

Woonsocket Building Committee Meeting
Thursday, February 2, 2006
Woonsocket City Hall, 2nd Floor Conference Room, 4:00PM
MINUTES

The meeting began at 4:00 PM.

Absent was Peter Fontaine

Approval of the Minutes for January 5, 2006 meeting

Motion to Approve: D. Gagnon Second by: M. Keegan (Unanimously Approved)

Communications

On January 31, 2006, Mr. Mathews forwarded a communication to the Committee from Christopher Lambert, City Solicitor, which rendered an opinion on the use of Barry Field as a school site. It states that the City of Woonsocket is within its rights to build a school on this property, as long as athletic fields and/or recreation areas accompany it. Mr. Mathews shared with the Committee a Woonsocket Call newspaper, dated Sunday, June 25, 1989 in which an article, written by Mr. Michael Holtzman, featured a fairly detailed proposal for a 1600 student middle school at Barry Field. This proposal was defeated by the voters in a referendum.

Summary by Mr. Mathews and members of Committee B concerning proposals for Construction Manager

On Thursday, January 27, 2006, Committee B met with the three firms which submitted proposals to serve as Construction Manager for the Middle School Replacement Project. Committee B interviewed and scored each firm.

The Committee received presentations by the two finalists, Gilbane Building Company and O. Ahlborg & Sons Inc. Each Committee member was asked to score/rate each firm. The scoring is based on the following criteria:

1. Experience in K-12 school work, specifically grades 6-12
2. Professional background, experience and expertise of team members
3. Basic fee proposed
4. References for CM firm and team members
5. Experience and quality of work previously performed by the City of Woonsocket
6. Firms safety plan and EMR

The scoring results from the meeting of January 27 were:

1. Gilbane Building Company	77.66
2. O. Ahlborg & Sons Inc.	56.83
3. Agostini/Bacon Construction	51.40

Mr. Mathews requested that Committee members try to resist the temptation to make a final decision on the best option for school construction until all site analysis are complete. Once a construction manager is selected, Committee B will proceed with the task of interviewing for an architect. Each Construction Management firm has provided a list of potential architects for consideration.

PRESENTATIONS

O. Ahlborg and Sons Inc., Construction Management/Design Services

Introduction of Team Members

- Eric Ahlborg, President
- Mark Hashway, Senior Vice President
- Jason Iacovelli, Director of Construction Management
- Nolan Redding, Project Manager
- Donald Stevens, Director of Estimating
- James Rowley, Director of Safety
- Marc Lataille, Director of Information Technology/Chief Information Officer

This firm has recently received two National Design-Build Awards; McCoy Stadium in Pawtucket, RI and the Providence Public Safety Complex, Providence, RI. Mr. Eric Ahlborg stated that his team is committed to completing projects on time, on budget, with a high quality of work, and an emphasis on safety.

This 7-member team presented a power-point slide show, focusing on recent educational projects. The majority of these projects were built in Rhode Island. As part of the presentation, the team prepared a pre-preliminary design plan for a new school on Barry Field, a 3 or 4 story building, totaling about 200,000 square feet, while maintaining some of the athletic fields.

Information on historic data, national data, ratings and information on cost per square foot was shared with the Committee.

Recent jobs in Woonsocket include Landmark Medical Center's Cancer Treatment building, St. Francis Home, and will build Walnut Hill Apartments.

Pre-construction costs - \$75,000.00
Construction Management fees - 2.5% to 3.5%

Gilbane Building Company Construction Management/Design Services

Introduction of Team Members

- Dan McConaghy, Sr. Vice President
- Mike Kennedy, Vice President
- Ron Fagnoli, Project Executive
- Bob Gervasini, Program Manager
- Titus Sitnik, Chief Estimator
- Bob Zoglio, Project Manager
- Paul Naylor, General Superintendent

Gilbane is the largest construction management firm in the region; K-12 is the largest, active market, representing roughly 25% of their work base in New England.

This design team has been involved with 15 new middle schools, collectively built 6 new high schools, and has extensive experience in school renovations, including 72 K-12 buildings to date. This team also has immense experience with evaluating school systems, and working with educational and architectural planners. If chosen, the first initiative is to develop a list of options, and costs associated with each option.

Mr. Naylor visited 5 potential sites for the Woonsocket School projects, which he referred to as "interesting". He also acknowledged that Gilbane is very sensitive to site logistics for students, and safety is a priority.

At the request of Mr. Mathews, Mr. Sitnik clarified the phrase "Construction Manager at Risk". A Construction Manager at Risk format included in a contract basically would require that Gilbane be responsible for all contractors' performance, and a GPM would be provided. The Guaranteed Maximum Price is not the final cost, but it is a cap. Any savings incurred on the project could potentially be returned to the City or, returned back into the project.

Pre-construction costs - \$75,000.00
Construction Management fees - 1.0% to 2.5%

Discussion and Review of Presentations/References

Mr. Mathews contacted various references provided by each company prior to the meeting on Thursday. He listed his findings and handed out the results of his research to the committee for discussion and review.

All references contacted by Mr. Mathews offered favorable and very positive responses for both O. Ahlborg & Sons, and Gilbane Building Company.

Both firms acknowledged that assurance can be built into the contract to make certain that key individuals remain on the project; any changes would require prior approval by the City of Woonsocket.

REFERENCES - O. Ahlborg & Sons Inc.

1. Metropolitan Regional Career & Technical School, Providence, RI
\$19.2 million Construction Management
high school complex with (4) 16,000 s.f. buildings
2. The Bailey School, Providence, RI
\$8.5 million Construction Management/Design Build
65,000 s.f. elementary school
3. Cranston High East, Cranston, RI
\$7.5 million, new addition and renovations to main building (just beginning)

REFERENCES- Gilbane

1. Groton Schools, Groton, CT
\$74 million Construction Management Services
2 elementary schools (80,000 s.f. ea.)
150,000 s.f. new high school
2. Fitchburg High School, Fitchburg, MA
\$38 million Construction Management Services
246,000 s.f. new high school
3. Chicopee High School(s), Chicopee, MA
\$52 million, 200,000 s.f. high school
\$91 million, 330,000 s.f. high school, under construction
\$13 million library
4. Central High School Renovations, Providence, RI
\$12 million Design Build
5. Nashua High School, North and South, Nashua, NH
\$110 million, 430,000 s.f. new high school, major renovation of 25 yr old existing high school, 63,000 s.f. addition

The Committee members proceeded with filling out their individual ratings of the two firms. Mr. Mathews requested that all score/rate results be submitted to his office no later than Friday morning. At that time, the final selection will be notified and asked to begin preparation of a draft contract for review by the City of Woonsocket. The final decision will require a vote by the Woonsocket City Council and Woonsocket School Committee.

Evaluation of architects will begin on Thursday, February 9, with Committee B, 2nd floor Conference Room, City Hall, 4:30PM.

The Building Committee will meet February 16, 2nd floor Conference Room, City Hall, 4:00PM.

The meeting adjourned at 6:20PM.

Respectfully submitted by:

Linda Houle

