

**Belmont Middle & High School Project**  
**Bidding Options Comparison, 4/28/22**

*Compare Bidding of PV Procure and Install Contractor remaining in Skanska's Scope of Work vs removing that scope of work and the Town / CHA managing the installation process*

Items	Advantage to Leave in Skanska's Scope	Advantage for Work contracted by Town and managed by Town / CHA
1. Assemble Bid List	Skanska might have more resources for potential bidders appropriate for this work.	
2. Bid Process and Management	No difference - CHA will oversee either way	No difference - CHA will oversee either way
3. Bid Method	Reviewing options if Ch 148A is advantageous or Ch 25A is advantageous or Ch 30B is advantageous - all being studied for best option.	Reviewing options if Ch 148A is advantageous or Ch 25A is advantageous or Ch 30B is advantageous - all being studied for best option.
4. Bid Conditions / site protocols and management	Clear advantage to define the "rules" and restrictions to working on site controlled by Skanska	Skanska will need to provide "rules" of site control to Town for Bid Package
5. Overseeing Submittal Process for proposed products	Slight advantage to utilizing Skanska to ensure everything submitted is compatible with all the base building work they have managed.	Skanska will be asked by Town to review scope that is not in their contract.
6. Managing the Lead Time - ensuring delivery on time	No difference - CHA will be involved either way	No difference - CHA will be involved either way
7. Installation		
A. Coordinating Site Locations, "lay down" spaces	Clear advantage to Skanska as they have to coordinate ALL trades on site, and simply fitting this trade into all the others they manage	Vendor will be limited to select area defined in bid package by Skanska and potentially secured separately by Skanska.
B. Coordinating Installation	Clear advantage to Skanska as they have to coordinate the installation with all other ongoing work. Managing access to building, to roof, to electrical rooms for tie ins is critical.	Town would need vendor to provide own access to roof separate from Skanska that is properly secured.
8. Warranty's	Advantage to have PV contractor working for Skanska to avoid questions on warranties, for the roof that the panels are being set atop of, and the electrical equipment that the PV system is being tied into.	
9. Cost		
A. Initial Cost		Cost advantage to town is a potential of \$18,800 savings in reduced Skanska fees and mark ups.
B. "Other" Costs	The strong potential exists for unforeseen costs for access, tie in procedures, lack of coordination with other trades that would not occur if managed by Skanska	
10. Schedule		Significant delay in product delivery will not incur added General Conditions costs from Skanska
11. Safety	Managed rigorously by Skanska, particularly important working on roof.	Potentially messy.