

February 15, 2018
School Building Commission
Location: Springfield City Hall, Springfield, MA

Members Present: Steve Desilets, Daniel Warwick, TJ Plante, Ken Shea, Chris Collins and Jennifer Leydon,

Members Absent: Pat Sullivan, Norman Roldan and Collin McQuade

Also Present: Peter Garvey –Director Capital Asset Construction, My-Ron Hatchett – Senior Project Manager of Department of Capital Asset Construction, Donna DiNisco– DiNisco Design, Ben Murphy – Skanska Building USA, and Dale Caldwell – Skanska Building USA

SBC Counsel Present: Kathy Breck

Chris Collins called the meeting to order at 4:31PM.

1. Administrative update

A motion to approve the Meeting Minutes of December 15, 2017, was made by TJ Plante. Steve Desilets seconded the motion and it was unanimously approved. All members were in favor and none oppose and none abstained.

2. Brightwood School

Donna DiNisco (Designer) presented a power point presentation to the School Building Commission (SBC) members. The power point presentation displayed the MSBA process and timeline, the educational considerations and program, LEED design elements, the preliminary design program (PDP) of the evaluation of alternatives, the new Brightwood/Lincoln Elementary School consolidation for the proposed Plainfield Street site location, the design layout of the new construction and a project schedule.

Chris Collins expressed his concerns with the Plainfield Street traffic and asked if a traffic study will be prepared. Donna DiNisco replied that a traffic study will be in place, but will have to wait for MSBA approval.

T.J Plante informed the SBC members with the new construction of Brightwood/Lincoln school this project can strain the City's finances and crowd the City's capital plan budget. T.J stated that he will approve the project feasibility study, but is not approving the budget until he strategically reviews the city's finances. He also mentioned to the members how costs of construction

are staggering and would like to see a value engineering analysis in this project. Chris Collins made a suggestion to reach out to the State Treasury and find out if the state has made any modifications or revisions to the construction figures.

After reviewing the Preliminary Design Program presentation for the Brightwood School made by DiNisco Design, Peter presented the two required votes: (1) approval and authorization of the proposed change to the existing campuses by means of consolidation of Brightwood and Lincoln Elementary School into one building at the proposed Plainfield Street Site and (2) Approval and authorization submission of Brightwood Elementary School Preferred Schematic Report to the Mass. School Building Authority for its consideration.

Steve Desilets made a Motion to approve and authorize the proposed change to the Brightwood Elementary School and Lincoln Elementary School campuses by means of consolidation into one building located at the proposed Plainfield St. site for the following reason: The existing Brightwood and Lincoln Elementary Schools were built in the late 19th Century. The facilities are antiquated and educational spaces are insufficient for proper facilitation of today's educational programming. The proposed Plainfield St. site is centrally located between the Brightwood School and Lincoln School Districts. The 10.2 acre site abuts the Chestnut Middle School. Preliminary conceptual plans have verified that a new building can fit on the site to support the consolidation of the Brightwood and Lincoln Elementary Schools for approximately 795 students with an additional 120 Pre-K students. The site provides sufficient space for a three story 155,000 SF school with appropriate configurations and relationships among educational spaces. Further, meeting exterior program requirements for vehicular drop off/pick up, parking, pedestrian access, gathering, outdoor play, service/delivery and emergency access is possible. Since this is a neutral site, the existing schools can remain in use while the new school is constructed. The two schools will be consolidated into one building but will maintain their own individual identities. Some spaces such as the gym, library and cafeteria will be shared but otherwise the schools will have separate educational and support spaces required to support an independent school as described in the Feasibility Study and related materials for the Project for which the City intends to submit to the MSBA for its consideration. Daniel Warwick seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

Ken Shea made a motion to approve and authorize DiNisco Design and Skanska Building USA to submit the Brightwood Elementary School Preferred Schematic Report 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 held meetings to discuss the Project on 3/13/17, 8/23/17, 9/22/17 and 12/15/17, in compliance with the Open Meeting Law. Daniel Warwick

seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

3. Deberry School

Peter notified the SBC that the MSBA has approved the Feasibility Study for the DeBerry and Homer Elementary School and the City of Springfield will need a required vote and approval to select three appointed individuals for choosing an Owner's Project Manager (OPM) for the DeBerry /Homer School project. The three appointed individuals will be conducting interviews, recommending a short-list between three and five respondents, ranking the finalists and negotiating a contract between the OPM and City's requirements.

TJ Plante informed the SBC member that the City has gone to council and have bonded for \$1.5M for the feasibility study. He also stated 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. T.J voiced his concerns with the City spending of two new construction schools and the potential effects of the city's capital improvement plan.

TJ Plante voiced his concerned 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

Chris Collins made an motion to appoint the persons listed below as the Selection Committee to review and evaluate responses to the City's Request for Qualifications (RFQ) for an Owner's Project Manager (OPM) for the DeBerry / Homer School Project, recommend a short-list of between 3 and 5 respondents, conduct interviews, and rank the finalists, for contract negotiation with the City. The three appoint individuals are: Steve Desilets, Daniel Warwick and Peter Garvey. Ken Shea seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

4. MSBA ARP Project

Peter presented the DA Sullivan & Sons, Inc., general contractor contract to the School Building Commission for Marcus Kiley Middle School in the amount of \$5,274,500. This contract is for the Windows and Doors Replacement and the Accessibility Upgrades through the MSBA Accelerated Repair Project.

Ken Shea made a motion to approve Motion to approve a contract with D. A. SULLIVAN & SONS, INC., as the General Contractor for the Kiley Middle School Windows and Doors project, through the MSBA Accelerated Repair Program, at a not to exceed fee of \$5,274,500.00, in substantially the same form as the

Contract attached hereto as Exhibit A. T J Plante seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

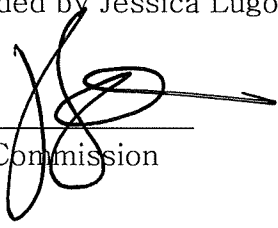
5. Project Updates

Next Meeting: To be announced

Adjournment: A motion to adjourn was made by Chris Collins and seconded by Ken Shea and it was unanimously approved at 5:15PM.

Meeting minutes recorded by Jessica Lugo

A True Copy Attest: _____
Clerk School Building Commission

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a small flourish.

①

**CITY OF SPRINGFIELD
SCHOOL BUILDING COMMISSION
February 15, 2017**

*MOTION TO APPROVE AND AUTHORIZE THE PROPOSED CHANGE TO THE
EXISTING CAMPUSES BY MEANS OF CONSOLIDATION OF BRIGHTWOOD
ELEMENTARY SCHOOL AND LINCOLN ELEMENTARY SCHOOL
INTO ONE BUILDING AT THE PROPOSED PLAINFIELD STREET SITE*

Motion to approve and authorize the proposed change to the Brightwood Elementary School and Lincoln Elementary School campuses by means of consolidation into one building located at the proposed Plainfield St. site for the following reason:

The existing Brightwood and Lincoln Elementary Schools were built in the late 19th Century. The facilities are antiquated and educational spaces are insufficient for proper facilitation of today's educational programming. The proposed Plainfield St. site is centrally located between the Brightwood School and Lincoln School Districts. The 10.2 acre site abuts the Chestnut Middle School. Preliminary conceptual plans have verified that a new building can fit on the site to support the consolidation of the Brightwood and Lincoln Elementary Schools for approximately 795 students with an additional 120 Pre-K students. The site provides sufficient space for a three story 155,000 SF school with appropriate configurations and relationships among educational spaces. Further, meeting exterior program requirements for vehicular drop off/pick up, parking, pedestrian access, gathering, outdoor play, service/delivery and emergency access is possible. Since this is a neutral site, the existing schools can remain in use while the new school is constructed. The two schools will be consolidated into one building but will maintain their own individual identities. Some spaces such as the gym, library and cafeteria will be shared but otherwise the schools will have separate educational and support spaces required to support an independent school. as described in the Feasibility Study and related materials for the Project for which the City intends to submit to the MSBA for its consideration.

Motion by: Steve Desilets

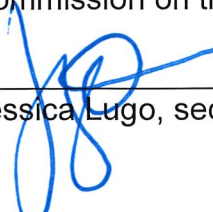
2nd by: Dan Warwick

in favor: 6

opposed: 0

#abstained: _____

I hereby certify that the above is a true copy of a vote by the Springfield School Building Commission on the 15 day of February, 2018.



Jessica Lugo, secretary

CITY OF SPRINGFIELD
SCHOOL BUILDING COMMISSION
February 15, 2017

*MOTION TO APPROVE AND AUTHORIZE SUBMISSION OF
BRIGHTWOOD SCHOOL PREFERRED SCHEMATIC REPORT
AND RELATED MATERIALS TO MSBA*

Motion to approve and authorize DiNisco Design and Skanska Building USA to submit the Brightwood Elementary School Preferred Schematic Report 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 held meetings to discuss the Project on 3/13/17, 8/23/17, 9/22/17 and 12/15/17, in compliance with the Open Meeting Law.

Motion by: Ken Shea
2nd by: Dan Warwick

in favor: 6 # opposed: 0 #abstained: —

I hereby certify that the above is a true copy of a vote by the Springfield School Building Commission on the 15 day of February, 2018.

Jessica Lugo
Jessica Lugo, secretary

CITY OF SPRINGFIELD
SCHOOL BUILDING COMMISSION
February 15, 2018

**MOTION TO AWARD CONTRACT FOR
KILEY MIDDLE SCHOOL WINDOWS AND DOORS PROJECT**

Motion to approve a contract with **D. A. SULLIVAN & SONS, INC.**, as the General Contractor for the Kiley Middle School Windows and Doors project, through the MSBA Accelerated Repair Program, at a not to exceed fee of \$5,274,500.00, in substantially the same form as the Contract attached hereto as Exhibit A.

Motion by: Ken Shea

2nd by: TJ Plante

in favor: 6 # opposed: 0

I hereby certify that the above is a true copy of a vote by the Springfield School Building Commission on the 15 day of Feb, 2018.

JL
Jessica Lugo, secretary