



Concord Middle School Project

Project Manager Report

February 2023





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT FEBRUARY 2023

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Executive Summary

Town of Concord

Concord Middle School Project



Executive Summary

This Project Manager's Report for the Concord Middle School Project is submitted by **Hill International** (Hill) and covers activities for the month of **February 2023**.

Project Progress

Project related meetings are being held in a hybrid format both via Zoom Video Conferencing and in person at various locations in Concord, MA.

The Project Team continued advancing permitting tasks, the general contractor/subcontractor prequalification process, and the design through the CD phase. Hill and SMMA attended a Concord Middle School Building Committee (CMSBC) meeting on February 14th and a meeting with the Concord Fire Department on February 9th. Hill scheduled and facilitated weekly Leadership Team meetings on February 7th, 14th, 21st, and 28th.

Milestones

The following milestones were achieved during the month of **February 2023**:

- The Prequalification Committee reconsidered the status of CTA Construction upon receiving additional information and clarification regarding their submission and ultimately voted to pre-qualified CTA on February 9th. The attached summary memo and amended pre-qualification report was issued thereafter.
- February 14th CMSBC Meeting: The committee met to approve the amended prequalification report. The vote passed unanimously to accept the amended report and prequalify CTA Construction.
- February 16th Town Vote: The Town of Concord voted by ballot to approve \$7.2M in additional funding for the Concord Middle School Project. Hill updated the total project budget accordingly.
- Hill worked with the Town to propose and further develop the General Conditions and Contract for the General Contractor as well as other front end specification documents.
- SMMA produced the 100% bid set on February 27th meeting their final design milestone as planned.
- Hill opened an account with BidDocs to host an electronic bidding phase through their system.
- Hill drafted the RFP to procure a Testing Agent for the project with the assistance of SMMA to confirm required special inspections for the project. Review and finalization with the Town is ongoing.
- Souza, True, and Partners completed their Structural Peer Review of the 90% Construction Documents and began preparing their final report to the Town of Concord Building Department, noted no major errors in the structural design.

Milestones projected for the coming months are:

- Bid/Award Phase
- Construction Start

Issues & Challenges

- Current construction market cost conditions remain an ongoing concern despite achieving budget alignment.

Town of Concord

Concord Middle School Project



Schedule

Major milestones are as follows:

■ OPM Selection	Completed Aug. 28 th , 2019
■ Designer Selection	Completed Nov. 18 th , 2019
■ Feasibility Study	Completed April 29 th , 2021
■ Schematic Design	Completed December 9 th , 2021
■ Town Hearing	Completed December 16 th , 2021
■ Special Town Meeting	Completed January 20 th , 2022
■ Town Vote	Completed February 3 rd , 2022
■ Design Development	Completed June 30 th , 2022
■ 60% Contract Documents	Completed October 21 st , 2022
■ 90% Contract Documents	Completed January 13 th , 2023
■ Special Town Meeting (Additional Funding)	Completed January 19 th , 2023
■ Town Vote (Additional Funding)	Completed February 16 th , 2023
■ 100% Contract Documents	Completed February 27 th , 2023
■ Bidding	See attached schedule
■ Construction	See attached schedule
■ Substantial Completion (New Building)	See attached schedule
■ Demolition of Existing Building and Add New Fields	See attached schedule
■ Closeout	See attached schedule

Budget

In January 2022, the Town of Concord held a Special Town Meeting to present the Middle School Building Project and held an in-person vote on a not-to-exceed project budget \$104,316,000 to be reflected on the ballot at the February 3rd Town Vote.

In February 2022, the Town of Concord voted by ballot to approve debt authorization amounting to \$102,816,000 for the new Concord Middle School project bringing the total project budget including Feasibility and Schematic Design Phase to \$104,316,000.

In June 2022, the Design Development estimate was presented at \$5,332,865 over the construction budget of \$80,772,447. However, the Concord Middle School Building Committee voted to proceed with Contract Document design preparation at the June 30, 2022 CMSBC Meeting with the idea that value management and budget alignment must happen no later than October 2022 at the 60% CD estimate phase.

In August 2022, the Town of Concord executed the contract for AKF+SGH for Commissioning Services in the amount of \$158,310, which is now shown as committed costs in the total project budget.

In October 2022, the 60% Contract Document estimate was presented at \$86,455,680, remaining over the construction budget of \$80,772,447 by a total of \$5,683,233. The CMSBC continued to work towards budget alignment by continuing the process of value management while also continuing the Town process of seeking

Town of Concord

Concord Middle School Project



additional funding.

In January 2023, the Town of Concord held a Special Town meeting to vote to move items on the warrant article to a Town Ballot. Article 5 at the Special Town meeting was for the allocation of \$7.2M in additional funding for the Concord Middle School project. The vote passed by an overwhelming majority and will go to the Town Vote by ballot on February 16th to formally approve the debt authorization of \$7.2M. This would bring the total project budget to \$111,516,000.

In February 2023, the Town of Concord voted by ballot to increase debt authorization in the amount of \$7,200,000 for the new Concord Middle School project, bringing the total project budget to \$111,516,000 including the Feasibility and Schematic Design Phase. The Town also executed Hill's Contract Amendment #4 for Structural Peer Review services.

Cash Flow

Total project budget is \$111,516,000.

Total encumbered to date is \$12,872,235.00

Total spent on construction to date is \$0.00.

Total spent to date is \$6,422,155 which is 50% of total encumbered.

Project Team Summary

Awarding Authority	Town of Concord (ToC)
Client	Town of Concord / Concord Public Schools
Owner's Project Manager	Hill International, Inc. (Hill)
Commissioning Agent	AKF Group / Simpson Gumpertz and Heger (AKF/SGH)
Designer	SMMA
General Contractor	TBD



Project Dashboard



Town of Concord
Concord Middle School
Project Dashboard

February 28, 2023

EXECUTIVE SUMMARY



Project Accomplishments this Month					Current Issues & Areas of Focus				Current Progress Photos	
<p>The Prequalification Committee reconsidered the status of CTA Construction upon receiving additional information and clarification regarding their submission and ultimately voted to pre-qualified CTA on February 9th.</p> <p>February 14th CMSBC Meeting: The committee met to approve the amended prequalification report. The vote passed unanimously to accept the amended report and prequalify CTA Construction.</p> <p>February 16th Town Vote: The Town of Concord voted by ballot to approve \$7.2M in additional funding for the Concord Middle School Project. Hill updated the total project budget accordingly.</p> <p>SMMA produced the 100% bid set on February 27th meeting their final design milestone as planned.</p>					Volatility in the current construction market conditions					
Projected Major Tasks next Month					Diversity Compliance				Project Cash Flow - Plan vs Actual	
Bid Phase Start										
Schedule Summary - Upcoming Milestones					Metric					
	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish		Target	Actual			
Designer Procurement	9/25/2019	11/18/2019	9/25/2019	12/9/2019		TBD	TBD			
Feasibility/Schematic Design	11/19/19	7/1/2020	11/19/19	12/9/2021	Designer's WBE/MBE					
Special Town Meeting	1/20/22	1/20/22	1/20/22	1/20/2022	Contractor's WBE/MBE					
Town Vote	2/3/22	2/3/22	2/3/22	2/3/22						
Design Development / Contract Documents	2/7/22	2/22/23	2/7/22	2/27/23						
Special Town Meeting (Addtl. Funds)	N/A	N/A	1/19/23	1/19/2023						
Town Vote (Addtl. Funds)	N/A	N/A	2/16/23	2/16/2023						
Prequalification/Bidding	10/24/22	4/23/23	10/24/22							
Construction Phase 1- New School	5/18/23	12/19/24								
Punchlist Complete	12/20/24	3/24/25								
Occupancy/Classes Start	2/24/25	2/24/25								
Construction Phase 2 - Fields & Demo	2/25/25	9/12/25								
Final Completion	11/13/25	11/13/25								
PROJECT FINANCIAL OVERVIEW										
Description	BUDGET				COST				CASH FLOW	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 80,000,000	\$ 7,420,207	\$ 87,420,207	\$ 87,420,207	\$ -	\$ 87,420,207	\$ -	\$ 87,420,207	\$ -	\$ 87,420,207
Design Services	\$ 8,281,000	\$ 936,347	\$ 9,217,347	\$ 9,217,347	\$ 8,937,347	\$ 280,000	\$ -	\$ 9,217,347	\$ 5,495,239	\$ 3,722,107
Administrative	\$ 4,279,595	\$ 485,948	\$ 4,765,543	\$ 4,765,543	\$ 3,934,888	\$ 830,655	\$ -	\$ 4,765,543	\$ 926,916	\$ 3,838,628
FF&E	\$ 2,677,500	\$ (52,500)	\$ 2,625,000	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000
SUBTOTAL	\$ 95,238,095	\$ 8,790,002	\$ 104,028,097	\$ 104,028,097	\$ 12,872,235	\$ 91,155,862	\$ -	\$ 104,028,097	\$ 6,422,155	\$ 97,605,942
Construction Contingency (Hard Cost)	\$ 4,000,000	\$ 591,197	\$ 4,591,197	\$ 4,591,197	\$ -	\$ 4,591,197	\$ -	\$ 4,591,197	\$ -	\$ 4,591,197
Owner's FFE Contingency	\$ -	\$ 2,019,312	\$ 2,019,312	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312
Owner's Contingency (Soft Cost)	\$ 761,905	\$ 115,489	\$ 877,394	\$ 877,394	\$ -	\$ 877,394	\$ -	\$ 877,394	\$ -	\$ 877,394
SUBTOTAL	\$ 4,761,905	\$ 2,725,998	\$ 7,487,903	\$ 7,487,903	\$ -	\$ 7,487,903	\$ -	\$ 7,487,903	\$ -	\$ 7,487,903
PROJECT TOTAL	\$ 100,000,000	\$ 11,516,000	\$ 111,516,000	\$ 111,516,000	\$ 12,872,235	\$ 98,643,765	\$ -	\$ 111,516,000	\$ 6,422,155	\$ 105,093,845
Scope changes from the Original Scope										
N/A										
Project Budget Transfers										
N/A										



Budget Update



February 28, 2023

Town of Concord
Concord Middle School
Project Budget and Cost Summary



A	C	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
Description	BUDGET			COST				CASH FLOW	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Construction	\$80,000,000	\$7,420,207	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207
Subtotal	\$80,000,000	\$7,420,207	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207
30 Architectural & Engineering									
Designer - Basic Services	\$6,590,600	\$589,400	\$7,180,000	\$7,180,000	\$0	\$0	\$7,180,000	\$4,290,000	\$2,890,000
Schematic Design	\$889,400	\$232,447	\$1,121,847	\$1,121,847	\$0	\$0	\$1,121,847	\$1,121,847	\$0
Geotechnical Engineering CA	\$250,000	-\$45,000	\$205,000	\$205,000	\$0	\$0	\$205,000	\$36,926	\$168,074
Geoenvironmental Engineering-allowance	\$51,000	\$134,000	\$185,000	\$185,000	\$0	\$0	\$185,000	\$0	\$185,000
Site Survey	\$50,000	-\$30,000	\$20,000	\$10,000	\$10,000	\$0	\$20,000	\$0	\$20,000
Survey of Existing Conditions / Wetlands	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials	\$100,000	\$45,000	\$145,000	\$145,000	\$0	\$0	\$145,000	\$1,338	\$143,662
A&E Sub Consultants	\$0	\$70,500	\$70,500	\$70,500	\$0	\$0	\$70,500	\$44,704	\$25,796
Other Reimbursable Costs	\$100,000	-\$80,000	\$20,000	\$20,000	\$0	\$0	\$20,000	\$425	\$19,575
Printing (Over the Minimum)	\$50,000	-\$30,000	\$20,000	\$0	\$20,000	\$0	\$20,000	\$0	\$20,000
Testing & Inspections	\$150,000	\$100,000	\$250,000	\$0	\$250,000	\$0	\$250,000	\$0	\$250,000
Subtotal	\$8,281,000	\$936,347	\$9,217,347	\$8,937,347	\$280,000	\$0	\$9,217,347	\$5,495,239	\$3,722,107
40 Administrative Costs									
Owner's Project Manager Basic Services	\$3,200,000	\$443,580	\$3,643,580	\$3,392,925	\$250,655	\$0	\$3,643,580	\$513,103	\$3,130,478
OPM Feasibility Study	\$299,800	\$78,353	\$378,153	\$378,153	\$0	\$0	\$378,153	\$378,153	\$0
OPM Cost Estimates	\$0	\$5,500	\$5,500	\$5,500	\$0	\$0	\$5,500	\$5,500	\$0
Advertising	\$29,795	\$205	\$30,000	\$0	\$30,000	\$0	\$30,000	\$0	\$30,000
Other Administrative Costs	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000
Other Project Costs (Moving)	\$150,000	\$50,000	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000
Utility Fees	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000
Legal	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning Agent	\$200,000	-\$41,690	\$158,310	\$158,310	\$0	\$0	\$158,310	\$30,160	\$128,150
Subtotal	\$4,279,595	\$485,948	\$4,765,543	\$3,934,888	\$830,655	\$0	\$4,765,543	\$926,916	\$3,838,628



February 28, 2023

Town of Concord
Concord Middle School
Project Budget and Cost Summary



A	C	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
Description	BUDGET			COST				CASH FLOW	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	\$1,225,000	\$140,000	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000
Security	\$227,500	-\$227,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$1,225,000	\$35,000	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000
Subtotal	\$2,677,500	-\$52,500	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000
Project Sub-Total	\$95,238,095	\$8,790,002	\$104,028,097	\$12,872,235	\$91,155,862	\$0	\$104,028,097	\$6,422,155	\$97,605,942
70 Project Contingency									
Construction Contingency	\$4,000,000	\$591,197	\$4,591,197		Current Contingency	Potential Risk	Potential Contingency		
Owner's Bid Contingency	\$0	\$2,019,312	\$2,019,312		\$4,591,197	\$0	\$4,591,197		\$4,591,197
Owner's Contingency	\$761,905	\$115,489	\$877,394		\$2,019,312	\$0	\$2,019,312		\$2,019,312
Subtotal	\$4,761,905	\$2,725,998	\$7,487,903		\$877,394	\$0	\$877,394		\$877,394
					\$7,487,903	\$0	\$7,487,903		\$7,487,903
Project Total	\$100,000,000	\$11,516,000	\$111,516,000	\$12,872,235	\$98,643,765	\$0	\$111,516,000	\$6,422,155	\$105,093,845
*Includes \$1.5M from Feasibility and Schematic Design Phase									
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revisions Summary		Date	Amount
Schematic Design Estimate	11/03/21	\$82,512,622	143,510	\$574.96					
Design Development	06/29/22	\$86,105,512	142,704	\$603.39					
Construction Documents (60%)	10/19/22	\$86,455,680	142,513	\$606.65					
Construction Documents (90%)	01/12/23	\$87,420,207	142,567	\$613.19					
Finalized GC Contract									

February 28, 2023

Concord Middle School
Estimated Project Cash Flow



	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Feasibility Study	1	Oct-19	\$25,110				\$25,110	\$25,110	\$25,110	\$25,110
	2	Nov-19	\$34,595				\$34,595	\$34,595	\$59,705	\$59,705
	3	Dec-19	\$20,660				\$20,660	\$20,660	\$80,365	\$80,365
	4	Jan-20	\$12,565	\$75,645			\$88,210	\$88,210	\$168,575	\$168,575
	5	Feb-20	\$16,445	\$151,290			\$167,735	\$167,735	\$336,310	\$336,310
	6	Mar-20	\$25,890	\$75,645			\$101,535	\$101,535	\$437,845	\$437,845
	7	Apr-20	\$34,480	\$75,645			\$110,125	\$110,125	\$547,970	\$547,970
	8	May-20	\$50,035	\$50,430			\$100,465	\$100,465	\$648,435	\$648,435
Pause	9	Jun-20	\$33,130	\$40,344			\$73,474	\$73,474	\$721,909	\$721,909
	10	Jul-20	\$15,520				\$15,520	\$15,520	\$737,429	\$737,429
	11	Aug-20	\$3,785				\$3,785	\$3,785	\$741,214	\$741,214
	12	Sep-20	\$720				\$720	\$720	\$741,934	\$741,934
	13	Oct-20	\$2,590				\$2,590	\$2,590	\$744,524	\$744,524
	14	Nov-20					\$0	\$0	\$744,524	\$744,524
Restart Feasibility Study	15	Dec-20	\$16,798				\$16,798	\$16,798	\$761,322	\$761,322
	16	Jan-21					\$0	\$0	\$761,322	\$761,322
	17	Feb-21					\$0	\$0	\$761,322	\$761,322
	18	Mar-21					\$0	\$0	\$761,322	\$761,322
	19	Apr-21					\$0	\$0	\$761,322	\$761,322
Schematic Design	20	May-21					\$0	\$0	\$761,322	\$761,322
	21	Jun-21		\$2,400			\$2,400	\$2,400	\$763,722	\$763,722
	22	Jul-21		\$69,318			\$69,318	\$69,318	\$833,040	\$833,040
	23	Aug-21		\$69,318			\$69,318	\$69,318	\$902,358	\$902,358
	24	Sep-21		\$69,318			\$69,318	\$69,318	\$971,676	\$971,676
	25	Oct-21		\$73,918			\$73,918	\$73,938	\$1,045,594	\$1,045,614
	26	Nov-21		\$57,765			\$57,765	\$57,765	\$1,103,359	\$1,103,379
Town Proce	27	Dec-21	\$18,016	\$42,361			\$60,377	\$60,377	\$1,163,736	\$1,163,756
	28	Jan-22	\$78,353	\$7,202			\$85,555	\$78,357	\$1,249,291	\$1,242,113
Design Development & Construction Documents	29	Feb-22	\$53,017				\$53,017	\$7,950	\$1,302,308	\$1,250,063
	30	Mar-22	\$53,017	\$436,495			\$489,512	\$62,018	\$1,791,820	\$1,312,081
	31	Apr-22	\$53,017	\$436,495			\$489,512	\$382,447	\$2,281,332	\$1,694,528
	32	May-22	\$53,017	\$436,495			\$489,512	\$733,550	\$2,770,844	\$2,428,078
	33	Jun-22	\$47,017	\$436,495			\$483,512	\$347,075	\$3,254,356	\$2,775,153
	34	Jul-22	\$107,867	\$424,658	\$16,667		\$549,191	\$473,965	\$3,803,547	\$3,249,117
	35	Aug-22	\$56,117	\$424,658	\$16,667		\$497,441	\$409,340	\$4,300,989	\$3,658,457
	36	Sep-22	\$52,165	\$424,658	\$16,667		\$493,489	\$494,049	\$4,794,478	\$4,152,506
	37	Oct-22	\$52,165	\$424,658	\$29,795		\$506,618	\$407,003	\$5,301,095	\$4,559,509
	38	Nov-22	\$52,165	\$424,658	\$7,143		\$483,965	\$462,832	\$5,785,061	\$5,022,341
	39	Dec-22	\$96,165	\$424,658	\$7,143		\$527,965	\$402,048	\$6,313,026	\$5,424,388
	40	Jan-23	\$59,815	\$424,658	\$7,143		\$491,615	\$553,814	\$6,804,641	\$5,978,202
	41	Feb-23	\$54,778	\$424,665	\$7,143		\$486,585	\$443,953	\$7,291,227	\$6,422,155
Bid	42	Mar-23	\$64,988	\$127,350	\$7,143		\$199,481	\$0	\$7,490,708	
	43	Apr-23	\$103,938	\$127,350	\$7,143		\$238,431	\$0	\$7,729,138	
Phase 1 (New School)	44	May-23	\$77,588	\$96,200	\$7,143	\$200,000	\$380,931	\$0	\$8,110,069	
	45	Jun-23	\$96,088	\$96,200	\$8,333	\$750,000	\$1,256,988	\$0	\$9,367,057	
	46	Jul-23	\$97,578	\$96,200	\$8,333	\$1,500,000	\$2,008,478	\$0	\$11,375,535	
	47	Aug-23	\$91,838	\$96,200	\$8,333	\$4,500,000	\$5,002,738	\$0	\$16,378,273	
	48	Sep-23	\$91,838	\$96,200	\$8,333	\$5,750,000	\$6,252,738	\$0	\$22,631,011	
	49	Oct-23	\$91,838	\$96,200	\$8,333	\$5,500,000	\$6,002,738	\$0	\$28,633,750	
	50	Nov-23	\$91,838	\$96,200	\$8,333	\$2,500,000	\$3,002,738	\$0	\$31,636,488	
	51	Dec-23	\$91,838	\$96,200	\$8,333	\$2,500,000	\$3,002,738	\$0	\$34,639,226	
	52	Jan-24	\$91,838	\$96,200	\$8,333	\$3,500,000	\$4,002,738	\$0	\$38,641,964	
	53	Feb-24	\$91,838	\$96,200	\$8,333	\$3,000,000	\$3,502,738	\$0	\$42,144,702	
	54	Mar-24	\$91,838	\$96,200	\$8,333	\$5,000,000	\$5,502,738	\$0	\$47,647,440	
	55	Apr-24	\$91,838	\$96,200	\$8,333	\$7,500,000	\$8,002,738	\$0	\$55,650,178	

February 28, 2023

Concord Middle School
Estimated Project Cash Flow



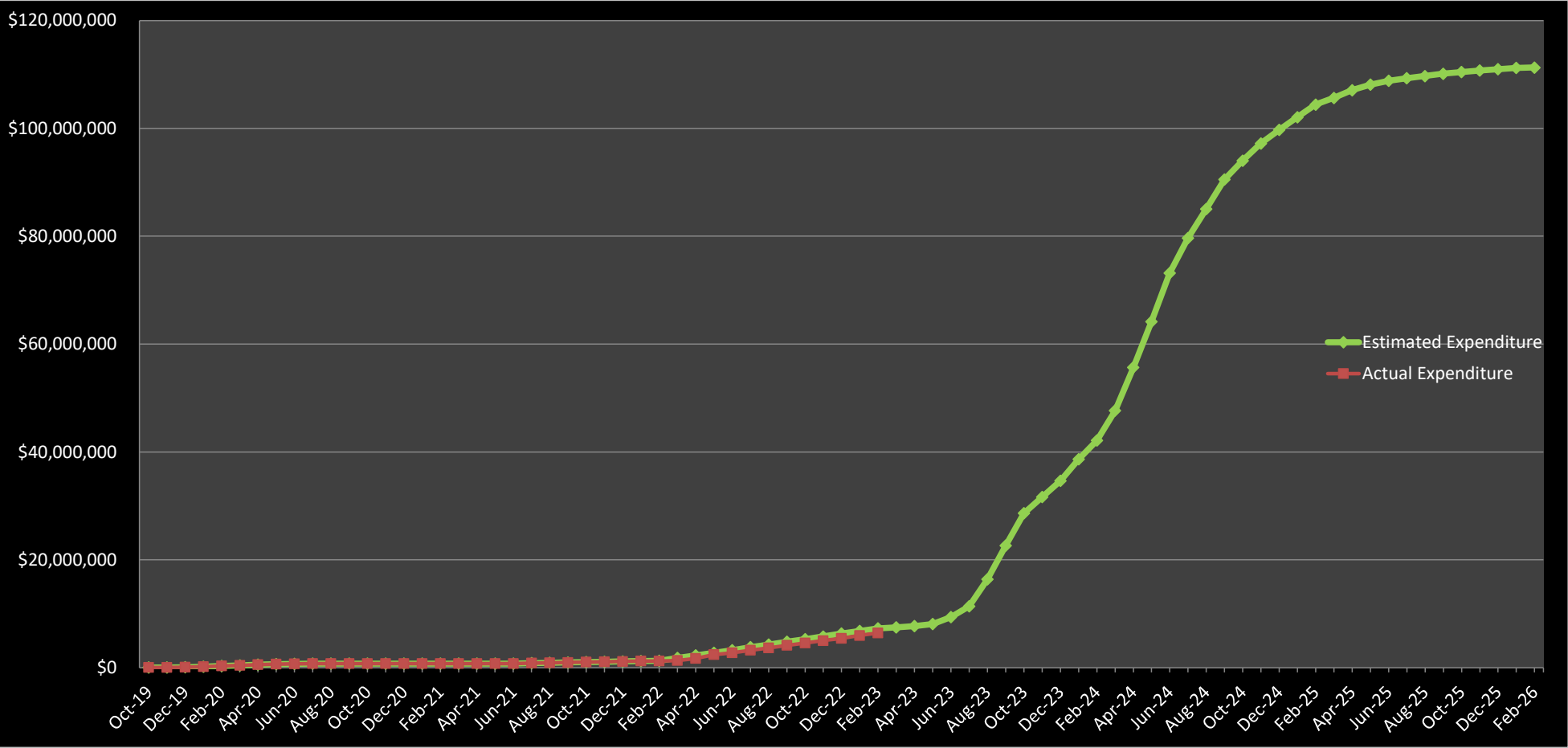
	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Construction	56 May-24	\$91,838	\$96,200	\$8,333	\$8,000,000	\$306,367	\$8,502,738	\$0	\$64,152,916	
	57 Jun-24	\$91,838	\$96,200	\$8,333	\$8,500,000	\$306,367	\$9,002,738	\$0	\$73,155,654	
	58 Jul-24	\$91,838	\$96,200	\$8,333	\$6,000,000	\$306,367	\$6,502,738	\$0	\$79,658,392	
	59 Aug-24	\$78,338	\$96,200	\$887,500	\$4,000,000	\$306,367	\$5,368,405	\$0	\$85,026,797	
	60 Sep-24	\$78,338	\$96,200	\$12,500	\$5,000,000	\$306,367	\$5,493,405	\$0	\$90,520,201	
	61 Oct-24	\$78,338	\$96,200	\$12,500	\$3,000,000	\$306,367	\$3,493,405	\$0	\$94,013,606	
	62 Nov-24	\$78,338	\$96,200	\$12,500	\$2,700,000	\$306,367	\$3,193,405	\$0	\$97,207,011	
	63 Dec-24	\$78,338	\$96,200	\$12,500	\$2,000,000	\$306,367	\$2,493,405	\$0	\$99,700,415	
	64 Jan-25	\$78,338	\$96,200	\$887,500	\$1,000,000	\$306,367	\$2,368,405	\$0	\$102,068,820	
	65 Feb-25	\$78,338	\$96,200	\$887,500	\$1,000,000	\$272,669	\$2,334,707	\$0	\$104,403,527	
Phase 2 (Demo & Fields)	66 Mar-25	\$78,338	\$96,200	\$87,500	\$700,000	\$272,669	\$1,234,707	\$0	\$105,638,234	
	67 Apr-25	\$78,338	\$96,200	\$87,500	\$900,000	\$272,669	\$1,434,707	\$0	\$107,072,940	
	68 May-25	\$78,338	\$57,143	\$12,500	\$600,000	\$272,669	\$1,020,650	\$0	\$108,093,590	
	69 Jun-25	\$78,338	\$57,143	\$58,538	\$500,000	\$34,388	\$728,407	\$0	\$108,821,997	
	70 Jul-25	\$74,738	\$57,143		\$300,000	\$34,388	\$466,269	\$0	\$109,288,265	
	71 Aug-25	\$74,738	\$57,143		\$250,000	\$34,388	\$416,269	\$0	\$109,704,534	
	72 Sep-25	\$74,738	\$57,143		\$250,000	\$34,388	\$416,269	\$0	\$110,120,803	
	73 Oct-25	\$65,758	\$57,143		\$150,000	\$34,388	\$307,289	\$0	\$110,428,091	
	74 Nov-25	\$57,213	\$57,143		\$150,000	\$34,388	\$298,744	\$0	\$110,726,835	
	75 Dec-25	\$53,013	\$41,667		\$100,000	\$34,388	\$229,068	\$0	\$110,955,903	
Closeout	76 Jan-26	\$47,705	\$41,667		\$120,207	\$29,180	\$238,759	\$0	\$111,194,661	
	77 Feb-26	\$41,855	\$41,667				\$83,522	\$0	\$111,278,183	
	78 Mar-26	\$38,355	\$41,667				\$80,022	\$0	\$111,358,205	
	79 Apr-26	\$28,407	\$41,667				\$70,074	\$0	\$111,428,278	
	80 May-26	\$25,060	\$41,667				\$66,727	\$0	\$111,495,005	
	81 Jun-26	\$20,995					\$20,995	\$0	\$111,516,000	
	82 Jul-26						\$0	\$0	\$111,516,000	
	83 Aug-26						\$0	\$0	\$111,516,000	
	84 Sep-26						\$0	\$0	\$111,516,000	
	Subtotal for FY '19	\$252,910	\$468,999	\$0	\$0	\$0	\$721,909			
	Subtotal for FY '20	\$39,413	\$2,400	\$0	\$0	\$0	\$41,813			
	Subtotal for FY '21	\$355,454	\$2,135,180	\$0	\$0	\$0	\$2,490,634			
	Subtotal for FY '22	\$873,839	\$3,844,367	\$138,128	\$950,000	\$306,367	\$6,112,701			
	Subtotal for FY '23	\$1,107,796	\$1,154,401	\$100,000	\$57,750,000	\$3,676,400	\$63,788,597			
	Subtotal for FY '24	\$953,556	\$1,076,286	\$2,966,871	\$27,400,000	\$3,269,629	\$35,666,343			
	Subtotal for FY '25	\$602,575	\$535,714	\$0	\$1,320,207	\$235,507	\$2,694,003			
	TOTAL	\$4,185,543	\$9,217,347	\$3,205,000	\$87,420,207	\$7,487,903	\$111,516,000			



Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph



February 28, 2023





Schedule Update



Concord Middle School
Project Schedule UPDATE
December 12, 2022

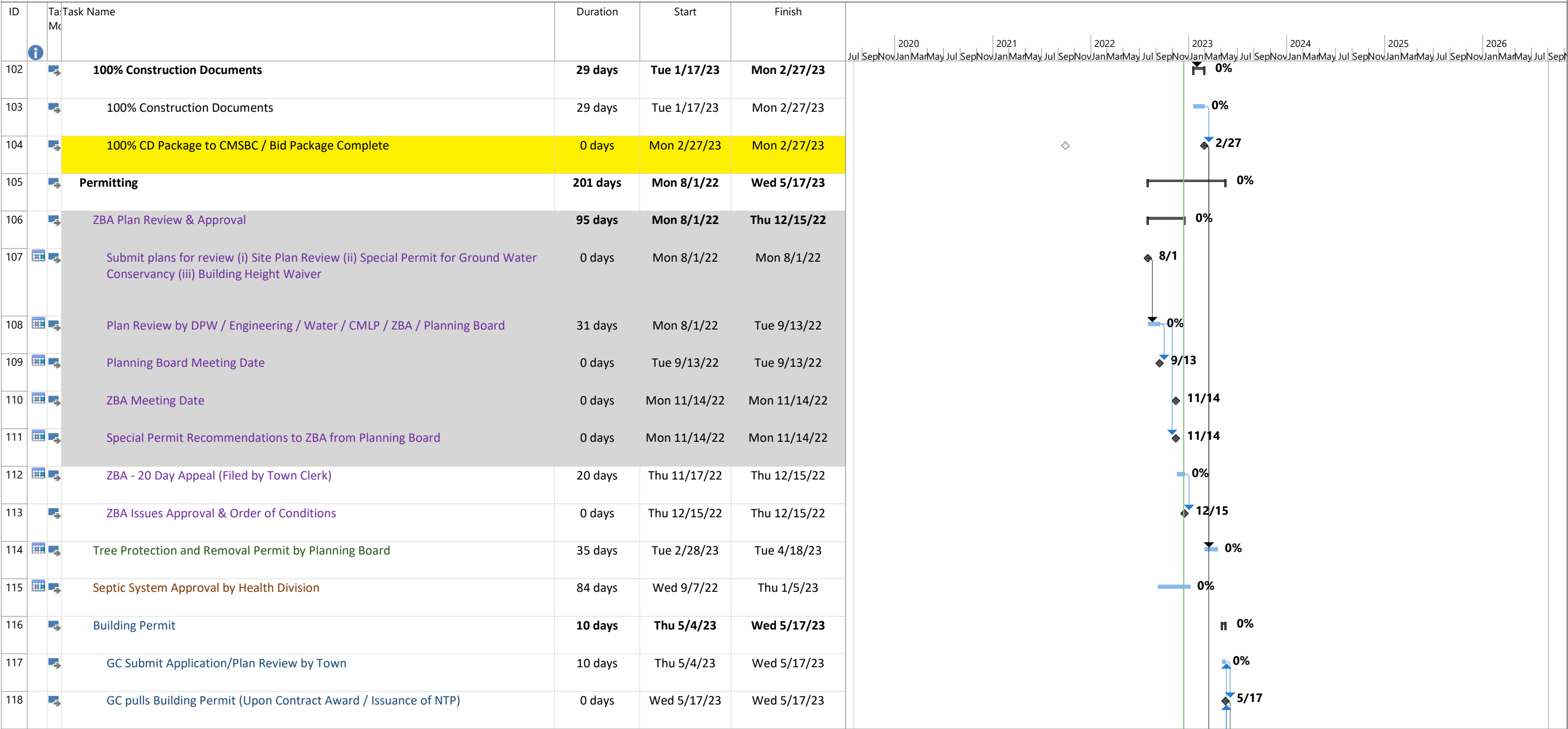


ID	Task Name	Duration	Start	Finish	
1	Design & Pre-Construction Phases	945 days	Wed 8/14/19	Wed 5/17/23	33%
2	OPM Selection	15 days	Wed 8/14/19	Wed 9/4/19	100%
7	Designer Selection	62 days	Tue 8/20/19	Mon 11/18/19	100%
21	Feasibility Study	521 days	Tue 11/19/19	Thu 12/16/21	99%
38	Schematic Design	155 days	Thu 5/6/21	Thu 12/16/21	0%
48	Town Actions	77 days	Mon 10/18/21	Fri 2/4/22	0%
60	Design Development	102 days	Mon 2/7/22	Fri 7/1/22	0%
69	Commissioning Agent Selection	126 days	Tue 2/22/22	Fri 8/19/22	0%
84	Construction Documents	164 days	Tue 7/5/22	Mon 2/27/23	0%
85	60% Construction Documents	77 days	Tue 7/5/22	Fri 10/21/22	0%
94	90% Construction Documents	65 days	Thu 10/20/22	Mon 1/23/23	0%
95	90% Construction Documents- Pricing Set	40 days	Thu 10/20/22	Fri 12/16/22	0%
96	Finalize 90% CD Estimate Set	0 days	Fri 12/16/22	Fri 12/16/22	12/16
97	OPM & CxA review 90% CD	10 days	Mon 12/19/22	Fri 12/30/22	0%
98	90% CD Cost Estimate	17 days	Mon 12/19/22	Tue 1/10/23	0%
99	90% CD Cost Reconciliation	3 days	Wed 1/11/23	Fri 1/13/23	0%
100	90% CD submission to CMSBC	0 days	Fri 1/13/23	Fri 1/13/23	1/13
101	Complete 90% CD Report	15 days	Mon 1/2/23	Mon 1/23/23	0%

Critical	Split	Finish-only	Baseline Milestone	Manual Summary	Inactive Task
Critical Split	Task Progress	Duration-only	Milestone	Project Summary	Inactive Milestone
Critical Progress	Manual Task	Baseline	Summary Progress	External Tasks	Inactive Summary
Task	Start-only	Baseline Split	Summary	External Milestone	Deadline



Concord Middle School
Project Schedule UPDATE
December 12, 2022



Critical	Split	Finish-only	Baseline Milestone	Manual Summary	Inactive Task
Critical Split	Task Progress	Duration-only	Milestone	Project Summary	Inactive Milestone
Critical Progress	Manual Task	Baseline	Summary Progress	External Tasks	Inactive Summary
Task	Start-only	Baseline Split	Summary	External Milestone	Deadline



Concord Middle School
Project Schedule UPDATE
December 12, 2022



ID	Task Name	Duration	Start	Finish	2020	2021	2022	2023	2024	2025	2026
119	Town Process	85 days	Mon 10/17/22	Thu 2/16/23				0%			
120	Open Warrant	0 days	Mon 10/17/22	Mon 10/17/22				10/17			
121	Close the Warrant	0 days	Fri 10/28/22	Fri 10/28/22				10/28			
122	Select Board Meeting: Vote for \$110M Warrant Article	0 days	Mon 10/31/22	Mon 10/31/22				10/31			
123	Joint Finance Committee & CMSBC Meeting	0 days	Thu 11/3/22	Thu 11/3/22				11/3			
124	Finance Committee Public Hearing	0 days	Thu 11/17/22	Thu 11/17/22				11/17			
125	Warrant Posted & Mailed to Households	0 days	Mon 11/14/22	Mon 11/14/22				11/14			
126	Finance Comm Report	0 days	Thu 12/8/22	Thu 12/8/22				12/8			
127	Motions Posted for Special Town Meeting	0 days	Tue 1/17/23	Tue 1/17/23				1/17			
128	Special Town Meeting	0 days	Thu 1/19/23	Thu 1/19/23				1/19			
129	Town Vote	0 days	Thu 2/16/23	Thu 2/16/23				2/16			
130	GC and Subs Contractor Prequalifications	84 days	Tue 10/18/22	Wed 2/15/23				0%			
131	Draft RFQ and Advertising	12 days	Tue 10/18/22	Wed 11/2/22				0%			
132	Posted Advertisement	0 days	Wed 11/9/22	Wed 11/9/22				11/9			
133	Receive SOQ's	17 days	Wed 11/9/22	Mon 12/5/22				0%			
134	Review Submissions / Prequal Committee Meetings	48 days	Mon 12/5/22	Thu 2/9/23				0%			
135	Final Report to CMSBC	0 days	Thu 2/9/23	Thu 2/9/23				2/9			
136	Notification of Prequalification to Contractors	5 days	Thu 2/9/23	Wed 2/15/23				0%			

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline



Concord Middle School
Project Schedule UPDATE
December 12, 2022



Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline

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Concord Middle School
Project Schedule UPDATE
December 12, 2022



ID	Task Name	Duration	Start	Finish	
155	Construction Phase 2 Punchlist	42 days	Mon 9/15/25	Thu 11/13/25	
156	Project Final Completion	0 days	Thu 11/13/25	Thu 11/13/25	
157	Project Close-Out	42 days	Fri 11/14/25	Thu 1/15/26	
158	Grass Established for Field Usage	0 days	Tue 9/1/26	Tue 9/1/26	
159	Fields Ready for Use	0 days	Tue 9/1/26	Tue 9/1/26	

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline



Amended Prequalification Report



Memorandum

Date: February 9, 2022
To: Dawn Guarriello, Pat Nelson, CMSBC Co-Chairs
From: Ian Parks, Hill International
Project: Concord Middle School
Re: Amended Prequalification Report
Distribution: CMSBC, Hill, SMMA

At the January 26, 2023 CMSBC meeting, Hill International ("Hill") reviewed the final prequalification committee report of findings and recommendations, and the CMSBC voted to accepted this report. Hill notified both General Contractors and Subcontractors of their prequalification or disqualification status via email on January 27-30, 2023.

Upon receiving notice of their General Contractor disqualification, CTA Construction Managers ("CTA") immediately notified Hill on January 27, 2023 to request an appeal to the prequalification committee's decision.

Hill consulted with the Construction Bid Unit at the Massachusetts Attorney General's Office and determined that additional information/clarifications from CTA regarding their Statement of Qualifications ("SOQ") could be accepted by the prequalification committee for further review, with the potential to adjust CTA's evaluation accordingly.

CTA provided additional information/clarifications to their SOQ on February 7-8, 2023 as requested by the prequalification committee in relation to the following areas: Business Ownership, Management Personnel, Similar Project Experience, Terminations, Legal Proceedings, Project References, and Audited Financial Statements. The prequalification committee met with CTA on February 9, 2023 to further discuss their SOQ and clarifications.

Upon review of the additional information/clarifications, the prequalification committee deliberated on February 9, 2023, and determined that adjustments could be made in the following areas of the SOQ: Business Ownership, Management Personnel, Legal Proceedings, and Audited Financial Statements. The prequalification committee agreed and voted on amended scores in these areas, which allowed for CTA to be prequalified as a General Contractor.

The prequalification committee is recommending acceptance of the attached amended prequalification report.

Hill International, Inc.
75 Second Avenue, Suite 300
Needham, MA 02494
Tel: 617-778-0900
www.hillintl.com

Concord Middle School

Prequalification Review Committee Report

AMENDED February 9, 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

Concord Middle School

Prequalification Review Committee Report

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.

Concord Middle School

Prequalification Review Committee Report

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

Concord Middle School Prequalification Review Committee Report

	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

Concord Middle School

Prequalification Review Committee Report

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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Concord Middle School

Prequalification Review Committee Report

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 RFQ. 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 SOQ 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 RFQ 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

Concord Middle School

Prequalification Review Committee Report

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 CTA Construction Managers 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 9 contractors were not prequalified for this project.

Fire Protection	Johnson Controls
Masonry	Commercial Masonry
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.



Meeting Minutes



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson Pat Nelson, Co-Chairperson

Meeting Minutes Tuesday, February 14th, 2023

Call to Order:

- D. Guarriello called the meeting to order at 8:02AM.
- The recording of this meeting: [Concord Middle School Building Committee Meeting - Zoom](#)

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	NP	Chris Popov*	P
Robert Conry	NP	Russ Hughes	NP	Charlie Parker*	P
Court Booth*	P	Dawn Guarriello*	P	Matt Root*	P
Heather Bout*	P	Laurie Hunter*	P	Steven Stasheski*	NP
Frank Cannon*	P	Matt Johnson*	P	Eric Simms	NP
Justin Cameron	P	Kerry Lafleur	P		
Gail Dowd	P	Pat Nelson*	P		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	P				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Matthew Rice	NP	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	NP	Jen Soucy	NP

*P=Present, NP= Not Present *=Voting Member*

OPM Update

- Hill sent out a memo to the CMSBC members prior to the meeting detailing the decision to prequalify CTA Construction after initially disqualifying them.
 - CTA was missing content from their Statement of Qualifications which they produced for the Prequalification Committee.
 - Hill noted that CTA provided missing content and provided clarification regarding some other content in their Statement of Qualifications.
- Hill does not expect any protests from other disqualified vendors.
- With the prequalification of CTA there are now 5 General Contractors prequalified to bid on the project.

Motion:	Motion to accept the amended recommendation by the Prequalification Committee
Motioned by	H. Bout
Seconded by	C. Popov
Y = Approve (10) N = Reject (0) Motion carries to approve the amended recommendation by the Prequalification Committee by unanimous vote. Note: Three members of the CMSBC were not present at this point in the meeting.	

Adjourn

- Co-Chair D. Guarriello adjourned the meeting at 8:17AM.