SMMA

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No .:	17020
Prepared by:	Joel Seeley	Meeting Date:	3/17/18
Re:	CM Selection Committee Meeting	Meeting No:	6
Location:	District Offices	Time:	8:00am
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION
✓	Paul Bedigian	Representative of the Building, Planning, Construction Committee
✓	Jeff Lundquist	Community Member with building design and/or construction experience
✓	Andrew Chagnon	Community Member with building design and/or construction experience
✓	Dr. Catherine Stickney	Superintendent of Schools
By phone	Lee Dore	D & W, Architect
~	Joel Seeley	SMMA, OPM

Item #	Action	Discussion
6.1	Record	Call to Order, 8:00 AM, meeting opened.
6.2	Record	A motion was made by A. Chagnon and seconded by P. Bedigian to approve the 3/6/18 CM Selection Committee meeting minutes. Motion passed unanimous by those attending.
6.3	Record	J. Seeley distributed and reviewed the requested supplemental proposal information from Consigli Construction Co., and Fontaine Bros., Inc., attached.
6.4	Record	J. Seeley distributed and reviewed the CM Price Proposal Evaluation, attached.
6.5	Record	Each Committee member expressed their findings from the CM interviews held on 3/14/18 and the supplemental proposal information.
		Upon discussion, a Motion was made by L. Dore and seconded by A. Chagnon to recommend Fontaine Bros., Inc. to the School Building Committee to be the CM. No discussion, motion passed five in favor and one against.
6.6	Record	A Motion was made by J. Lundquist and seconded by A. Chagnon to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Supplemental Proposal Information from Consigli Construction Co., and Fontaine Bros., Inc, CM Price Proposal Evaluation

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

JGS/sat/P:2017/17020\04-MEETINGS\4.3 Mtg_Notes\3-CM Selection Committee\6-17March2018_Cmselectioncte\Cmselectioncommitteemeeting_17March2018_FINAL_Docx

SYMMES MAINI & MCKEE ASSOCIATES 1000 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02138 T. 617.547.5400 F. 800.648.4920 www.smma.com Project Management SMMA

PROJECT MEETING SIGN-IN SHEET

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	3/17/2018
Re:	CM Selection Subcommittee Meeting	Meeting No:	6
Location:	Northbridge Public Schools District Office 87 Linwood Avenue, Whitinsville, MA	Time:	8:00am

Distribution:

Attendees, (MF)

			· · · · · · · · · · · · · · · · · · ·
SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
ang	Andrew Chagnon	achagnon@vertexeng.com	Member of community with architecture, engineering and/or construction experience
Paul Redigion	Paul Bedigian	bedigianps@cdmsmith.com	Representative of the Building, Planning, Construction Committee
Mign	Jeff Lundquist	jlundquist@therichmondgroup.com	Member of community with architecture, engineering and/or construction experience
atherine Steckney	Dr. Catherine Stickney	cstickney@nps.org	Superintendent of Schools, NPS
BY PHONE	Lee P. Dore	lpdore@DoreandWhittier.com	Dore & Whittier Architects
A. (Thomas Hengelsberg	thengelsberg@DoreandWhittier.com	Dore & Whittier Architects
Mr 27	Joel Seeley	jseeley@smma.com	SMMA

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1000 Massachusetts Avenue Cambridge, MA 02138 617.547.5400

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Project Management SMMA

Agenda

Project:
Re:
Meeting Location:

Prepared by: Distribution:

W. Edward Balmer Elementary School Feasibility Study 17020 Project No.: CM Selection Subcommittee Meeting 3/17/2018 Meeting Date: Northbridge Public Schools District Office 8:00 AM Meeting Time: 87 Linwood Avenue, Whitinsville, MA Meeting No. 6 Joel G. Seeley Committee Members (MF)

- 1. Call to Order
- 2. Evaluation of CM Interviews and Revised Proposals
- 3. Next Meeting: TBD
- 4. Adjourn

1000 Massachusetts Avenue Cambridge, MA 02138 617.547.5400

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CM AT RISK PROPOSAL EVALUATION W. EDWARD BALMER ELEMENTARY SCHOOL, WHITINSVILLE, MASSACHUSETTS

3/16/2018

CM Price Proposal Analysis - Summary

		-			
	-	F	SR Budget	Consigli	Fontaine
Pre-Construction Services	Code				
Pre-Construction Services	B.1			\$ 238,400	\$ 250,000
Sub-total		\$	950,000	\$ 238,400	\$ 250,000
Construction					
Project Management Labor	C.1		below	\$ 2,267,395	\$ 1,842,475
Field Supervisory Labor	C.2		below	\$ 1,503,618	\$ 1,226,000
Sub-total		\$	4,320,000	\$ 3,771,013	\$ 3,068,475
Consultant Labor	C.3			\$ -	\$
P&P Bonds	C.4	\$	690,230	\$ 610,899	\$ 566,100
Insurance	C.4	\$	1,207,902	\$ 990,258	\$ 887,840
Sub-total		\$	1,898,132	\$ 1,601,157	\$ 1,453,940
Trailers, Supplies etc.	C.5		above	\$ 309,369	\$ 301,400
Additional Costs	C.6		above	\$ -	\$ -
Sub-total				\$ 309,369	\$ 301,400
Cost of Work Items	C.7			\$ -	\$
Sub-total	C.8	\$	6,218,132	\$ 5,681,539	\$ 4,823,815
CM Fee					
CM Fee				\$ 1,791,970	\$ 1,625,000
Sub-total		\$	2,070,690	\$ 1,791,970	\$ 1,625,000
Total		\$	9,238,822	\$ 7,711,909	\$ 6,698,815
Added Assistant PM/Project Eng	ineer				\$ 228,000
Added Assistant Superintendent					\$ 332,500
Potential Total					\$ 7,259,315

Notes

1. Fontaine PA, AP/AR, Contracts, Compliance \$87,075 costs moved to Project Management Labor from Consultants

2. Fontaine additional \$216,000 distributed between current Assistant PM, MEP Coordinator and Assistant Superintendent

3. Fontaine cost to add an Assistant PM/Project Engineer - \$228,000

4. Fontaine cost to add a Assistant Superintendent - \$332,500

3/16/2018

CM Price Proposal Analysis - Construction Labor

			Consigli		Fontaine
struction			•		
Project Management Labor	C.1				
Principal in Charge			included		include
Project Executive		\$	146,216	\$	153,00
Senior Project Manager		\$	-	\$	619,2
Senior Project Manager -Ph2		\$	-	\$	
Project Manager		\$	580,500	\$	469,2
Asst. Project Manager		\$	527,510	\$	250,4
Asst. Project Manager		\$	-	\$	
Project Engineer		\$	539,340	\$	
Asst. Project Engineer		\$	-	\$	
Environmental Manager		\$	-	\$	
Quality Manager		\$	-	\$	
LEED Coordinator		\$	20,200		include
MEP Coordinator		\$	-	\$	154,7
Project Accountant		\$	127,194	\$	33,7
Project Intern		\$	-	\$	
Administrative Assistant		\$	26,030	\$	
Cost Control Engineer		+	By PM	\$	
CORI Management/Badge			29	÷	
Coordinator			by Assist Super		include
Scheduler		\$	62,694	\$	45,0
BIM		\$	30,831	\$	63,9
Information Technology		\$	61,360	\$	00,0
Purchasing Agent		\$	113,880	\$	
Accounts Payable		\$	-	\$	18,9
Compliance/Outreach Officer		\$	31,640	\$	18,2
Contracts & Insurance		Ŷ	01,010	\$	16,2
Sub-total		\$	2,267,395	\$	1,842,4
		Ψ	2,201,000	Ŷ	1,012,1
Field Supervisory Labor	C.2				
General Superintendent	0.2	\$	105,448	\$	
Superintendent		\$	597.724	\$	690.0
Asst. Superintendent		\$	556,400	\$	455,0
Asst. Superintendent		\$	-	\$	100,0
MEP Coordinator /		Ψ		Ψ	
Commissioning Assistant		\$	140.094		included in
Safety Engineer		\$	37,960	\$	81,0
CORI Implementation		Ŷ	included	Ψ	include
Quality Manager		\$	65,992	\$	includ
Labor Foreman		\$		\$	
Sub-total		\$	1,503,618	\$	1,226,0
		Ψ	1,000,010	Ŷ	1,220,0
Total		\$	3,771,013	\$	3,068,4
Added Assistant PM/Project Engir	neer			\$	228,0
Added Assistant Superintendent				\$	332,5
Potential Total				\$	3,628,9

Notes

1. Fontaine PA, AP/AR, Contracts, Compliance \$87,075 costs moved to Project Management Labor from Consultants

2. Fontaine additional \$216,000 distributed between current Assistant PM, MEP Coordinator and Assistant Superintendent

3. Fontaine cost to add an Assistant PM/Project Engineer - \$228,000

4. Fontaine cost to add a Assistant Superintendent - \$332,500

PROJECT MANAGEMENT

CM AT RISK PROPOSAL EVALUATION W. EDWARD BALMER ELEMENTARY SCHOOL, WHITINSVILLE, MASSACHUSETTS

3/16/2018

CM Price Proposal Analysis - Additional General Conditions

		Consigli	Fontaine
nstruction			
Trailers, Supplies Etc.	C.5		
Town of Northbridge, OPM and Architect			
Temporary Office Trailers (minimum 12x60 with			
working toilet)		\$ 30,000	\$ 29,1
Town of Northbridge, OPM and Architect			
Telephone, high speed internet line and wireless			
internet connection and Usage Charges (including			
long distance)		\$ 20,633	\$ 8,4
Town of Northbridge, OPM and Architect Office			
Furniture		\$ 6,000	\$ 25,0
Cleaning of Town of Northbridge and Architect			
Trailers		\$ -	\$ 8,4
CM Temporary Office Trailers		\$ 78,000	\$ 29,1
CM Telephone and Internet Service, Equipment			
and Usage Charges (including long distance)		\$ 41,267	\$ 14,0
CM Office Furniture		\$ 7,500	\$ 20,0
Cleaning of CM Trailers		\$ -	\$ 8,4
Travel, Meals, etc		\$ -	\$ 20,0
LEEDS Supervision and Assistance			
Implementation (Field)		included	includ
Information Technology (I.T.) Time (Field Office)		\$ 33,550	\$ 15,0
Computers & Software		\$ 73,669	\$ 15,0
Field Office Supplies		\$ 18,750	\$ 19,0
Site Security Services		\$ -	cost of wo
On-Site Storage Containers		\$ -	\$ 5,6
Small Tools		\$ -	\$ 5,6
Safety Materials (Safety Kit)		\$ -	\$ 14,0
Photos		\$ -	\$ 21,6
Reprographics		\$ -	\$ 8,4
Postage, Shipping, Courier Services, etc		\$ -	\$ 2,8
Management of Plans, Specifications, etc		\$ -	includ
Record Drawings		\$ -	includ
Punch List		\$ -	includ
Photo ID Badge Machine		\$ -	\$ 12,0
Other		\$ -	\$ 20,0
Sub-total		\$ 309,369	\$ 301,4
Additional General Conditions	C.6	\$ _	\$
Sub-total		\$ -	\$
Total		\$ 309,369	\$ 301,4





March 15, 2018

Mr. Christian Riordan Project Executive Consigli Construction Co., Inc. 72 Sumner Street Milford, Massachusetts 01757 Via Email to: criordan@consigli.com

Re: V	V. Edward Balmer Elementary School	Whitinsville, Massachusetts
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Interviews for Construction Management at Risk Services

SMMA No. 17020

Dear Mr. Riordan:

On behalf of the Construction Manager at Risk Selection Committee, thank you for your presentation and interview with the Construction Manager at Risk Selection Committee on March 14, 2018.

To better assist the Selection Committee in determining a uniform level of service during the Construction Phase across the proposals, please re-evaluate your proposed schedule, staffing and tapering plan. Please submit any revisions to the proposed schedule, staffing and tapering plan and costs by 5:00 PM on Friday, March 16, 2018.

Very truly yours,

SMMA

he

Joel G. Seeley Project Director

cc: CM Selection Committee (MF)

1000 Massachusetts Avenue Cambridge, MA 02138 617.547.5400

www.smma.com



March 15, 2018

Mr. David Fontaine, Jr. Vice President Fontaine Bros., Inc. 510 Cottage Street Springfield, Massachusetts 01104 Via Email to: djr@fontainebros.com

Re:	W. Edward Balmer Elementary School	Whitinsville, Massachusetts		
	Interviews for Construction Management at Risk Services	SMMA No. 17020		

Interviews for Construction Management at Risk Services

Dear Mr. Fontaine:

On behalf of the Construction Manager at Risk Selection Committee, thank you for your presentation and interview with the Construction Manager at Risk Selection Committee on March 14, 2018.

To better assist the Selection Committee in determining a uniform level of service during the Construction Phase across the proposals, please re-evaluate your proposed staff and staff levels with respect to Assistant Project Manager, Assistant Superintendent, Project Engineer, LEED Coordinator, MEP Coordinator, and Quality Control. Please submit any revisions to proposed Construction Phase Staffing Plan and Costs by 5:00 PM on Friday, March 16, 2018.

Very truly yours,

SMMA

M

Joel G. Seeley **Project Director**

cc: CM Selection Committee (MF)

1000 Massachusetts Avenue Cambridge, MA 02138 617.547.5400

www.smma.com



March 16, 2018

Joel G. Seeley Project Director Symmes Maini & McKee Associates 1000 Massachusetts Avenue Cambridge, MA 02138

Dear Mr. Seeley:

I'd like to thank you and the entire Balmer Elementary School Selection Committee for inviting the Consigli team to interview Wednesday night. I hope our excitement and commitment to the success of this project was evident.

Following our discussion at the interview and as requested in the letter received yesterday morning, we have revisited several elements of our proposal to best accommodate the needs of Balmer ES and the Northbridge community. Below, we've provided a summary of the modifications made:

- In developing our proposal and interview, we understood that minimizing disruptions to Balmer ES operations—including traffic, faculty parking and construction phasing—was critical to the success of the project. Our intent was to overaccommodate, by providing as much parking as close to the building as possible for your faculty, while sequencing the project in a way that minimized traffic re-routing and parking modifications for buses and parents. While this approach was conservative, we believe it achieved your goal of absolutely minimizing disruptions to day-to-day operations.
- Following our discussions at the interview Wednesday night and amongst our team Thursday, we revisited the sequencing and took a more aggressive approach that reduces the overall project duration, while still ensuring disruptions are kept to a minimum and adequate parking is available for your faculty. The resulting modifications **reduced the overall schedule duration by four (4) months**. We achieved this reduction by relocating temporary faculty parking to the exit road (as you can see on our attached logistics plan), from our originally proposed location at the U-8 soccer fields (nearest the school driveway entrance). While this parking scenario is slightly farther from the school, it does allow for construction of the fields to start in June 2021, instead of the originally proposed October 2021 date. Now, the construction of all soccer fields will occur in tandem with the abatement/demolition of the existing school, landscaping and parking improvements. With this approach, the Consigli team will exit the Balmer ES campus on December 23, 2021, instead of the originally proposed April 28, 2022.
- Directly related to the project schedule, a reduction in time results in a reduction in General Conditions cost. By resequencing elements of the work, we've also identified opportunities to adjust our staffing during the various project phases. As such, we have **reduced our General Conditions by \$1,021,656.** Additionally, it is our intent to abate the existing school with double-shifts during the summer 2021, while simultaneously installing all soccer fields (except U-10, which will already be turned over). By condensing shifts, we can take down the building faster and install permanent parking in the fall of 2021, allowing us to complete the project by December 23, 2021.

We believe these modifications to our project phasing and staffing—coupled with our team's understanding of your project—will result in the best possible approach for Balmer ES and the Northbridge community. If you have any questions regarding the adjustments presented within this package, please contact me at the number below. As we gain additional information and continue discussions during pre-construction, we can further refine our staffing approach and schedule. I'd also like to note that the Consigli team and I are more than willing to meet again with the Selection Committee if further questions arise or clarifications are required.

Consigli Construction Co., Inc. Construction Managers and General Contractors 72 Summer Street, Milford, MA 01757 p 508.473.2580 f 508.473.3588 consigli.com As you prepare to select your CM partner, there are multiple factors to be considered. The choice for the Balmer ES lies in determining which firm will provide the best fit, the best value and the best experience, for the next three and a half years and beyond. This is a project that cannot—and will not—be taken lightly. Fifteen Consigli employees call Northbridge their home, including several members of our proposed project team, and our work with and for Northbridge companies and institutions spans many decades. This is a first-hand opportunity to impact the education and development of students in a community in which our employees and their families live and work. For us, this isn't just another construction project—it's an investment in our own community, and an opportunity to shape the way Balmer's students learn, grow and are inspired for generations to come.

Thank you again for your consideration of Consigli to build this important project for the students, faculty, parents and residents of Northbridge. We enjoyed discussing our approach with you and the Selection Committee and hope it will be the first of many conversations regarding the new Balmer ES. Should you have any questions or need additional information, please do not hesitate to contact me.

Best Regards, Consigli Construction Co., Inc.

1

Christian Riordan Project Executive (508) 328-8969 criordan@consigli.com

Consigli Construction Co., Inc. Construction Managers and General Contractors

consigli.com

ty ID	Activity Name	Orig Start Dur	Finish		2019 2020 20 A M J J A S O N D J F M A M J J A S O N D J F M A M J
BALMER EL	EMENTRY SCHOOL				
PROJECT MI					
MS-100	Notice to Proceed for Design	0 20-Mar-18*		Notice to Proceed for Design	
MS-100 MS-110	Notice to Proceed for Early Package Work	0 24-Jun-19			◆ Notice to Proceed for Early Package Work
MS-110 MS-120	Start Construction - Phase 1	0 01-Jul-19			Start Construction - Phase 1
IS-120 IS-130	Phase 1 Complete	0	12-Sep-19		Phase 1 Complete
MS-130 MS-140	Start Construction - Phase 2	0 13-Sep-19	12-3ep-19		◆ Start Construction - Phase 2
//S-140 //S-150	Execute GMP	0 13-3ep-19	27-Nov-19		
//S-150 //S-160	Phase 2 Complete - Substantial Completion of New Building	0	03-Jun-21		
//S-100 //S-170	Start Phase 3	0 04-Jun-21	03-301-21		
MS-170 MS-180		0 04-3011-21	23-Dec-21		•
	Final Project Completion	0	23-Dec-21		
RECONSTR					+++++++++++++++++++++++++++++++++++++++
PRE-100	MSBA Approval of Schematic Design Documents	0 27-Jun-18		MSBA Approval of Sche	
PRE-110	Design Development Phase	122 01-Nov-18*	30-Apr-19		Design Development Phase
PRE-120	Construction Documents Phase	108 30-Apr-19	01-Oct-19		Construction Documents Phase
PRE-130	Complete Early Site Enabling Package	0	01-May-19		◆ Complete Early Site Enabling Package
PRE-140	Complete Early Foundation & Steel Package	0	03-Jun-19		Complete Early Foundation & Steel Package
PRE-150	100% Construction Documents Available	0 01-Oct-19			♦ 100% Construction Documents Available
PRE-160	Prepare & Submit GMP	15 30-Oct-19	20-Nov-19		Prepare & Submit GMP
PRE-170	Finalize GMP	5 21-Nov-19	27-Nov-19		Finalize GMP
149A Trade Qua	alification				
PRE-149A-100	Advertize Public Notice for RFQ	5 01-May-19	07-May-19		Advertize Public Notice for RFQ
PRE-149A-110	Submit Trade Contractor Qualifications	15 08-May-19	29-May-19		Submit Trade Contractor Qualifications
PRE-149A-120	Review Trade Contractor Qualifications	30 30-May-19	11-Jul-19		Review Trade Contractor Qualifications
PRE-149A-130	Notify Prequalified Trade Contractors	5 12-Jul-19	18-Jul-19		Notify Prequalified Trade Contractors
PRE-149A-140	Distribute Documents to Prequalified Trade Contractors	0 01-Oct-19			 Distribute Documents to Prequalified Trade Contract
PRE-149A-150	Trade Contractor & Non Trade Subcontractor Bidding	20 01-Oct-19	29-Oct-19		Trade Contractor & Non Trade Subcontractor Bio
PRE-149A-160	Finalize Trade Contract Awards	15 30-Oct-19	20-Nov-19		Finalize Trade Contract Awards
ROCUREM	ENT				
Early Site Enab	ling Package				
01 56 00 - Temp	orary Fencing & Barricades				
015600-100	Bid/Evaluate/Award Subcontract - Temporary Fencing & Barricades	22 01-May-19	31-May-19		Bid/Evaluate/Award Subcontract - Temporary Fencing & Barri
015600-110	Prepare Submittals - Temporary Fencing & Barricades	5 03-Jun-19	07-Jun-19		Prepare Submittals - Temporary Fencing & Barricades
015600-120	Review & Approve Submittals - Temporary Fencing & Barricades	10 10-Jun-19	21-Jun-19		Review & Approve Submittals - Temporary Fencing & Barric
015600-130	Fabricate & Deliver Materials - Temporary Fencing & Barricades	5 24-Jun-19	28-Jun-19		Fabricate & Deliver Materials - Temporary Fencing & Barric
31 00 00 - Sitew	rork				1 1
310000-100	Bid/Evaluate/Award Subcontract - Sitework	22 01-May-19	31-May-19		Bid/Evaluate/Award Subcontract - Sitework
310000-110	Prepare Submittals - Sitework	10 03-Jun-19	14-Jun-19		Prepare Submittals - Sitework
310000-120	Review & Approve Submittals - Sitework	10 17-Jun-19	28-Jun-19		Review & Approve Submittals - Sitework
310000-140	Mobilize to Site - Sitework	2 27-Jun-19	28-Jun-19		I Mobilize to Site - Sitework
310000-130	Fabricate & Deliver Materials - Sitework	15 01-Jul-19	22-Jul-19		Fabricate & Deliver Materials - Sitework
32 90 00 - Land	scaping				
329000-100	Bid/Evaluate/Award Subcontract - Landscape	22 01-May-19	31-May-19		Bid/Evaluate/Award Subcontract - Landscape
329000-110	Prepare Submittals - Landscape	10 03-Jun-19	14-Jun-19		Prepare Submittals - Landscape
329000-120	Review & Approve Submittals - Landscape	10 17-Jun-19	28-Jun-19		Review & Approve Submittals - Landscape
ata Date: 06-Feb-1					
		-		ONSTRUCTION C	

Page: 1 of 4

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Remaining Work

Critical Remaining Work

BALMER ELEMENTRY SCHOOL PROPOSAL SCHEDULE

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y ID	Activity Name	Orig Start Dur	Finish		2019 2020 F M A ^M J J A S O N D J F M A ^M J J A S O N D J F M A ^N
329000-130	Fabricate & Deliver Materials - Landscape	20 01-Jul-19	29-Jul-19	A M J J A S O N D J F	Fabricate & Deliver Materials- Landscape
	rical Utility Work	20 01-30-19	29-30-19		
337000-100	Bid/Evaluate/Award Subcontract - Electrical Utility Work	22 01-May-19	31-May-19		Bid/Evaluate/Award Subcontract - Electrical Utility Work
337000-110	Prepare Submittals - Electrical Utility Work	20 03-Jun-19	28-Jun-19		Prepare Submittals - Electrical Utility Work
337000-140	Mobilize to Site - Electrical Utility Work	2 27-Jun-19	28-Jun-19		Mobilize to Site - Electrical Utility Work
337000-140	Review & Approve Submittals - Electrical Utility Work	10 01-Jul-19	15-Jul-19		 Review & Approve Submittals - Electrical Utility Work
337000-120	Fabricate & Deliver Materials - Electrical Utility Work	20 16-Jul-19	12-Aug-19		Fabricate & Deliver Materials - Electrical Utility Work
	on & Structural Package	20 10-30-19	12-Aug-19		
03 00 00 - Conc	-				
030000-100	Bid/Evaluate/Award Subcontract - Concrete	20 03-Jun-19	28-Jun-19		Bid/Evaluate/Award Subcontract - Concrete
030000-110	Prepare Submittals - Concrete	30 01-Jul-19	12-Aug-19		Prepare Submittals - Concrete
030000-120	Review & Approve Submittals - Concrete	10 13-Aug-19	26-Aug-19		Review & Approve Submittals - Concrete
030000-130	Fabricate & Deliver Materials - Concrete	15 27-Aug-19	17-Sep-19		Fabricate & Déliver Materials - Concrete
	nry (Coordinate with Foundations)	10 27 / 409 15			
041000-100	Bid/Evaluate/Award Subcontract - Masonry	20 03-Jun-19	28-Jun-19		Bid/Evaluate/Award Subcontract - Masonry
041000-110	Prepare Submittals - Masonry	30 01-Jul-19	12-Aug-19		Prepare Submittals - Masonry
041000-120	Review & Approve Submittals - Masonry	10 13-Aug-19	26-Aug-19		Review & Approve Submittals - Masonry
041000-120	Fabricate & Deliver Materials - Masonry	20 27-Aug-19	20-Aug-19 24-Sep-19		Fabricate & Deliver Materials - Masonry
05 10 00 - Struc	-	20 27-Aug-19	24-Sep-19	······································	
051000-Struc	Bid/Evaluate/Award Subcontract - Structural Steel	20 03-Jun-19	28-Jun-19		Bid/Evaluate/Award Subcontract - Structural Steel
					Prepare Submittals - Structural Steel
051000-110	Prepare Submittals - Structural Steel	40 01-Jul-19	26-Aug-19		
051000-120	Review & Approve Submittals - Structural Steel	10 27-Aug-19	10-Sep-19		Réview & Approve Submittals - Structural Steel
051000-130	Fabricate & Deliver Materials - Structural Steel	60 11-Sep-19	06-Dec-19		Fabricate & Deliver Materials - Structural S
Balance of Pro					
Trade Contracts		5 04 N 40	07.11.40		
TC-100	Award Trade Contracts	5 21-Nov-19	27-Nov-19		Award Trade Contracts
TC-110	Prepare Submittals & Shop Drawings - Trade Contracts	40 29-Nov-19	28-Jan-20		Prepare Submittals & Shop Drawings
TC-120	Review & Approve Submittals & Shop Drawings - Trade Contracts	40 30-Dec-19	26-Feb-20		Review & Approve Submittals & Sho
TC-130	Fabricate & Deliver Materials - Trade Contracts	100 29-Jan-20	19-Jun-20		Fabricate & Deliver Materi
Non Trade Sub					
NTS-100	Award Non Trade Subcontracts	20 29-Nov-19	27-Dec-19		Award Non Trade Subcontracts
NTS-110	Prepare Submittals & Shop Drawings - Non Trade Subcontracts	40 13-Dec-19	11-Feb-20		Prepare Submittals & Shop Drawings
NTS-120	Review & Approve Submittals & Shop Drawings - Non Trade Subcontracts	40 14-Jan-20	11-Mar-20		Review & Approve Submittals & Sh
NTS-130	Fabricate & Deliver Materials - Non Trade Subcontracts	100 12-Feb-20	06-Jul-20		Fabricate & Deliver Mate
EP/FP COC	ORDINATION				
/IEP/FP-100	MEP/FP Coordination - Kick Off Meeting	1 13-Dec-19	13-Dec-19		I MEP/FP Coordination - Kick Off Meeting
IEP/FP-110	MEP/FP Coordination - Underslab	20 16-Dec-19	14-Jan-20		MEP/FP Coordination - Underslab
1EP/FP-120	MEP/FP Coordination - Roof	20 15-Jan-20	12-Feb-20		MEP/FP Coordination - Roof
MEP/FP-130	MEP/FP Coordination - 3rd Floor	25 13-Feb-20	19-Mar-20		MEP/FP Coordination - 3rd Floor
/IEP/FP-140	MEP/FP Coordination - 2nd Floor	25 20-Mar-20	24-Apr-20		MEP/FP:Coordination - 2nd Fic
EP/FP-150	MEP/FP Coordination - 1st Floor	25 27-Apr-20	01-Jun-20		MEP/FP Coordination - 1st
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	bling & Early Site Work			· · · · · · · · · · · · · · · · · · ·	
P1-100	Establish Temporary Fencing & Erosion Controls	15 01-Jul-19	22-Jul-19		Establish Temporary Fencing & Erosion Controls
P1-110	Mobilization to Site	20 01-Jul-19	29-Jul-19		Mobilization to Site
P1-120	Selective Site Demolition at Playfields	8 03-Jul-19	15-Jul-19		Selective Site Demolition at Playfields
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a Date: 06-Feb-1 n Date: 15-Mar-1		103	NSIGLI C	CONSTRUCTION	Co., Inc.
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vity ID	Activity Name	Orig Start Dur	Finish	2019 2020 D J F M A ^M J J A S O N D J F M A ^M J J A S O N D J F M A ^M
P1-130	Electrical Make Safe at Site Areas	5 09-Jul-19	15-Jul-19	I Electrical Make Safe at Site Areas
	Install Construction Entrance	5 18-Jul-19	24-Jul-19	Install Construction Entrance
	Clear & Grub Existing Areas	15 25-Jul-19	14-Aug-19	Clear & Grub Existing Areas
	Excavate & Stockpile Soils	25 01-Aug-19	05-Sep-19	Excavate & Stockpile Soils
	Install Site Dewatering	20 15-Aug-19	12-Sep-19	Install Site Dewatering
Phase 02 - New (Construction			
Foundations				
P2-FD-100	Excavate for Foundations	30 13-Sep-19	25-Oct-19	Excavaté for Foundations
P2-FD-110	Form/Reinforce/Place Foundations	60 27-Sep-19	24-Dec-19	Form/Reinforce/Place Foundations
P2-FD-120	Install Underground MEP	40 25-Feb-20	21-Apr-20	Install Underground MEP
P2-FD-130	Form/Reinforce/Place Slab on Grade	20 22-Apr-20	19-May-20	Form/Reinforce/Place Slab or
Structure				
P2-ST-100	Erect/Deck/Detail Structural Steel	80 26-Dec-19	21-Apr-20	Erect/Deck/Detail Structural Ste
P2-ST-110	Form/Reinforce/Place Slab on Deck	30 24-Mar-20	05-May-20	Form/Reinforce/Place \$lab on
P2-ST-120	Install Structural Masonry [As Required]	40 24-Mar-20	19-May-20	Install Structural Masonry [As
Exterior Envelope				
P2-EE-100	Install Roofing	60 07-Apr-20	01-Jul-20	Install Roofing
P2-EE-110	Frame/Sheath/AVB Exterior Walls	70 22-Apr-20	30-Jul-20	Frame/Sheath/AVB Ext
P2-EE-120	Install Facade as Designed [Masonry, Metal Panels, Curtainwall, Windows, and/or Other]	120 04-Jun-20	24-Nov-20	Install Facade
Interior Buildout				
3rd Floor				
P2-IB-03-100	Rough In Overhead MEP/FP - 3rd Floor	40 28-May-20	23-Jul-20	📙 🛛 👘 Rough In Overhead ME
P2-IB-03-110	Frame Interior Walls - 3rd Floor	30 18-Jun-20	30-Jul-20	Frame Interior Walls - 3
P2-IB-03-120	Rough In Wall MEP/FP - 3rd Floor	30 17-Jul-20	27-Aug-20	📕 🖬 Rough In Wall MEP/I
P2-IB-03-130	Hang/Tape/Finish Drywall - 3rd Floor	35 31-Jul-20	18-Sep-20	Hang/Tape/Finish E
P2-IB-03-140	Install Ceiling Grid - 3rd Floor	20 04-Sep-20	02-Oct-20	Install Ceiling Grid
P2-IB-03-160	Install Flooring - 3rd Floor	20 05-Oct-20	02-Nov-20	install Flooring
P2-IB-03-170	nstall MEP/FP Finishes - 3rd Floor	30 05-Oct-20	17-Nov-20	Install MEP/FF
P2-IB-03-190	nstall Casework/Millwork/Lockers - 3rd Floor	40 03-Nov-20	31-Dec-20	Install Cas
P2-IB-03-200	Install Ceiling Tiles - 3rd Floor	20 18-Nov-20	16-Dec-20	Install Cellin
P2-IB-03-220	Painting - 3rd Floor	15 17-Dec-20	08-Jan-21	Painting -
3rd Floor Bathr	ooms			
P2-IB-03-150	nstall Floor & Wall Tile - 3rd Floor Bathrooms	30 21-Sep-20	02-Nov-20	Install Floor & V
P2-IB-03-180	Install Plumbing Fixtures - 3rd Floor Bathrooms	35 20-Oct-20	09-Dec-20	Inștali Plumt
P2-IB-03-210	nstall Toilet Partitions/Bathroom Accessories - 3rd Floor Bathrooms	20 18-Nov-20	16-Dec-20	🔲 Install Toilet
2nd Floor				
P2-IB-02-100	Rough In Overhead MEP/FP - 2nd Floor	40 24-Jul-20	18-Sep-20	Rough In Overhead
P2-IB-02-110	Frame Interior Walls - 2nd Floor	30 14-Aug-20	25-Sep-20	Frame Interior Wa
P2-IB-02-120	Rough In Wall MEP/FP - 2nd Floor	30 14-Sep-20	26-Oct-20	Rough In Wall N
P2-IB-02-130	Hang/Tape/Finish Drywall - 2nd Floor	35 28-Sep-20	17-Nov-20	Hang/Tape/Fi
	nstall Ceiling Grid - 2nd Floor	20 03-Nov-20	02-Dec-20	🔲 Instati Cieiling
P2-IB-02-160	Install Flooring - 2nd Floor	20 03-Dec-20	31-Dec-20	Install Floo
P2-IB-02-170	nstall MEP/FP Finishes - 2nd Floor	30 03-Dec-20	15-Jan-21	Inistall ME
P2-IB-02-190	nstall Casework/Millwork/Lockers - 2nd Floor	40 04-Jan-21	02-Mar-21	(nsta
P2-IB-02-200	install Ceiling Tiles - 2nd Floor	20 19-Jan-21	16-Feb-21	Install
P2-IB-02-220	Painting - 2nd Floor	15 17-Feb-21	09-Mar-21	Pain

Data Date: 06-Feb-18 Run Date: 15-Mar-18 11:11

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Summary - Remaining Summary - Actual Actual Work Remaining Work

Critical Remaining Work

CONSIGLI CONSTRUCTION CO., INC. BALMER ELEMENTRY SCHOOL PROPOSAL SCHEDULE

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P2-IB-02-150	Install Floor & Wall Tile - 2nd Floor Bathrooms	30 18-Nov-	20 31-Dec-20												🗰	Install	Floor
P2-IB-02-180	Install Plumbing Fixtures - 2nd Floor Bathrooms	35 17-Dec-	20 08-Feb-21												- I I	Ins	tall P
P2-IB-02-210	Install Toilet Partitions/Bathroom Accessories - 2nd Floor Bathrooms	20 19-Jan-2	11 16-Feb-21													💼 Ins	stall 1
1st Floor																	
P2-IB-01-100	Rough In Overhead MEP/FP - 1st Floor	40 21-Sep-	20 17-Nov-20												💻 F	Rough In	Over
P2-IB-01-110	Frame Interior Walls - 1st Floor	30 13-Oct-2	0 24-Nov-20												- 📫 🖓	Frame Int	erior
P2-IB-01-120	Rough In Wall MEP/FP - 1st Floor	30 10-Nov-	20 23-Dec-20													Rough	In W
P2-IB-01-130	Hang/Tape/Finish Drywall - 1st Floor	35 25-Nov-	20 15-Jan-21												- i 📻	📕 Hang	/Tap
P2-IB-01-140	Install Ceiling Grid - 1st Floor	20 04-Jan-2	1 01-Feb-21													📕 Inst	all C
P2-IB-01-160	Install Flooring - 1st Floor	20 02-Feb-	21 02-Mar-21			· -¦						- + + - + -			·	📕 İr	nstall
P2-IB-01-170	Install MEP/FP Finishes - 1st Floor	30 02-Feb-	21 16-Mar-21														Insta
P2-IB-01-190	Install Casework/Millwork/Lockers - 1st Floor	40 03-Mar-	21 28-Apr-21														n i İ
P2-IB-01-200	Install Ceiling Tiles - 1st Floor	20 17-Mar-	· ·									- + + - + -					In
P2-IB-01-220	Painting - 1st Floor	15 14-Apr-2															
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	Install Floor & Wall Tile - 1st Floor Bathrooms	30 19-Jan-2	21 02-Mar-21			ii	i i.									i i i i i i i i i i i i i i i i i i i	nstall
	Install Plumbing Fixtures - 1st Floor Bathrooms	35 17-Feb-															Ins
	Install Toilet Partitions/Bathroom Accessories - 1st Floor Bathrooms	20 17-Mar-	· ·													1 1 1	In
Sitework			•														
P2-SW-100	Grading for New Playfields (Baseball, Softball, U-10 Soccer)	20 13-Sep-	19 10-Oct-19								Gradir	na for Ne	ew Pla	vfields (Baseba	all, Softbal	11. 10-
P2-SW-110	Drainage for New Playfields (Baseball, Softball, U-10 Soccer)	20 11-Oct-1								i i i	-i i	Ŭ i i	i i i	'i i ì	- i i	seball, Sof	1 1
P2-SW-120	Seeding for New Playfields (Baseball, Softball, U-10 Soccer)	15 17-Mar-														ayfields (E	- -
Closeout		To II mai															
CL-100	Start Up & Testing	30 17-Mar-	21 28-Apr-21														
CL-110	Punchlist Work	30 14-Apr-2	•								÷+++						
CL-120	Final Cleaning	20 22-Apr-2															
CL-130	Final Inspections & Acceptance	10 20-May-		_													
	ding Turnover & Site Improvements	10 20-111ay	21 03-301-21														
P1ase 03 - Build	Owner FF&E	20 04-Jun-2	21 01-Jul-21			: :							111				
P3-110	Building Commissioning	30 04-Jun-2		_													
P3-120		25 02-Jul-2															
	Owner Move In [Move Out of Existing Building] Grade & Install Remaining Soccer Fields	35 02-Jul-2 35 09-Aug-															
P3-180			· ·														
P3-130	Abate & Demo Existing Building	45 09-Aug-															
P3-170	Install Landscaping & Plantings [Weather Dependant]	25 21-Sep-															
P3-140	Grade & Install Walkways/Hardscapes	40 13-Oct-2															
P3-150	Grade & Install Dirveway/Parking Areas	30 10-Nov-										-+-+-					
P3-160	Install Fences & Playfield Equipment	25 18-Nov-	21 23-Dec-21										1 1 1				

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Remaining Work
Critical Remaining Work

Summary - Remaining

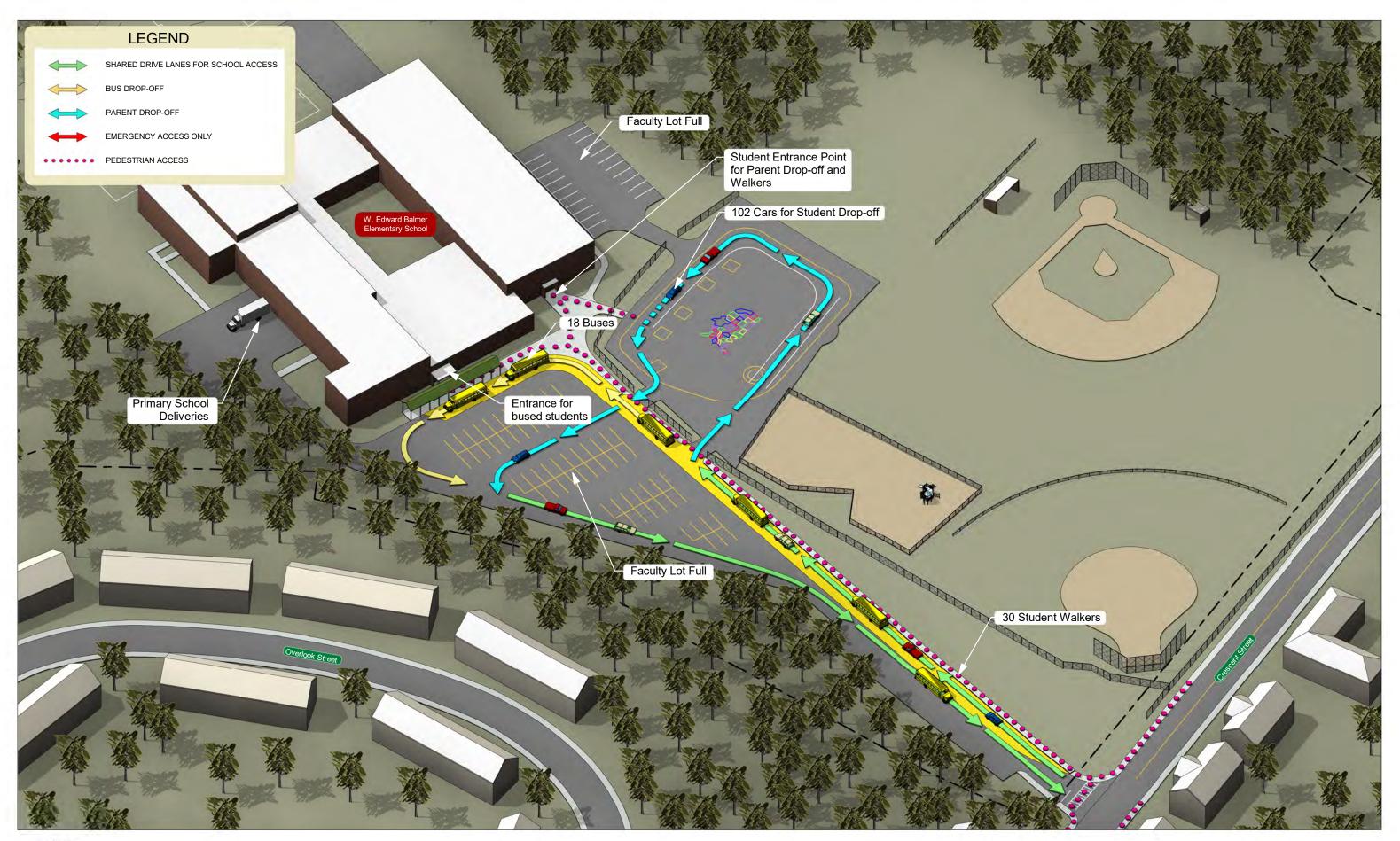
Summary - Actual

Actual Work

CONSIGLI CONSTRUCTION CO., INC. BALMER ELEMENTRY SCHOOL PROPOSAL SCHEDULE

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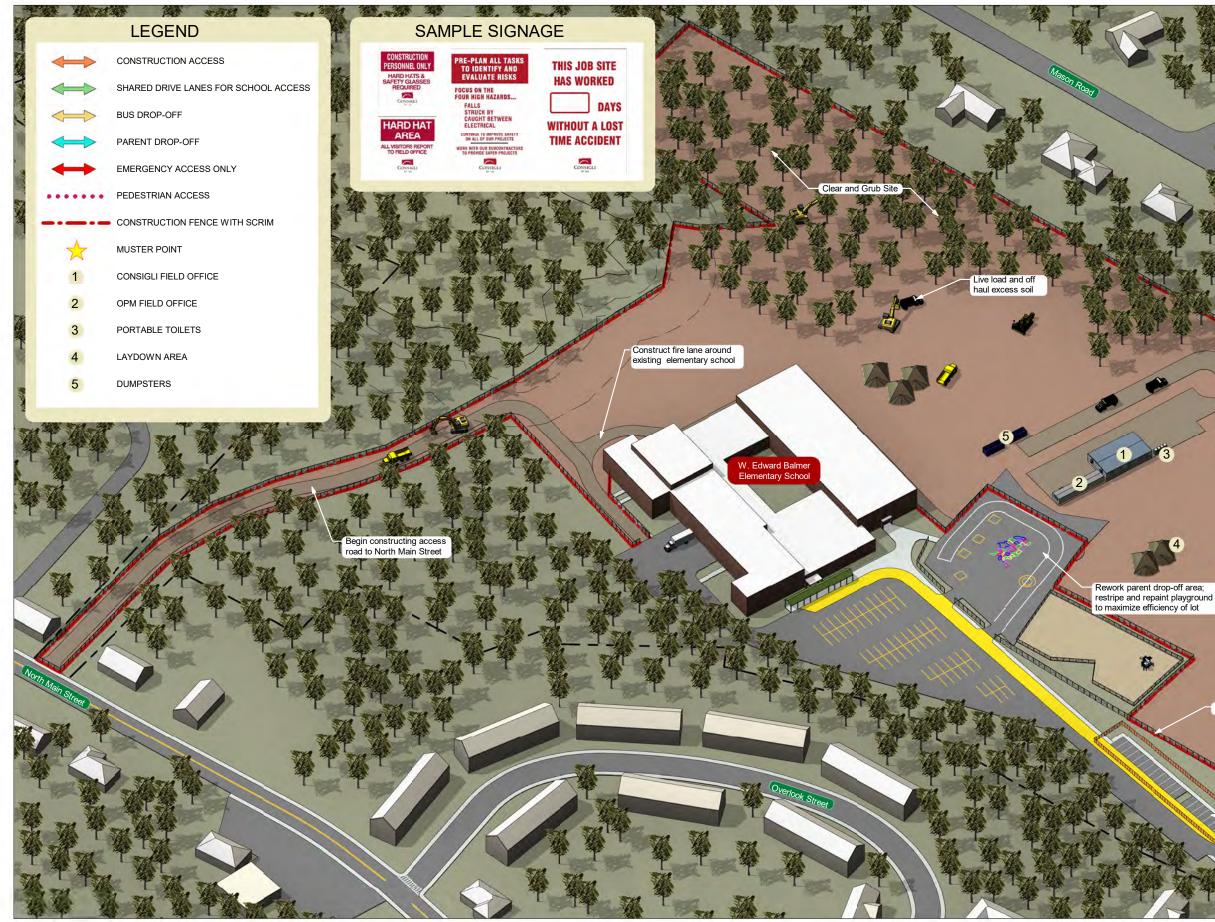
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Town of Northbridge - W. Edward Balmer Elementary School CURRENT TRAFFIC OBSERVATIONS AT EXISTING SCHOOL







Town of Northbridge - W. Edward Balmer Elementary School JULY - AUGUST 2019 (SUMMER BREAK) MOBILIZATION, SITE CLEARING & ENABLING, ACCESS ROAD CONSTRUCTION, FIRE LANE AT SCHOOL PERIMETER

WHAT TO EXPECT

PRIMARY ACTIVITIES: Mobilization, Site Clearing and Grading with Selective Site Demolition, Site Utilities, Temporary Power, Parking and Roadways

TRADES AND WORKFORCE: 15-25 Workers Site and Fencing Subcontractor

TRAFFIC IMPACTS: 20-30 Trucks a day

SITE CONTROLS

and a

PROJECT SIGNAGE & WAYFINDING

EROSION CONTROL MEASURES AT SITE PERIMETER

WHEEL WASH SYSTEMS AT ALL GATES

DUST MITIGATION PROTOCOL

DELIVERY BLACKOUT TIMES: 8-9AM; 2-3PM

MANDATORY SAFETY & PROJECT ORIENTATIONS FOR ALL WORKERS INCLUDING CORI CHECKS

> Construct temporary parking lot on future soccer fields for Contractor Parking Area

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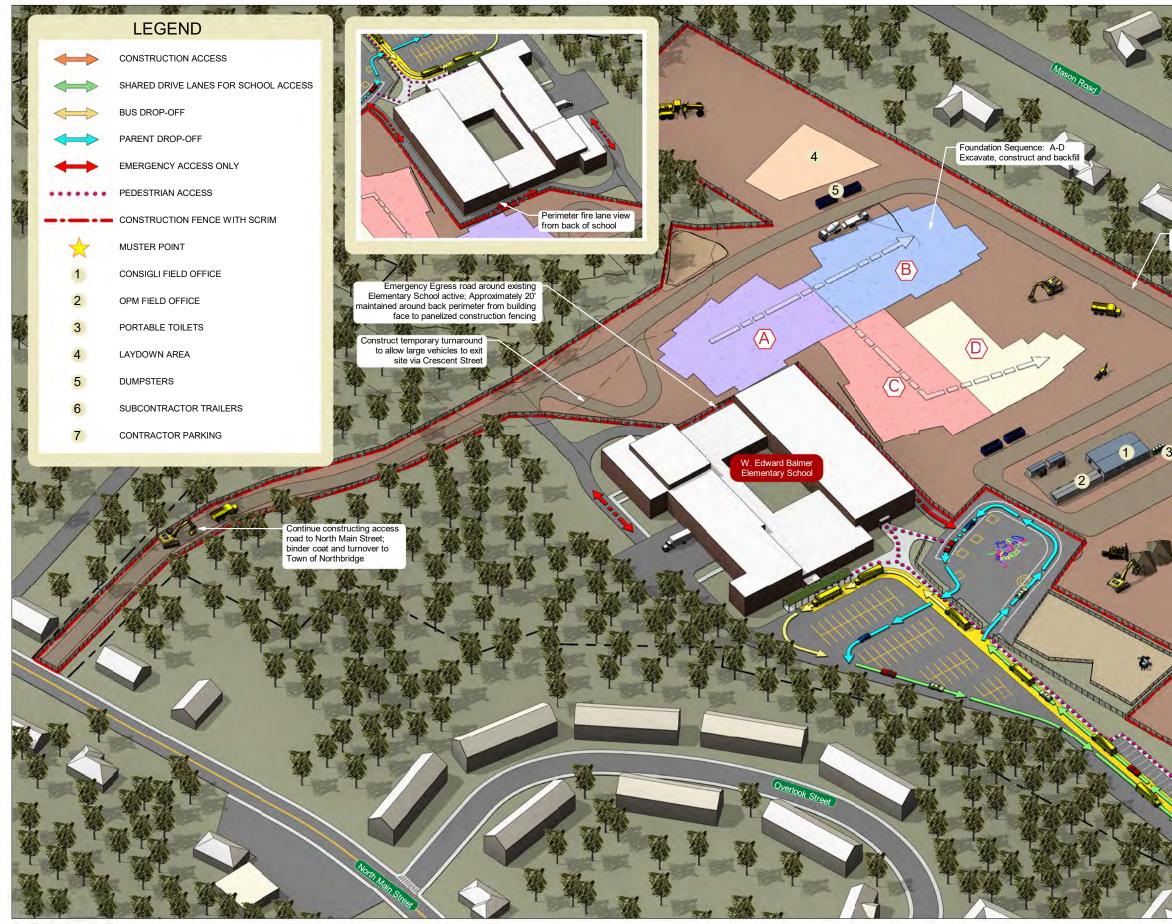
TATE ALLAY

Salvage or protect existing "Cpl. Jeffery L. Vail Memorial Field" sign

Utilize existing site fencing

Create temporary parking to replace lost faculty parking located in lot previously accessed through parent drop-of

> CONSIGLI Est. 1905





Town of Northbridge - W. Edward Balmer Elementary School SEPTEMBER - DECEMBER 2019 FOUNDATIONS AND SITEWORK

WHAT TO EXPECT

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THE THE ME

PRIMARY ACTIVITIES: Site Grading (Field Construction), Site Utilities, Foundation Construction, Parking and Roadways

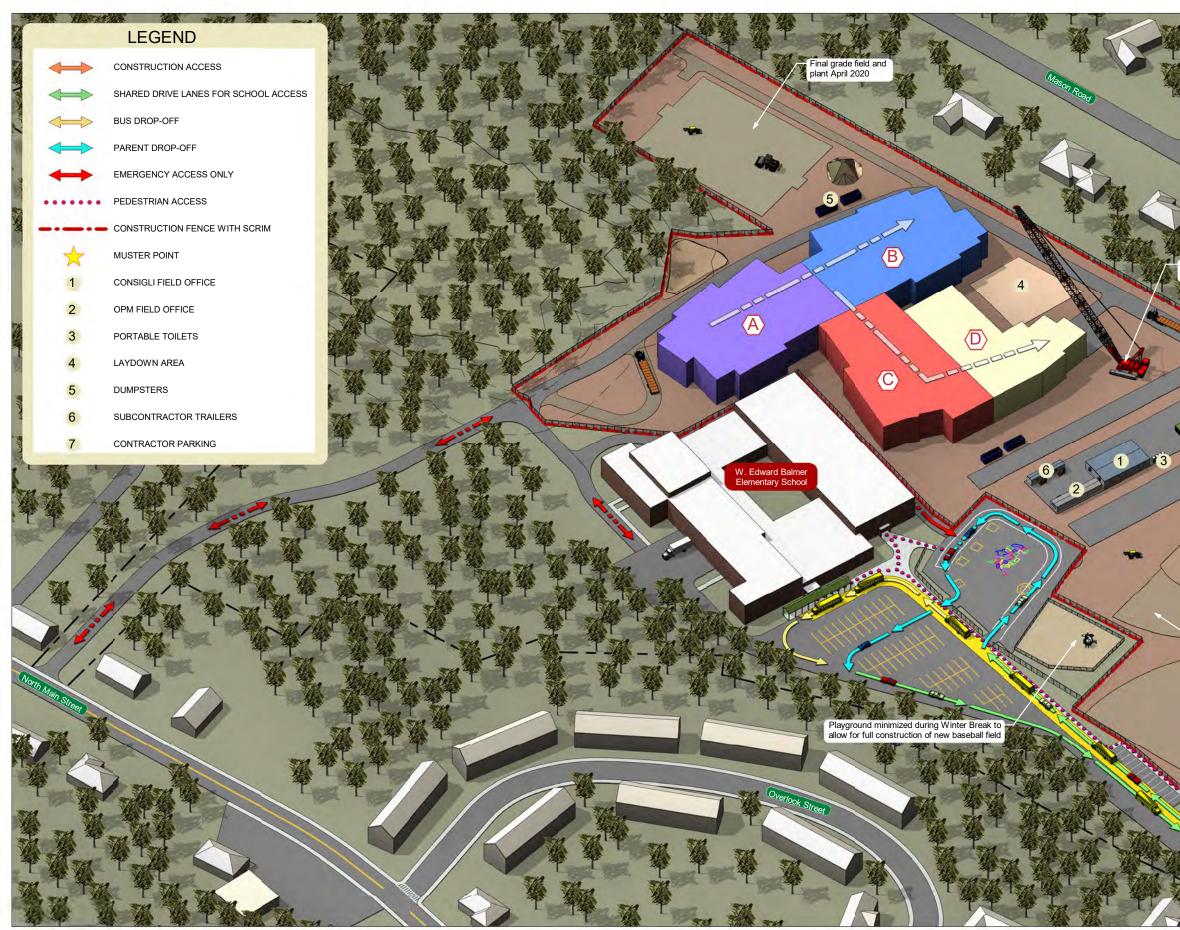
TRADES AND WORKFORCE: 30-40 Workers Site, Concrete, MEP/FP Subcontractors and Landscaper

TRAFFIC IMPACTS: 10-15 Trucks a day +/- 1600 CY of Concrete for Foundations 175 CY of Concrete placed per week

Install new site utilities, final grade and binder new school roadways

Begin softball and baseball field construction







Town of Northbridge - W. Edward Balmer Elementary School JANUARY - APRIL 2020 STEEL ERECTION AND CONCRETE SLAB PLACEMENT

WHAT TO EXPECT

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PRIMARY ACTIVITIES: Steel Erection and Concrete Slab Placement, Field Construction

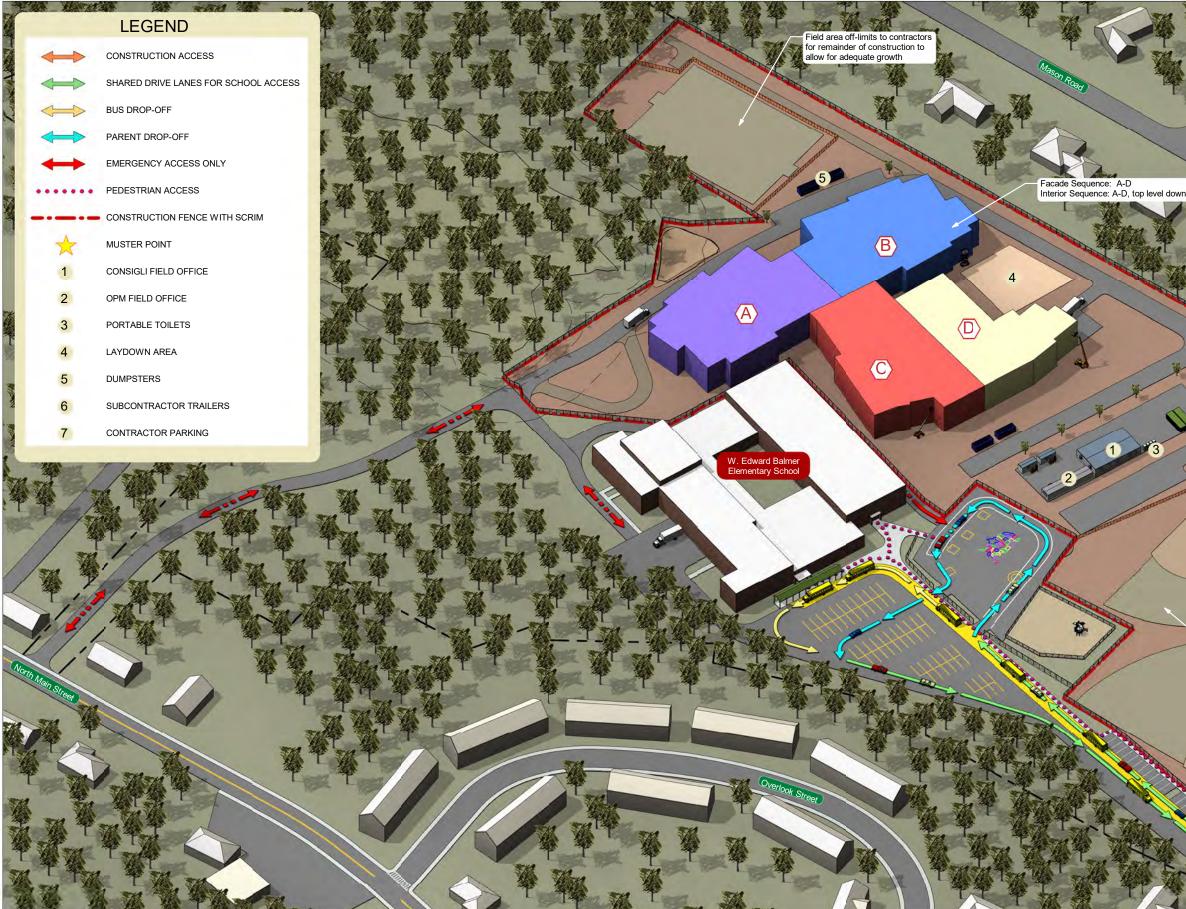
TRADES AND WORKFORCE: 30-40 Workers Steel Erector, Site, Concrete MEP/FP Subcontractors and Landscaper

TRAFFIC IMPACTS: 10-15 trucks per week +/- 3,000 pieces of steel +/- 100 Crane Days

Steel Sequence: A-D Erection, Decking and Detailing

> Final grade fields and plant April 2020







Town of Northbridge - W. Edward Balmer Elementary School MAY 2020 - JUNE 2021 ENVELOPE AND INTERIOR CONSTRUCTION

A TAR AN WHAT TO EXPECT

THAN HE

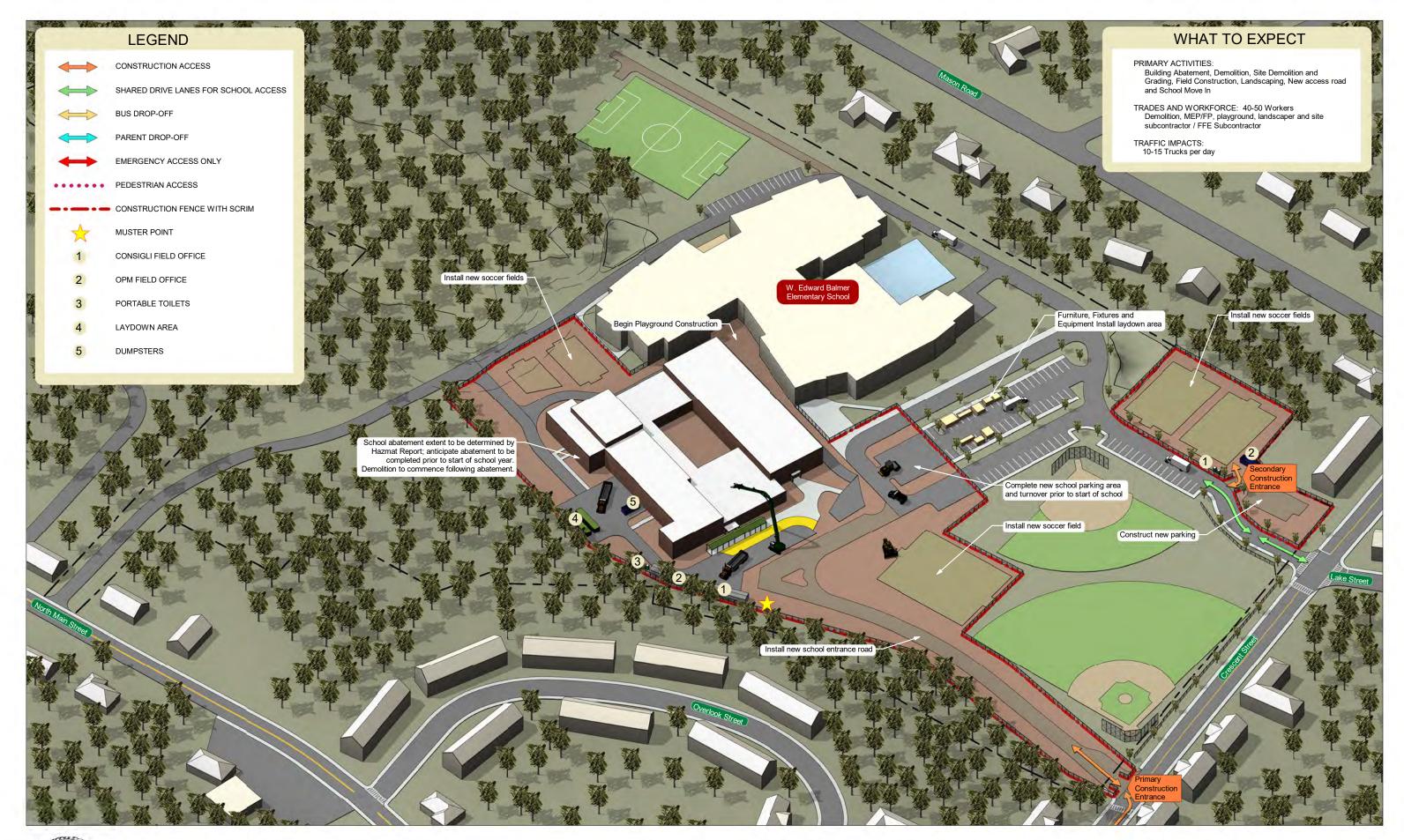
PRIMARY ACTIVITIES: Facade, Roofing, MEP/FP Installation, Interior Framing and Finishes, Playgrounds and Site Finishes

TRADES AND WORKFORCE: 130-160 Workers Glazing, Masonry, AVB, Roofing, MEP/FP, Millwork, Flooring, Misc Metals, Interior Framing, Site and Landscaping, Playground Subcontractors

TRAFFIC IMPACTS: 6-8 deliveries per day

Field area off-limits to contractors for remainder of construction to allow for adequate growth

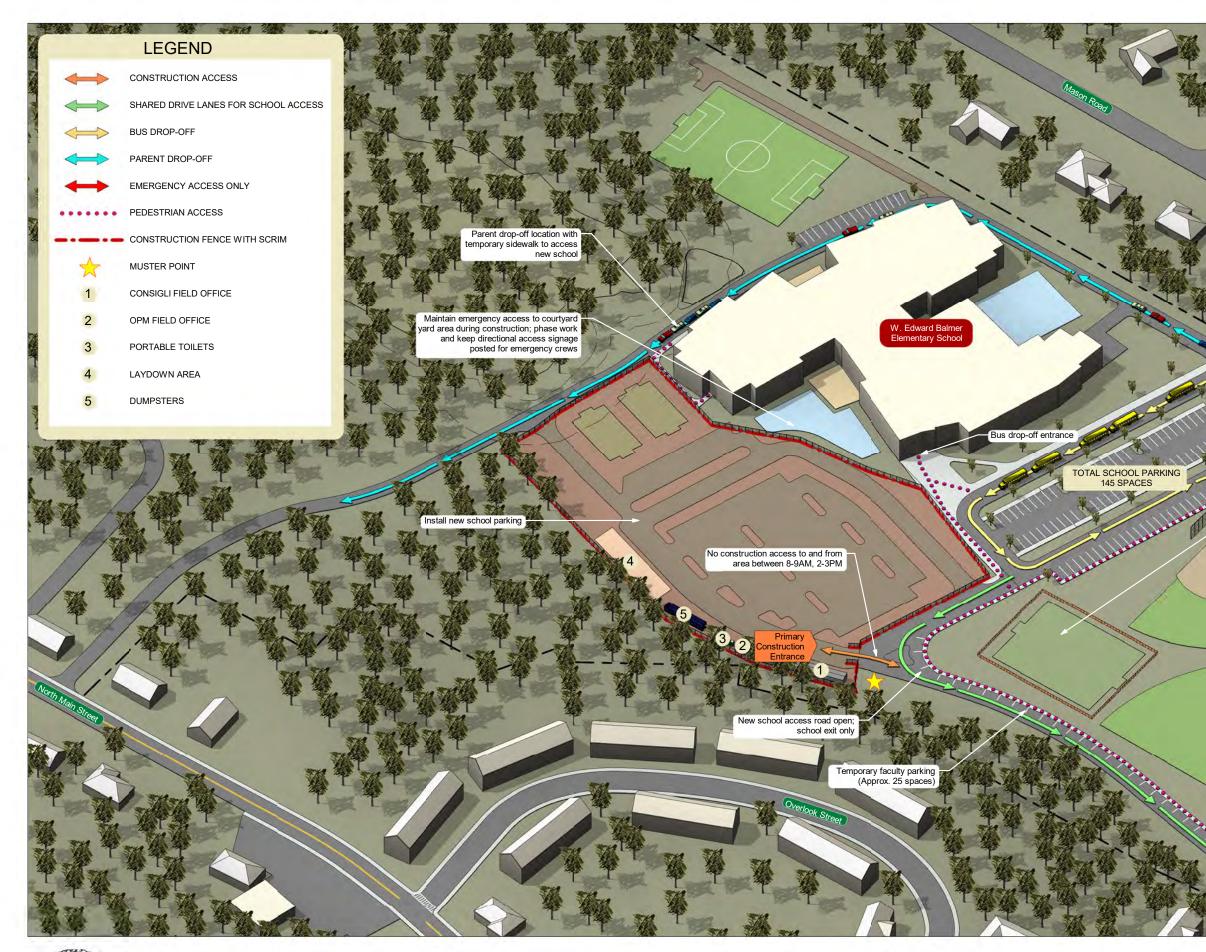






Town of Northbridge - W. Edward Balmer Elementary School JULY - SEPTEMBER 2021 (SUMMER BREAK) NEW SCHOOL TURNOVER AND MOVE IN, ABATEMENT AND DEMOLITION OF EXISTING SCHOOL







Town of Northbridge - W. Edward Balmer Elementary School SEPTEMBER - DECEMBER 2021 NEW PARKING, ROADWAYS AND NEW SOCCER FIELDS

WHAT TO EXPECT

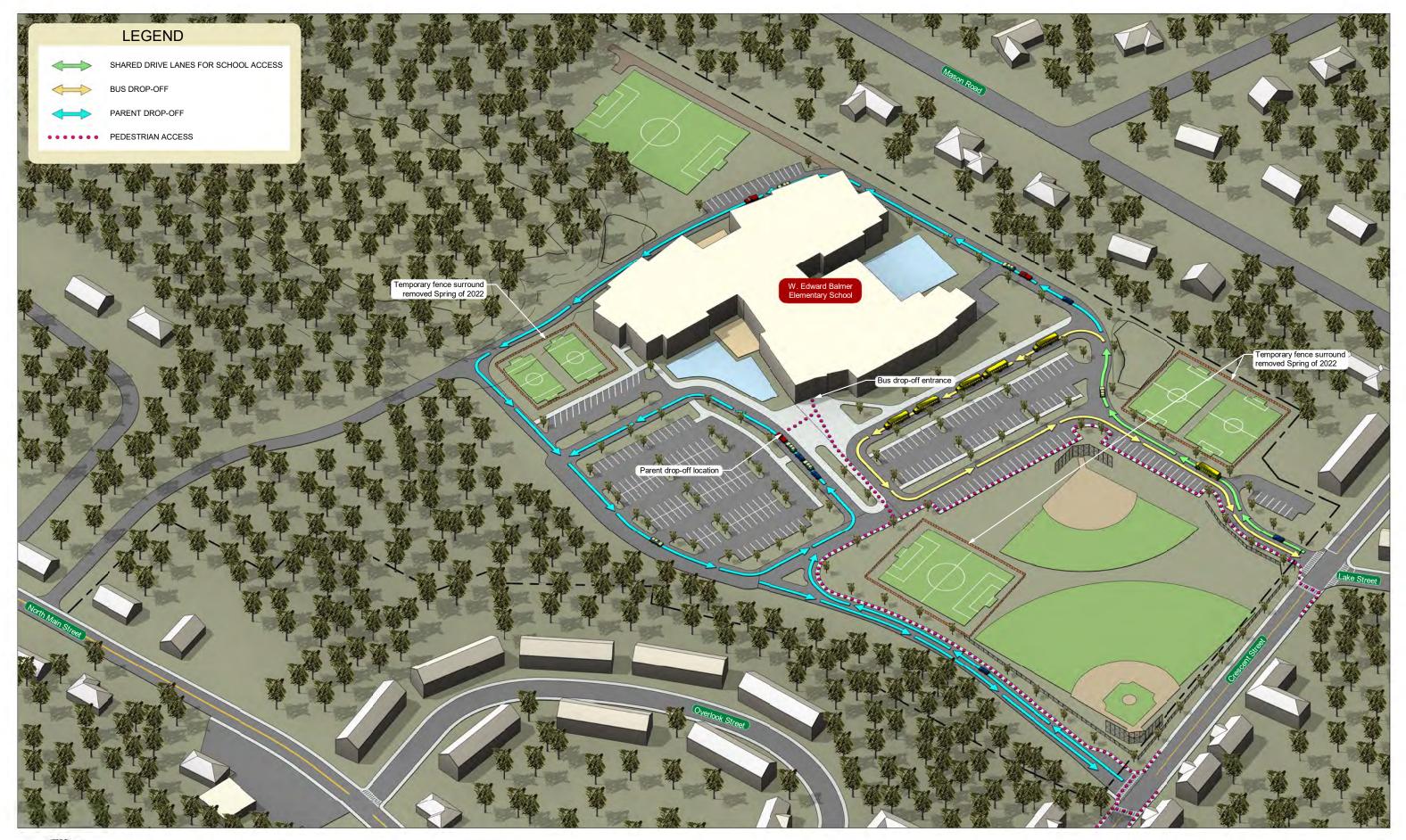
PRIMARY ACTIVITIES: Parking and Roadways, Site Finishes

TRADES AND WORKFORCE: 30-40 Workers Site, Concrete, Landscaping, Electrical

TRAFFIC IMPACTS: 5-10 Trucks per day

Fields complete; install temporary fence surround to allow for proper growth







Town of Northbridge - W. Edward Balmer Elementary School JANUARY 2022 WORK COMPLETE



STAFFING PLAN

CIPATED STAFFING PLAN	2018			2019										2020										2021										2022	2
	Sep	Oct Nov	Dec	Jan	Feb I	∕lar Apr	May	Jun	Jul	Aug Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May Jur	ı Jul	Aug	Sep	Oct N	ov Dec	; Jan	Feb	Mar	Apr Ma	y Jun	Jul	Aug	Sep	Oct N	ov De	c Jan	Fel
CONSTRUCTION																																			
RTUP																																			
NSTRUCTION																																			
NSTRUCTION 2																																			
OSEOUT																																			i T

PROJECT MANAGEMENT PERSONNEL

Project Executive																																						10%		
Senior Project Manager																																								
Project Manager										5%	55%	55% 55	5% 10	0% 100	% 100%	100%	100%	100%	100%	100% 1	100% 10	0% 100	% 100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%						
Project Manager 2																																								
Assistant Project Manager											100% [·]	100% 10	0% 10	0% 100	% 100%	100%	100%	100%	100%	100% 1	100% 10	0% 100	% 100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	50%	50%	50%		
Project Engineer										1	100%	100% 10	0% 10	0% 100	% 100%	100%	100%	100%	100%	100% 1	100% 10	0% 100	% 100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	50%
Project Engineer 2																																								
/IEP Manager)% 25	% 25%	6 25%	25%	25%	25%	25%	25%	25% 2	5% 25	% 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%				5%		
chedule Manager																																						5%		
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ean Coordinator																																								
Preservation Director																																								
ELD PERSONNEL																																								
General Superintendent											20%	20% 20	0% 10	% 109	6 10%	10%	10%	10%	10%	10%	10% 1	0% 10	% 10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	5%	5%	5%	5%		
uperintendent			4%	4%	4%	4%	4%	4%	4%	4%			% 10	0% 100	% 100%	100%	100%	100%	100%	100% 1	100% 10	0% 100	% 100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				10%		
sistant Superintendent											100% [·]	100% 10	0% 10	0% 100	% 100%	100%	100%	100%	100%	100% 1	100% 10	0% 100	% 100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	\square	
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afety Officer		_									5%	5% 5	% 5	% 5%	5%	5%	5%	5%	5%	5%	5% {	5% 55	6 5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	$ \rightarrow $	
DITIONAL PERSONNEL																																							$ \rightarrow $	
Preconstruction Manager			14%	14%	14%	14%	14%	14%	14% ·	14%	14%	14% 14	1%																								\rightarrow			
Purchasing										3% 1	153% [·]	153% 15	3%																								\rightarrow			
Estimating			35%	35%	35%	35%	35%	35%	35% :			35% 35																									\rightarrow		\square	
BIM Manager			3%)% 5	% 5%	5%	5%	5%	5%	5%	5%	5% 5	5% 59	6 5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%			\rightarrow			
Quality Control Manager)% 10																					10%			\rightarrow			
Compliance Officer										_																								5%			\rightarrow		15%	15%
T Technician)% _1(10%	10%	10%	10%	10%		1070
Clerical/Project Assistant																																						5%	5%	5%
Project Cost Accountant		-										20% 20																												
roject oost Accountant											2070	2070 20	20	201	2078	2070	2070	2070	2070	2070	2070 2	20	2070	20 %	2070	2070	2070	2070	2070	2070	2070-	2070	2070	2070		-1070-	1070	1070-1	-570-	570
tal Full Time Equivalent	-	-															6.3	1								1														



PRICE PROPOSAL FORM GC: PAYMENT FOR CONSTRUCTION MANAGEMENT SERVICES

SECTION A: SUMMARY

Company Name: By:	Consigli Construction Co., Inc.		
Title:	(Signature of Authorized Representative) Project Executive		
Section A. PAYME	ENT SUMMARY FOR CM PRECONSTRUCT	ION SE	RVICES
A.0 Total Payment f	for Initial CM Preconstruction Services	<u>\$</u>	40,000.00
A.1 Total Payment f Costs	for CM Preconstruction General Conditions	\$	198,400.00
A.2 Total Payment f	for CM Preconstruction Fee	\$	NA
A.3 Total Payment f	for CM Preconstruction Services Add A.0, A.1 and A.2	\$	238,400.00
Confirm Total P	Payment for CM Preconstruction Services in words	s below,	from line A.3
	Two Hundred Thirty Eight Thousand	l Four Hi	undred Dollars
Section A. PAYME	ENT SUMMARY FOR CM CONSTRUCTION	I SERVI	CES
A.4 Total Payment f	for CM Construction General Conditions Costs	\$	5,681,539.00
A.5 Total Payment f	for CM Construction Fee	\$	1,791,970.00
A.6 Total Payment f	for CM Construction Services	· ·	
	Add A.4 and A.5	\$	7,473,509.00
Confirm Total P	Payment for CM Construction Services in words b	elow, fro	om line A.6
Seven Mil	llion Four Hundred Seventy Three Thousand Five	Hundred	d Nine Dollars
	ENT SUMMARY FOR PRECONSTRUCTION SERVICES COMBINED	and CN	И
A.7 Total Payment f	for CM Preconstruction and CM Construction		
Services	Add line A.3 and A.6	\$	7,711,909.00
Confirm Total Paym below, from line A.7	ent for CM Preconstruction and Construction Serv	vices cor	nbined in words

Seven Million Seven Hundred Eleven Thousand Nine Hundred Nine Dollars

FORM GC: PAYMENT FOR CONSTRUCTION MANAGEMENT SERVICES Section B: DETAIL OF CM PRECONSTRUCTION GENERAL CONDITIONS COSTS

Note: Titles in the boxes below are listed for convenience only. Please add more titles if needed and insert zeros on the lines you do not plan to use.

B.1. Preconstruction Title		(A)	(B)	(C)	(A*C=D)
List company name for	Personnel Name	Duratio	Hourly	Monthly	Total Cost
subcontractors to CM		n in	Rate	Rate	
		Months			
Principal in Charge	Anthony Consigli	11	n/a	n/a	n/a
Project Executive	Christian Riordan	11	\$185	\$1,177	\$12,950
Senior Project Manager			\$	\$	\$0
Project Manager	Matteo Batista	11	\$115	\$732	\$8,050
Assistant Project Manager			\$	\$	\$0
Superintendent	Kyle Raposo	11	\$130	\$827	\$9,100
Chief Estimator	David Curry	11	\$185	\$11,436	\$125,800
Lead Estimator	David Blelloch	11	\$130		Included
					Above
HVAC Estimator	Dan Brosseau	11	\$115		Included
Electrical Estimator	Damian Foye	11	\$115		Included
Plumbing / FP Estimator	Dan Brosseau	11	\$115		Included
Purchasing Agent	Mike Baker	11	\$130	\$414	\$4,550
Pre-Construction	TBD	11	\$115	\$2,739	\$30,130
Coordinator					
Scheduling Manager	Jared Williams	11	\$115	\$439	\$4,830
BIM Manager	Alicia Cox	11	\$115	\$271	\$2,990
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$

Key Personnel

Total B.1 \$198,400

B.2 Lump Sum for Additional Categories of CM Preconstruction	
General Conditions Costs (Expenses, Insurance and	\$0
miscellaneous staff and subcontractors not listed above).	

B.3 Total Payment for CM Preconstruction General Conditions Costs	\$198,400
Add lines B.1 and B.2	
Transfer total to Payment Summary, Section A line A.1	

FORM GC: PAYMENT FOR CONSTRUCTION MANAGEMENT SERVICES Section C: DETAIL OF CM CONSTRUCTION GENERAL CONDITIONS COSTS

Note: Titles in the boxes below are listed for convenience only. Please add more titles if needed and insert zeros on the lines you do not plan to use.

C.1. Project Management		(A)	(B)	(C)	(A*C=D)
Titles	Personnel Name	Duration	Hourly	Monthly	Total Cost
List company name for		in	Rate	Rate	
subcontractors to CM		Months			
Principal in Charge	Matthew	30	n/a	n/a	n/a
	Consigli				
Project Executive	Christian	30	\$196	\$4,774	\$146,216
	Riordan				
Senior Project Manager			\$0	\$0	\$0
Project Manager	Matteo Batista	32	\$129	\$18,140	\$580,500
Asst. Project Manager	TBD	32	\$107	\$16,484	\$527,510
Project Engineer	Rachael Flynn	32	\$101	\$16,854	\$539,340
Asst. Project Engineer			\$0	\$0	\$0
LEED Coordinator	Steven Burke	23	\$101	\$878	\$20,200
Project Accountant	Michael	32	\$129	\$3,975	\$127,194
-	Baldarelli				
Administrative Assistant	Michelle White	32	\$95	\$813	\$26,030
Cost Control Engineer	By PM / APM		\$0	\$0	Included
CORI Management/Badge	By Assist. Super		\$0	\$0	Included
Coordinator					
Scheduler	Jared Williams	30	\$129	\$2,090	\$62,694
BIM	Alicia Cox	26	\$129	\$1,186	\$30,831
Information Technology	TBD	30	\$118	\$2,045	\$61,360
Purchasing Agent	Michael Baker	4	\$146	\$28,470	\$113,880
Compliance/Outreach Officer	Dave Cullinane	26	\$140	\$1,217	\$31,640
List Consultant Costs			\$	\$	\$
			\$	\$	\$
				Total	
Key Personnel				C 1	\$2 267 395

Key Personnel

C.1 \$2,267,395

C.2 Field Supervisory		(A)	(B)	(C)	(A*C=D)
List company name for	Personnel Name	Duration	Hourly	Monthly	Total Cost
subcontractors to CM		in	Rate	Rate	
		Months			
General Superintendent	John Laperle	30	\$196	\$3,515	\$105,448
Superintendent	Kyle Raposo	30	\$146	\$19,924	\$597,724
Asst. Superintendent	TBD	30	\$107	\$18,546	\$556,400
MEP Coordinator /	Chris Hamel	30	\$146	\$4,670	\$140,094
Commissioning Assistant					
Field Engineer			\$0	\$0	\$0
Asst. Field Engineer			\$0	\$0	\$0
Safety Engineer	Edward	30	\$120	\$1,265	\$37,960
	Pellerin				
CORI Implementation	Asst. Super		\$0	\$0	Included
Quality Control Manager	Ken Amano	26	\$146	\$2,538	\$65,992
			\$	\$	\$
			\$	\$	\$

Total C.2 \$1,503,618

C.3 Additional Positions	Personnel	(A)	(B)	(C)	(A*C=D)
List company name for	Name	Duration	Hourly	Monthly	Total Cost
Consultants to CM		in	Rate	Rate	
		Months			
QA/QC – Consultant/	Cost of the			\$	\$
Testing	Work				
Haz-Mat Supervision /	By Owner			\$	\$
Testing	(testing)				
				\$	\$
				\$	\$
				\$	\$
	·		•		

Total C.3 \$

C.4 Insurance and Bond Costs	Rate Per	ECC cost to be used	Total Cost
Identify other Insurance and Bond	Thousand	for Pricing, bond	
Costs in blank spaces below	Dollars	costs will be adjusted	
		to reflect Offeror's	
		GMP	
Performance Bond (Construction)		\$81,453,196	\$610,899
Payment (Labor & Material) Bond		\$81,453,196	Included Above
(Construction)			
Builders' Risk		\$81,453,196	\$94,273
General Liability			\$895,985
Vehicle Liability			\$
Pollution Liability			\$

C.4 Insurance and Bond Costs Identify other Insurance and Bond Costs in blank spaces below	Rate Per Thousand Dollars	ECC cost to be used for Pricing, bond costs will be adjusted to reflect Offeror's GMP	Total Cost
Workers Compensation			\$
Umbrella Coverage			\$
			\$
Subcontractor Bonds		Assign to Subcontractor	Cost of Work

Total C.4 \$1,601,157

C.5 General Conditions Additional Categories	Cost
Project Phasing	Included in C.1
Supervision of the Work	Included in C.2
Use of Premises	Included in C.2
Coordination	Included in C.1
BIM	Included in C.1
Accounting	Included in C.1
Cost Control	Included in C.1
Safety and First Aid Manager	Included in C.1
Debris Removal Management	Included in C.2
Field Measurements	Included in C.2
Critical Path method Construction Schedules Two Week Look-Ahead and	Included in C.1
Monthly Updates	
Shop Drawing Log	Included in C.1
Long Lead Item Log	Included in C.1
Pre-Purchase Log	Included in C.1
Shop Drawings, Products Data and Samples	Included in C.1
Quality Control	Included in C.1
Testing Agency Service	Included in C.3
Neighborhood Management Plan	Included in C.1
Neighborhood Plan Implementation	Included in C.2
Demolition Waste Management Plan	Included in C.1
Demolition Waste Plan Implementation	Included in C.2
Construction Waste Management Plan	Included in C.1
Construction Waste Plan Implementation	Included in C.2
Hazardous Waste Management Plan	Included in C.1
Hazardous Waste Plan Implementation	Included in C.2
Project Closeout	Included in C.1
LEED Sustainable Design Management	Included in C.1
CORI Implementation	Included in C.2
Project Management and Coordination	Included in C.1
Management of Job Progress Meetings	Included in C.1
Attendance at School Related Meetings	Included in C.1

	(A)	(B)	(C)	(A*C=D)
	Duration	Hourly	Monthly	Total Cost
	in Months	Rate	Rate	Total Cost
Town of Northbridge, OPM and	30	Ituto	\$1,000	\$30,000
Architect Temporary Office Trailers	•••		<i>+_,</i>	<i>+••</i> ,••••
(minimum 12x60 with working toilet)				
Town of Northbridge, OPM and	30		\$688	\$20,633
Architect Telephone, high speed internet				. ,
line and wireless internet connection and				
Usage Charges (including long distance)				
Town of Northbridge, OPM and	1		\$6,000	\$6,000
Architect Office Furniture			,	,
Cleaning of Town of Northbridge and	30		\$0	\$0
Architect Trailers				
CM Temporary Office Trailers	30		\$2,600	\$78,000
CM Telephone and Internet Service,	30		\$1,375	\$41,267
Equipment and Usage Charges (including				
long distance)				
CM Office Furniture	1		\$7,500	\$7,500
Cleaning of CM Trailers	30		\$0	\$0
Travel, Meals, etc	Included		\$0	\$0
LEEDS Supervision and Assistance	Included		\$0	\$0
Implementation (Field)	Above			
Information Technology (I.T.) Time	30		\$1,118	\$33,550
(Field Office)				
Computers & Software	30		\$2,455	\$73,669
Field Office Supplies	30		\$625	\$18,750
Site Security Services				\$
On-Site Storage Containers				\$
Small Tools				\$
Safety Materials (Safety Kit)				\$
Photos				\$
Reprographics				\$
Postage, Shipping, Courier Services,			\$	\$
etc				
Management of Plans, Specifications,				\$
etc				
Record Drawings				\$
Punch List				\$
Photo ID Badge Machine				\$
Other				\$
			Total C.5	\$309,369

C.6 List any and all additional categories and costs for CM General Conditions below.	
Total C.6	\$0

C.7 The following cost items <i>are not to be included</i> in the CM's costs for General Conditions above for the purposes of determining the CM's price proposal. The costs for these	
items shall be included as a "Cost of Work" at the time the GMP is negotiated with the selected CM.	
Cost of Work Categories	
Commissioning Trade Support	cost of work
Field Engineering/Building Layout (Survey and Control)	cost of work
Permitting	cost of work
Temporary Water & Sewer Service and Distribution	cost of work
Temporary Water Consumed – Including Field Office	cost of work
Temporary Toilets Rental Service and Disposal	cost of work
Temporary Electric Power Service – Including Field Office	cost of work
Temporary Electricity Consumed – Including Field Office	cost of work
Temporary Heating System – Including Field Office	cost of work
Temporary Heating Fuel Consumed – Including Field Office	cost of work
Emergency Diesel Generator Fuel Consumed	cost of work
Temporary Barriers	cost of work

Site Enclosure Fences and Gates	cost of work
Temporary Walkways	cost of work
Temporary Paving	cost of work
Security Enclosures	cost of work
Temporary Enclosures	cost of work
Police Details	cost of work
Fire Watch Details	cost of work
Temporary Lighting	cost of work
Temporary Fire Protection	cost of work
Staging and Hoisting	cost of work
Shoring	cost of work
Temporary Stairs	cost of work
Dust Control	cost of work
Noise Control	cost of work
Winter Conditions	cost of work
Weather Protection	cost of work
Permanent Utility Costs (before the building is occupied)	cost of work
Subcontractor Insurance and Bonds	cost of work
Dewatering Including Contamination Treatment	cost of work
Subcontractors (Material, Equipment and Labor)	cost of work
Project Vehicles/Maintenance/Protection	cost of work
Rental Costs of Machinery and Equipment	cost of work
Storage Trailers and Containers	cost of work
Safety Labor and Protection	cost of work
Safety Materials (guardrails, railing, etc)	cost of work
Project and Site Traffic Signage – (temporary)	cost of work
Debris Control, Removal and Dumpsters	cost of work
Demolition Waste Removal	cost of work
Hazardous Waste Removal	cost of work
Rodent and Pest Control	cost of work
Interim and Final Cleaning for Site and Building	cost of work
Contaminated Soil Removal	cost of work
Cutting, Coring and Patching	cost of work
Tree and Shrub Protection	cost of work
Wetland and Environmental Protection	cost of work

C.8 Total of all Details of CM Construction General Conditions Costs	
Add lines C.1, C.2, C.3, C.4, C.5 and C.6. Transfer total to Payment Summary, Section A line A.4	\$5,681,539



March 16, 2018

New Balmer School Project CM Selection Committee C/O Joel Seely

Mr. Seeley:

Thank you very much for your letter regarding our proposal for the Northbridge Balmer Elementary School Project. We are thrilled to have made it to this point in the selection process and anxious to address any concerns with our proposed staffing plan for the project; specifically, the full construction phase.

I understand that one factor in the building committee's decision to use the CM at-Risk delivery method was to ensure that the construction phase of the project is a smooth and flawless experience for the school, the neighbors, the community, and the building committee. While we have great confidence in the team we have proposed and feel that their experience sets them apart from our competitors, I understand that you may prefer for us to have a stronger presence on-site during construction.

With this in mind, I have carefully reviewed our staffing levels with a focus on several supportive roles that could add value to this team. If the committee is agreeable, I would propose to make the following changes in an effort to give you greater comfort that the construction phase of the project will be a positive experience for all involved:

• Assistant Project Manager. In our original proposal, Assistant Project Manager Ryan DiPasquale was proposed in a part-time role. His level of involvement was intended to fluctuate between 2 and 4 days per week based on the phase of the project. We would suggest revising his role to be full-time. Ryan would mobilize with the team on-site in October 2019 and stay through turnover of the new building and the start of school year in September 2021. With this added capacity, he will play an increased role in supporting Project Manager Joel Kent in the areas of **RFI/Submittal Review & Processing, LEED Coordination, and Quality Control.**

• MEP Coordinator. Our original proposal showed MEP Coordinated Jeremiah Auclair in a limited parttime capacity. We have reviewed this and recommend **doubling his involvement throughout construction** to provide a higher level of management to the MEP systems installation in the building. Jeremiah has both field and office experience in MEP's. He will assist in everything from **MEP coordination**, to shop drawing and submittal review, quality control of the MEP rough-in and install process, and actively support and supplement the work of the Commissioning Agent.

• We would also recommend starting Karl Beaumier's role as Assistant Superintendent when the rest of the team mobilizes in October 2019 to ensure continuity and a more consistent experience on-site and for the project team.

If the committee wishes to accept the revisions described above, the impact to our price proposal would be \$216,000.



With the talented team we are proposing, along with the potential revisions described above, I hope the selection committee is comfortable in our ability to deliver a successful project. While others may focus on the construction value in establishing staffing levels, our focus has been on the manpower needed to put in place a new 170,000 square foot school; which less than 10 years ago would have had a construction value of \$55m. We believe we have done that but would be more than happy to work with the team to identify a staffing plan that adds the most value to the project.

We have a deep group of talented school builders we could make available for the Balmer project if we (as a team) determine that adding resources (in the form of either Project Management/Engineering or field supervision) brings value to the project. Below is a description of these roles and their associated cost impact. As preconstruction moves forward and we (as a team) finalize the project's schedule, phasing, and logistics, we can determine the most efficient and appropriate level of support staffing.

• Assistant Project Manager/Project Engineer. The flow of timely and accurate information is critical to a complex school construction project like the Balmer. An additional Assistant Project Manager/Project Engineer could be added to our team with a **primary focus on RFI/Submittal review and coordination**. We have several people who will be available to fill this role. We could carry this person at the same monthly rate as Ryan DiPasquale (our proposed APM). The monthly billing rate for this role would be \$12,000. Over our proposed 19-month duration for construction of the new building the cost impact to add this position would be \$228,000.

• Assistant Superintendent. Site control is going to be paramount on the Balmer project. From safety and communication to oversight of the schedule and work of the trades, having an additional Assistant Superintendent may be of interest to the committee. We several people we could add as an additional full-time on-site Assistant Superintendent at a monthly rate of \$17,500. If we added this role for the 19-month duration of constructing the new building the cost impact would be \$332,500.

In closing, I would like to echo my remarks from Thursday evening. This is a marque project for our firm. It comes at an exciting time in our history as we continue to focus in Central Mass. The outcome of this project will be a reflection upon our firm for years to come. This project will be as important to us as it is to you. You have my personal commitment, backed by David Sr., that the new Balmer School will be a success. Our team looks forward to working hand in hand with SMMA and Dore & Whittier to deliver a successful project for the Town of Northbridge while at the same time making the process an enjoyable experience for the committee.

I wish you well in making this very important decision. And I speak for the entire team when I say that we hope to join you at Tuesday night's building committee meeting and get right to work!

Most sincerely,

David Fontaine, Jr. Vice President Fontaine Bros., Inc.



CM AT RISK INTERVIEW EVALUATION CRITERIA W. EDWARD BALMER ELEMENTARY SCHOOL WHITINSVILLE, MASSACHUSETTS

RFP INTERVIEW EVALUATION CRITERIA

GILBANE BUILDING COMPANY

- Communication:
- Project Team Chemistry:
- Project Leadership:
- Project Approach PreConstruction:
- **Project Approach Construction:**
- Budget and Cost Control:
- Quality Control:
- Answers to All 4 Questions:

RATING	

RATING

OVERALL RATING

RATING: 1 = Least Advantageous 2 = Advantageous 3 = Most Advantageous

Questions:

1 What do you see as the most important challenge for the project?

NOTES:

How will you add value to promoting the project to the community prior to the Town vote?

NOTES:

Tell us what you think would be opportunities for schedule and cost savings?

NOTES:

4 What is your constructability review process and deliverable during each design phase?

NOTES:



CM AT RISK INTERVIEW EVALUATION CRITERIA W. EDWARD BALMER ELEMENTARY SCHOOL WHITINSVILLE, MASSACHUSETTS

RFP INTERVIEW EVALUATION CRITERIA

FONTAINE BROS., INC.

- Communication:
- Project Team Chemistry:
- Project Leadership:
- Project Approach PreConstruction:
- **Project Approach Construction:**
- Budget and Cost Control:
- Quality Control:
- Answers to All 4 Questions:

RATING	

RATING

OVERALL RATING

RATING: 1 = Least Advantageous 2 = Advantageous 3 = Most Advantageous

Questions:

1 What do you see as the most important challenge for the project?

NOTES:

How will you add value to promoting the project to the community prior to the Town vote?

NOTES:

3 Tell us what you think would be opportunities for schedule and cost savings?

NOTES:

4 What is your constructability review process and deliverable during each design phase?

NOTES:

CM AT RISK INTERVIEW EVALUATION CRITERIA W. EDWARD BALMER ELEMENTARY SCHOOL WHITINSVILLE, MASSACHUSETTS

RFP INTERVIEW EVALUATION CRITERIA

W.T. RICH COMPANY, INC.

- **Communication:** •
- Project Team Chemistry:
- Project Leadership:
- **Project Approach PreConstruction:** •
- **Project Approach Construction:** •
- Budget and Cost Control:
- Quality Control:
- Answers to All 4 Questions: ٠

ì

RATING: 1 = Least Advantageous 2 = Advantageous 3 = Most Advantageous

Questions:

What do you see as the most important challenge for the project? 1

NOTES:

How will you add value to promoting the project to the community prior to 2 the Town vote?

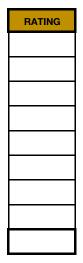
NOTES:

Tell us what you think would be opportunities for schedule and cost 3 savings?

NOTES:

What is your constructability review process and deliverable during each 4 design phase?

NOTES:



MMA



RATING







MMA

RATING

CM AT RISK INTERVIEW EVALUATION CRITERIA W. EDWARD BALMER ELEMENTARY SCHOOL WHITINSVILLE, MASSACHUSETTS

RFP INTERVIEW EVALUATION CRITERIA

CONSIGLI CONSTRUCTION COMPANY

Communication:
 Project Team Chemistry:
 Project Leadership:
 Project Approach – PreConstruction:
 Project Approach – Construction:
 Budget and Cost Control:
 Quality Control:
 Answers to All 4 Questions:
 OVERALL RATING

RATING: 1 = Least Advantageous 2 = Advantageous 3 = Most Advantageous

Questions:

1 What do you see as the most important challenge for the project?

NOTES:

How will you add value to promoting the project to the community prior to the Town vote?

NOTES:

Tell us what you think would be opportunities for schedule and cost savings?

NOTES:

4 What is your constructability review process and deliverable during each design phase?

NOTES:



CM AT RISK PROPOSAL EVALUATION W. EDWARD BALMER ELEMENTARY SCHOOL WHITINSVILLE, MASSACHUSETTS

RFP INTERVIEW - CONSTRUCTION MANAGER QUESTIONS

1= Least Advantageous; 2= Advantageous; 3= Most Advantageous

	RESPONSE RATING				
	CONSIGLI CONSTRUCTION COMPANY	FONTAINE BROS., INC.	GILBANE BUILDING COMPANY	W.T. RICH COMPANY, INC.	
1 Tell us about your similar projects and how 1 they relate to our project.					
2 Tell us how your staff's experience will benefit our project.					
How will you ensure quality throughout the construction?					
⁴ Tell us how you ensure all approved Design Phase LEED credits will be obtained?					
How do you ensure there will be no gaps 5 between Early Packages and Final Documents?					
What is your process for managing holds, allowances and contingencies?					
How will you handle on-site traffic and 7 parking concerns from the staff and the public?					
8 How will you handle neighborhood traffic concerns?					



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	RESPONSE RATING				
	CONSIGLI CONSTRUCTION COMPANY	FONTAINE BROS., INC.	GILBANE BUILDING COMPANY	W.T. RICH COMPANY, INC.	
How will you manage a non-performing subcontractor?					
10 Give us some good examples of Value Engineering for a project like ours.					
What is the main differentiator of your firm from the other firms?					
TOTALS					
Signature	Date				

Evaluator:



CM AT RISK INTERVIEW EVALUATION CRITERIA W. EDWARD BALMER ELEMENTARY SCHOOL WHITINSVILLE, MASSACHUSETTS

FINAL RANKING

RFP INTERVIEW EVALUATION CRITERIA

	CONSIGLI	FONTAINE	GILBANE	W.T. RICH
Communication:				
Project Team Chemistry:				
Project Leadership:				
Project Approach – PreConstruction:				
Project Approach – Construction:				
Budget and Cost Control:				
Quality Control:				
Answers to All 4 Questions:				
OVERALL RATING				

RATING: 1 = Least Advantageous 2 = Advantageous 3 = Most Advantageous