

Concord Middle School

Prequalification Review Committee Report

January 24, 2023

OVERVIEW

The following is a Summary Report of the proceedings of the Concord Middle School Prequalification Committee. This document contains a chronology of the activities of the committee, the evaluation and corresponding point values for each section of the evaluation, and a listing of candidates by status of either prequalified or disqualified.

In accordance with MGL Chapter 149 Section 44D, The Prequalification Committee published a Request for Qualifications from contractor firms interested in bidding on Concord Middle School Project.

Upon receipt, these applications were reviewed and evaluated by The Committee. As outlined by the regulations, only those applicants receiving a minimum score of 70 shall be prequalified and be invited to bid on the Project. The following is a chronology of this process.

CHRONOLOGY

Review Committee Appointed by Building Committee Leadership	10/19/2022
Review Committee Kickoff Meeting #1 <ul style="list-style-type: none">Reviewed the RFQ structure, process and established and agreed on scoring for GC and filed sub-bid divisions qualifications in accordance with M.G.L. c. 149, § 44D½.	10/25/2022
RFQs Posted on Central Register and in Local Papers	11/2/2022
SOQs due <ul style="list-style-type: none">SOQs received for all Filed sub-bid divisions except elevator.Insufficient number of SOQs received in Elevators. These were determined to need to be readvertised.	12/5/2022
Review Committee Meeting. #2 <p>The Review Committee met and reviewed the following divisions:</p> <ul style="list-style-type: none">Review process for review and scoring SOQs.Review list of contractors submitting SOQs.Agree on who will review and score which divisions.Agree on meeting date(s)	12/12/2022
Readvertised Elevator SOQs Due <ul style="list-style-type: none">Received one (1) SOQ for Elevators.Hill notified the one respondent that they are not prequalified, and that Elevators will be an open bid as part of the bid process to take place starting in March 2023.	1/5/2023
Meeting #3 – Prequalification Review Session #1 <p>The Review Committee met and reviewed the following divisions:</p> <ul style="list-style-type: none">Misc. and Ornamental IronTileWaterproofingResilient FlooringPainting	1/5/2023

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Meeting #4 – Prequalification Review Session The Review Committee met and reviewed the following divisions: <ul style="list-style-type: none"> • Electrical • HVAC • Plumbing • Fire Protection 	1/12/2023
Meeting #5 - Prequalification Review Session The Review Committee met and reviewed the following divisions: <ul style="list-style-type: none"> • Masonry • Roofing 	1/13/2023
Meeting #6 - Prequalification Review Session The Review Committee met and reviewed the following divisions: <ul style="list-style-type: none"> • GCs • Metal Windows • Glass & Glazing • Acoustic Ceiling Tile 	1/19/2023
Meeting #7 – Final Prequalification Committee Votes and Recommendations The Review Committee met to review and vote to accept results of committee findings for each prequalification candidate. Hill used this information to construct this summary report.	1/23/2023
Final Report drafted	1/24/2023
Recommendation to Building Committee Hill International will provide an overview of the process, timeline and recommendations of the Review Committee, as well as a confidential list of both prequalified and disqualified candidates.	1/26/2023
Post on Central Register & Concord Town House	By 1/31/2023
Notifications to all Candidates Hill International will notify all candidates of prequalification status.	By 1/31/2023

STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

The following are the evaluation procedures and point values employed to complete the review and scoring of statements of qualifications submitted for general contractors and subcontractors.

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GENERAL CONTRACTORS

EVALUATION PROCEDURE ¹		
<p>As set forth herein and in accordance with M.G.L. c. 149, § 44D½ and 810 CMR 9.00, the Awarding Authority has established a <i>Prequalification Committee</i> for the purpose of reviewing and evaluating responses to this <i>RFQ</i>. The <i>Prequalification Committee</i> shall evaluate interested General Contractors based on the evaluation criteria set forth herein and assign points for each evaluation criterion category and subcategory provided herein. The <i>Prequalification Committee</i> shall prepare a written evaluation score form for each respondent General Contractor that provides a composite point rating and a specific point rating for each of the evaluation criterion set forth in M.G.L. c. 149 and herein. The <i>Prequalification Committee</i> shall only prequalify those General Contractor firms that have achieved the minimum points required in each category set forth herein <u>and</u> a minimum total score of seventy (70) points.</p> <p>Only General Contractor firms achieving the minimum score required in each evaluation category set forth herein, as well as a minimum total score of seventy (70) points overall shall be prequalified and invited to submit bids consistent with M.G.L. c. 149, § 44E. An interested General Contractor’s score shall be made available to the General Contractor upon request.</p> <p>The decision of the <i>Prequalification Committee</i> shall be final and shall not be subject to appeal except on grounds of fraud or collusion.</p>		
CRITERIA FOR PREQUALIFICATION		
<p>SOQs must be submitted on the GC RFQ Form 2 attached hereto. Interested General Contractors submitting an SOQ and supporting information in any other form will not be prequalified. The Prequalification Committee shall review and evaluate the information submitted by interested General Contractors in accordance with the statutory point scheme set forth in M.G.L. c. 149, § 44D½. Also, in accordance with § 44D½, the RFQ shall set forth the available points for each evaluation sub-category in order to provide interested General Contractors prior notice of the points available in each sub-category.</p>		
Area	Criteria	Points Available
Mandatory Requirements		
Bonding Capacity:	Interested Subcontractors must provide a commitment letter (from a surety company licensed to do business in the Commonwealth of Massachusetts and whose name appears on the United States Treasury Department Circular 570) for payment and performance bonds in an amount equal to or greater than one hundred percent (100%) of the estimated construction cost for the subtrade that the Subcontractor is seeking prequalification as set forth in <i>Section I</i> .	no points assigned
DCAMM Certification:	Interested Subcontractors must provide a currently valid <i>Certificate of Eligibility</i> issued by DCAMM to the Subcontractor pursuant to M.G.L. c. 149, § 44D.	
DCAMM Update Statement:	Interested Subcontractors must provide a current and completed Update Statement prepared by the interested Subcontractor	
Management Experience		
50 points available in this category; minimum of 25 points required in this category for prequalification approval.		
Business Owners:	Provide the name, title, including a detailed description of the role and job responsibilities, scope of work, and numbers of years with the firm for each of the business owner(s) of the firm. If the respondent Subcontractor is a partnership; YOU MUST provide the requested information for each general and limited partner. If the respondent Subcontractor is a corporation or limited	1 point available

¹ Information extracted from the Original RFQ release for General Contractors

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	liability company, <u>YOU MUST</u> provide the requested information for each officer, director, and/or member.	
Management Personnel:	Provide the name, title, including a detailed description of the role and job responsibilities, the scope of work, education, construction experience, years with the firm, and a list of all projects completed for all management personnel who will have any direct or indirect responsibility for the Project, including but not limited to project executives, project managers, field superintendents, and field engineers.	6 points available
Similar Project Experience:	Provide the project name(s) and location, owner, description, a detailed scope of work, original contract sum, final contract sum, with explanation, for that scope of work only and date of completion for each and every similar project undertaken by the firm in the last five (5) years. Joint ventures must provide similar project experience for each individual joint venture partner. For purposes of this RFQ, “similar projects” shall mean projects where: 1) the respondent was a Filed Sub bidder, Trade Contractor or subcontractor, preferably on a public building construction project in Massachusetts; 2) the respondent’s subcontract was for a similar dollar value as the work of its trade as stated in Section 1B of this RFQ; and 3) where the project was of similar size, scope and complexity as this Project. If specific criteria are required for a Trade such as prior experience, make sure those criteria are met and described by the projects listed. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	20 points available
Terminations:	Provide a list of any projects on which the firm was the Subcontractor and was terminated, held in default or failed to complete the work. Include the name of the project, the timeframe of the project, and circumstances surrounding the termination or default. (Note: Awarding Authority may elect to limit reporting time period.)	3 points available
Legal Proceedings:	Provide information regarding each and every legal proceeding, administrative proceeding, and arbitration <u>pending</u> against the Subcontractor. In addition, provide information regarding each and every legal proceeding, administrative proceeding, or arbitration which did not conclude with a judgment or decision completely favorable to the Subcontractor within the past five (5) years, which relate to the procurement or performance of any public or private construction contract.	10 points available
Safety Record:	Provide the three (3) years history of the General Contractor’s workers’ compensation experience modifier. In addition, provide documentation from the General Contractor’s insurance carrier supporting the rating history provided.	8 points available
MBE/WBE	MBE/WBE and Workforce Compliance Record Interested General Contractors MUST COMPLETE Schedule G and provide copies of documents providing evidence of the firm’s compliance record with respect to Minority Business Enterprise and Women’s Business Enterprise participation goals and workforce inclusion goals for each and every project completed that had a contractual MBE/WBE participation goal or minority and women workforce goals as set forth in Section VI(C)(1)(g) of Part One, The RFQ for this project. In addition, interested General Contractors <u>MUST ATTACH</u> documentation supporting the actual participation and inclusion amounts reported in Schedule G .	2 points available

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References		
30 points available in this category; minimum of 15 points required in this category for prequalification approval.		
Project References:	Provide reference information for owners and architects for each and every project listed in your response to Section VI(C)(1)(c). Information provided shall at least include the project name and the names of the owners and architects, with current address, current telephone, and fax numbers, and contact person with an email address for each. Note: The Prequalification Committee may also consider project reference information and project evaluations obtained from the Update Statement, DCAMM's certification files, and information provided in response to Subsection 2(c) herein. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	24 points available
Credit References:	Provide a minimum of <u>three (3) credit letters of credit reference; one of which must be from a financial institution.</u> Letters must include telephone number and email of a contact person from key suppliers, vendors, and banks. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Public Project Record:	Provide a list of all public building construction projects (as defined by M.G.L. c. 149, § 44A) in which the Subcontractor has participated during the past three (3) years with the project name, the scope of work, contract value, start date, completion date, the status of the project, owner's name (including address, telephone number, and contact person name and <u>current email address</u>) and architect's name (including address, telephone number, and contact person name and <u>current email address</u>). <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Capacity to Complete Projects		
20 points available in this category; minimum of 10 points required in this category for prequalification approval.		
Audited Financial Statements	Submit an audited financial statement for the most recent fiscal year. The financial information submitted shall remain confidential and shall not be a public record.	10 points
Revenue Under Contract:	Submit revenue under contract for the next three (3) years. (2022, 2023, 2024)	10 points

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SUBCONTRACTORS

EVALUATION PROCEDURE ²		
<p>As set forth herein and in accordance with M.G.L. c. 149, § 44D¾ and 810 CMR 9.00, the Awarding Authority has established a <i>Prequalification Committee</i> for the purpose of reviewing and evaluating responses to this <i>RFQ</i>. The <i>Prequalification Committee</i> shall evaluate interested Subcontractors based on the evaluation criteria set forth herein and assign points for each evaluation criterion category and subcategory provided herein. The <i>Prequalification Committee</i> shall prepare a written evaluation score form for each respondent Subcontractor that provides a composite point rating and a specific point rating for each of the evaluation criteria outlined in M.G.L. c. 149 and herein. The <i>Prequalification Committee</i> shall only prequalify those Subcontractor firms that have achieved the minimum points required in each category set forth herein <u>and</u> a minimum total score of seventy (70) points.</p> <p><i>Only Subcontractor firms achieving the minimum score required in each evaluation category set forth herein, as well as a minimum total score of seventy (70) points overall shall be prequalified and invited to submit bids consistent with M.G.L. c. 149, § 44F. An interested Subcontractor's score shall be made available to the Subcontractor upon request.</i></p> <p>The decision of the <i>Prequalification Committee</i> shall be final and shall not be subject to appeal except on grounds of fraud or collusion.</p>		
CRITERIA FOR PREQUALIFICATION		
<p>SOQs must be submitted on the <i>Sub RFQ Form 2</i> attached hereto. Interested Subcontractors submitting an <i>SOQ</i> and supporting information in any other form will not be prequalified. The <i>Prequalification Committee</i> shall review and evaluate the information submitted by interested Subcontractors in accordance with the statutory point scheme outlined in M.G.L. c. 149, § 44D¾. Also, in accordance with § 44D¾, the <i>RFQ</i> shall set forth the available points for each evaluation sub-category to provide interested Subcontractors prior notice of the points available in each sub-category. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u></p>		
Area	Criteria	Points Available
Mandatory Requirements		
SOQs missing any of these three documents will be automatically disqualified.		
Bonding Capacity:	Interested Subcontractors must provide a commitment letter (from a surety company licensed to do business in the Commonwealth of Massachusetts and whose name appears on the United States Treasury Department Circular 570) for payment and performance bonds in an amount equal to or greater than one hundred percent (100%) of the estimated construction cost for the subtrade that the Subcontractor is seeking prequalification as set forth in <i>Section I</i> .	no points assigned
DCAMM Certification:	Interested Subcontractors must provide a currently valid <i>Certificate of Eligibility</i> issued by DCAMM to the Subcontractor pursuant to M.G.L. c. 149, § 44D.	
DCAMM Update Statement:	Interested Subcontractors must provide a current and completed Update Statement prepared by the interested Subcontractor	

² Information extracted from the Original RFQ release for Subcontractors

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Management Experience		
50 points available in this category; minimum of 25 points required in this category for prequalification approval		
Business Owners:	Provide the name, title, including a detailed description of the role and job responsibilities, scope of work, and numbers of years with the firm for each of the business owner(s) of the firm. If the respondent Subcontractor is a partnership; <u>YOU MUST</u> provide the requested information for each general and limited partner. If the respondent Subcontractor is a corporation or limited liability company, <u>YOU MUST</u> provide the requested information for each officer, director, and/or member.	1 point available
Management Personnel:	Provide the name, title, including a detailed description of the role and job responsibilities, the scope of work, education, construction experience, years with the firm, and a list of all projects completed for all management personnel who will have any direct or indirect responsibility for the Project, including but not limited to project executives, project managers, field superintendents, and field engineers.	6 points available
Similar Project Experience:	Provide the project name(s) and location, owner, description, a detailed scope of work, original contract sum, final contract sum, with explanation, for that scope of work only and date of completion for each and every similar project undertaken by the firm in the last five (5) years. Joint ventures must provide similar project experience for each individual joint venture partner. For purposes of this RFQ, “similar projects” shall mean projects where: 1) the respondent was a Filed Sub bidder, Trade Contractor or subcontractor, preferably on a public building construction project in Massachusetts; 2) the respondent’s subcontract was for a similar dollar value as the work of its trade as stated in Section 1B of this RFQ; and 3) where the project was of similar size, scope and complexity as this Project. If specific criteria are required for a Trade such as prior experience, make sure those criteria are met and described by the projects listed. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	20 points available
Terminations:	Provide a list of any projects on which the firm was the Subcontractor and was terminated, held in default or failed to complete the work. Include the name of the project, the timeframe of the project, and circumstances surrounding the termination or default. (Note: Awarding Authority may elect to limit reporting time period.)	3 points available
Legal Proceedings:	Provide information regarding each and every legal proceeding, administrative proceeding, and arbitration <u>pending</u> against the Subcontractor. In addition, provide information regarding each and every legal proceeding, administrative proceeding, or arbitration which did not conclude with a judgment or decision completely favorable to the Subcontractor within the past five (5) years, which relate to the procurement or performance of any public or private construction contract.	10 points available
Safety Record:	Provide the three (3) years history of the Subcontractor’s workers’ compensation experience modifier. In addition, provide documentation from the Subcontractor’s insurance carrier supporting the rating history provided.	10 points available

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References		
30 points available in this category; minimum of 15 points required in this category for prequalification approval.		
Project References:	<p>Provide reference information for owners and architects for each and every project listed in your response to Section VI(C)(1)(c). Information provided shall at least include the project name and the names of the owners and architects, with current address, current telephone, and fax numbers, and contact person with an email address for each.</p> <p>Note: The Prequalification Committee may also consider project reference information and project evaluations obtained from the Update Statement, DCAMM's certification files, and information provided in response to Subsection 2(c) herein. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u></p>	24 points available

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Credit References:	Provide a minimum of <u>three (3) credit letters of credit reference; one of which must be from a financial institution.</u> Letters must include telephone number and email of a contact person from key suppliers, vendors, and banks. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Public Project Record:	Provide a list of all public building construction projects (as defined by M.G.L. c. 149, § 44A) in which the Subcontractor has participated during the past three (3) years with the project name, the scope of work, contract value, start date, completion date, the status of the project, owner's name (including address, telephone number, and contact person name and <u>current email address</u>) and architect's name (including address, telephone number, and contact person name and <u>current email address</u>). <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Capacity to Complete Projects 20 points available in this category; minimum of 10 points required in this category for prequalification approval.		
Area	Criteria	Points Available
Prior Revenue:	Submit the prior annual revenue for the <u>last</u> three (3) fiscal years (2019, 2022, 2021).	10 points
Revenue Under Contract:	Submit revenue under contract for the next three (3) years. (2022, 2023, 2024)	10 points

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LIST OF PREQUALIFIED CONTRACTORS

In accordance with the model established by MGL Chapter 149 Section 44D, firms receiving at least the minimum points required in each category and an overall minimum score of 70 points shall be prequalified to bid. Based on the tallies of points assigned by the Prequalification Committee, the following firms are prequalified to bid on the Concord Middle School Project:

00.00.01 General Contractor	Agostini Bacon Brait Builders Corporation Fontaine Bros. W.T. Rich Company	09.00.03 Acoustical Ceiling Tile	Central Ceilings H. Carr & Sons K&K Acoustical Ceilings
04.00.01 Masonry	Costa Brothers Masonry Empire Masonry Fernandes Masonry Lighthouse Masonry Marmelo Bros Construction	09.00.05 Resilient Flooring	Ayotte & King For Tile Capital Carpet & Flooring CJM Services Pavilion Floors
05.00.00 Miscellaneous & Ornamental Iron	Avid Ironworks L&L Contracting Quinn Bros. Of Essex Roman Iron Works SMJ Metal Company The Berlin Steel Construction United Steel	09.00.07 Painting	Bello Painting Color Concepts Dandis Contracting Homer Contracting John W. Egan Co. King Painting Drizos Contracting New Generation Painting
07.00.01 Waterproofing, Damp proofing & Caulking	Acme Waterproofing Company Beacon Waterproofing Folan Waterproofing P.J. Spillane Company Superior Caulking The Waterproofing Company	14.24.24 Elevators	Due to lack of responses the one candidate was notified that this will be an open bid process in March 2023.
07.00.02 Roofing & Flashing	Capeway Roofing Gibson Roofs Greenwood Industries Rockwell Roofing Silktown Roofing Stanley Roofing Company	21.00.00 Fire Suppression	Covenant Fire Protection Hampshire Fire Protection Xcel Fire Protection Yankee Sprinkler Company
08.00.01 Metal Windows	A & A Window Products Chandler Architectural Products G.V.W. Kapiloff's Glass Lockheed R&R Window Contractor	22.00.00 Plumbing	Araujo Bros. E. Amanti & Sons Grasseschi Plumbing Kneeland Plumbing & Heating Harold Brothers N.B. Kenney Company
08.00.02 Glass and Glazing	A & A Window Products Aluminum & Glass Concepts Chandler Architectural Products G.V.W. Kapiloff's Glass Lizotte Glass R&R Window Contractor	23.00.00 Heating, Ventilation & Air-Conditioning	E. Amanti & Sons General Mechanical Harold Brothers N.B. Kenney Company William F Lynch Company
09.00.02 Tile	Ayotte & King For Tile Capital Carpet & Flooring Joseph Cohn & Son Pavilion Floors Roman Tile Company The Jantile Group	26.00.00 Electrical	Annese Electrical Services Brothers Electrical Corp System Contracting Wayne J. Griffin Electric LeVangie Electric

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CONTRACTORS NOT PREQUALIFIED FOR THIS PROJECT

A total of 10 contractors were not prequalified for this project.

Fire Protection	Johnson Controls
General Contractor	CTA Construction
Metal Windows	Lizotte Glass
Miscellaneous Ornamental Iron	Tim's Fabricators V & G Iron Works, Inc.
Painting	JB Painting Keltic Painting VP Décor
Plumbing	Pinnacle Construction Services William F Lynch, Inc.