MEDFORD HIGH SCHOOL SBC MEETING

CMR vs DBB

2/25/2026

LeftField



AGENDA

I. Roll call
II. Approval of Meeting Minutes from 2/23/2026
III. LeftField to present Design, Bid, Build (DBB) vs. Construction Manager at Risk (CMR) delivery method
IV. SBC to Vote on delivery methods

If CM at Risk is chosen:
V. Approve LeftField to submit the application to the OIG
VI. Review of Schedule
VII. Formation of the Evaluation Committee:

A. 1 Representative from SMMA
B. 1 Representative from LeftField
C. Superintendent of Schools - Dr. Suzanne Galusi
D. Chair of MCHSBC - Jenny Graham
E. Chief Operating Officer of MPS - Ken Lord
F. 2 Additional Representatives from MCHSBC

1. **Nominations**

VIII. Adjournment

February 25, 2026

MEETING MINUTE APPROVAL

Vote to Approve the SBC Meeting Minutes from the February 23, 2026 SBC Meeting

February 25, 2026

CMR v. DBB PRESENTATION

CONSTRUCTION DELIVERY METHOD

CM at Risk
(M.G.L. Chapter 149A)

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Design-Bid-Build
(M.G.L. Chapter 149)

February 25, 2026

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

Chapter 193 of the Acts and Resolves of 2004

Known as the public construction reform law, these Acts created a new statute, MGL Chapter 149A, which contained provisions authorizing and governing the use of two optional alternative delivery methods for public construction projects in Massachusetts: construction management at-risk (CM at Risk) for building projects estimated to cost $5 million or more and design-build for public works projects estimated to cost $5 million or more. The provisions of MGL Chapter 149A took effect on January 1, 2005.

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CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

DESIGN-BID-BUILD EXPLAINED

- "Traditional approach" for public construction
- Project designed by a team of Architects and Engineers to complete construction documents with no contractor involvement during design
- Once plans are completed, bids are solicited from filed trade-contractors and general contractors
- Low "responsive" bidder is awarded the project
- Contract value is based on a "lump sum" amount
- Change orders resulting from scope change and unanticipated site conditions will increase the final construction cost

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CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

CM AT-RISK (CMR) EXPLAINED

- CMR hired during the design process based on qualifications and fee
- CMR provides design phase, pre-construction and construction services
- CMR provides cost estimates throughout design phase and offers cost-saving ideas
- CMR becomes the builder of the project (the “contractor”)
- CMR participates in trade prequalification process
- Owner participates in sub-contractor selections
- Option for early release bid packages or “fast-track” a schedule
- Contract value is based on “Guaranteed Maximum Price” (GMP) with open book accounting
- Change orders resulting from scope change and unanticipated site conditions may increase the final construction cost

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February 25, 2026

Key Differences Between Design-Bid-Build and CM-R

With **CM-R** – you are selecting based on qualifications and hiring a Construction Management Service Firm which manages the construction of buildings and fills in the gaps of plans and specifications.

- Preconstruction Services are provided that help to manage and maintain budget throughout design, provides pre- planning of construction, aids in constructability and means and methods
- Flexibility to adjust should bids come in high
- Ability to Fast Track construction by use of Early Bid Packages
- Better management of changes

With **Design-Bid-Build** – you have to select the lowest prequalified bidder and are purchasing a building based only on plans and specifications.

- The price is set with no flexibility
- The schedule is set
- All changes result in a Change Order

CMR v. DBB PRESENTATION

CONSTRUCTION DELIVERY METHOD

CM AT-RISK ADVANTAGES

- Selection based on qualifications, experience & proposed team rather than lowest price/bid
- Design phase assistance with budgeting, site logistics and constructability results in ability to address challenges early
- Early cost estimates & feedback to help in the design process results in a more accurate cost model
- Trade contractors know the CMR prior to submitting bids
- Fast track schedule/early release bids possible
- Team concept with Owner, OPM, Designer

BEST SUITED FOR: Projects that are time sensitive, challenging to define or subject to potential changes; projects requiring high construction oversight due to site logistics and phasing as well as multiple stakeholders.

DESIGN-BID BUILD ADVANTAGES

- Simpler process to manage
- Fully defined project scope for construction
- Perceived as getting “best price” by awarding to lowest responsible bidder
- Owner/Designer can completely control design
- Simple accounting

BEST SUITED FOR: Less complicated projects that are budget-sensitive, but are not schedule sensitive and not subject to change

February 25, 2026

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

CM AT-RISK DISADVANTAGES

- Requires an OPM or Owner with an understanding of experience in the CMR process and GMP mechanics
- Perceived higher up-front cost, due to pre-construction services “filling holes” in scope and/or documents (with result of minimizing future change orders and avoiding delays)
- Potential oppositional relationship when design intent is challenged when “design-to-budget” or “price cutting” is pushed

DESIGN-BID-BUILD DISADVANTAGES

- Linear process may equate to a longer schedule duration
- Hard price not known until bids are received; may require re-design and re-bid if bids exceed budget = schedule delays
- Minimal GC project management
- No GC input in design, planning or budgets
- The designer may have limited ability to assess scheduling and cost ramifications as the design is developed which can lead to a more costly final product
- Prone to changes and claims which may increase final project cost

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CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

PROCUREMENT PROCESS

CM AT-RISK

- 2 phase selection process.
  - Solicit, receive, and review qualifications
  - Invite qualified firms to submit technical and price proposals
  - Review technical proposals, interview firms, rank firms
  - Open and review price proposal, rank firms again
  - Select a firm
- Owner gets to interview team proposed before firm is selected

Design-Bid-Build (General Contractor)

- Pre-qualify GC firms to bid on the project. Must take the lowest responsible bid.
- No input on GC's staff. No guarantee who (staff) will manage your project.

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

CM at-RISK PROCUREMENT TIMELINE

- 2/25/26 - MCHSBC Selects Delivery Method
- March 2026 - LeftField submits application to OIG
- May 2026 – Solicit and Review Qualifications Packages
- June 2026 – Invite qualified CMRs to submit Proposals
- July 2026 – Host Interviews

  August 2026 – Select a CMR
- August 2026 – CMR on board, working with team on logistics, schedule, and reviewing documents

  – CMR prepares project estimate (along with SMMA's estimator)

AVAILABLE FEASIBILITY FUNDS

- Uncommitted Funds Sufficient
- $280,000 Feasibility Study (Other)

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February 25, 2026

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CONSTRUCTION DELIVERY METHOD

SUGGESTED VOTE LANGUAGE FOR SBC:

MCHSBC would like to proceed with a Construction Manager at-Risk procurement method and approve LeftField to proceed with submitting the application to the Inspector General's Office

OR

MCHSBC would like to proceed with Design Bid Build procurement method

February 25, 2026

Frågor?

¿Preguntas?

Kesyon?

Késton?

Domande?

Questions?

Des questions?

Perguntas?

