

Franklin School Building Committee

Minutes

January 13, 2010

Call to order: 6:03 p.m.

Mr. Mercer

Attendance: Mr. Cafasso, Mrs. Sabolinski, Mr. Light, Mr. D'Angelo, Mr. Nutting, Mr. Allevato, Mr. Mercer, Mr. Cameron, Mr. Goode, Mr. Halter and Ms. Collins. Mr. Feeley, Mr. Mason, Mrs. Mullen and Mr. Leblanc were not in attendance. Mr. Nathan arrived at 7 p.m.

General Business:

At this evening's meeting, the Committee will hear presentations from each of the three companies slated to become Owner's Project Manager (OPM) for the High School renovation. Each company will receive 45-minutes to present to the Committee an overview of their company, answer the ten questions previously provided to them, and state why they are right for the job. Following the presentations, the Committee will engage in a discussion and vote on which company they feel is right for the job. It will then be up to Mr. Nutting to negotiate a contract with that company. The following three companies will present to the Committee: RFWalsh Collaborative Partners, Vertex Construction Services, Inc. and Daedalus Projects Incorporated.

Presentations:

RFWalsh Collaborative Partners: Joe Naughton, Principal/COO, Paul Kalous, Project Director, and Fred Scibelli, Construction Site Manager, were on hand to present to the Committee. The team they propose to handle this project includes Mr. Kalous, Mr. Scibelli and Ms. Logue. Ms. Logue, Assistant Project Manager, was not in attendance. Their company has provided OPM services for some K-12 renovations and has had some experience working with the MSBA. During their presentation, they addressed a challenge they recently faced during the delivery of materials to a Theatre renovation in Downtown Boston. They described how they rerouted traffic in order to make the deliveries which ultimately saved \$120,000 for the Owners. They also provided an example of being the "eyes, ears, and voice" on the job site. At a job site in Everett, they noted how they documented a contractor removing screened loam from the job site, anticipating that the contractor would later try and charge them for new screened loam. Overall, they stated as a company they anticipate challenges and meet client expectations, they manage the scope and face any opposition by building support.

Vertex Construction Services, Inc: Jon Lemieux, Project Director, and Michael Pellegrini, Project Representative, presented to the Committee. They spoke about past experiences Vertex has had with K-12 school construction, a majority of which has been to fulfill bonded obligations – which means, they take over projects when the

General Contractors go under. Aside from Mr. Lemieux, the team they propose to manage this project does not have direct experience working with the MSBA.

Daedalus Projects Incorporated: Richard Marks, Principal-in-Charge, Sean Fennell, Project Manager, and William Roche, On-site Representative, spoke to the Committee regarding the extensive experience they have with K-12 construction. They also noted they have overseen numerous occupied school renovations. They have experience working with the MSBA and are currently working with the MSBA on eight projects. They have also worked for the Town of Franklin in the past. They worked on the Horace Mann Middle School, the Helen Keller/Annie Sullivan School, the Fire Station, the Senior Center and the DPW Facility.

Discussion:

After the presentations, Mr. Mercer asked each member of the Committee to share their thoughts and views on the companies that presented.

Many on the Committee agreed that *RFWalsh Collaborative Partners* did a poor job answering the questions in an organized fashion. They felt that their presentation was more of a marketing pitch.

It was felt that *Vertex Construction Services, Inc.* did not adequately address the phasing issues that the High School will require. Mr. Cameron noted that this company 'puts out fires' – since they have more experience fulfilling bonded obligations.

An important point about *Daedalus Projects Inc.* is that they have repeat clients. They have managed six projects for the Town of Franklin, four projects for the Town of Medfield, six projects at Harvard University, etc. Many on the Committee have directly worked with Daedalus on past Town projects and feel that they have a proven track record with the Town. They question the reasoning for working with another company. The fact that they have experience with the MSBA and a rapport with them is a key point for many. It was also noted that on past Town projects – money has been returned to the Town from *Daedalus*.

A motion was made to enter into contract negotiations with Daedalus Projects Inc.

Motion: Mr. Nathan

Second: Mr. Cafasso

Approve: 12

A member of the Committee expressed concern with Mr. Fennell's workload. He is currently working on four projects and noted that he would be available 50% of the time. Mr. Mercer noted that we can address this issue during contract negotiations. Mr. Allevato shared that Mr. Fennell was at every meeting for the Fire Station project, and that if he was working on other projects, it was not evident.

Adjourn: 9:30 p.m.

Respectfully Submitted,

Maureen Barker