



MEMORANDUM

To: CRA Board

From: Erica Schwarz

Date: January 20, 2021

Re: General Contractor Selection for 93-99 Bishop Allen Drive

INTRODUCTION

Over the last year CRA staff have been advancing plans for a major renovation of the CRA's property at 93-99 Bishop Allen Drive, which houses nonprofit organizations. With support from architects Silverman Trykowski Associates and Owner's Project Manager STV|DPM, we have finalized a project scope and design that prioritizes environmental sustainability, ADA compliance, historic preservation, aesthetics, and ensures that the property will provide effective nonprofit office and program space for the long term.

In September, 2020, the CRA Board voted to approve a total project budget of \$8.65 million, which included a construction budget of \$5.9 million.

Since that time, as we have continued various studies of the scope, our internal construction estimate increased to nearly \$6.7 million. Factors contributing to the more expensive construction estimate include:

- Further study of storm water drainage needs and options
- Further study of improvements needed for roof structure in order to make the building solar ready
- Updated cost estimates based on 100% complete design development drawings, which were followed by a very brief construction drawing phase when it was determined that the more detailed plans would not result in major changes in estimates.

With the scope and designs complete, we proceeded to bid the project, using the process regulated under the MGL Chapter 149 delivery method. In November 2020, the CRA and STV|DPM completed a pre-qualification process for general contractors. Subsequently, we initiated the bidding process using the BidDocsOnline platform.

CONTRACT SCOPE: FILED SUB TRADES REQUIRED

Under the regulations of Chapter 149, the owner invites bids from filed sub trades, with the general contractor (GC) selecting from among the trades to put together the project's construction team. The CRA can only select the GC, whose bid includes all necessary sub trades.

Under Chapter 129, this project requires 14 filed sub bid trades:

- Masonry
- Metal Fabrication
- Dampproofing, Waterproofing, Caulking
- Roofing and Flashing
- Glazed Aluminum Curtain Walls
- Glass and Glazing
- Tiling
- Resilient Flooring
- Painting
- Elevator
- Fire Protection
- Plumbing
- HVAC
- Electrical and Low Voltage

BIDDING PROCESS: FILED SUB TRADES AND GENERAL CONTRACTOR

Date	Activity	Additional Detail
October 14, 2020	Request for GC Qualifications advertisement	
October 19, 2020	Optional walk through on site	
November 4, 2020	GC RFQ deadline	10 responses were received
December 3, 2020	List of Prequalified General Contractors Finalized	One GC was disqualified. The following GCs were prequalified: B.C Construction Co., Inc Boston Building and Bridge G&R Construction, Inc. G.V.W. Inc. Colantonio, Inc. Commodore Builders, LLC CTA Construction Managers, LLC Paul J. Rogan Co, Inc. TRAC Builders, Inc.
December 14, 2020	Advertisement and Invitation to Bid Issued for Filed Sub Trades and General Contractors	Bidder outreach conducted prior to deadline
December 18, 2020	Optional on site bidder's conference	
December 23, 2020	Optional virtual bidder's conference	
January 5, 2021	Filed Sub Trade Bid Deadline	Bids were received from 52 firms, with between one to 8 responses in each filed sub trade category. One filed sub trade bid was rejected; the sole bid on the elevator contract. We are holding an allowance estimate for that scope for the GC to bid, subject to CRA approval.

January 14, 2021	General Contractor Bid Deadline	3 Bids were received
January 20, 2021	Board discussion and vote regarding general contractor bidding process	Adjustment to the project budget would be required to proceed

The selection committee was made up of CRA staff; Tom Evans and Erica Schwarz, STV|DPM staff; Tim MacKay and Bob Labrecque, and Silverman Trykowski Associates architect David Silverman.

OPTIONS

Three total bids were received from general contractors:

- G.V.W. Inc. \$8,724,576 [fee includes the cost of both Alternates]
- Paul J. Rogan Co., Inc. \$8,856,978 [Additional \$281,000 for both Alternates]
- BC Construction \$10,356,247 [Additional \$51,000 for both Alternates]

The lowest bidder was G.V.W. Inc, proposing a construction budget of \$8,724,576. This includes both of the alternate scopes of work for the replacement of all double hung window replacement and two large storefront windows on the front facade. This bid shows approximately \$3.7 million in filed sub trade contracts and \$5 million in scopes of work that the GC would self-perform or contract for with their selected subcontractors.

This bid is approximately \$2.1 million higher than our latest internal construction cost estimate. There should also be an increase in the value of the construction contingencies of \$175,000 to maintain adequate contingency prior to award of the GC contract.

If we consider the full range of options given the restrictions of the public bidding laws, they are as follows:

1. Accept the lowest bid
Enter into a contract with G.V.W for the dollar figure shown above. Under this scenario, we could potentially make minor change order deductions.
2. Reject all of the current bids.
 - a. **Reduce the project scope and rebid the project for filed subs and the GC.** A reduced scope and rebid would impact our current timeline by at least six weeks. Savings may be negligible and the pool of bidders may be reduced as prior bid results are now public. Since we do not have full disclosure of any of the GCs' portion of the bid, which accounts for over 55% of the scope, we will be guessing at which scope reductions may result in a significant savings. Further, given that GCs bidding in this second round will already have seen the bids that have been received, we may receive bids that are only marginally lower for significant scope reductions.
 - b. **Rebid under Chapter 149a**, with a Construction Manager at Risk who will share a line item budget with us. This will add approximately two months to the project, and is

unlikely to yield savings. It could result in a higher construction budget for the same scope due to several factors including the CM at Risk's greater freedom in selecting sub trade contractors. However, it would allow for a pricing review of individual scope items for non-filed subcontractors.

- c. **Redefine and redesign the project in order to develop a lower cost revitalization project.** This will result in a loss of operating income due to an extended timeline, although this may be a small expense as compared to potential savings. Approximately 75% of the current scope relates to required code compliance improvements; changes may largely concern design features.

CONTRACT TERM

If the CRA decides to proceed with the lowest bidder at this time, the GC is expected to take control of the site in early February 2021. The CRA would enter into a contract with the selected G.V.W. Inc. that will run through project close out, expected by December 31, 2021. A certificate of occupancy is expected in mid-September. The remaining months will allow for completion of punch list items and closeout items for the project.

CRA BOARD MOTION

Motion: To authorize the Chair to enter into a construction contract with G.V.W. Inc., selected pursuant to Chapter 149 of M.G.L., as the General Contractor for the renovation of 93-99 Bishop Allen Drive, and to revise the full renovation project budget to \$11.3 million.

EXHIBITS

Exhibit A: Invitation to Bid Advertisement

Exhibit B: Budget Comparison Chart – major cost item comparison of three budget phases: September Board approval, Estimated sub-bid budget, and Current bid proposal.

INVITATION TO BID

The Cambridge Redevelopment Authority of Cambridge, Massachusetts, the Awarding Authority, invites sealed bids for the project: **99 Bishop Allen Drive, Cambridge MA.**

Bidding procedures shall be in accordance with M.G.L. c. 149A, SS44A-44J, and all other applicable laws.

Scope of Work: Building Renovations of 99 Bishop Allen Drive, Cambridge, MA 02142. Project consists of a Renovation of 2 existing 1855 buildings, 18,616 sf, four-story plus attic, with associated selective demolition and abatement, site work and site utilities, façade restoration/renovations, windows, roofing, siding, new elevator, fire protection, mechanical, electrical and renovation of plumbing and partial interior renovations. The building is currently used as office space for non-profit companies who will move out during construction and reoccupy when the construction is completed. The building will be unoccupied during the renovation. At the conclusion of the project the two adjoining buildings will share all new building systems and will share the 99 Bishop Allen Drive address.

Only pre-qualified general contractors may submit a bid. General contractors have been pre-qualified for this project; they are as follows:

Business Name	Contact Information	Email	Phone Number
B.C. Construction Co., Inc. 3 Washington St. North Reading, MA 01864	Michael Cresta	michael.cresta@bcconstruction.com	978-276-0121
Boston Building and Bridge Corp. 1094 Blue Hill Ave. Milton, MA 02186	Charles C. Penta	cpenta@bbbcorp.com	617-333-0342
G&R Construction, Inc. 253 Centre St., Quincy, MA 02169	Robert J. Morel	rmorel@grconstruction.net	781-849-9093
G.V.W., Inc. 1200 Bennington St. East Boston, MA 02128	George V. Watterdorf III	sdicenso@gvwinc.com	617-567-6000
Colantonio Inc. 16 Everett St. Holliston, MA 01746	Amy Fahey	afahey@colantonioinc.com	508-429-8666
Commodore Builders, LLC 404 Wyman St. Suite 400 Waltham, MA 02451	Rich Lucht	rlucht@commodorebuilders.com	617-614-3500
CTA Construction Managers, LLC 400 Totten Pond Rd. Waltham, MA 02451	Jeff Hazelwood	jhazelwood@ctaconstruction.com	781-786-6604
Paul J. Rogan Co., Inc. 25 Hayward St. Braintree, MA 02184	Paul Rogan Jr.	pauljr@pauljroganco.com	781-843-1900
TRAC Builders, Inc. 28 Walcott St. Providence, RI 02908	William Tracey	billt@tracbuilders.com	401-943-3800

Cambridge Redevelopment Authority
99 Bishop Allen Drive

Cambridge, MA

Only pre-qualified filed general-bidders can bid on this project. Contractors must submit with their bids a copy of the Contractor's certificate of eligibility (DCAMM Form CQ7) and an Update Statement (DCAMM Form CQ3).

The estimated total project value is: **\$6,000,000.**

General Bids shall be filed online by January 12, 2021 at 2:00 PM and publicly opened, forthwith online. Refer to eBidding to Bidders for instruction on how to submit electronic bids, hard copy bids will not be accepted.

Filed sub-bidder pre-qualification is not required. Sub-bidders in the following sub-trades may submit bids. Filed sub-bids to be submitted electronically via the instructions below:

Masonry: Estimated Value \$500,000

Metal Fabrications: Estimated Value \$143,000

Dampproofing/ Waterproofing/ Caulking: Estimated Value \$35,000

Roofing/ Flashing: Estimated Value \$65,000

Metal Windows: Estimated Value \$50,000

Glass/ Glazing: Estimated Value \$60,000

Tiling: Estimated Value \$45,000

Resilient Floors: Estimated Value \$40,000

Painting: Estimated Value \$70,000

Elevator: Estimated Value \$260,000

Fire Protection: Estimated Value: \$177,000

Plumbing: Estimated Value \$220,000

HVAC: Estimated Value \$680,000

Electrical/ Low Voltage: Estimated Value \$615,000

Sub-Bids shall be filed online by December 29, 2020 at 2:00 PM and publicly opened, forthwith online. Refer to eBidding to Bidders for instruction on how to submit electronic bids, hard copy bids will not be accepted.

Contract Documents: plans and specifications available Monday December 14, 2020 at Nashoba Blue, Inc, 433 Main Street Hudson, MA 01749, 978-568-1167 or online at www.biddocsonline.com (may be viewed electronically and hardcopy requested). BidDocs Online will make these documents available for a plan deposit of \$200 per set (maximum of 2 sets) payable to BidDocs Online, Inc. Deposits may be electronically paid or must be a certified or cashier's check. This deposit will be refunded for up to two sets for general bidders and for one set for sub-bidders upon return of the sets in good condition within thirty days of receipt of general bids. Otherwise, the deposit shall be the property of the Awarding Authority.

Bidders requesting Contract Documents to be mailed to them shall include a separate check for \$40.00 per set for UPS Ground (or \$65 per set for UPS overnight), payable to BidDocs Online, Inc to cover handling costs.

Questions regarding project details should be directed to the owner's project manager Timothy MacKay of STV-DPM at Timothy.MacKay@stvinc.com or by phone at 617-243-3888.

A pre-bid conference will meet at 99 Bishop Allen Drive on December 18, 2020 at 1:00 pm at 99 Bishop Allen Drive.



Addendum #1

Date: 12/18/2020

Project Name: Cambridge Redevelopment Authority; 99 Bishop Allen Drive
Project Address: 99 Bishop Allen Drive, Cambridge, MA
Project Number: 2020.02

Distributed by David Silverman, AIA
Principal, Silverman Trykowski & Associates

The attention of the Bidders submitting proposals for the above-referenced project is called to the following addenda to the specifications and drawings. The items set forth herein, whether of omissions, additions, substitution, deletion or clarification are all to be included in and form a part of each proposal submitted.

All bidders are required to acknowledge this addendum with their bid forms.

DISTRIBUTED TO: *All parties that have requested plans from BidDocs Online*

CC: STA project file, STV/DPM, Cambridge Redevelopment Authority, TSNE, EHE Inc., Bohler Engineering, Haley & Aldrich, Architectural Engineers, Inc., CBI Consulting

Schedule and Logistical Clarifications

A revised Invitation to Bid is attached to this document.

The General Bid deadline has been extended to January 14th at 2:00 PM.

The Filed Sub Bid deadline has been extended to January 5th at 2:00 PM.

The pre-bid conference took place on December 18, 2020 at 1:00 PM at the project site. The attendees were as follows:

Trac Builders: Benno Belhumer
Unified Abatement: Pat Barry, Nick Sullivan
CSI: Andy Nguyen
Davidson: Gavin Humes

A Virtual Pre-Bid Walkthrough has been set up for Wednesday December 23rd at 11:00 AM. The meeting link is https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWY5YWQwMjktZGE0ZC00MWJLWI1NWUtMGU2MGI2ZDdhZGNI%40thread.v2/0?context=%7b%22Tid%22%3a%227e24c8b1-662f-487d-82ac-bbeb898cc172%22%2c%22Oid%22%3a%22a7d9ab88-6326-4637-a2e1-ed7f2125e2d3%22%7d

Front End Documents

A revised section 007220 COVID-19 Notice to Contractors is attached to this addendum.

The Owner/ Contractor AIA A101-2017 Standard Form of Agreement between Owner and Contractor is included as a part of this addendum.

The Owner/ Contractor AIA A201-2017 General Conditions of the Contract for Construction is included as a part of this addendum.

Clarifications and Revisions

(Q) Can you tell me project completion in days and the liquidated damages for the above project.

(A) The AIA A101-2017 and AIA A201-2017 attached to this addendum 1 includes this information. The Substantial Completion date is September 13, 2021.

End of Addendum #1

Bishop Allen Total Project Budget Review 1-20-21

Budget Item	Figures Used for Board Discussion & Vote 9/16/20	January 2021 / Pre Bids	January 2021 / Post Bids
Construction Costs	\$6,229,897	\$6,698,000	\$8,724,576
Soft Costs	\$1,804,679	\$1,704,233	\$1,704,233
Contingencies (constr & owner)	\$650,242	\$690,632	\$865,632
Total Project Budget	\$8,684,818	\$9,092,865	\$11,294,441
CPA Grant Income for historic preservation	-\$330,000	-\$330,000	-\$330,000
Eversource Rebates		-\$8,900	-\$8,900
Solar Install, post construction phase		\$85,000	\$85,000
Total CRA Commitment	\$8,354,818	\$8,838,965	\$11,040,541

Board Vote, September 16, 2020	Approved By Vote	Delta From 9/16/20 Board Vote	
Board Approved Total Budget	\$8,685,000	\$407,865	\$2,609,441
Board Approved CRA Commitment	\$8,355,000	\$483,965	\$2,685,541