

December 15, 2017
School Building Commission
Location: Springfield School Department, Springfield, MA

Members Present: Steve Desilets, Daniel Warwick, TJ Plante, Norman Roldan and Collin McQuade

Members Absent: Ken Shea, Pat Sullivan, Chris Collins and Jennifer Leydon,

Also Present: Peter Garvey –Director Capital Asset Construction, My-Ron Hatchett – Senior Project Manager of Department of Capital Asset Construction, Rick Rice– DiNisco Design, Tim Copper – DiNisco Design, Donna DiNisco – DiNisco Design, Ben Murphy – Skanska Building USA, John Benzinger – Skanska Building Design, John Bona – Skanska Building USA and Jose Claudio – New North Citizens Council

SBC Counsel Present: Kathy Breck

Norman Roldan called the meeting to order at 11:32am.

1. Administrative update

A motion to approve the Meeting Minutes of September 22, 2017, was made by TJ Plante. Daniel Warwick seconded the motion and it was unanimously approved. All members were in favor and none oppose and none abstained.

2. Brightwood School

Peter Garvey introduced the DiNisco Design (Designer) and Skanska Building USA (OPM) to the School Building Commission (SBC) members. Donna DiNisco created a power point presentation for the SBC explaining the Feasibility Study (FS) / Preliminary Design Program. She explained the PDP package specifying the project's process and timeline, the educational program and evaluation of alternatives and preferred solution. Donna also mentioned the Feasibility Study (FS) / Preliminary Design Program (PDP) package will need to be submitted to the Massachusetts School Building Authority (MSBA) on December 18, 2017, for their consideration. The MSBA will then review the PDP and notify the district, OPM, and Designer of status of their participation. Donna furthered stated during the MSBA consideration process, a community meeting will be held for a presentation of options and a school committee meeting will be held for the presentation and recommend on preferred option. By February 21 2018, the preferred schematic report (study) will then need to be submitted to the MSBA. If approve by the MSBA, the project will than proceed into the schematic design phase.

Donna explained to the SBC the educational program and the evaluation of alternatives describing six options between Brightwood and Lincoln Elementary School. The six options were: For Brightwood (1) upgraded to code, (2) renovation or addition or (3) a new school, Lincoln (4) a renovation or (5) a new school and (6) new building with a consolidation with one another. She explained each of the program area, the gross square footage, construction cost, project cost and the construction duration for each six options. Donna also mentioned that the project cost does not include swing space to house students during construction. She informed to the SBC, the project schedule, explaining the MSBA Board of Director's Schedule, design development, construction documents, the Guarantee Maximum Package (GMP), building completion, occupancy and closeout.

Steve Desilets asked where the biggest cost was coming from, if it was the material or labor cost. Donna replied the cost is a combination of both labor and materials and that construction overall has escalated and will possibly continue to rise. She mentioned that the MSBA are aware of the escalation in construction and due to the increase, the MSBA may potentially consider a different reimburse rate if construction cost continues to progress the way it is going.

Peter Garvey reported to the SBC that a few site locations have been investigated if the Brightwood and Lincoln Elementary School were to ever become a combined school. He stated the only feasible site location for a possible consolidated school will be on Plainfield Street. He mentioned the site having a tunnel easement. The tunnel will bring people under the Amtrak line. The Department of Transportation (DOT) will go out bid on perspective of the tunnel easement. Jose Cauldio reported to the SBC that bids will go out sometime in July of 2018

Peter stated that the true cost of construction will be revealed once bids are opened and from there, it can be reviewed. He asked the SBC if they agree to a Construction Management at Risk (CMR) delivery method for the Brightwood project, a Construction Manager (CM) can be selected based on their qualifications. He furthered explained once a CM is chosen, both the CM and Designer will then collaborate and work together at the beginning of the design phase. Peter mentioned using a CMR, can minimize risks and reduce construction cost, stay within budget and cut down the magnitude of change orders. He also indicated in order for the City to use the CMR delivery method, the SBC will need to petition the Office of the Inspector General for their approval to use a CMR.

TJ Plante expressed his concerns with the Brightwood project cost and mentioned a project like this can potential hurt the City's finances, but also crowd the City's capital improvement budget. He stated that he would like to have further discussion with MSBA, Jack McCarthy and Matt Donovan. TJ explained to the

SBC that the MSBA 80 percent reimbursement rate is not actually 80 percent and within the project budget, there will be costs that will be capped out and will not be reimbursable. He requested from the OPM and Designer a cash flow projection for the Brightwood project along with a project schedule. He reported to the SBC that he will approved the project feasibility study, but is not approving the budget until he strategically reviews the city's spending, finances and its cash flow projections first.

After hearing the Feasibility Study (FS) / Preliminary Design Program presentation for the Brightwood School by DiNisco Design, Peter presented the three requires votes: (1) Approval and Authorization for DiNisco Design (Designer) and Skanska Building USA (OPM) to submit the Feasibility Study related materials to the MSBA for its consideration, (2) Approval and authorization for Skanska Building USA (OPM) to petition the Office of the Inspector General of the Commonwealth of Massachusetts in accordance with M.G.L. chapter 149A, section 4(a)(1), regarding using Construction Management at risk services for the Brightwood/ Lincoln Elementary School, and (3) Approval and Authorization for the submission of Brightwood School Feasibility Study and Local Action and approval certification to the MSBA.

Daniel Warwick made a motion to approve and authorize DiNisco Design and Skanska Building USA to submit the Brightwood School Feasibility Study and related materials to the Mass. School Building Authority for its consideration. Steve Desilets seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

Steve Desilets made a motion to approve and authorize DiNisco Design and Skanska Building USA to submit the Brightwood School Feasibility Study and related materials to the Mass. School Building Authority for its consideration; and for the City to submit a "Local Action and Approval Certification" that the School Building Commission meetings held to discuss the Project on 3/13/17, 8/23/17, and 12/15/17, complied with the Open Meeting Law. Collin McQuade seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

Collin McQuade made a motion to approve and authorize the City of Springfield, acting by and through the School Building Commission, pursuant to Mass. Gen. Laws ch. 149A, sec. 4(a)(1), to petition the Office of the Inspector General for approval to use the construction management at risk delivery method for the Brightwood/Lincoln Elementary School Project, and if the petition is approved, to enter into a contract with a construction management at risk firm and to perform all its obligations in connection with the Project. Steve Desilets seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

3. Deberry School

Peter informed the SBC that he is still waiting for MSBA's final answer on Deberry's education enrollment plan. He mentioned how an educational study was prepared by NESDEC and their analysis was submitted to the MSBA. Peter stated part of NESDEC investigation was a possible school consolidation alternative for the Deberry and Homer Elementary Schools and if these two schools were to be combined, the potential site location will be in the Mason Square neighborhood. He asked the SBC to move forward with the consolidation of Deberry and Homer School so it can be reviewed for possible funds by the city's council members on February 5, 2018. TJ Plante voiced his concern with the City's spending. He said he is not going to stop the project from moving forward, but he is not approving any budgets until he has advantageously studied the City's finance projections. TJ also requested a cash flow projections and a project schedule.

4. MSBA ARP Project

Peter reported to the School Building Commission that the City received their final bids results for the MSBA Windows and Doors Accelerated Repair Project for Kiley, Zanetti and Balliet School. He mentioned that the three schools will be considered summer slammers for 2018, with the exception of Kiley Middle School. Kiley will be starting sooner due to some of the challenges it may face during construction.

5. Project Updates

Peter reported that the Statement of Interest is being work with Facilities and the School Department. He also mentioned the next windows and doors Accelerated Repair Project will be for the South End Middle School.

SBC members had requested to insert DiNisco Design PRS Schedule for BrightWood Elementary School Project:

Date	Time	Who	Where	What
January 5, 2018	9:30 AM	Working Group Mtg	1550 Main St	Working Mtg
January 9, 2018	5:30 PM	New North Citizens Council	Pool House @ Kenifick Park	Project Update
January 10, 2018	2pm	DPW+ City Council	Tapley St	Project overview / info
	4pm	Subcommittee	City Hall Chambers	Project Update

	6pm	SBC / Community Mtg	Brightwood Community Room, Chestnut MS	Project update
January 19, 2018	9:30 AM	Working Group Mtg	1550 Main St	Working Mtg
January 31, 2018	5pm	SBC Mtg	Brightwood Community Room, Chestnut MS	Project Update
	6pm	Community Mtg	Brightwood Community Room, Chestnut MS	Project Update
Date	Time	Who	Where	What
February 9, 2018	9:30 AM	Working Group Mtg	1550 Main St	Working Mtg
February 15, 2018	4:30 PM	SBC	City Hall Chambers	PSR VOTE
	6pm	School Committee	City Hall School Committee Room	PSR VOTE

Next Meeting: To be announced

Adjournment: A motion to adjourn was made by TJ Plant and seconded by Daniel Warwick and it was unanimously approved at 12:25PM.

Meeting minutes recorded by Jessica Lugo

A True Copy Attest: _____
Clerk School Building Commission