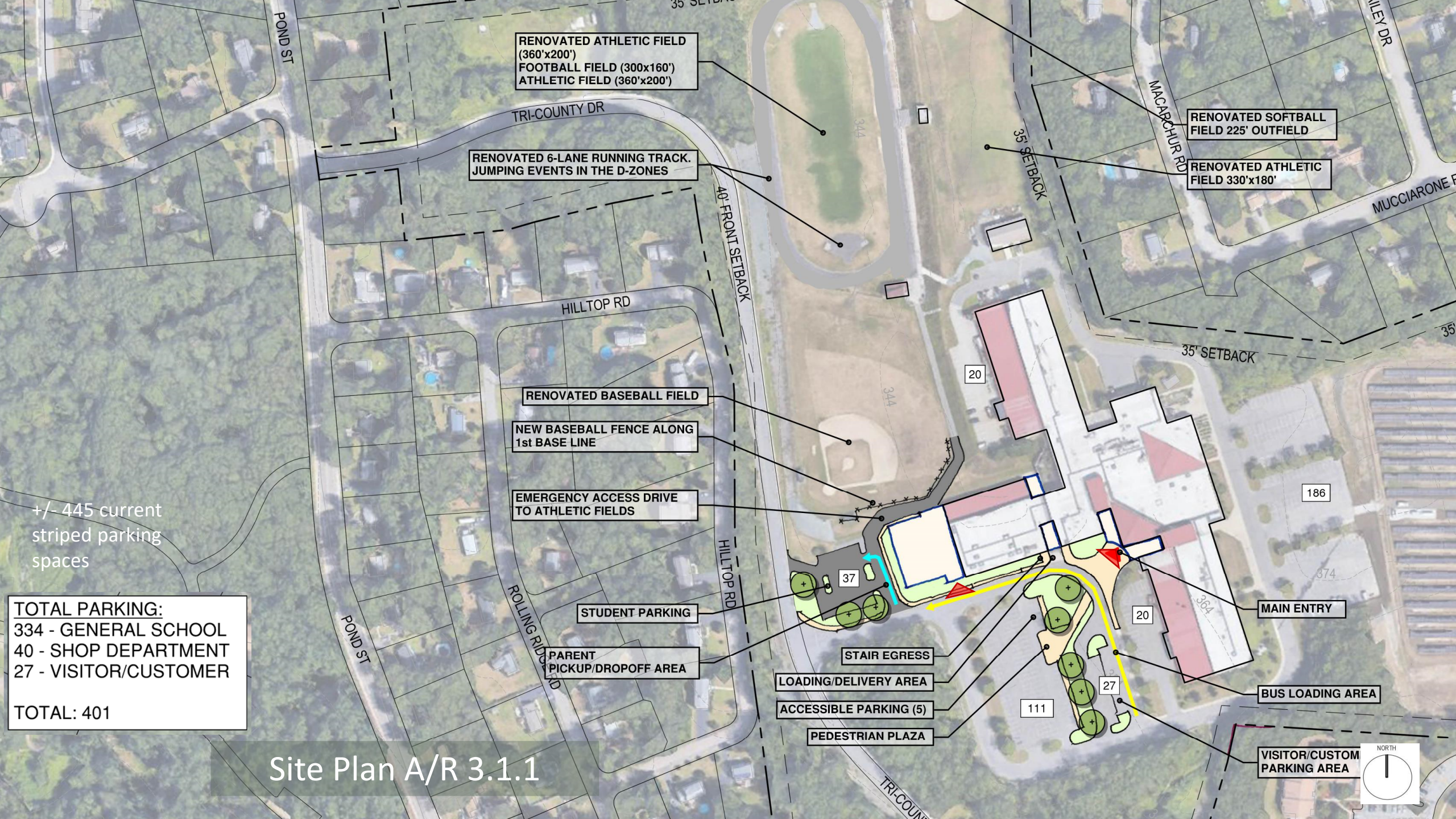


NC 3.

DRA

Addition / Renovation Options

A/R 3.1.1



+/- 445 current striped parking spaces

TOTAL PARKING:
334 - GENERAL SCHOOL
40 - SHOP DEPARTMENT
27 - VISITOR/CUSTOMER

TOTAL: 401

Site Plan A/R 3.1.1

A/R 3.1.1

A/R 3.1.1

A/R 3.1.1 First Floor Plan

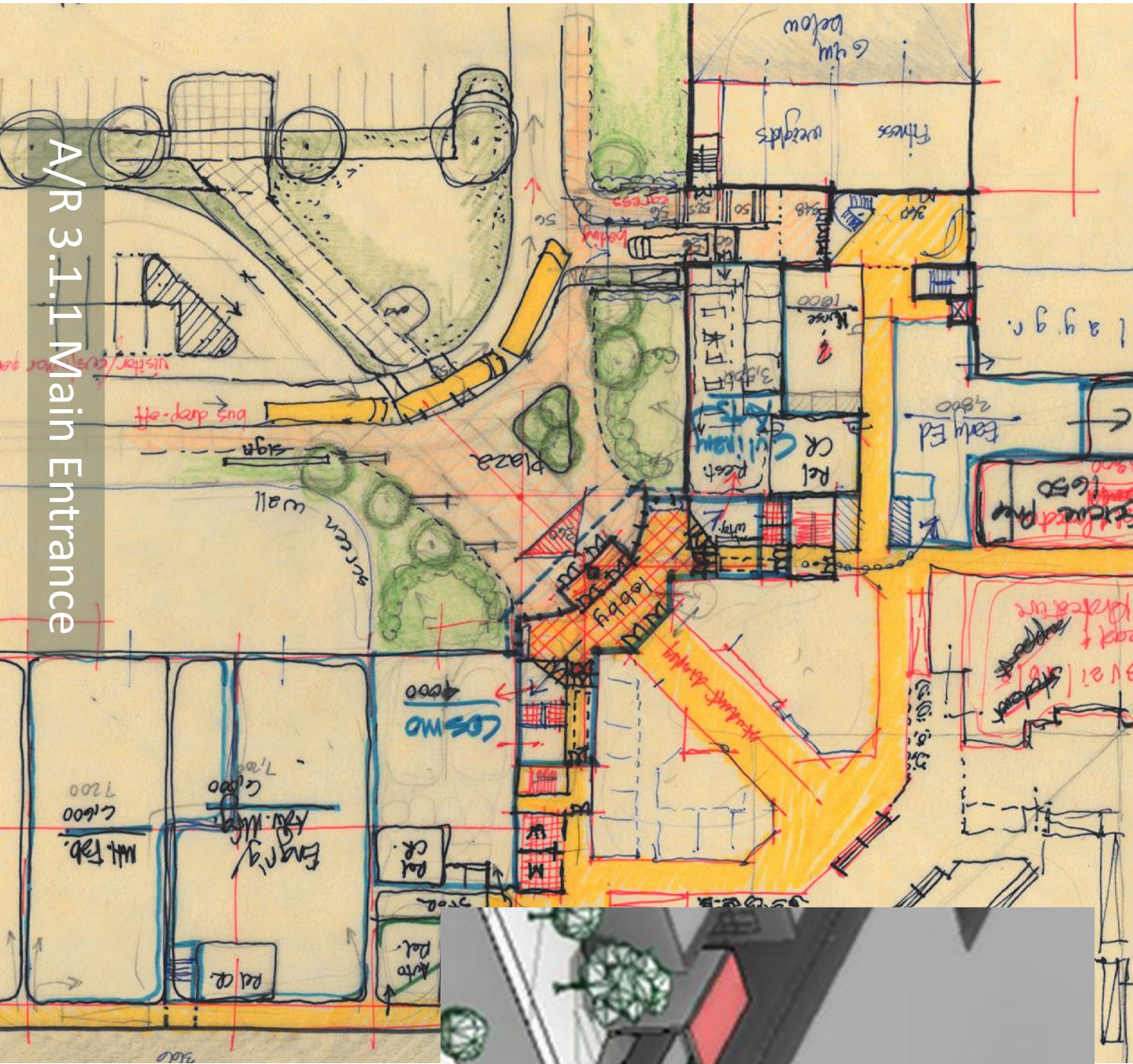
Department Legend

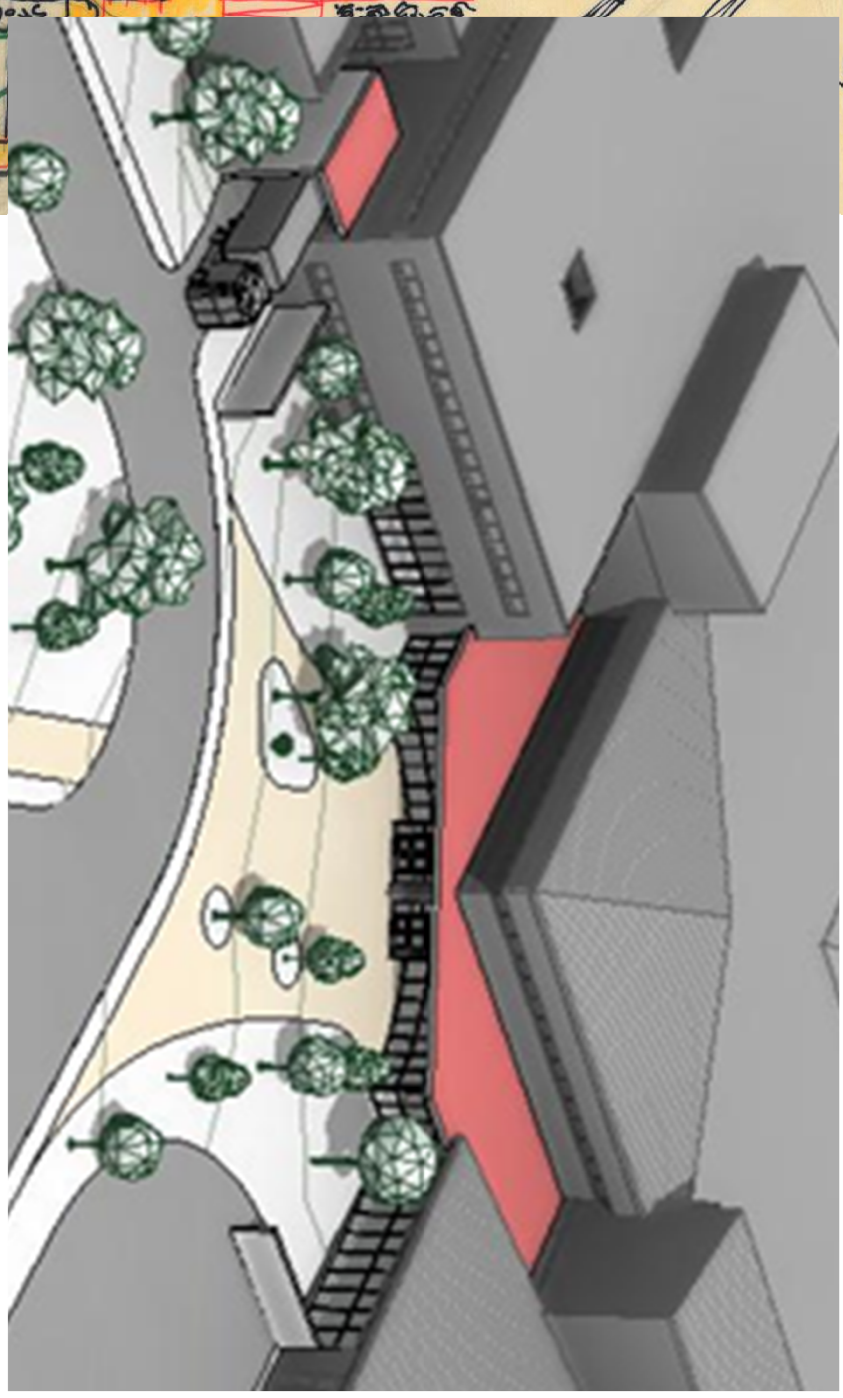
- 1.0 Core Academic
- 2.0 Special Education
- 3.0 Art & Music
- 4.0 Vocations & Technology
- 5.0 Health & Physical Education
- 6.0 Media Center
- 7.0 Auditorium / Drama
- 8.0 Dining & Food Service
- 9.0 Medical
- 10.0 Administration & Guidance
- 11.0 Custodial & Maintenance
- 12.0 Other
- 13.0 Non-Programmed Spaces
- 13.2 Toilets
- Post-Graduate & Adult Education

A/R 3.1.1 First Floor Plan

NORTH

A/R 3.1.1 Main Entrance

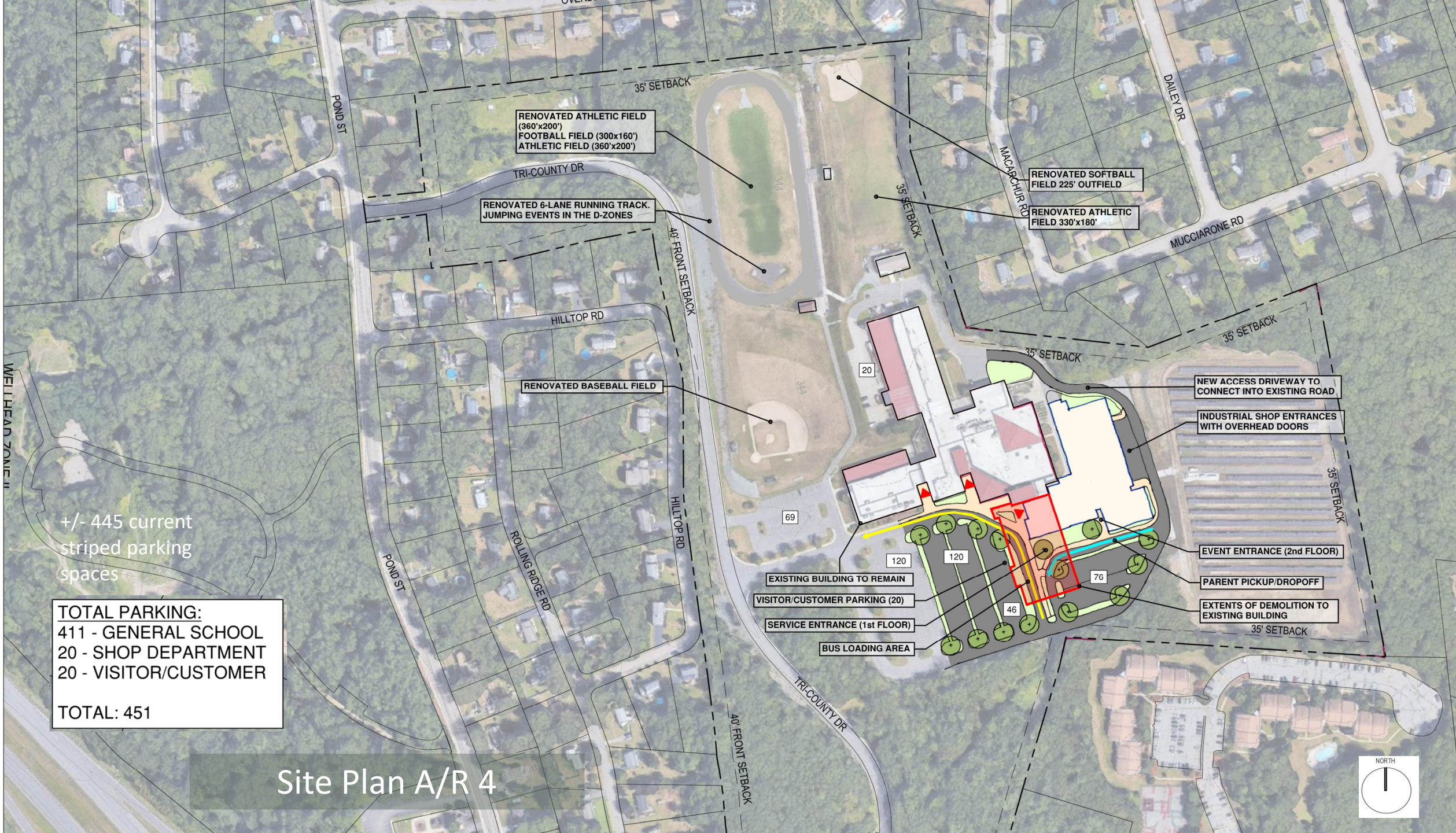




NORTH

Addition / Renovation Options

A/R 4



+/- 445 current striped parking spaces

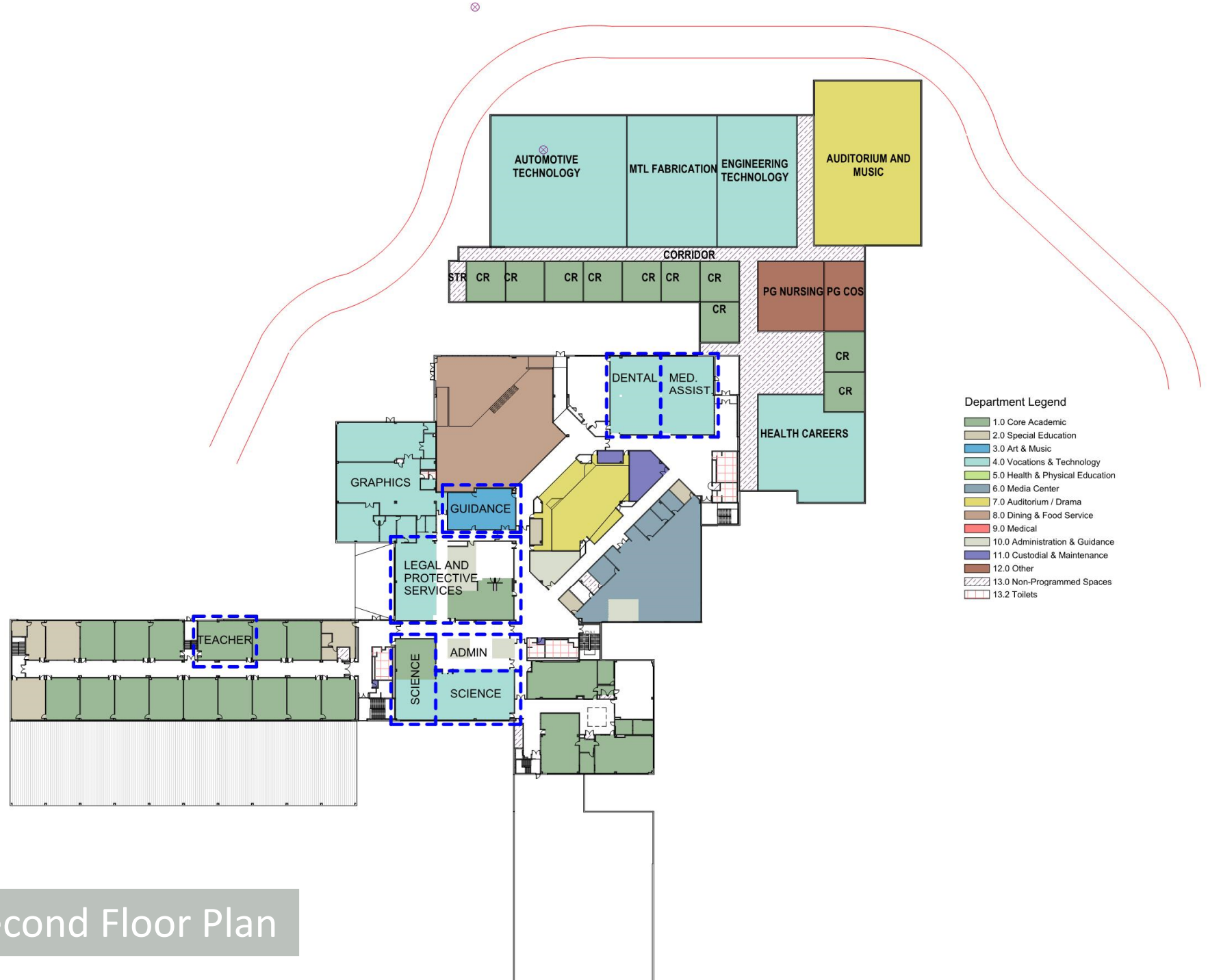
TOTAL PARKING:
411 - GENERAL SCHOOL
20 - SHOP DEPARTMENT
20 - VISITOR/CUSTOMER

TOTAL: 451

Site Plan A/R 4

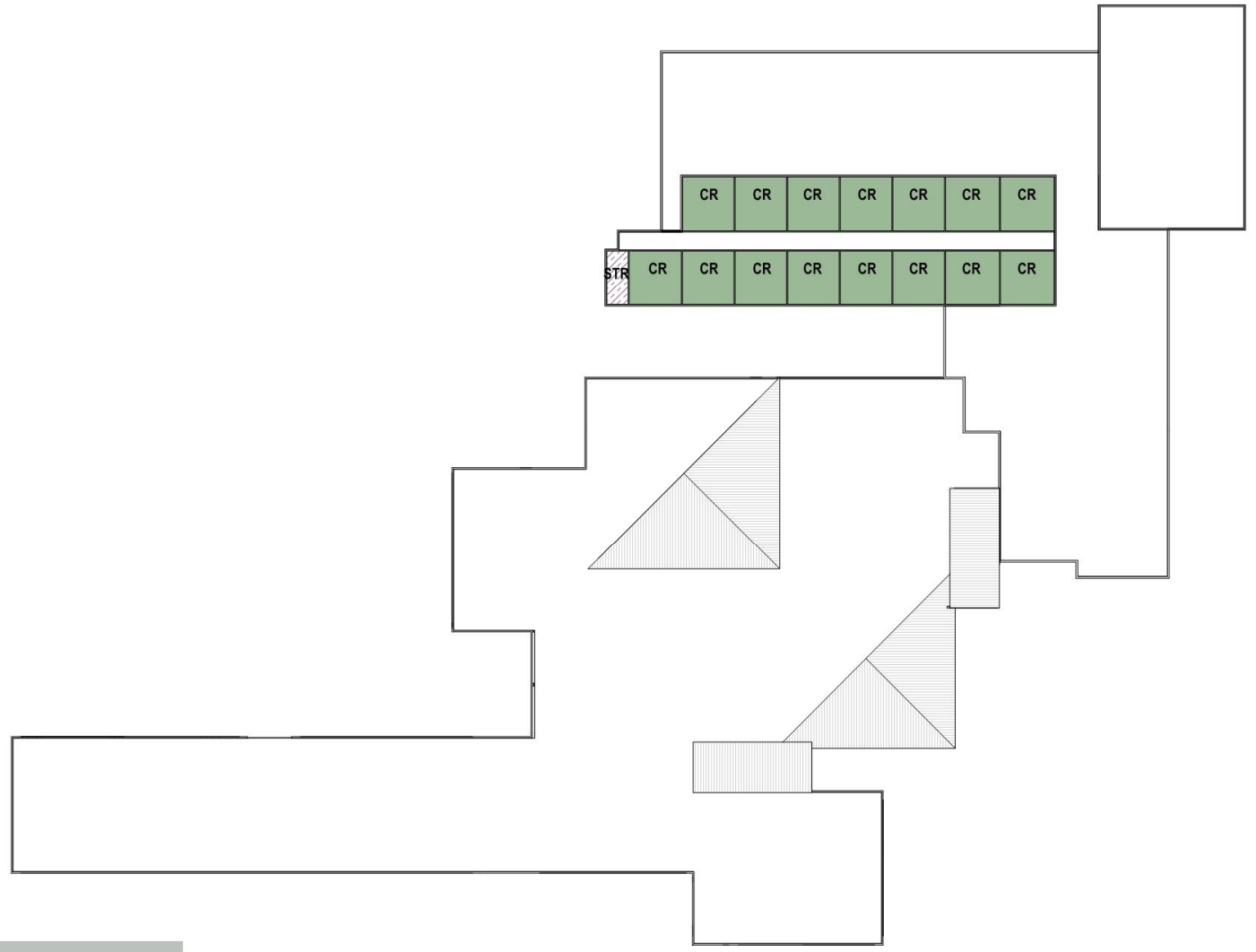
A/R 4
NORTH

A/R 4
NORTH



A/R 4 Second Floor Plan

A/R 4 First Floor Plan



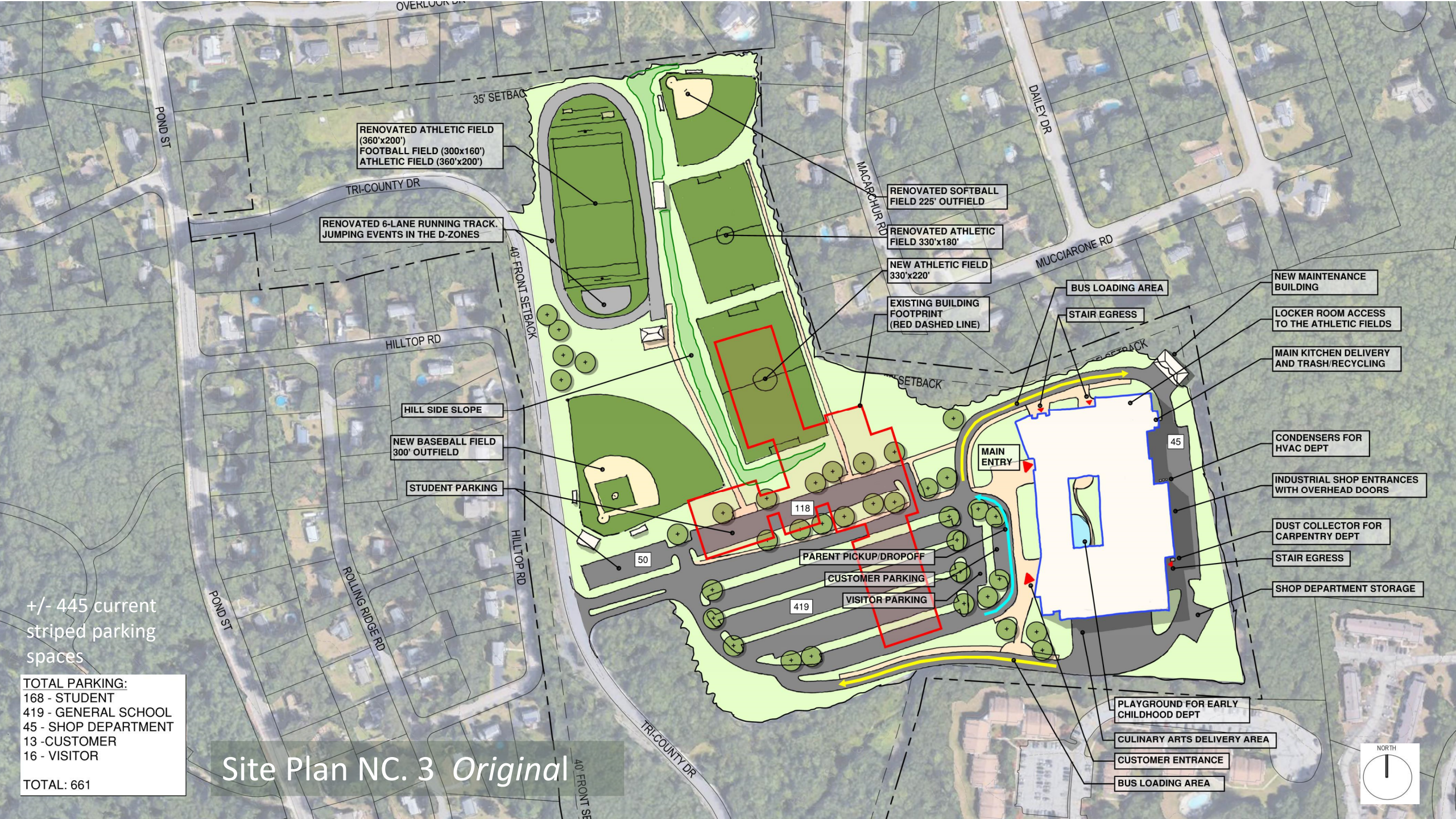
A/R 4 First Floor Plan

NORTH

New Construction Option

NC 3

Potential Building Zones

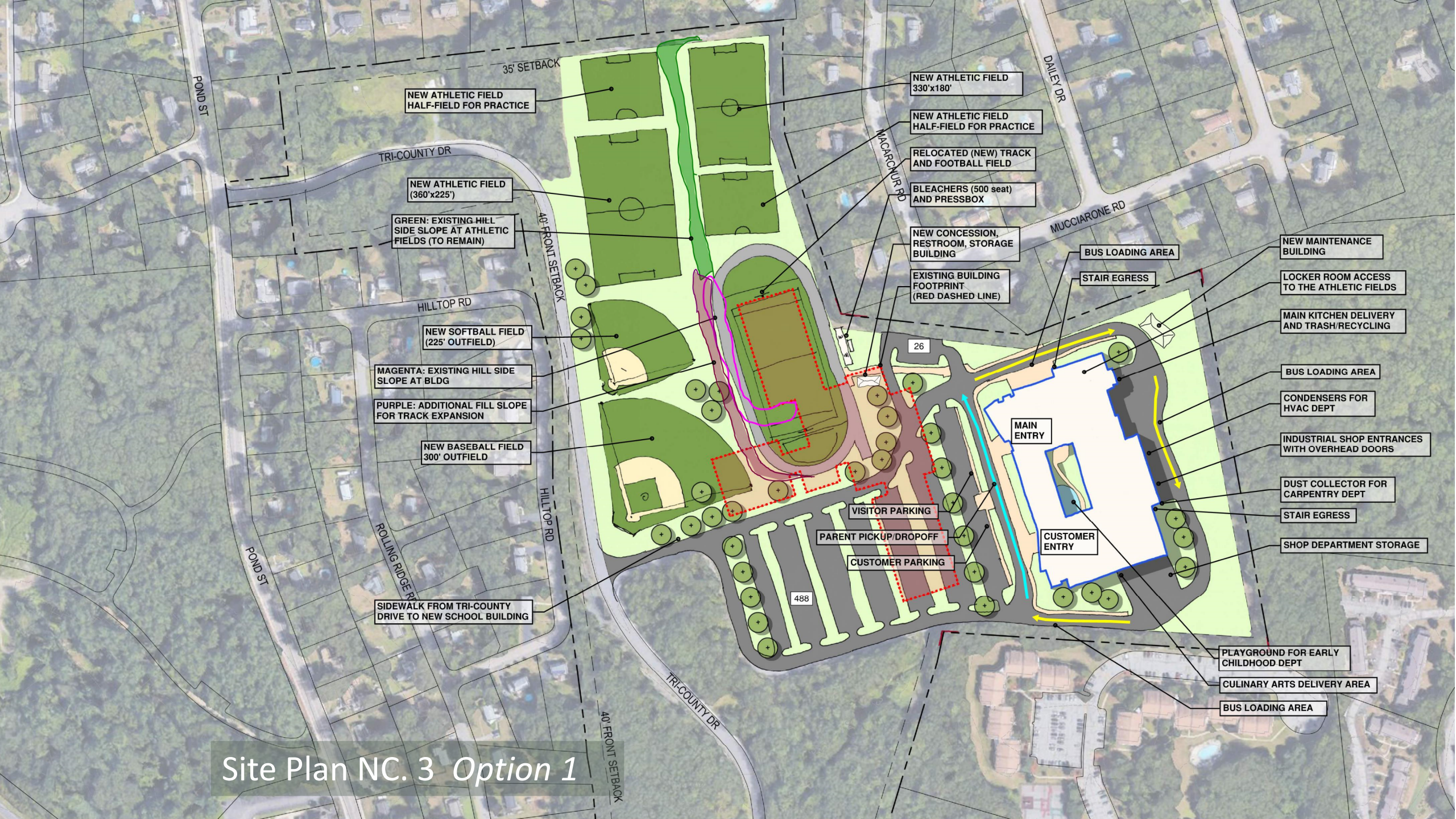


+/- 445 current striped parking spaces

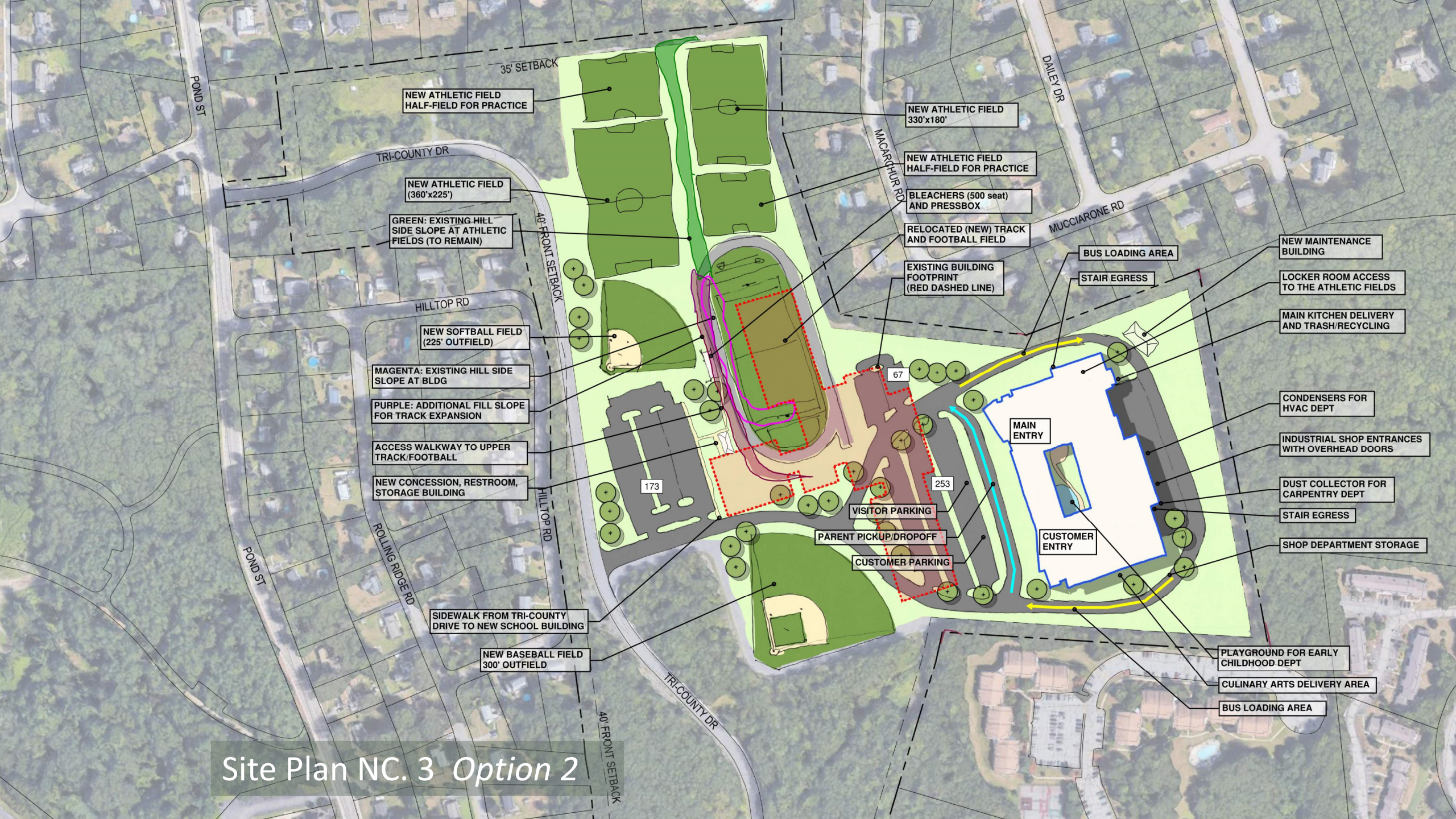
TOTAL PARKING:
168 - STUDENT
419 - GENERAL SCHOOL
45 - SHOP DEPARTMENT
13 -CUSTOMER
16 - VISITOR

TOTAL: 661

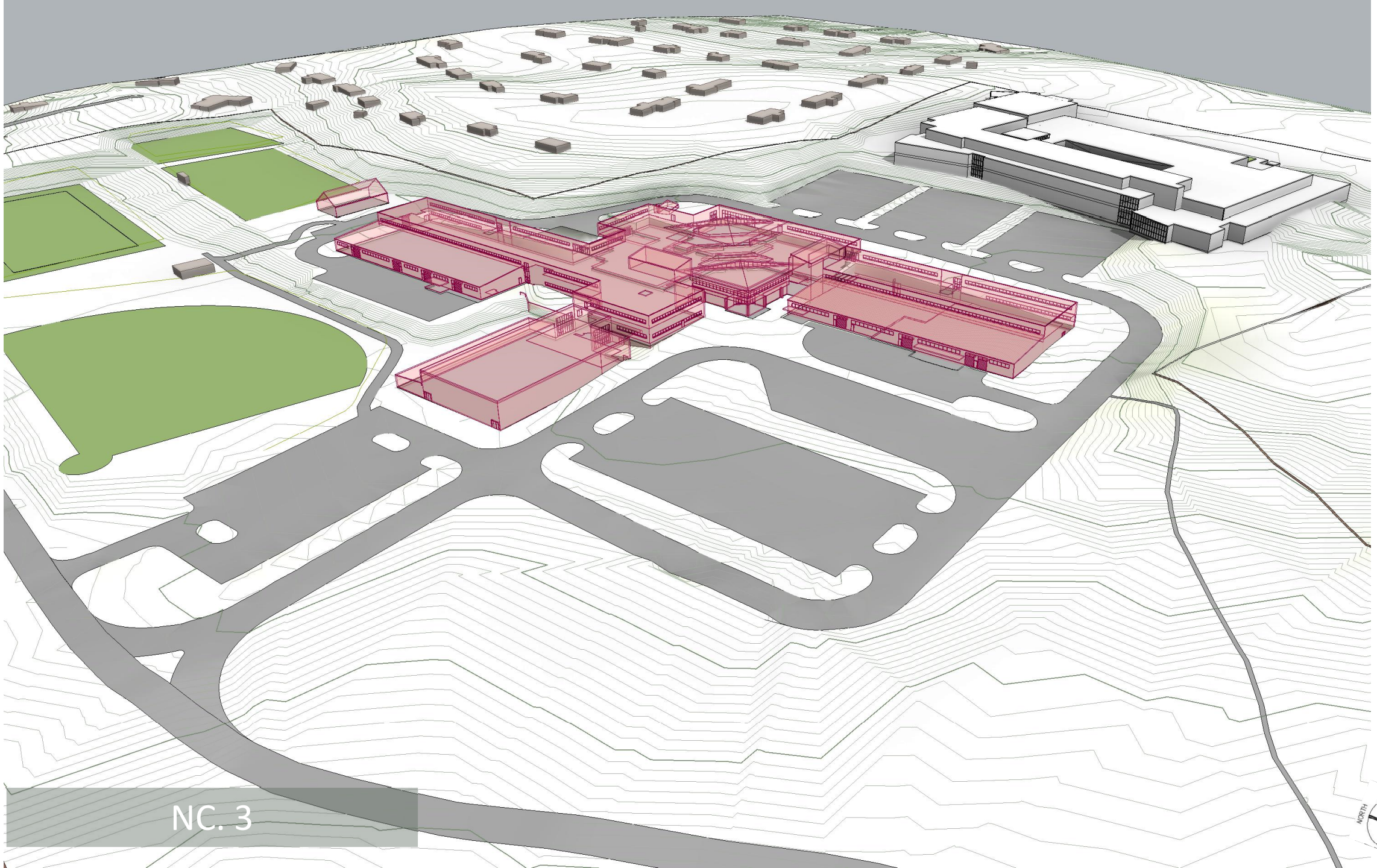
Site Plan NC. 3 *Original*

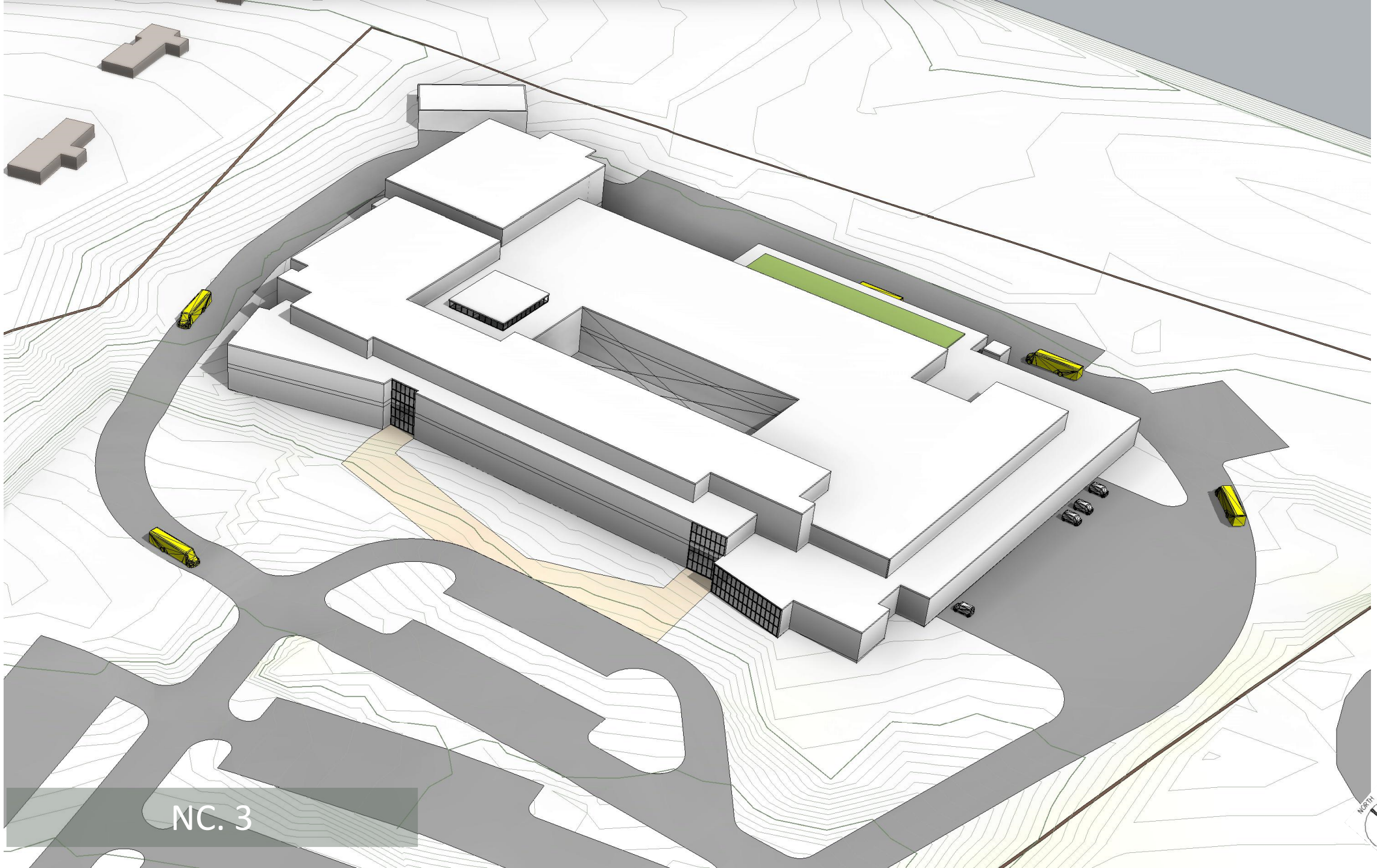


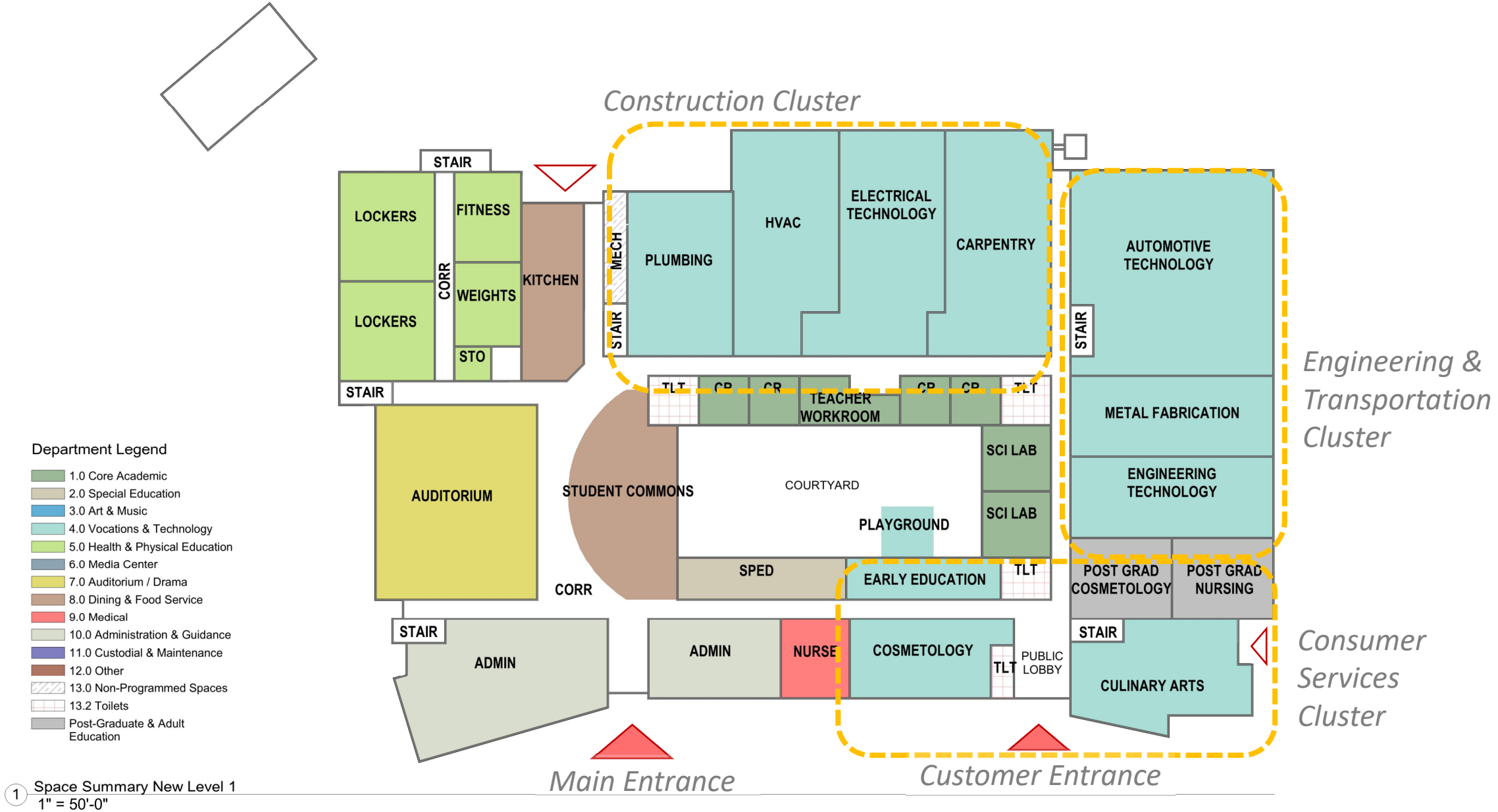
Site Plan NC. 3 *Option 1*



Site Plan NC. 3 *Option 2*


NC. 3
NORTH

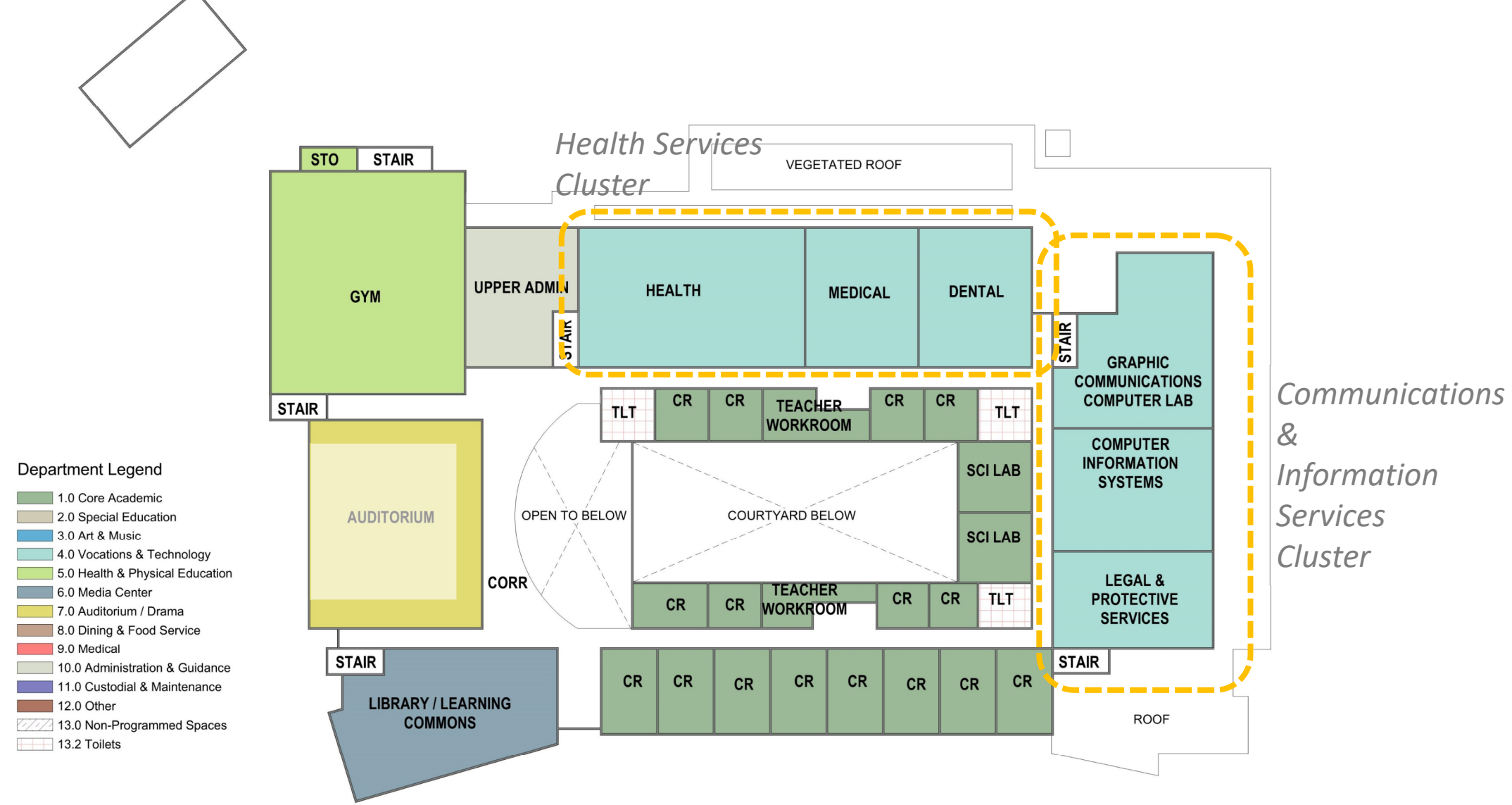

NC. 3
NORTH



1 Space Summary New Level 1
1" = 50'-0"

NC. 3 First Floor Plan

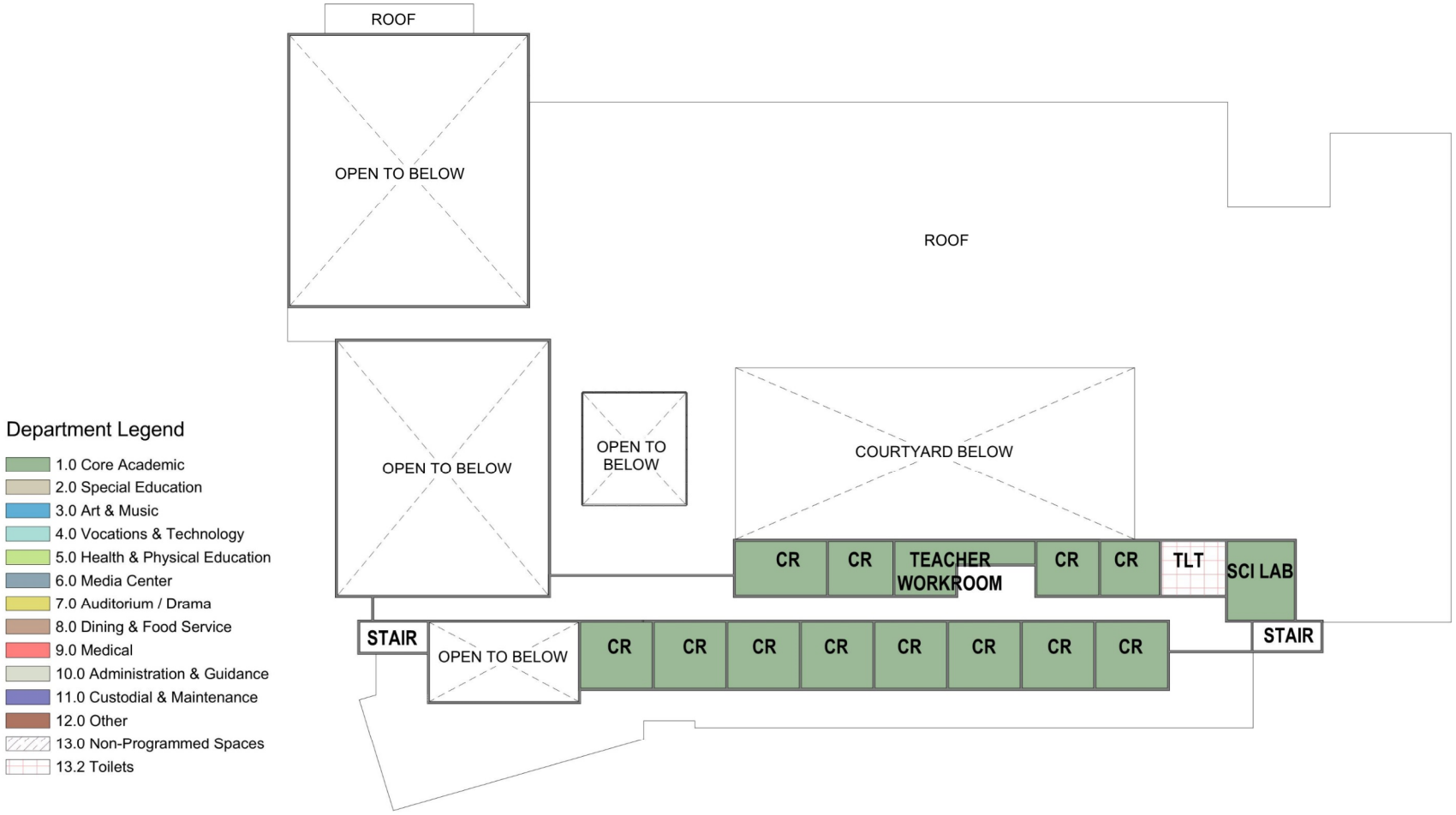
NORTH



1 Space Summary New Level 2
1" = 50'-0"

NC. 3 Second Floor Plan

NORTH

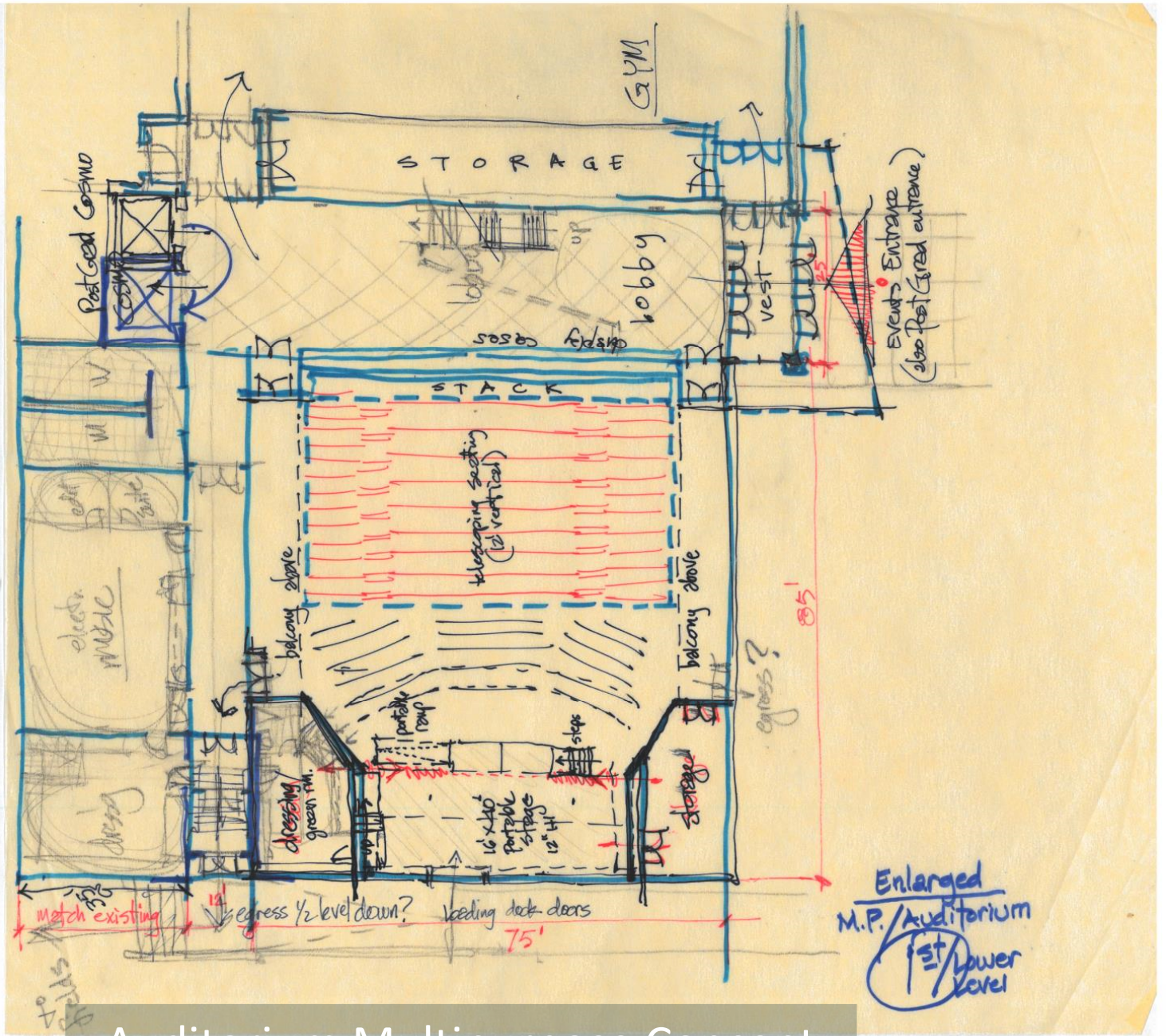


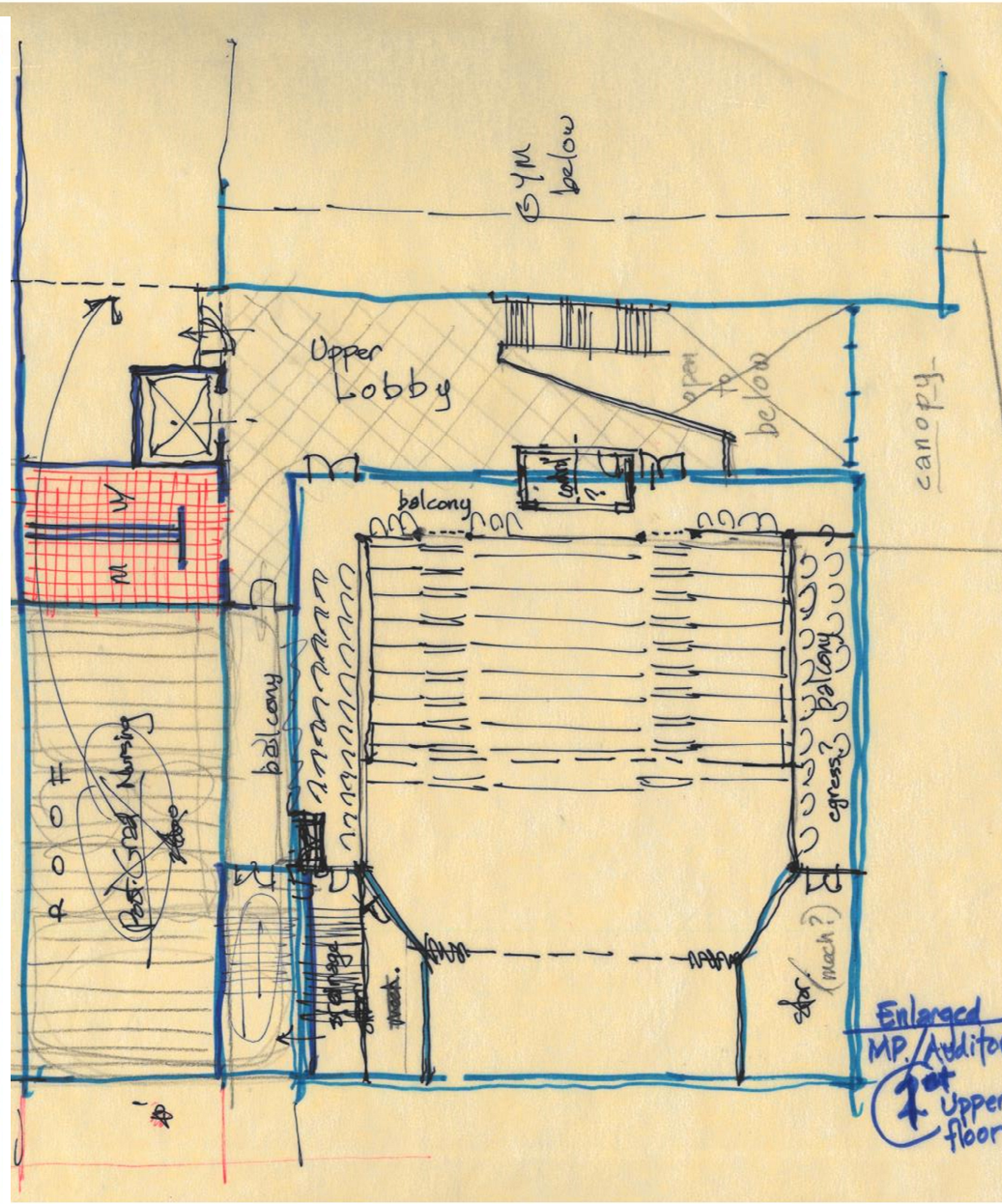
1 Space Summary New Level 3
1" = 50'-0"

NC. 3 Second Floor Plan

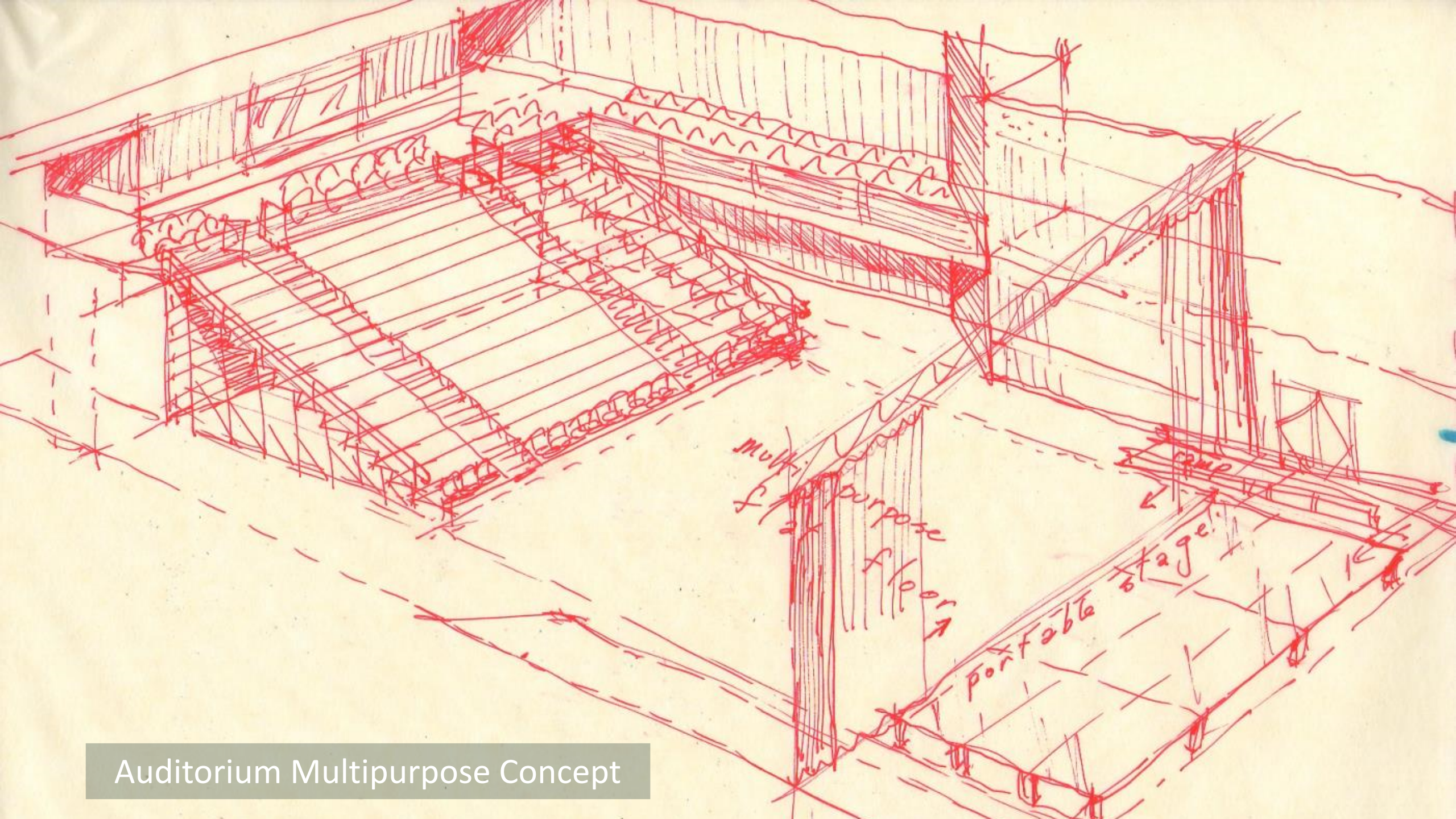
NORTH

Multipurpose Auditorium Concept





Auditorium Multipurpose Concept



Auditorium Multipurpose Concept

Auditorium Multipurpose Concept

Auditorium Multipurpose Concept

Auditorium Multipurpose Concept

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Auditorium Multipurpose Concept

Auditorium Multipurpose Concept

Auditorium Multipurpose Concept

Evaluation Criteria — still valid?

Preliminary Evaluation Matrix - Tri-County RVTHS - Concept Options - WORKING DRAFT

Updated: 6/20/2022

Concept Options

Add/ Reno Options

New Construction Options

Evaluation Criteria	AR.2	AR.3	AR.3.1	AR.4	NC.1 (Location.B)	NC.2 (Location.C)	NC.3 (Location.D)
Construction Duration:							2+ years
Ed Plan Accommodation Compliance w/ Vision	Lacks meaningful integration of academic & CTE spaces	Lacks meaningful integration of academic & CTE spaces	Lacks meaningful integration of academic & CTE spaces	New wing better meets Ed Vision	Good Ed Plan Conformance	Good Ed Plan Conformance	Best Ed Plan Conformance
					Good integration of shops & classrooms	Good integration of shops & classrooms	Good integration of shops & classrooms
Project Cost Reimbursable Cost Temporary Costs Long-term Value				Slightly higher reimbursement rate for partial renovation Potental for lesser temporary costs.	Requires additional busing for remote athletic events	Requires additional busing for remote athletic events	Requires temporary parking Requires relocation (renegotiation?) of solar field
Disruption Impact on Students Construction Duration Phasing	Phased construction adjasent to occupancy	Phased construction adjasent to occupancy, long construction schedule	Phased construction adjasent to occupancy; Loss of dining area during construction	Phased construction adjasent to occupancy, potential for shorter construction schedule	Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction.	Some impact on adjasent occupncy. Loss of Athletic Fields during construction.	Minimal impact to existing occupancy. Best construction phasing solution. Athletic fields could be renovated sooner, during new construction phase
	Long construction schedule	Long construction schedule	New construction at front entrance and student commons	New wing provides swing space	Short duration	Short duration	
	Multi-phase renovation	Multi-phase renovation	Multi-phase renovation	Multi-phase renovation	2 phases: 1. New construction, 2 Demolition & Sitework	2 phases: 1. New construction, 2 Demolition & Sitework	2 phases: 1. New construction, 2 Demolition & Sitework
Flexibility Community Use Potential	Least Flexibility, good for community use	Least Flexibility, good for community use	Least Flexibility, most difficault to add Auditorium	Less flexibility. Good for community use.	Limited Flexibility, limited expansion potential	Limited flexibility, limited expansion otential	Good Flexibility, limited expansion potential
Operating Costs Maintenance	Generally all new finish materials & systems	Generally all new finish materials & systems	Generally all new finish materials & systems	Larger portion of the building is new constriction	All new construction, infrastructure, & MEP systems	All new construction, infrastructure, & MEP systems	All new construction, infrastructure, & MEP systems
	Some existing infrastructure remains	Some existing infrastructure remains	Some existing infrastructure remains		Best thermal envelope	Best thermal envelope	Best thermal envelope
Site Access Safety & Security of Adults from Students Circulation	Requires revised service access	Requires revised service access	Requires revised service access	Revised service access; improved drop-off potential	Remote proximity of Athletic Fields to the School	Remote proximity of the parking lots and athletic fields to the school	Best proximity / acess from the parking to the school.
	Limited separation of activities	Good separation of adult students	Good separation of adult students	Good auditorium and post grad locations	Compact footprint, central student commons	Long linear corridor	Remote athletic fields location.
	Auditorium is remote for students	Auditorium is remote for students	Single secure entrance	Longer circulation path through the building	Public access through school; separate adult entrance	Direct access to public shops; adult students separated	
Final Site layout Site amenities to Abutters	Good public access for events, shops	Good public access for events, shops	Internal auditorium layout may be problematic	Somewhat sprawling layout	Significant impact on abutters	Significant impact on abutters	Best overall fit on the site.
	Minimal impact to abutters	Minimal impact to abutters	Minimal impact to abutters	Outdoor courtyard is a positive.	Limited perimeter access	Poor relationship of parking to main entrance	Renovation of the existing athletic fields vs construction of the new fields, adds new field
				Some impact to abutters			Some impact on abutters
Civic Image / Aesthetics	Minimal improved image	New front-door image	New "Front Door" image	Major addition is at rear of site, limited image improvent	Front door visible from entrance drive	Front door visible from entrance drive	Formal entrance & approach
		Improved public access					Impressive image at high point of site
Totals							

Discussion...

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TCRVTHS SBC Meeting Agenda – October 27,2022

1. Call to order and number of voting members present
2. Approval of September 22, 2022, meeting minutes
3. Invoices and Commitments for Approval
   - Dore & Whitter September Invoice 11 in the amount of $10,000.00. Invoice attached. Vote expected.
   - DRA September Invoice 08 in the amount of $22,800.00. Invoice attached. Voted expected.
   - DRA Amendment No. 3, in the amount of $4,950.00. Amendment attached. Vote expected.
   - Reimbursement Update
4. DRA Preferred Solution Presentation
5. **CM At Risk Delivery Method**
   - **Review and Vote**
6. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
7. Public comment
8. Next meeting
   - SBC & SC Meeting No. 17 – November 16, 2022
9. Adjourn

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CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

MGL Chapter 149

CM at Risk

MGL Chapter 149a

Owner’s Requirements & Considerations

- Budget
- Design
- Schedule
- Risk assessment (Repair project, lack of swing space, impact to school)
- Owner’s Expertise

Design-Bid-Build

You are purchasing a building in accordance with plans and specifications

CM at Risk

You are hiring a professional service firm that manages the construction of buildings and provides input during design process

Design-Bid-Build: Facts

- Selection is bid/price based (Lowest bidder wins)
- Design is finished, *then* the bid to GC and subcontractors (After MSBA PFA)
- Traditional Massachusetts project delivery method
- Sealed bid, fixed price
- Contract value based on a “lump sum” amount
- “Closed book” construction budget accounting

PFA = Project Funding Agreement

CM at Risk: Facts

- Selection is qualifications *AND* cost based
- CM provides pre-construction (Prior to MSBA PFA) & construction services
- CM participates in the sub-contractor prequalification process
- Option for early release bid packages or “fast-track” schedules
- Contract value based on a “Guaranteed Maximum Price (GMP)”
- GMP Assembled with assumptions and allowances for phasing/logistics – Potential for additional reimbursement on unforeseen items
- “Open book” construction budget accounting

DBB: Advantages

- Familiar delivery method
- Simple procurement process to manage
- Lowest price proposed & accepted
- Simple accounting (GC/GR)

CMR: Advantages

- Qualifications based selection
- The builder assists with budgeting, logistics & constructability
- Schematic Design Estimate (reconciled) set budget (Prior to MSBA PFA)
- Fast track scheduling allows use of Early Release Packages (ERP)
- CM joins the “Team” during design phase and provides input as documents are developed
- Negotiations and “Team” atmosphere reduces likelihood of claims and schedule extension
- CM assumes risk for project cost and schedule

DBB: Disadvantages

- Linear process: may mean longer schedule durations
- Construction cost not known until bids received; may require re-design/re-bid (AFTER PFA)
- GC project management, safety, and field supervision is minimal
- Increased probability of disputes/claims
- No GC input in design, planning, constructability or budgeting
- Full costs not realized until completion

CMR: Disadvantages

- Requires OPM/Design team to be familiar with GMP model
- Two-step procurement process takes time
- Additional CM costs related to preconstruction services

CONSTRUCTION DELIVERY METHOD

	DBB	CM-R
Fast track scheduling available		✓
Lowest theoretical cost	✓	
Flexibility to deal with unforeseen conditions		✓
Flexibility in occupied, multi-phased renovations		✓
Flexibility in Schedule driven, non-negotiable occupancy		✓
Builder selected on cost only	✓	
Builder selected on qualifications & cost		✓
Traditional, simple procurement	✓	
Requires no state pre-approval	✓	

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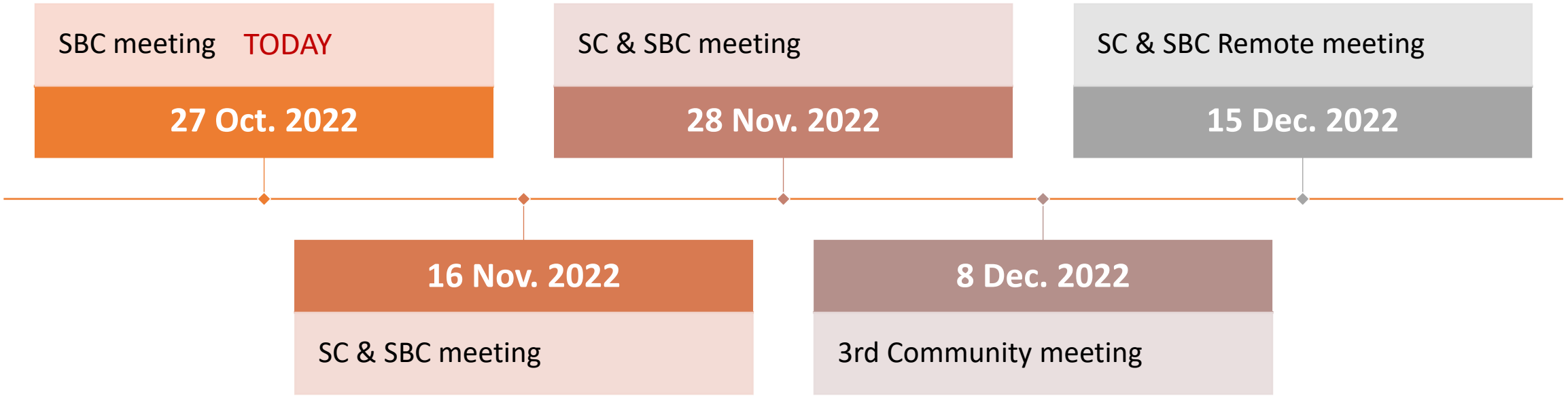
Upcoming Meetings



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