

Meeting Minutes

Brockton High School Building Project – School Building Committee Meeting

Date and Time: 2/26/2026, 2:00pm

Location: Zoom (Virtual)

Attendance:

Voting Members	Present	Absent	Notes
Mayor Moises M. Rodrigues	x		Mayor/SBC Chair
Dr. Priya Tahiliani	x		Superintendent of Schools
Tony Rodrigues	x		School Committee Member
William Forte	x		Interim Commissioner of Buildings
Kenneth Thompson	x		Facilities Manager
Troy Clarkson	x		Chief Financial Officer
Lenine Pina	x		Architect
Adelino Vicente		x	Real Estate Broker
Kevin McCaskill	x		Principal of Brockton High School
Non-Voting Members			
Michael Morris	x		Chief Procurement Officer
Kim Gibson		x	Brockton Education Association
Catherine Rickert		x	Director of CTE
Frederick Rodriguez		x	IT Network Administrator
Jeffrey Thompson	x		Brockton City Council Ward 5
James O'Brien, Esq.		x	City Solicitor
Project Team Members			
Kevin Sullivan	x		LeftField - Project Director
Alyssa Chatani	x		LeftField - Senior Project Manager
Brian Dakin	x		LeftField - Senior Project Manager
Adele Sands		x	LeftField - Education Liaison
Francois Exilhomme	x		LeftField - Community Liaison/APM
Brian Solywoda		x	KBA - CEO/Principal-in-Charge
Paul Dominov	x		KBA - Co-Principal-in-Charge
Joe Milani	x		KBA - Project Manager
Craig Olsen	x		KBA - Project Architect
Greg Joynt	x		KBA - Project Architect
Larry Trim	X		KBA

Members of the Public: Sharon Wolder (Brockton Deputy Superintendent), Sydné Marrow (Chief of Staff), Nelson Fernandes (Deputy Chief of Staff), Ana Oliver (School Committee), Christine Martello, James Conley, James Koloski, Kevin Chamberland, Todd McCabe

Meeting Minutes

Call to Order

The meeting was called to order by Mayor Rodrigues.

Approve Meeting Minutes

The Committee reviewed the minutes from the January 22, 2026 School Building Committee meeting. A motion was made by Sydne Marrow and seconded by Dr. Tahiliani to approve the minutes as presented. All members present voted in the affirmative 8-0. The approved minutes will be certified and submitted to the MSBA as part of the Preliminary Design Plan (PDP) submission.

Communications and Community Engagement Update

Francois Exilhomme (LeftField) provided an update on the community engagement strategy as the project advances through the MSBA Feasibility Study phase (Module 3B). The first community forum in a series of public engagement sessions is scheduled for March 12, 2026 at West Middle School Auditorium at 7:00pm. The forum will be conducted in a hybrid format with Zoom access and will offer translation services in multiple languages to ensure broad accessibility.

The March 12th forum will provide an overview of the MSBA process, outline the feasibility study work completed to date, and introduce the educational visioning efforts that will inform the Preferred Schematic Report. Additional forums are planned at each middle school throughout the spring and summer to ensure robust public participation and transparency.

Committee members emphasized the importance of strong attendance. Kevin Sullivan (LeftField) committed to emailing the electronic version of the community forum flyer to all members following the meeting. Members were encouraged to distribute the flyer widely within their professional and personal networks, including churches and community organizations, to maximize awareness and engagement.

Schedule Update

Kevin Sullivan (LeftField) provided a schedule update and explained the project is currently in Module 3B of the MSBA Feasibility Study phase. Over the next 10–12 weeks, the team will focus on advancing design concepts, educational programming alignment, and cost analysis in preparation for the Preferred Schematic Report submission.

Kevin noted that the next School Building Committee meeting is scheduled for March 26, 2026. An additional meeting will be required in late April in advance of the April 30 MSBA submission deadline. The exact date will be confirmed and shared with the Committee as soon as possible.

Preferred Schematic Working Group Update

Craig Olsen (KBA Architects) provided an update that the project team continues to meet regularly in working group sessions to refine educational space planning, review feasibility options, and align the project with Brockton's long-term academic goals. These meetings support the development of the Preferred Schematic Report. Committee members were reminded that they are welcome to attend future working group meetings and should notify the project team if interested.

Design Bid Build vs. Construction Manager at Risk (CMR) Presentation

Brian Dakin (LeftField) delivered a comprehensive presentation comparing the Design-Bid-Build (DBB) and Construction Manager at Risk (CMR) delivery methods.

He explained that under the CMR process, the City would select a construction management firm through a qualifications-based, two-phase proposal process consisting of a technical proposal and a price proposal. The selection focuses on team capability, experience, staffing plan, and the firm's ability to successfully deliver a complex project such as Brockton High School.

A key advantage of CMR is early contractor engagement. Once selected, the CMR provides pre-construction services, including estimating, schedule development, constructability reviews, logistics planning, and safety coordination. This early involvement allows the team to release early bid packages—for example, earthwork, foundations, and structural steel—while architects and engineers continue completing the remaining construction documents. This overlapping approach can create meaningful schedule efficiencies.

Brian emphasized that CMR promotes early buy-in on budget, schedule, logistics, and safety planning. Because the construction manager participates during design, the City benefits from continuous cost estimating and reconciliation before final MSBA approval. This proactive collaboration helps reduce risk exposure and limit change orders.

The Guaranteed Maximum Price (GMP) under CMR is established based on filed sub-bids and trade bids, as well as identified allowances for "known unknowns." Brian explained that CMR contracts operate on an open-book accounting basis, meaning all costs are transparent and tracked individually. If contingency or allowance funds are not expended, those funds are returned to the City. He noted that in his experience, CMR projects often return substantial unused funds at closeout.

By contrast, under Design-Bid-Build, the City accepts a fixed bid based strictly on the documents at a single moment in time. If schedule changes or unforeseen issues arise, contractors may pursue delay claims or change orders. Brian explained that in DBB, any variation in schedule or scope can create exposure to claims. Under CMR, many risks can be anticipated and budgeted in advance, reducing adversarial conditions.

Brian provided a recent example involving tariff risks. Under DBB, if tariffs are imposed after bid award, those costs become change order exposure. Under CMR, the team can proactively carry a specific tariff allowance within the GMP. If tariffs are not imposed, the unused funds revert back to Brockton.

Committee members asked detailed questions regarding pre-construction fees, staffing costs, escalation, markup on filed sub-bids, and potential claims. Brian clarified that pre-construction services are negotiated and typically provided at a modest monthly fee. The pricing proposal focuses on staffing and general conditions rather than total construction cost. Filed sub-bids are awarded at their bid value, and markups are clearly defined within the GMP structure.

Questions were also raised regarding escalation language and defective workmanship. Brian confirmed that contractual protections exist in both delivery methods for defective work and that escalation terms would be clearly defined in the negotiated contract.

The Committee also discussed lessons learned from the Public Safety Building project. Kevin explained that the CMR transition on that project occurred too late in the process to realize the full benefits of early collaboration. Additionally, the project experienced significant post-COVID inflation between 2019 and 2022, which dramatically increased construction costs industry-wide. The Committee agreed that, if CMR is pursued for Brockton High School, early engagement would be critical to realizing its full advantages.

Approve Construction Manager at Risk (CMR) Application to Office of Inspector General (OIG)

Brian Dakin (LeftField) explained that Massachusetts municipalities must obtain approval from the Office of the Inspector General (OIG) before utilizing the CMR delivery method. The application is comprehensive, typically 20–30 pages, detailing project scope, size, complexity, and justification for CMR. The Committee discussed that submitting the application now would preserve flexibility and avoid delays as the project approaches schematic design. Brian expressed confidence that, given the size and complexity of Brockton High School, OIG approval is highly likely.

Kevin Sullivan (LeftField) requested a motion to authorize the project team to submit the application to the OIG to pursue CMR as a delivery option. The motion was made and seconded. A roll call vote was conducted, and every present member voted in the affirmative 8-0.

Upcoming Meeting & New Business

Kevin Sullivan (LeftField) reminded the Committee of the upcoming School Building Committee meeting on March 26, 2026. An additional meeting will be scheduled in late April in advance of the April 30 MSBA submission deadline.

Members reiterated the importance of broad community participation at the March 12 forum. Kevin confirmed that the flyer would be distributed electronically following the meeting.

In closing remarks, members briefly discussed community matters, including winter storm recovery efforts and coordination with city resources. The Mayor thanked all members for their continued dedication to advancing the Brockton High School project.

Adjournment

With no further business before the Committee, a motion to adjourn was made and seconded at 2:34pm. The motion passed unanimously and the meeting was adjourned.