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March 9, 2022

Mr. Tony Guigli
Project Manager
Town of Brookline
333 Washington Street
Brookline, MA 02445

Re: Brookline High School Third Floor and Quad Renovation Project
Recommendation to Award to Lambrian Construction Corp.

Dear Mr. Guigli,

On March 4, 2022, the Town of Brookline opened four general bids for the referenced project. The bidders and their respective bid prices are as follows:

Contractor	Total Bid Amount
Lambrian Construction Corp.	\$8,482,000.00
CTA Construction Managers, LLC	\$8,525,000.00
M. O' Conner Contracting Inc.	\$8,947,700.00
JJ Cardosi Inc.	\$10,328,000.00

These bids are higher than the estimated cost of \$6,632,568 furnished by William Rawn Associates, we believe, due to uncertainty in rising costs in fuel and materials, the phased, two shift work and manpower shortages and the compressed summer schedule. These issues are difficult for cost estimators to ascertain due to the rapidly changing commodity and labor supply.

As requested, we evaluated the bid information submitted by the apparent low bidder, as well as evaluated performance and financial reference information. The results of our evaluation are described below.

DCAMM Certification and Update Statement Evaluation

Hill reviewed the single project and aggregate project limits assuming this project value were awarded. The **\$8,482,000** bid, with the current projects listed in the DCAMM update statement indicate that this project is below both Lambrian's single project limit and aggregate project limits.

Reference Evaluation for Performance

Hill reviewed the project reference lists provided with Lambrian Construction Corp.'s (Lambrian's) bid and contacted selected references by telephone to verify Lambrian's performance with respect to quality of workmanship, work schedules on prior projects, submittal and change order processing, cooperation, and overall satisfaction. Based on the feedback obtained from contacted references below, it appears that Lambrian Construction Corp. has the experience to perform the work.

- Holyoke Window Replacement Project at Kelly School
- Woods Mullen Addition, Renovations & Elevator Project
- Monsignor Powers Development Project

Reference Evaluation for Financial Standing

Hill evaluated the financial standing of Frankenmuth Mutual Insurance Company, the company that provided Lambrian's bid bond for this project. Frankenmuth Mutual Insurance Company has an "A" (Excellent) rating and a financial size category XI (\$750 Million to \$1 billion) with AM Best Company.

Based on the references we contacted for this project and prior experiences, we find that Lambrian Construction Corp., is the lowest responsible bidder for the Third Floor and Quad renovation project. We recommend that the Town of Brookline award the contract contingent upon the following:

Receipt of required Performance and Payment Bonds

Receipt of required Certificates of Insurance

Receipt of MBE/WBE participation forms.

Please don't hesitate to call if you have any questions.

Very truly yours,



Hill International

Paul G. Kalous AIA

Project Director

Copy: Andy Jonic, WRA