

MWBE Services Procurement Committee Report

1.12.2017 Meeting

Prepared by A. Fleischer

Meeting attended by Committee Members: Board Chair Allen Williams, Tom Richards, Bob Brown, and Geena Cruz. Also in attendance were Board Members Charlie Benincasa, Mike Schmidt (arrived 8:05 a.m.), Norman Jones (arrived 7:50 a.m.) and ICO Brian Sanvidge. RJSCB Staff included: Program Managers Pépin Accilien (Savin), Rolie Coleman (Savin), Tom Rogér (Gilbane) and General Counsel Ed Hourihan (BSK).

The meeting was convened by Chairman Williams at 7:37 am

1. Amendment #7 to The Pike Company (CM- School 12) Additional Staff

Tom Rogér explained that the change order covers Pike staff who continue to man the jobsite for various closeout tasks. Tom Richards stated that the program should not be paying for extra work caused by faulty equipment. Tom Rogér stated that he would look into the issue. The amendment was not forwarded for consideration by the full RJSCB - will be discussed again January 17, 2017.

2. Amendment #7 to Oso, Inc. (Environmental – Phase 1) – Credit

Tom Rogér said the credit is for the unused balance of the agreement (\$5,608.05). Charlie Benincasa made a motion, seconded by Tom Richards, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

3. Amendment #4 to CJS Architects (AE – Monroe 2a) – GC Rebid

Tom Rogér said the scope for the rebid changed, involving the architect moving Phase 1 work into Phase 2 and that he had negotiated down the cost of the amendment. Tom Richards made a motion, seconded by Bob Brown, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

4. Amendment #1 to SWBR Architects (AE – School 16) – Early Package

Tom Richards asked where the program is on School 16, as the amendment represents \$140,000 that now will not be going directly into the school. Pépin Accilien and Rolie Coleman explained that they recently (Dec. 22) received direction from the RCSD on the preferred plan for the building. Nineteen options have been reviewed. Now that the project has settled down, the plan is to go to SED with an early abatement package at the end of March. Tom Richards made a motion, seconded by Geena Cruz, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

5. Moving Services Purchase Order Reconciliation – School 12

Tom Rogér explained that the reconciliation is part of the close-out process and there will be a number of these coming through over the next few months. Tom Richards made a motion, seconded by Bob Brown, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

6. Phase 2a – School 7 Abatement and Demolition Recommendation

Bob DiPaola said the rebid was more successful in that there were four bidders. The low bidder, however, was unable to fulfill the EBE requirements. ICO Brian Sanvidge noted that the program attempted to work with the low bidder, but there was very little interest from the bidder in meeting the requirements. Bob DiPaola said the second-lowest bidder (Fibertech) came in a little over budget but will be able to begin immediately, keeping the

project on schedule. Bob Brown made a motion, seconded by Geena Cruz, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

7. Phase 2b – Martin B. Anderson Construction Manager Recommendation

8. Phase 2b – Edison Campus Construction Manager Recommendation

9. Phase 2b – Monroe High School Construction Manager Recommendation

Rick Stoffel said interviews were held January 11, 2017. Two firms proposed on all three schools and one only for Monroe. Two firms were recommended: LPCiminelli had the strongest proposed project team, has a detailed plan for an apprenticeship program, and has done excellent work in the program previously; The Pike Company was the low bidder and has also done excellent work in the program. While the Committee supports negotiating with the proposed bidders, members want assurance that services will not be decreased in tandem. The Committee also asked for concrete data regarding the selections and the final negotiated fees. The recommendations were tabled pending the additional information and finalized recommendations. The program will provide the requested data prior to the January, 17, 2017 monthly Board meeting.

10. Revisions to Bylaws and Organizational Documents

Tabled pending further discussion, with Allen Williams to work with Ed Hourihan and Alexandra Fleischer regarding the proposed revisions.

Pay Requisition Approval Procedure will move to the full Board for consideration at the monthly Board meeting on January 17, 2017.

11. Change Orders to School 12 Contractors

#58 and #59 to To Lechase Construction
#1 to Louis Del Prince (Parking Lot)

Tom Rogér said the change orders cover installation of additional white board and tack boards requested by the school, addressed a security issue raised by the school, and was a credit from the parking lot work. He noted that this work has to be done after school hours and on weekends and RSMP past practice has been to leave building residents with a building they want. Phase 1 funding is covering the change orders. Typically there are design tweaks following move-in. Rolie Coleman pointed out that enrollment was supposed to decrease while 12 School was in swing space, but instead it grew. Committee members said they want to see a formal cutoff for changes to the building even if funds remain. Tom Richards made a motion, seconded by Bob Brown, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

12. Change Orders to Monroe High School Contractors

#14 to Manning Squires Hennig
#13 to MA Ferraulo

Tom Richards recalled that the committee had discussed these change orders previously. Tom Richards made a motion, seconded by Geena Cruz, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

13. Change Order to Franklin Auditorium Contractor

#6 to Steve General

Tom Rogér said the program has been working with the contractor for several months to get this paperwork completed and it will allow for the complete closeout of the project. Tom Richards made a motion, seconded by

Charlie Benincasa, to move this item to the full Board for consideration at the monthly Board meeting on January 17, 2017. Approved 4-0.

Discussion Items

Program Office Relocation

The City Fire Marshall has said that the building cannot host offices and occupants, but several items need resolution prior to moving program headquarters. Mike Schmidt and Norman Jones will get together to resolve future building use and bring it back to the Committee with a recommendation.

Builders Risk Insurance

Builders Risk Insurance is intended to cover the construction value of the property being constructed until the project is completed and accepted by the School District. It will also provide coverage for the existing buildings being worked on with a limit of \$40 million at each individual school. Under a new proposal from the program's insurance consultant, a comprehensive Builders Risk Policy will cover all the work being performed in Phase 2 by all contractors regardless of tier. The approach will save premium because it is more efficient to insure all the work and all the schools rather than having the General Contractors do it individually as one-offs. The total premium would be \$2,048 less than it is now with an additional \$24M in coverage. This item will be further discussed at the monthly Board meeting on January 17, 2017.

The meeting was adjourned by Chairman Williams at 9:11 am