

# Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

*Chairperson*

James MacDonald

*Chief Executive Officer*

Jack McCarthy

*Executive Director*

## Accelerated Repair Program Procurement Overview





# Procurement Overview Agenda

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- Introductions
  - Jack McCarthy, Executive Director, Massachusetts School Building Authority
  - William McAvoy, Executive Director, Supplier Diversity Office
- Accelerated Repair Program Procurements
  - Kevin Collins, Project Manager
    - Program overview
  - Marie Deslauriers, Assistant Project Manager
    - OPM procurement schedule
    - Designer procurement schedule
- Questions & Answers



# Commonwealth of Massachusetts

## Supplier Diversity Office (SDO)



**William McAvoy**  
**Executive Director**

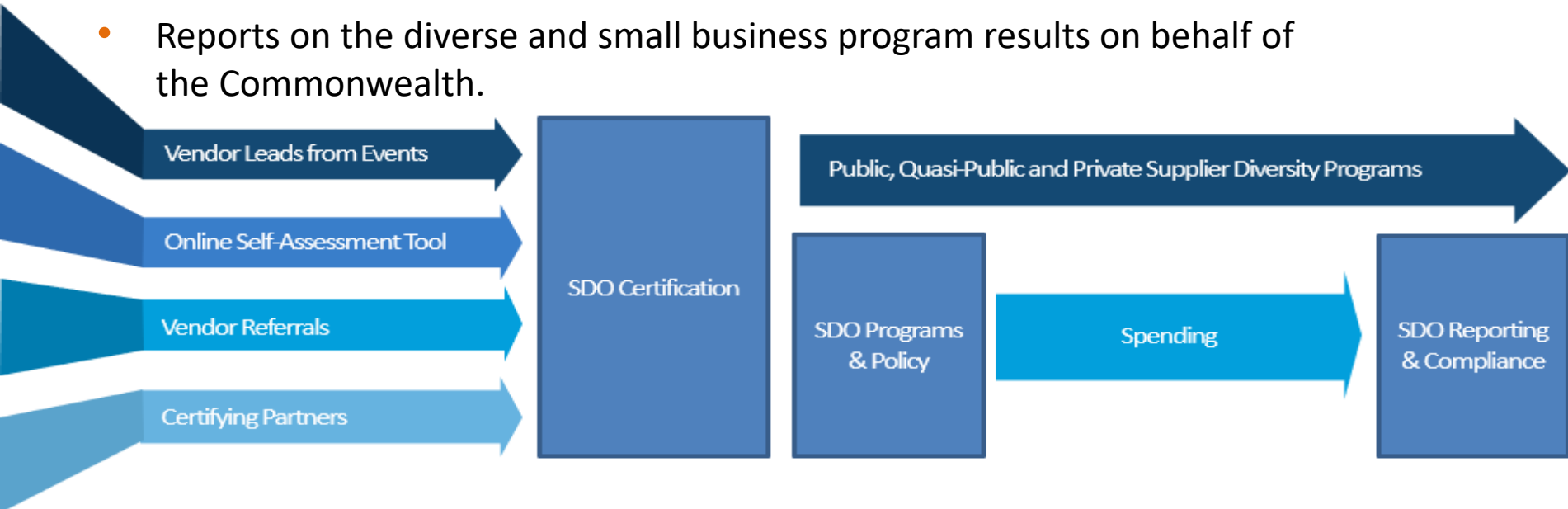
# Overview of the SDO



*SDO Mission: To serve minority, women, Portuguese, veteran, service-disabled veteran, disability, LGBT-owned, and small businesses in the Commonwealth of Massachusetts, including the responsibility to certify eligible businesses.*

## The SDO:

- Serves as a gateway for businesses interested in accessing a wide range of diverse and small business programs.
- Coordinates the Commonwealth's diverse and small business programs.
- Offers resources for institutional diverse and small business programs.
- Reports on the diverse and small business program results on behalf of the Commonwealth.

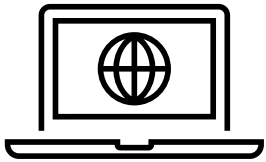


# SDO Resources



## Register for the SDO Pre-Certification Workshop

Thursday, April 29, 2021 (10 am-12 pm)



### Visit:

- SDO: [www.mass.gov/sdo](http://www.mass.gov/sdo)
- SDP: [www.mass.gov/sdp](http://www.mass.gov/sdp)
- SBPP: [www.mass.gov/sbpp](http://www.mass.gov/sbpp)



### Email:

- Bill McAvoy: [bill.mcavoy@mass.gov](mailto:bill.mcavoy@mass.gov)
- Wanda Colon D'Angelo: [wanda.colon-dangelo@mass.gov](mailto:wanda.colon-dangelo@mass.gov)
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- Rob Williams: [robert.williams2@mass.gov](mailto:robert.williams2@mass.gov)

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## Program Overview

### Accelerated Repair Program



## Accelerated Repair Program | Scope of Work

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- Accelerated Repair Program is for partial or full replacement of roofs, windows/doors, and/or boilers
  - Districts can be invited for multiple schools and/or scopes of work
  - Projected cost per school must be \$250,000 or more
  - Boiler work is within the physical limits of the existing boiler room(s), excluding heating fuel storage and/or delivery
- District invitations are based upon MSBA's review of Statements of Interest
  - Districts submit SOIs specifically for the Accelerated Repair Program
    - SOI opening occurs annually from mid-January to mid-February
      - Due to the delays caused by COVID-19, staff are continuing to complete the due diligence for the 2020 Core Program Statements of Interest and anticipate recommendations into Eligibility Period at a spring or early summer 2021 Board of Directors meeting. Staff anticipate that the 2021 Statement of Interest filing period will open upon completion of the 2020 Core Program due diligence.
  - Districts receive invitations in May or June by MSBA Board of Directors
  - Consultant assignments occur from August to November
    - Consultant assignments will be made for district invitations beginning in 2021 and extending to 2023



# Accelerated Repair Program | District Participation

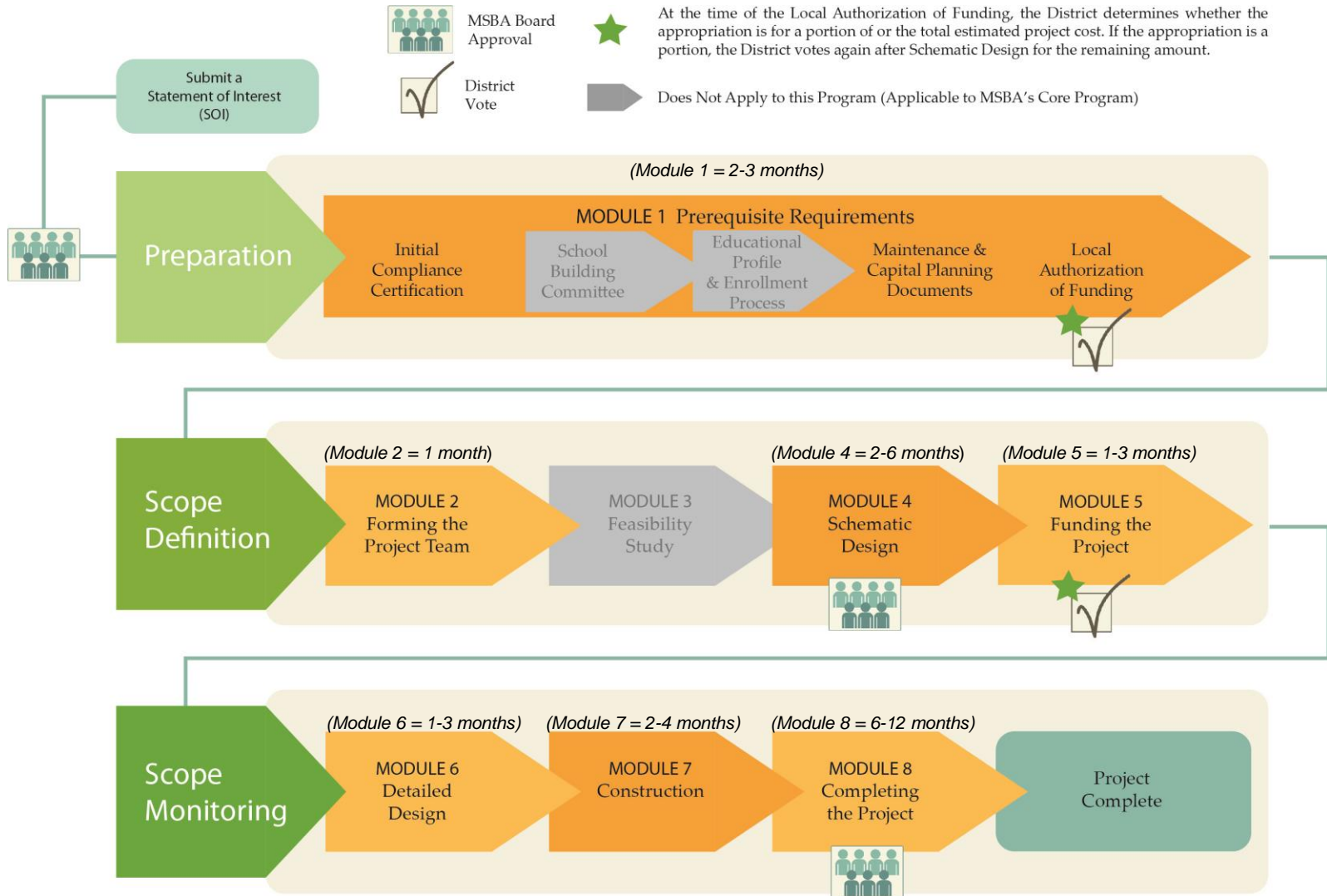
Repair Program	Districts	Schools	Total Project Costs	Maximum Facility Grants	Number of Projects Final Audit Approved
2020	18	25	-	-	-
2019	25	40	\$88,940,011	\$53,608,258	0
2018	20	30	\$83,172,480	\$47,018,557	2
2017	19	34	\$117,030,307	\$82,054,443	5
2016	28	48	\$156,598,234	\$83,007,586	22
2015	24	43	\$136,680,652	\$91,974,052	33
2014	34	47	\$108,410,084	\$65,388,035	44
2013	25	45	\$94,650,790	\$54,662,551	45
2012	24	36	\$63,009,653	\$38,267,952	36

*Financial totals reflect projects approved for Project Funding Agreements as of the December 16, 2020 Board of Directors' Meeting.*





# Accelerated Repair Program | Project Process





## Accelerated Repair Program | Consultant Assignments

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- Districts are randomly assigned OPMs and Designers
  - Number of assignments are based upon the number of districts invited and, for Designers, the scope of work in the districts
    - MSBA cannot guarantee any specific number of assignments or any assignments at all to those selected through the procurements
  - Assignment process is restarted each year
  - Assignments are made upon districts' completion of prerequisite documents and schematic design funding



## Accelerated Repair Program | Consultant Contracts

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- MSBA standard OPM and Designer contracts for Accelerated Repair Program
  - Updated MSBA standard contracts have been incorporated into the procurement documents
    - Contracts should not be altered in any way
  - Contracts executed within four weeks of assignments with the OPM contract executed first
    - OPM contract includes a not-to-exceed fee for the schematic design phase



## Accelerated Repair Program | Project Reimbursement

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- Project Funding Agreement (“PFA”)
  - MSBA Board of Directors approves each district for a PFA
  - PFA includes scope, budget, and schedule for district’s project(s)
- Through its “pay-as-you-build” Progress Payment System (“ProPay”), MSBA reimburses districts for eligible project costs throughout the life of a project
  - MSBA’s Audit Department provides ProPay training for districts and their OPMs following the execution of a PFA
  - Districts have discretion to give OPMs access to enter budget and invoiced costs into ProPay
  - Districts can seek reimbursement of project costs monthly



## Accelerated Repair Program | Commissioning

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- MSBA will assign a commissioning consultant to each project following MSBA's receipt of district's schematic design package
  - MSBA pays 100% of commissioning consultant costs
- OPM is responsible to coordinate commissioning consultant activities from construction documents to closeout



# Accelerated Repair Program | Construction Admin.

- Per OPM contract, Project Representative is present during contractor operations
  - 8.6.2 The Owner's Project Manager shall provide an on-site Project Representative, who shall be dedicated exclusively to the Project, either as an employee of the Owner's Project Manager or as a subconsultant to the Owner's Project Manager.
    - 8.6.2.1 The Project Representative shall be subject to the approval of the Owner and the Owner reserves the right to require the Owner's Project Manager to replace the Project Representative at any time during the course of the Project.
    - 8.6.2.2 The Project Representative shall have **at least five years of experience** in on-site supervision of projects similar in size and complexity to the Project.
    - 8.6.2.3 The Project Representative shall be present at all times when the Contractor is conducting operations at the site starting from issuance by the Owner of a Notice to Proceed to the Contractor and continuing until substantial use or substantial completion as determined by the Owner and thereafter on an, as needed basis, until issuance to the Contractor of a Certificate of Final Completion by the Owner.
- Designer certifies percentage of work for contractor payment requisitions
- OPM assists district in completing 50% and Final DCAMM evaluations of designer and contractor



## Accelerated Repair Program | Closeout for Final Audit

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- Both OPM and designer play a critical role in readying projects for closeout
  - OPM coordinates with designer, commissioning consultant, district, and MSBA to complete Module 8's steps to project closeout and final payment
  - Closeout phase concludes with Final Audit Approval by a vote of the MSBA Board of Directors

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## Procurement Schedule

### Accelerated Repair Program





## Accelerated Repair Program | OPM Procurement

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- Approximate Procurement Schedule
  - Issuance of RFR: February 24, 2021
  - Question Deadline: March 4, 2021
  - Responses to Questions Posted: March 10, 2021
  - RFR Response Deadline: March 24, 2021 at 3:00pm
  - Anticipated Presentation to OPM Review Panel: June 7, 2021
- Selection Outcome
  - MSBA anticipates selection of 10-15 OPMs



# Accelerated Repair Program | Designer Procurement

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- Approximate Procurement Schedule
  - Issuance of RFR: March 10, 2021
  - Question Deadline: March 18, 2021
  - Responses to Questions Posted: March 24, 2021
  - RFR Response Deadline: April 7, 2021 at 3:00 P.M.
  - Anticipated Selection by Designer Selection Panel: June 15, 2021
- Selection Outcome
  - MSBA anticipates selection of 10-15 Designers

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## Questions & Answers

