



School Building Commission

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Jessica Lugo

Tuesday, September 17, 2019

12:00 PM

Springfield Public Schools Main Office

I. Meeting Minutes

July 30, 2019

School Building Commission

Location: Springfield School Department - Central office, Springfield, MA

Members Present: Superintendent Daniel J. Warwick, Chris Collins, Patrick Sullivan, Steve Desilets, Norman Roldan Collin McQuade, TJ Plante and Ken Shea

Members Absent:

Also Present: Peter Garvey -Director of Capital Asset Construction, Mark Caulton - Senior Project Manager Dept. of Capital Asset Construction, Rick Rice - DiNisco Design, Donna DiNisco - DiNisco Design, Ben Murphy - Skanska USA Building, Tim Cooper - Skanska USA Building, John Benizer - Skanska USA Building, Dale Cadwell - Skanska USA Building, Rich Fairbanks - Daniel O'Connell & Sons, Inc (CM@Risk) and Joe Imelio- Daniel O'Connell & Sons, Inc (CM@Risk)

SBC Counsel Present: Robert Shewchuk, City's Law

Norman Roldan called the meeting to order at 12:05PM.

1. Administrative update

A motion to approve the Meeting Minutes of May 14, 2019 was made by Chris Collins. Ken Shea seconded the motion and it was unanimously approved. All members were in favor and none oppose and none abstained.

2. MSBA – Brightwood Elementary School

Peter Garvey presented the required vote and approval of the Construction Manager at Risk (early work packages) contract amendment#1 for Daniel O'Connell's Sons, Inc., for the Brightwood/Lincoln Elementary School to the School Building Commission (SBC). This amendment is for the early work package to establish the guaranteed maximum price bid comparisons of the subcontractors for the concrete, structural steel and site work for a total amount of \$18,907,048. The budget breakdown is for the general requirements of \$224,800, \$3,254,348 for the Concrete, \$4,013,000 for the Structural Steel, \$5,073,400 for the Earthwork, \$4,210,100 for the General Conditions, \$1,775,000 for the CM Fee and \$356,400 for Contingencies.

Chris Collions made a motion to approve the early package **Contract Amendment #1 with Daniel O'Connell's Sons, Inc., for the Construction Manager at Risk Services for the Brightwood Elementary School Project**, which incorporates the full amount of the early packages which includes the General Conditions, Site work, Concrete and Steel sub-contracts for the Brightwood/ Lincoln Elementary School project, in the amount of \$18,907,048., in substantially the same form as the Contract attached hereto as Exhibit A. Ken Shea seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

Rick Rice from DiNisco Design presented a color for both the Brightwood/Lincoln School. The exterior materials will consist of brick, metal panel and windows, precast masonry and ground face CMU. The interior for each school will have separate color characteristics as far as the flooring, wall colors and ceiling.

Pat Sullivan suggested that he would like to see the bathroom wall tiles be set higher and also asked if there can be an alternate for bathroom hand dryers.

Peter informed the SBC members **Daniel O'Connell's Sons** (DOC construction schedule. He had stated that construction will start the first week of August and DOC will start mobilizing, fencing the site, strip and mow the Brightwood site.

3. William N. DeBerry Elementary School

Donna DiNisco from DiNisco Design presented a PowerPoint presentation for the DeBerry School first stage of the design phase to the SBC. She explained the PDP package that specifies the MSBA **project's process and timeline, the educational**

program and evaluation of alternatives of 11 school options and preferred solution. The designer recommended the preferred alternation of option #7. Option #7 is the existing DeBerry school with the Park land taking for an estimated project cost of \$102,196,377, with a square footage of 154,608. The project does not include swing space to house students during construction, replication of park land and Wilbraham Ave site demolition and clean-up of MCDI building and site.

DiNisco Design showed the following Project Schedule:

- Preferred Schematic Report Submittal to MSBA: October 23, 2019
- MSBA Vote to Proceed: December 2019
- CM@Risk Procurement: January 2020
- Schematic Design: October 2019 - May 2020
- MSBA Submission: May 2020
- Article 97 Resolution/ MCDI Purchase of Park Replacement: June 2020
- MSBA Board Vote: June 2020
- City Obtaining Funding: June 2020 - August 2020
- Design Development Phase May 2020 - December 2020
- Construction Documents Phase December 2020 - July 2021
- FSB /GMP - September 2021 - November 2021
- Early Package Bidding: May 2021 - July 2021
- Site / Steel Construction: July 2021 - January 2022
- Bridling Construction: November 2021 - May 2023
- Building Completion: May 2023 - July 2023
- Abatement/Demo: June 2023 – August 2023
- Site work Part 1: September 2023 - December 2023
- Site work Part 2: March 2024 - May 2024
- Substantial Completion: July 2023

TJ Plante expressed his concerned with the City's cash flow and how a project cost this big can crowd other City's projects. He also stated he would like to see this project be value engineered.

Peter asked the SBC members to vote and approve for the following items for the DeBerry project: a vote to approve and authorize the submission of William N. DeBerry Preliminary Design Program, a vote and signature to submit the application to the Attorney IG office for the use of a CM@Risk and an approval of the communication plan.

Steve Desilet made a motion to approve and authorize DiNisco Design and Skanska Building USA to submit the Preliminary Design Program and related materials for the William N. DeBerry Elementary School to the Mass. School Building Authority for its consideration. Ken Shea seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

Ken Shea made a motion 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), to submit an application to proceed to the Office of the Inspector General for approval to use the construction management at risk delivery method for the William N. DeBerry Elementary School Project, for the Office of the Inspector General for consideration. Patrick Sullivan seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

Patrick Sullivan made a motion Where the City of Springfield School Building Commission has completed its review of the Communications Plan for the DeBerry Elementary School project dated July 30, 2019, and the School Building Commission finds the Communications Plan to be accurate, acceptable and hereby approves the Communications Plan. Ken Shea seconded the motion and it was unanimously approved. All members were in favor, none opposed and none abstained.

Peter notified the SBC members the following Sub-Committee Meeting Schedule for William N. DeBerry School:

School Sub-Committee Meeting on September 18, 2019 at 5pm-6pm - Springfield Public School 1550 Main Street, Springfield, MA - Boardroom

TBD: School Sub-Committee Meeting:

October 10, 2019

October 22, 2019

4. New Business:

Peter informed the SBC that Sumner Ave, Harris and Indian Orchard School was approved by the MSBA for Boiler Replacement.

Next Meeting: September 17, 2019 at 12:00PM & October 22, 2019 at 12:00PM

Adjournment: A motion to adjourn was made by Ken Shea and seconded by Patrick Sullivan and it was unanimously approved at 1:12 P.M.

Meeting minutes recorded by Jessica Lugo

II. New Section