

SBRC Meeting Minutes

May 25, 2022 Meeting at Town Hall, Room 305, commencing at 1:00

Members present:

John Tocci, John Heffernan, Steve Bilafer, Victor Hebert, Phil Gonzalez, Mayanne McDonald Briggs

Members absent: Kevin Coughlin

Members of School Administration present:

Director of Facilities Denise Maroney

Meeting called to order at 1:00 PM

Project Manager RFS responses were gathered in Room 305. Dedham received ten responses to Project Manager RFS from the firms listed below by 1:00 on May 25.

CBRE | Project Management | Public Sector
CHA Consulting
DBI Projects
Jones Lang Lasalle
Left Field
PMA Consultants
Colliers
Compass Project Management, LLC
Construction Monitoring Services, Inc.
Skanska USA Building Inc.

Steve Bilafer indicated a family connection to the umbrella corporation of CBRE. The family member does not work for a division or in a capacity relating to project management and committee agreed that there was no conflict. Nonetheless, Steve felt that he should recuse himself from the process in an abundance of caution to avoid possible question arising regarding conflicting interests.

Each remaining SBRC member, and Denise, reviewed each proposal. During the course of the reviews there was limited discussion. It was noted, however, that two of the candidates proposed a joint venture with the project manager for Dedham Town Hall. Given the substantial difficulties with the Town Hall project, including cost overruns, delays and litigation, all agreed that this association was a negative for these candidates and that the candidates would not be considered.

After reviewing all candidate packets, members discussed pros and cons of each candidate in accordance with the MSBA suggested matrix to be used for grading the candidates. After several hours of discussion and review, each member and Denise ascribed a score to each candidate. The following table lists the scores given to each candidate:

| | <u>CBRE</u> | <u>CHA</u> | <u>DBI</u> | <u>JLL</u> | <u>LeftField</u> | <u>PMA</u> | Compass | CMS | Skanska | Colliers |
|-------------------------|-------------|------------|------------|------------|------------------|------------|----------------|------------|----------------|-----------------|
| Denise Moroney | 0 | 71 | 0 | 89 | 81 | 82 | 99 | 97 | 98 | 97 |
| John Tocci | 0 | 76 | 0 | 75 | 66 | 76 | 85 | 78 | 80 | 86 |
| Phillip Gonzalez | 0 | 76 | 0 | 89 | 80 | 87 | 87 | 88 | 81 | 84 |
| John Heffernan | 0 | 63 | 0 | 74 | 67 | 68 | 76 | 76 | 77 | 76 |
| Mayanne Briggs | 0 | 64 | 0 | 83 | 76 | 63 | 86 | 98 | 75 | 83 |
| Victor Hebert | 0 | 54 | 0 | 98 | 85 | 92 | 86 | 95 | 100 | 94 |
| TOTAL | 0 | 404 | 0 | 508 | 455 | 468 | 519 | 532 | 511 | 520 |

Although not a voting member, the SBRC agreed that Denise’s ranking and opinion would be instructive.

The SBRC unanimously short listed the following four firms as finalists:

Colliers
 Compass Project Management, LLC
 Construction Monitoring Services, Inc.
 Skanska USA Building Inc.

Discussion then centered on in-person interviews of the four finalists. Various dates were discussed and a final date would be chosen promptly. Because of the MSBA deadline, the interviews will be held soon. A date will be finalized via email.

At 6:15 PM, Ms. Briggs motioned to adjourn the meeting, seconded by Mr. Hebert, voted unanimously.