

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Wednesday, June 28, 2023, 3:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Andrew Pfaff, Roger Challen, Mark Davis, and Denise Eddy

Members Absent: Jason Malinowski, Kathryn Cook, Jen Donato, and Anuradha Khemka

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: Jason Malinowski

I. Call Meeting to Order

Denise Eddy called the Neary Building Committee - OPM Subcommittee Meeting to order at 3:02 PM.

Jason Malinowski, Chair of the Neary Building Committee - OPM Subcommittee recused himself on a conflict of interest and did not enter into the meeting.

II. Interview and Vote on Owner's Project Manager to enter into contract negotiations with

a. 3:15 – 3:55 – Skanska USA Building Inc.

Skanska USA Building has three themes that they use throughout the project. They are: building relationships, community partnerships, and leadership and communication. Skanska will drive the project and provide ample time for decisions. Skanska provided a tentative list of key milestones in the project with a potential town meeting vote in March 2025. They offer a budgeting program with a dashboard that provides a real-time budget picture. They also have an in-house marketing team that will assist with community engagement and communication.

b. 4:00 – 4:40 – The Vertex Companies, LLC

The Vertex Companies highlighted their dedication to OPM work mainly on public projects. An outline of their project approach was provided breaking down the various stages in the process and how they have assisted similar communities with school building consolidation decisions. They are projecting town meeting approval in March 2025. Track record of finishing projects on time and on budget and most importantly getting the community's approval.

c. 4:45 – 5:25 – Hill International, Inc.

Hill International has been in business for 27 years and has done 80 school projects; more than 50 of those projects have been MSBA projects. They are a cohesive team who has worked on multiple projects together. Hill presented a potential timeline for the feasibility and schematic design phase with a potential town meeting vote in fall 2025. They want to help create a space supporting the Neary School's mission statement. Based on the initial walk-through, Hill felt that a renovation may be expensive to bring the existing structure up to the building code.

d. 5:30 – 6:10 – Colliers Project Leaders

Colliers Project Leaders has been in existence for over 25 years and works as an OPM focused on educational clients. Their focus is on being advocates for the Town and being technical resources to guide the Town through the MSBA process. They have worked on over 50 MSBA projects, presented recent projects with similar scopes, and outlined how they addressed each project's unique problems. Colliers created communication mark-ups with our information to illustrate different forms of community communication. They have been involved with LEED since the beginning. They perform commissioning in-house which is a helpful resource.

The Committee had concerns about scoring and how it may affect the overall outcome of which firm will be chosen. Rebecca Pellegrino, Director of Finance, stated that the way the Request for Services was written, they would be combining the two scores and it was a document that was approved by the Massachusetts Schools Building Association. The Subcommittee has agreed to not discuss scoring at the moment and discuss who they believed was the better candidate. The top two ratings are Skanska USA Building and Vertex Companies, LLC. The Subcommittee has agreed that Skanska delivered the most prepared presentation and had great overall references. They have decided on Skanska as their number-one pick and Vertex as their second.

Denise Eddy asked for a discussion and a vote.

MOTION ON OPM TO
ENTER INTO
CONTRACT
NEGOTIATIONS

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, “The Neary Building Committee - OPM Subcommittee enters into negotiations with Skanska USA Building as their Project Manager.”

Roll Call

For: Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Opposed: None

Abstained: None

Andrew Pfaff moved, Denise Eddy seconded, and it was unanimously voted by roll call, “To use Vertex Companies LLC, as a backup in case Skanska USA Building Inc negotiations fail.”

Roll Call

For: Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Opposed: None

Abstained: None

Roger Challen inquired about concerns regarding the number of people assigned to Vertex and if they would reconsider their second choice. Andrew Pfaff said that the proposal and resources would determine Vertex's appearance. They will have a more accurate estimate of the number of people they plan to use per hour during contract negotiations.

Rebecca Pellegrino has notified the remaining five firms from the previous meeting that they were not selected. She will also be informing the three firms from this meeting that they were not chosen.

III. Other businesses that may properly come before the Subcommittee (None at this time)

IV. Adjournment

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee - OPM Subcommittee Meeting of June 28, 2023."

MOTION
TO
ADJOURN

Roll Call

For: Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Opposed: None

Abstained: None

Denise Eddy adjourned the meeting at 8:20 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

List of documents used:

1. Neary Building Committee - OPM Subcommittee Agenda of June 28, 2023
2. Owner's Project Management Presentation for Skanska USA Building Inc., The Vertex Companies, LLC, Hill International, Inc., and Colliers Project Leaders
3. OPM Overall Evaluation Rankings Spreadsheet
4. OPM Reference Check Matrix