

Hardy Elementary School Schematic Design



Permanent Building Committee

February 25, 2021





Consultant Procurement

Subconsultant Proposals

- Geotechnical Boring & Test Pits Proposal - \$46,585
- Environmental Soil Sampling Proposal – Value per options selected.

Upcoming Subconsultant Proposals

- Additional Haz Mat Sampling Proposal
- Water Quality (hardness test) Proposal
- Traffic and PSI upfront work could happen in SD phase

Hardy/Upham Elementary School - Wellesley, MA

| | RFQ - Information Requests (CM-R ONLY) | RFQ - Interest Form Received (CM-R ONLY) | RFQ Responses (CM-R ONLY) | Qualified Contractors | RFP Responses/Bid Submitted | Awarded Contractor |
|------------------------------|---|---|--------------------------------------|------------------------------|------------------------------------|---------------------------|
| Construction Managers | 1 Agostini Bacon Construction Co. | | | | | |
| | 2 Barr and Barr | YES | YES | | | |
| | 3 Bond Brothers | YES | YES | | | |
| | 4 Commodore Builders | YES | YES | | | |
| | 5 Consigli Construction Co, Inc. | YES | YES | | | |
| | 6 Daniel O'Connell's Sons | YES | YES | | | |
| | 7 Dimeo Construction Company | | | | | |
| | 8 Fontaine Brothers, Inc. | | | | | |
| | 9 Gilbane | | | | | |
| | 10 Shawmut Design & Construction | YES | YES | | | |
| | 11 Skanska USA Building, Inc. | YES | YES | | | |
| | 12 Suffolk Construction | YES | YES | | | |
| | 13 Turner Construction | YES | YES | | | |
| | 14 W.T. Rich Company | YES | YES | | | |
| | 15 Walsh Brothers | | | | | |



CM Procurement Discussion Topics

- Approve CM Shortlist 3 or 5 all with interviews
- Review CM procurement timeframe
- Confirm CM interview dates
- Confirm Approach to CM schedule requests
- Confirm if CM pre-con fee will have a cap.
 - Propose \$40,000 for SD Phase April – July (minimal effort for town mtg support)
 - Propose \$220,000 for DD – GMP, possibly 14 months
- PBC Approves release CM RFP



Construction Manager RFP Stage

The CM Pre-qualification Committee recommends the following shortlist for the RFP stage solicitation:

1. W.T. Rich Company
2. Shawmut Design & Construction
3. Consigli Construction

Top 3 scores are clustered together, and similar scores for 4 & 5

4. Skanska Building
5. Bond Brothers



CM Procurement Schedule

- 2/25 = PBC Approves RFP for CM Shortlist and procurement to move forward

RFP & Contract time frame

- 3/3 – 3/24 = CM RFP Stage proposals (3 wks)
- 4/6 & 4/7 = CM Interviews
- 4/8 = CM Notice of Award
- 4/23 = Unofficial Start of CM's Work
- 4/30 = CM finalize and execute CM agreement (tentative)



Construction Schedule Guidelines for RFP

- Start no earlier date of March 1, 2023? Baseline schedule shows May 1, 2023 start construction
 - March 1, 2023 could allow August 1, 2024 occupancy (17 months)*
 - May 1, 2023 would have December 1, 2024 occupancy (19 months)
- Abatement, Demolition & final site work will run 6 – 9 months depending on winter weather
- Logical Owner occupy period Summer, Winter Break, or February break?

**Earlier start has cost savings (escalation & general conditions) and gets students in new school sooner. Permitting schedule will be critical path for early start.*

