

SBRC Meeting minutes

May 31, 2022 Via Zoom, 7:00 p.m.

Members present:

John Tocci, John Heffernan, Steve Bilafer, Kevin Coughlin, Phil Gonzalez

Members absent: Victor Hebert, Mayanne McDonald Briggs

Members of School Administration present:

Director of Facilities Denise Maroney, School Superintendent Michael Welch

Meeting called to order at 7:00 PM

SBRC members had been considering particular questions they may have for the interviewees. Denise reminded committee members that the MSBA requires the short-listed candidates to address specific topics. She also reminded members that, in fairness, all candidate teams should be asked the same topical questions, which will be provided in advance. Additionally, members may ask follow-up questions.

Discussion regarding important topics SBRC wants addressed by each candidate. After discussion, the SBRC decided to have each candidate address the following questions:

1. Can you tell us your proposed team's experience with both CM At-Risk and Design-Bid-Build over the past ten years and what do you view as the advantages and disadvantages of both for this project?
2. Can you tell us your proposed team's experience with school consolidations over the past ten years?
3. What do you see as your role during the feasibility study phase of the project and who are the stakeholders you will involve in the process; describe the communications process you would propose having with our community during the feasibility phase of this project?
4. What is your process validating cost estimates and managing RFIs and COs that arise during the course of construction?
5. Describe your team member availability and time commitment (proposed hours of each member) to our project and the communications you will have with the owner during the life of the project. Include the means and frequency of communications during various phases.
6. Provide an example of a successful resolution of a conflict between an owner and the architect or contractor?
7. Can you provide an example of a conflict that required arbitration, your role and the outcome?
8. How do you keep construction costs within the project budget?
9. Can you tell us your philosophy regarding cost overruns caused by a) design errors; b) miscommunications between design and built professionals; c) problems that should reasonably have been anticipated by the designers or construction contractor?

10. Describe your continuing project involvement after building opening with Facilities departments and with warranty management?

Committee decided to randomly schedule interview order as follows:

6:00pm - Skanska

6:45pm - Colliers

7:30pm - Compass

8:15pm – Construction Monitoring Services

Interviews need to be conducted as soon as possible. The MSBA requires submission of the OPM package by June 15. Members checked schedules and decided to have interviews on the evening of June 8 and make the determination thereafter.

At 8:25 PM, Mr. Bilafer motioned to adjourn the meeting, seconded by Mr. Gonzalez, voted unanimously.