



## PUBLIC NOTICE OF DESIGNER SELECTION

### Designer Selection Board

One Ashburton Place | Boston, MA | 02108

[www.mass.gov/dsb](http://www.mass.gov/dsb)

**DSB List #:** 23-01

**Notice Date:** February 1, 2023

**Submission Deadline:** February 22, 2023 At 2:00 PM

**Project Number:** BSC -2023

**Project Title:** Gymnasium Addition

**Project Location:** 2001 Roosevelt Avenue, Springfield, MA 01104

**Awarding Agency:** Baystate Academy Charter Public School and/or affiliate

**Estimated Construction Cost:** \$5,000,000

**Fee for: Study/Schematic Design** To be negotiated

To be negotiated

**Final Design** To be negotiated

#### Contract Type:

☒ Specific Assignment

#### Immediate Services Authorized:

☒ Schematic Plans and Outline Specifications

☒ Design Development Plans and Specifications

☒ Construction Plans and Specifications

☒ Administration of Construction Contract

#### Prime Firm Requested:

☒ Architect

☐ Landscape Architect

☐ Engineer

☐ Interior Designer

☐ Programmer

☐ Construction Manager

☐ Other:

## Agency Information



Baystate Academy Charter Public School (BSC) is a Commonwealth Charter School started in 2013 in Springfield, MA. BSC supports both middle school and high school students in grades 6-12 and its charter allows for a total of 560 students. Current enrollment is 469. In its mission statement, BSC commits to providing a “college preparatory school with challenging academic standards in professional health care career settings in order to prepare...students in Springfield to be inspired leaders in the 21<sup>st</sup> century workforce.”

Baystate Academy’s educational design is based on EL Education (formerly known as Expeditionary Learning Model). Aspects of learning include curriculum, specific instructional practices, cultural and character components, assessment and the characteristics of administrators with an emphasis on careers in healthcare and the health sciences. The curriculum includes cross curricular learning with field trips, case studies, project field work, critical thinking, problem solving and character building. In the implementation of EL Education, focus is placed on Student Character Development with an emphasis on life skills such as Team Building/Collaboration; Empathy/Compassion; Responsibility and Wellness. These skills are supported and developed through a variety of structures and traditions.

Students are encouraged to think critically and take active roles in their classrooms and communities while performing in an academically challenging curriculum. The results are high achieving students with the character, habits of scholarship and ethical foundation to be inspired leaders in the changing world. College and career readiness is the foundation of school culture and learning. Despite the impact of COVID-19, the senior class of 2021 demonstrated remarkable resiliency with 100% college acceptance and over \$4 million in scholarship offerings.

## BUILDING



Baystate Academy is located in a three-story building on Roosevelt Avenue in Springfield, MA. Its location provides easy access to the Mass Pike and Route 291. The gymnasium will be located adjacent to the existing school parking lot.

## Project Overview

The Project consists of the construction of an approximately 10,000 sf pre-engineered building to serve as a gymnasium and assembly space for the entire school body. The gymnasium building will be connected to the school building via a covered canopy and walkway. No other work is anticipated in the existing school building.

## Project Phase Details:

- **Study:** In October of 2022, BSC contracted with Jones Whitsett Architects (JWA) of Greenfield, MA for a study of design and location options for the 2001 Roosevelt Avenue property consistent with its campus expansion goals. A preliminary construction cost estimate was provided by the construction firm of Fontaine Brothers, which recently completed a similar gym building for Springfield Prep Charter School nearby. The study concluded the building would be located at the site of the existing exterior basketball courts.
- **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 Springfield building authorities, and all required meetings with other City agencies will be included in the base fee scope. *Building Code compliance is architect's responsibility. Building Code consulting and any meetings with Building 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, elevations, and sketches to define the character and quality of the building and exterior spaces. Development of a parking plan with civil engineer and provide landscape drawings.
- **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, costs and schedule constraints.
- **Construction Development:** Prepare complete set of drawings incorporating remediation plan (if any), construction documents and bid documents that will facilitate accurate and dependable final pricing through the 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 site plan and preliminary schematic plans, and project estimate are included below:

[Baystate Academy Charter Public School New Gym Schematic Plans](#)

[Baystate Academy Conceptual Estimate](#)

[2001 Roosevelt Avenue - Google Map](#)

## Site Visit & Briefing Session:

A site visit and briefing session will take place on **Wednesday, February 8, 2023 at 10:30 am** at Baystate Academy Charter School, 2001 Roosevelt Avenue in Springfield. Limited parking is available on site.

Please contact Patricia Temple with any questions. All questions must be submitted one week prior to the application deadline.

Patricia Temple  
Development Consultant  
[ptemple@gpdco.com](mailto:ptemple@gpdco.com)

## 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. Firms must register on the DSB Online Portal and submit the required disclosure statement. 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). BSC may seek additional coverage for the selected designer, and if so, will bear the cost of the additional coverage.

## Application Evaluation

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on the [DSB website](#). 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. Civil Engineer
  6. Cost Estimator (*Independent Consultant Required*)
  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.

## Evaluation Factors

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

1. The Prime firm, through their Diversity Focus Statement (in Section 5), shall demonstrate their firm's implementation of Equity, Diversity, and Inclusion (EDI) principles within its organization and within the design profession. The Statement shall:
  - document the firm's track record for meeting and exceeding EDI goals, including the demonstrated track record of the Prime firm for meeting DCAMM or other agency diversity goals, highlighting prior projects that have met or exceeded these goals
  - specify the firm's approach toward assembling the team for this project, both with internal staff and the inclusion of M/W/VBE firms
  - detail the experience of the working relationships among the team, including a description of the roles and responsibilities among the team members assigned to this project.
2. Prior successful experience programming and designing gymnasium buildings and pre-engineered buildings.
3. Prior successful experience working with Massachusetts charter schools encouraged.
4. Demonstrated ability of the firm to meet the project schedule and budget based on current
5. Workload of the staff assigned to the project, total workload of the firm, and past record of designing on tight schedules
6. Prior successful experience on Massachusetts public construction projects under Chapter 149 and Chapter 149A.

## Project Requirements

### Affirmative Marketing

#### MBE/WBE Participation

Baystate 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. **Baystate** 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. **Baystate** will use its OPM to provide technical assistance and oversight for accessibility compliance during the design and construction process, including accessibility audits of existing buildings.

## Zoning and Permitting

Approval of the gymnasium requires city of Springfield site plan approval, which would likely entail a community meeting and public hearing.

## Schedule

Work to begin immediately with target occupancy of September 2024.

## 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 the end of Design Development drawings.

## 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 BSC, 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 Baystate Academy.

## **Contract Requirements**

### **Contract for Design, and Construction Administration Services**

The applicant agrees to execute a modified AIA contract or other mutually agreeable contract document.