



## PUBLIC NOTICE OF DESIGNER SELECTION

### Designer Selection Board

One Ashburton Place, Room #1018A, 10th Floor | Boston, MA | 02108  
Telephone: 617-727-4046 | [www.mass.gov/dsb](http://www.mass.gov/dsb)

|                                        |                                               |            |
|----------------------------------------|-----------------------------------------------|------------|
| <b>DSB List#:</b>                      | <b>#20-18</b>                                 |            |
| <b>Notice Date:</b>                    | November 4, 2020                              |            |
| <b>Submission Deadline:</b>            | December 2, 2020                              | At 2:00 PM |
| <b>Project Number:</b>                 | CP-DS-2020-001                                |            |
| <b>Project Title:</b>                  | GLCPS Convent Renovation Project              |            |
| <b>Project Location:</b>               | 106 Bullard St. New Bedford, MA 02746         |            |
| <b>Awarding Agency:</b>                | Global Learning Charter Public School (GLCPS) |            |
| <b>Estimated Construction Cost:</b>    | \$6,095,781 - \$6,580,134                     |            |
| <b>Fee for: Study/Schematic Design</b> | To be negotiated                              |            |
| <b>Final Design</b>                    | To be negotiated                              |            |

#### Contract Type:

☒ Specific Assignment

#### Immediate Services Authorized:

☒ Schematic Plans and Outline Specifications

☐ Certifiable Building Study

☐ Other:

#### Prime Firm Requested:

☒ Architect

☐ Landscape Architect

☐ Engineer

☐ Interior Designer

☐ Programmer

☐ Construction Manager

☐ Other:

☒ Design Development Plans and Specifications

☒ Construction Plans and Specifications

☒ Administration of Construction Contract

☐ Other:

## **Agency Information**

Global Learning Charter Public School (GLCPS) is a publicly funded charter school which serves an enrollment of 500-students ranging from grades 5-12. The school is currently capped at an enrollment ceiling of 500-students. GLCPS will be seeking an amendment to their charter to increase their maximum enrollment to 600 students. If approved, GLCPS would gradually rollout the increase over a five-year stretch to accommodate a larger high school population while maintaining middle school enrollment numbers.

Currently the school operates out of a single, 68,000 square foot campus located on 190 Ashley Blvd in New Bedford, MA which is leased through the Fall River Diocese. GLCPS had previously occupied an additional 11,487 square foot campus located in downtown New Bedford that served as a satellite site for a portion of the high school; however, the lease was not renewed for that space following the completion of the 2019-2020 school year due to a change in building ownership. This proposed project will both replace the satellite space that was lost, while also bringing the entire school population on to a single campus.

The mission of GLCPS is to ensure that all students achieve academic excellence, are ready for the rigors of higher education, and master essential skills that prepare them for the economic, social and civic challenges of a 21st century, global society. A focus on science, technology, engineering, arts, and mathematics (STEAM) is at the forefront of the school's mission and will be an integral part of this proposed building project.

## **Project Overview**

Turowski2 Architecture (T2) was contracted to perform a design feasibility report, which included an existing conditions diagram, concept designs for floor plans, and a schematic design cost estimate for the full property located on 106 Bullard Street, which is adjacent to the GLCPS Main Campus on 190 Ashley Blvd. This three-floor building was previously a convent on floors one and two, with the third floor most recently utilized as the operating site for an at-risk residential youth program. GLCPS is currently negotiating a long-term lease with the Fall River Diocese for use of all three floors of this additional space.

On September 14, 2020, the GLCPS Board of Trustees received from T2 an existing conditions report, initial design work, and preliminary cost estimates for a proposed renovation of the property. Under the proposed project we would be looking to renovate the entire interior (approximately 18,132ft<sup>2</sup>) into primarily classroom, lab and office space which would be used to house our high school science, math, and foreign language programs along with a schoolwide arts room and technology lab.

Construction scope within the building will be extensive. New mechanical systems, fire protection, an elevator, updated plumbing, and hazardous materials removal will all be required.

## **Project Phase Details:**

- **Study:** The existing site plan, hazardous materials report, and preliminary design plan have been provided under Supporting Documents. Some additional study relating to proposed alternates may be required by the selected design team.
- **Permits and Approvals:** Work with Owner and owner's representative to identify and obtain all required permits and approvals. Provide design drawings as required for all permit submissions. All meetings with the City of New Bedford building authorities, and all required meetings with other City agencies will be included in the base fee scope. *Building Code compliance is architect responsibility. Building Code consulting and any meetings with Inspectional Services Department required to obtain building permits are included in the base scope.*
- **Schematic Design:** Work with Owner and owner's representative to develop specifications, including floor plans, elevations, sections, sketches to define the character and quality of interior spaces, and preliminary building MEP/FP and structural systems that are in line with the understandings of the design objectives, cost and schedule constraints. Present several alternatives to be evaluated.
- **Design Development:** Work with Owner and owner's representative to determine and document specifications, final layouts, details and material and equipment selections consistent with the work product of Schematic Design to further clarify and define that stages' design decisions are in line with the design objectives, cost and schedule constraints.
- **Construction Development:** Prepare final construction documents and bid documents that will facilitate accurate and dependable final pricing through public bid process.
- **Bid Phase:** Perform all necessary bid phase services, including participation in subcontractor prequalification
- **Construction Phase:** Perform Construction Administration and project close-out duties per the Agreement between Owner and Architect.

## Supporting Documents

The links to the existing conditions report and preliminary design plan from Turowski2 Architecture, hazardous materials survey from Environment & Construction Management Services, Inc., and preliminary construction estimates by PM&C are included.

[Existing Conditions Report](#) – Turowski2 Architecture

[Existing Conditions Report Two Buildings](#) – Turowski2 Architecture

[Preliminary Design Plan](#) – Turowski2 Architecture

[Hazardous Materials Survey](#) – Environment & Construction Management Services, Inc.

[Preliminary Construction Estimates](#) – PM&C

## Site Visit & Briefing Session:

If conditions related to Covid-19 allow, a site visit and briefing session will take place on **Wednesday November 18, 2020 at 10:00am at 190 Ashley Blvd in New Bedford, MA**. We will then walk across the parking lot to the proposed renovation site at 106 Bullard Street. Masks are required and accessibility to the third floor will be subject to availability by the current occupant. All interested parties are strongly encouraged to attend the briefing and tour of the existing facility.

Please contact Stephen Furtado, Jr. with any questions

Stephen Furtado, Jr.  
Director of Business and Finance  
Global Learning Charter Public School  
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## Conditions for Application

Before a designer can apply for a project within DSB jurisdiction, they must file a written “disclosure statement” in accordance with M.G.L. c. 7C, § 48. The statement provides the basis for the DSB informational database and verifies that the designer meets certain general qualifications and ownership requirements detailed in M.G.L. c. 7C § 44 and 48. To help firms meet this requirement, the Designer Selection Board provides an online registration system that can be accessed at <https://www.mass.gov/service-details/new-dsb-online-registration-process>. Firms must register on this platform to submit the required disclosure statement; paper disclosure statement submissions are no longer accepted. As part of applying for this particular project, firms must verify that the information provided remains accurate and up-to-date or, if necessary, submit updated information.

As a condition of application, each applicant, if selected for the new project, agrees to carry professional liability insurance in an amount equal to the lesser of \$5,000,000 or 10% of the Project's Fixed Limit Construction Cost, but in no event less than \$250,000 per claim in accordance with the Design Contract (i.e., minimum coverage of \$250,000 up to \$5,000,000 depending on the construction cost). GLCPS may seek additional coverage for the selected designer, and if so, will bear the cost of the additional coverage.

## Evaluation Factors

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on the DSB website at <https://www.mass.gov/files/documents/2018/12/19/criteria-for-selection-of-semi-finalists-and-finalists-160707.pdf>. The application must include resumes for the personnel associated with the specific Personnel and Project Experience listed below. Include resumes for all personnel.

### PERSONNEL

1. Architect (**Prime Firm**)
  2. Mechanical Engineer (M/P/FP)
  3. Electrical Engineer
  4. Structural Engineer
  5. Cost Estimator (Independent Consultant Required)
  6. Civil Engineer
  7. MA Building Code Consultant
- The title "Architect" refers to design professionals that maintain a current registration with the Massachusetts Board of Registration of Architects; and
  - The title "Engineer" refers to design professionals that maintain a current registration in any one of the engineering categories governed by the Massachusetts Board of Registration of Professional Engineers and of Land Surveyors.

## Project Experience

Applications will be evaluated based upon the requirements of M.G.L. Ch. 7C §49 and the work listed on DSB Application Form Sections 3, 4 AND 5 which illustrate current qualifications in the following areas:

1. Prior successful experience programming and designing elementary and secondary educational buildings of similar type and scope.
2. Prior successful experience working with Massachusetts charter schools

3. Demonstrated ability of the firm to meet the project schedule and budget based on current workload of the staff assigned to the project, total workload of the firm, and past record of designing on tight schedules
4. Prior successful experience on Massachusetts public construction projects under both Chapter 149 AND 149A.
5. Demonstrated design excellence in efforts to improve educational outcomes and user experience, comfort, and health.
6. Demonstrated leadership in sustainability related to efficient operating carbon, as well as material selection to minimize embodied carbon.

## **Project Requirements**

### **Affirmative Marketing**

### **MBE/WBE Participation**

GLCPS has not established minimum MBE/WBE participation goals for this project. Applicants from MBE/WBE firms as prime or sub-consultants are encouraged

### **Additional Diversity Program**

**Veteran Owned Business Participation Benchmark – Chapter 108 of the Acts of 2012; Executive Order 565** The Commonwealth encourages participation of Service-Disabled Veteran-Owned Business Enterprises (“SDVOBE”) and Veteran-Owned Business Enterprises (“VBE”) on its design projects. The benchmark for combined SDVOBE and VBE participation on DCAMM and other Executive Branch agencies design projects is 3% of the contract price as set forth in the standard DCAMM Study and Design Contracts referenced above.

In addition, the Commonwealth encourages the participation of Disability-Owned Business Enterprises (DOBEs) and Lesbian, Gay, Bisexual, and Transgender Business Enterprises (LGBTBEs) firms on its design projects (see Executive Order 565 -No. 565: Reaffirming and Expanding the Massachusetts Supplier Diversity Program | Mass.gov.

### **Universal Design/Accessibility**

#### **Universal Design**

Design solutions provided under this contract are expected to meet the diverse and changing needs of users across age, ability, language, ethnicity and economic circumstance. **GLCPS** welcomes innovative design strategies that are usable by the widest range of people operating in the widest range of situations without special or separate design.

#### **Accessibility**

The Design Team must comply, at a minimum, with 521 CMR, The Rules and Regulations of the Architectural Access Board (<http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations.html> ), as well as the 2010 ADA Standards for Accessible Design (<http://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>). When the requirements of these two laws differ the Design Team shall comply with the one that provides the greater degree of accessibility. The

Design Team is also expected to understand and reflect in its design the civil rights obligations of the Commonwealth under Title II of the Americans with Disabilities Act ([http://www.ada.gov/regs2010/titleII\\_2010/titleII\\_2010\\_regulations.htm](http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm)) to provide equal access to programs, services, activities and comply with ADA scope requirements for alteration of primary function areas, as applicable. **GLCPS** will use its OPM to provide technical assistance and oversight for accessibility compliance during the study, design and construction process, including accessibility audits of existing buildings.

## **Zoning and Permitting**

Education use at this site is allowable under the Dover Amendment. Site plan review with the City of New Bedford will be necessary.

## **Schedule**

Work to begin immediately with target completion anticipated for September 2022.

## **Construction Specifications**

The designer shall be responsible for creating detailed comprehensive Specifications specifically suited to the project in Standard CSI format.

## **Cost Estimating**

Two detailed cost estimates and cost estimate reconciliation will be included in the Scope of Work as follows: at the end of Schematic Design, and at 75% completion of Construction Documents.

## **Project Delivery**

The project will be designed, bid and constructed according to public construction law, Chapter 149 or Chapter 149A.

## **Financial Statement**

Chapter 7C, Section 51 requires that on public design contracts where the total design fee is expected to exceed \$30,000 AND for the design of a project for which the estimated construction cost is expected to exceed \$300,000 the designer shall:

- a) File its latest CPA or PA financial statement with GLCPS, and continue to do so annually throughout the term of the contract;
- b) Submit a statement from a CPA or PA that states that they have examined management's internal auditing controls and expresses their opinion regarding those controls to GLCPS.

## **Contract Requirements**

Contract for Design, and Construction Administration Services

The applicant agreed to execute a mutually agreeable, modified AIA contract.

## **APPLICANTS PLEASE NOTE**

The Designer Selection Board is transitioning to a new online system for all of its operations on the AUTOCENE Enterprise Automation Platform. We encourage everyone in the design community to enter all their information and start getting used to this powerful new product! As of September 30, 2020, we will no longer be accepting jurisdictional applications through our old application system and all new applications must be completed within Autocene. New users can request credentials through the system login screen: <https://dsb-dev.formverse5.com/FORMVERSESERVER-DSB/WebApp/Login.aspx?ReturnUrl=%2fFORMVERSESERVER-DSB%2fWebApp%2fHome.aspx>