

Middle School Building Committee

OPM Selection Subcommittee

Minutes of Wednesday June 3, 2020 Virtual Meeting

Attendees: Alan Slater, Tony Mazzuco, Tom Maloney, Paul Riccardi, Margo Fraczek, Cathy Carney, Joe Collins – Norwood, Tom Ellis, Matt McCafferty, Marwan Abi-Elias, Dennis Pacitti – CBRE/Heery. Tim Bonfatti, Brian Kelly, Brian Jarvis, Chin Lin, Chris Eberly, Mary Kuppens – Compass, Chris Carroll, Sean Burke, Walter Hartley, Mitch Miller, Chad Crittenden, Ted Cheney – PMA Consultants

The meeting came to order at 3:20. This was a virtual meeting using GoToMeeting.

On a motion made by Paul Riccardi and seconded by Tom Maloney, the minutes of the May 29, 2020 were approved by a vote of 5-0.

The next part of the meeting were the interviews of the three shortlisted candidates, A series of questions, copy attached, were asked of each firm. It was agreed that Alan Slater would ask the questions. Each interview was approximately 30 minutes.

3:30 – CBRE/Heery

4:15 – Compass Management

5:00 – PMA Consultants.

Following the last interview there was discussion whether the subcommittee should select an OPM firm at this meeting or wait several days to take a final vote after further reviewing the answers to the interview questions. On a motion by Paul Riccardi and seconded by Tom Maloney, it was voted 5-0 to schedule a meeting for Monday June 8, 2020 at 1:00 in order to complete the final scoring and choose the preferred firm to initiate negotiations. Final interview scoring sheets will be turned into Cathy Carney so she can compile the results of the prequalification and the interview scoring.

A motion was made by Tom Maloney and seconded by Paul Riccardi, it was voted 5-0 to adjourn the meeting. The meeting was adjourned at 5:40

Attachment 1 – Interview Questions

Attachment 1

Questions for all candidates

1. Can you discuss the advantages of the CM at Risk methodology over the Design/Bid/Build approach and vice versa and can you tell us if you have a preference for the Coakley project?
2. If you are selected as the OPM for this project can you tell us your view on how long you will be engaged with the Town on the project? Essentially, when would your involvement and responsibility end?
3. One of the project objectives is sustainability, particularly NE-CHPS criteria and LEED. Please include examples of opportunities and strategies that you would pursue for Norwood.
4. Have you worked on school projects that include grade reconfiguration? Please discuss the communications strategies that you would employ to galvanize public opinion for a project that could involve grade reconfiguration.

CBRE/Heery question

- Clearly, you regard the Beverly Middle School as a great recent success. Can you tell us how that project compares in purpose and scope to the Norwood project?

COMPASS question

- In your introductory letter, you urge the Town to consider other sites for this project. Can you explain your reasoning for making this suggestion and do you have any specific sites in mind?

PMA Consultants question

- You include the Quinn Middle School in Hudson as an example of problem solving. Can you tell us how you worked with this site that required so much blasting?