

Tisbury School Project Construction Manager at Risk Selection Committee
9:00 AM, November 19, 2021

Tisbury Emergency Services Facility
Lower Level Conference Room
215 Spring Street, Vineyard Haven, MA 02568

CMR Members Present: Chair - John Custer, Harold Chapdelaine, Jen Cutrer, Andrew Flake,
Siobhan Mullin

Others: Alice Robinson – Recorder,
CHA/Daedalus Projects –Christina Oppen, Amanda Sawyer
Tappé Architects – Chris Blessen

Press: MVTN – Alison Frazier-Hayden

Construction Manager at Risk Interviewees

Commodore Builders: Rich Lucht, Vice president; Jonathan Morini, Chief Estimator;
Rob Finnice, Senior Project Planner; Mike Dupuis, Project Executive;
Mike Pugh, Senior Project Manager; Josh Asmus, Project Manager;
Ryan Dirico, Superintendent; Andrea Rizzo, Assistant Superintendent

J&J Contractors + O&G Industries, joint venture: Gregory Oneglia, O & G Industries, Chairman;
David Cravanzola, O & G Industries, AVP/Project Executive;
Jon Miles, O & G Industries, Project Manager; Lorel Purcell, O & G
Industries,
Manager; Pre-Construction Manager; Nick Castler, O & G Industries, VDC

Jon Bradley, J&J Contractors, Project Executive;
Nilesh Amin, J&J Contractors, Expediter

W.T. Rich Company: Evan Moore, Project Manager; Joohn W. Rich, General Superintendent;
Steve Brenner, Project Superintendent; John deBettencourt, EC
Superintendent; Sunny Mak, Chief Estimator; Brian Santo, President,
Project Executive; Jonathan Rich, CEO/Principal-in-Charge

1. Call To Order

The Tisbury School Project Construction Manager at Risk Selection Committee (CMCS) meeting was called to order at 9:15 AM.

(Recorder's note: Discussions are summarized and grouped for clarity and brevity.)

2. Tisbury School Project Construction Manager at Risk Selection Committee Attendance - was called.

Attending Remotely, via private Zoom connection: Harold Chadelaine

Tisbury School Project Construction Manager at Risk Selection Committee
9:00 AM, November 19, 2021

3. Review and approval of minutes of past meetings

22. ON A MOTION DULY MADE BY JEN CUTRER AND SECONDED BY ANDREW FLAKE: **THE TISBURY SCHOOL PROJECT CONSTRUCTION MANAGER AT RISK SELECTION COMMITTEE MINUTES OF NOVEMBER 11, 2021 WERE ACCEPTED:** 4 AYES, 0 NAYS, 1 ABSTENTION: MS. CUTRER—AYE, MR. FLAKE—AYE,
MS. MULLIN—AYE, PRIN. CUSTER—AYE, MR. CHAPDELAINE— ABSTAIN.

23. ON A MOTION DULY MADE BY JEN CUTRER AND SECONDED BY ANDREW FLAKE: **THE TISBURY SCHOOL PROJECT CONSTRUCTION MANAGER AT RISK SELECTION COMMITTEE MINUTES OF NOVEMBER 16, 2021 WERE ACCEPTED:** 4 AYES, 0 NAYS, 1 ABSTENTION: MS. CUTRER—AYE, MR. FLAKE—AYE,
MS. MULLIN—AYE, PRIN. CUSTER—AYE, MR. CHAPDELAINE— ABSTAIN.

4. Construction Manager interviews

Each interview proceeded in the following manner:

- Welcome and introduction by Principal Custer
- Self-Introduction of each committee member and their role on the committee and in the community
- Ms Sawyer reviewed the structure of the interview: 20 minutes for company presentation, 35 minutes for questions and answers with the committee, 5 minutes to wrap up presentation for a total of 60 minutes per interview.
- After each interview, committee members had a brief sharing session to summarize their comments about the interview.

Commodore Builders interview, 9:30 – 10:30 AM

J&J Contractors + O&G Industries, joint venture, interview, 10:45 – 11:45 AM

W.T. Rich Company interview, 12:00 noon to 1:00 PM

All interviewees participated in their company's presentation. The presentations included (but were not limited to): describing company structure, philosophy, experience, communication techniques, perception of the Tisbury School project, plan/timeline for the project, logistics/supply chain strategies, and safety protocols.

After the interviews Mr. Blessen offered three items for the committee to consider during their deliberations:

Tisbury School Project Construction Manager at Risk Selection Committee
9:00 AM, November 19, 2021

- It would be possible for the town to take what the committee learned from one company and ask for that from the successful bidder during negotiations (i.e., Expediter position.)
- A self-performing Construction Manager has some strong advantages when it comes to filling in gaps in trades/services or changes not covered by sub-contractors.
- Attention should be paid to companies with an “on-island living” awareness.

5. Vote to go into Executive Session

- ON A MOTION DULY MADE BYJEN CUTRER AND SECONDED BY ANDREW FLAKE : **THE TISBURY SCHOOL PROJECT CONSTRUCTION MANAGER AT RISK SELECTION COMMITTEE, AFTER A SHORT RECESS, WILL GO INTO EXECUTIVE SESSION PURSUANT TO MGL C.30A, SEC 21(A)(8) TO CONSIDER OR INTERVIEW APPLICANTS FOR EMPLOYMENT OR APPOINTMENT BY A PRELIMINARY SCREENING COMMITTEE IF THE CHAIR DECLARES THAT AN OPEN MEETING WILL HAVE A DETRIMENTAL EFFECT IN OBTAINING QUALIFIED APPLICANTS; PROVIDED, HOWEVER, THAT THIS CLAUSE SHALL NOT APPLY TO ANY MEETING, INCLUDING MEETINGS OF A PRELIMINARY SCREENING COMMITTEE, TO CONSIDER AND INTERVIEW APPLICANTS WHO HAVE PASSED A PRIOR PRELIMINARY SCREENING, AND NOT TO RECONVENE IN OPEN SESSION.**

5 AYES, 0 NAYS, 0 ABSTENTION: MS. CUTRER—AYE, MR. FLAKE—AYE, MS. MULLIN—AYE, MR. CHAPDELAINE— AYE, PRIN. CUSTER—AYE.

Open Session concluded at 1:35 PM.

Appendix A: Meetings/Events:

- TSBC/TSB/TSC/CMR Com. - 5:00PM, Monday, November 22, 2021 by Zoom

Appendix B: Actions:

Appendix C: Documents on File: (Available at: [http://www.tisbury.mvyps.org/click_on Tisbury School Project & Official archive hard copies on file at Tisbury School](http://www.tisbury.mvyps.org/click_on_Tisbury_School_Project_&_Official_archive_hard_copies_on_file_at_Tisbury_School))

- Agenda 11/19/21
- Presentation materials and Interview Team Members information from Commodore Builders,
J&J Contractors + O&G Industries, joint venture, and W.T. Rich Company

Tisbury School Project Construction Manager at Risk Selection Committee
9:00 AM, November 19, 2021

Minutes respectfully submitted by Alice Robinson.

Alice Robinson – Recorder

Date

John Custer – Chair

Date

Accepted 4/25/22