

DESIGNER SELECTION BOARD

MINUTES OF THE 939th MEETING, WEDNESDAY JANUARY 10, 2018 AT 8:30 a.m., Ashburton Café Conference Room, MCCORMACK BUILDING, ONE ASHBURTON PLACE, BOSTON, MA 02108.

1. ROLL CALL:

The Designer Selection Board Meeting was called to order at 8:40 a.m.

MEMBERS PRESENT:

Charles Redmon, AIA, Chairman	Registered Architect
Beth McDougal, AIA, Vice-Chairwoman	Registered Architect
Jessica Tsymbal, AIA, LEED AP	Registered Architect
Jacquelin Yessian, RA, LEED AP	Registered Architect
Gregory E. Brown, P.E.	Registered Engineer
Francis P. Harrigan II, P.E.	Registered Engineer
Mitch Keamy, P.E.	Registered Engineer
Rebecca Sherer, P.E.	Registered Engineer
Jesse Jeter	Public Member

MEMBERS ABSENT:

Kenneth Wexler	General Contractor
Virginia Greiman	Public Member

Present for the DSB staff, Bill Perkins, P.E., Executive Director, Claire G. Hester, Program Coordinator III.

2. MINUTES OF THE PREVIOUS MEETING:

The minutes of the 938th December 20, 2017 meeting were approved.

On a motion by Gregory Brown, seconded by Beth McDougal. Motion was approved unanimously.

3. VISITORS:

Mitch DeWein	Clough Harbour & Associates
Gabe Crocker	Clough Harbour & Associates
Eric Poreda	Clough Harbour & Associates
Rich Amadon	Clough Harbour & Associates
Pete Conway	Clough Harbour & Associates
Simone Brogini	Kleinfelder
Robert Rink	Kleinfelder
Andre Martecchini	Kleinfelder
Paul Kondrat	Cannon Design
Lynne Deninger	Cannon Design
Colleen McKenna	Cannon Design
Craig Mutter	Cannon Design
Mark McKeivitz	ICON Architecture
Ned Collier	ICON Architecture
Elayne Campos	DCAMM
Liz Minnis	DCAMM
George Matthews	DCAMM
Beth Eromin	DCAMM
Rita Mercado	DCAMM
Duncan Grant	DCAMM
Antonio Leite	DCAMM
Barbara Bates	DCAMM
Scott Calisti	DCAMM

4. NEW BUSINESS:

A. Informational Interviews

The following four firms met with the Board to discuss their firm's qualifications:

Clough Harbour & Associates (CHA)
Kleinfelder
Cannon Design
ICON Architecture

B. Notification of Extended Services for Roofing Replacement at the Bristol County House of Correction (attached)

Liz Minnis, DCAMM Deputy Director of Programming, Duncan Grant, DCAMM Project Manager and Rita Mercado, DCAMM General Counsel were present to explain this extended services request to the Board. After a lengthy discussion, the Board voted 5-4 to re-advertise this project for a roof replacement at the Bristol County House of Correction.

Chuck Redmon, Beth McDougal, Mitch Keamy, Francis Harrigan and Rebecca Sherer voted to re-advertise for this project. Jacquelin Yessian, Jesse Jeter, Jessica Tsymbal and Gregory Brown voted against re-advertising for this project.

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C. Unique Request for Extended Services for Taunton S.H. – Secure Women's Addiction Treatment Unit Chambers 1
(attached)

Liz Minnis, DCAMM Deputy Director of Programming, and Rita Mercado, DCAMM General Counsel were present to explain this unique extended services request to the Board. After a discussion, a motion was made by Francis Harrigan and seconded by Gregory Brown not to approve this extension. The Board voted unanimously.

5. **MOTION TO ADJOURN:** The Board adjourned at 12:40 p.m.

On a motion by Gregory Brown, seconded by Mitch Keamy. Motion was approved unanimously.

6. **NEXT MEETING:**

WEDNESDAY, January 24, 2018, at 8:30 a.m.

SUBMITTED BY Clair S. Hester

APPROVED BY Amh

MEMORANDUM



Division of Capital Asset Management Office of Planning, Design and Construction

One Ashburton Place, 15th Floor
Boston, Massachusetts 02108
(617) 727-4015 / FAX (617) 727-6060

Project #: **BSD1470 FM1 (DCP1357 HD1, as Advertised)**

Project: **Roofing Replacement at the Bristol County House of Correction**

To: Designer Selection Board
Via: Liz Minnis, Deputy Commissioner, Planning
From: Duncan Grant, Project Manager, Planning
Date: January 2, 2018

Re: **NOTIFICATION OF EXTENDED SERVICES**

cc: Jayson D. Mitchell, Deputy Commissioner, Office of Design and Construction
Elayne Campos, Deputy Director, Planning
Zaida Roshandel, Deputy Director, Construction
Antonio Leite, OPDC
Central Files

DCAMM is requesting the Board's approval for continued and extended services related to its existing Contract for Study and Design for Repairs, Renovations and Systems Upgrades at Multiple/Various State and County Facilities with SMRT Architects and Engineers (SMRT) (Project No. DCP1359 HD9, advertised as DCP1357 HD1 on DSB List #13-14 Item 1), pursuant to an appointment dated March 26, 2014 (the Contract), for the project described herein. SMRT completed a study to investigate water infiltration occurring at roofs throughout a Bristol County Sheriff's Office facility (Project). During the performance of the study services, it became clear that the scope of roof repairs would exceed \$2M and, in accordance with statute, would result in a DCAMM-managed capital project. The final estimated cost of construction, based on a Nuclear Roof Moisture Analysis that revealed areas of failed roofing much greater than expected, included in the study is \$9.7M. The Project study by SMRT was completed and certified with this recommended scope and cost, and the Project has been funded for design and construction. In accordance with statutory requirements for a project of this size and scope, DCAMM will contract for the design and construction for the Project.

Typically at this point DCAMM would authorize SMRT to proceed with the design and construction phases for this Project under the existing Contract as a matter of course. However, this is a unique situation in which SMRT was engaged in two separate and concurrent studies at the Bristol County House of Correction (the roofing project BSD1470 FM1 and the electronic security upgrades project BSD1501 FS1) and both studies revealed a necessity to expand the construction budget significantly beyond expectations. The electronic security upgrade project's increased construction budget of \$2.6M led to a design fee of \$206,853 which put SMRT over the \$750,000 aggregate fee limit for the Contract (see attached DSB advertisement for this contract) by \$154,321. Shortly after this, the roofing replacement project was completed and certified with a now doubled construction budget of \$9.7M with a design fee of \$623,988 meaning that a continuation of SMRT on this project would result in a total fee aggregate of \$1,528,000.

We are requesting the Board's approval of the extension of SMRT's services under the Contract for final design and construction administration services. It is in the best interests of the Commonwealth to allow an increase to the fee limit so

MEMORANDUM

that SMRT can complete this roof replacement project. There is real value to the knowledge they have of the facility and its technical issues, and to the working relationships they have developed with the BCSD. They are clearly the best firm for this project at this time. This extension of services would be the last project assigned to SMRT under this contract. Please contact the DCAMM Project Manager, Duncan Grant, if the Designer Selection Board has any questions or objection related to this request.

- **ORIGINAL DSB LIST AND ITEM #:** 13-14 Item 1
- **ORIGINAL AVAILABLE AMOUNT FOR CONTRACT (TOTAL):** \$750,000
- **AMOUNT REMAINING FOR CONTRACT (TOTAL):** -\$174,000
- **FEES FOR EXTENDED SERVICES (FOR THIS NTP):** \$623,988
- **EXTENDED SERVICES AUTHORIZED:**
() MASTER PLAN, STUDY, PROGRAM, ETC. AND/OR COST ESTIMATES
() SCHEMATIC PLANS AND OUTLINE SPECIFICATIONS
() DESIGN DEVELOPMENT PLANS AND SPECIFICATIONS
() CONSTRUCTION PLANS AND SPECIFICATIONS
() ADMINISTRATION OF CONSTRUCTION CONTRACT
() OTHER
- **GENERAL SCOPE OF WORK (FOR THIS NTP):**
The project includes the reroofing of approximately 89,000 GSF of low slope roofing at the Main building of the Bristol County House of Correction. The project entails many different roof planes, transition walls, parapets and penthouse conditions. Interior damage from water infiltration will be repaired, and water damaged, or mold infested material will be removed and replaced. The facility must remain fully operational during construction requiring temporary relocation of rooftop equipment. Additional security staff and special phasing and hours of construction will be required.
- **ORIGINAL PROJECT TEAM** (see attached organization chart from original application – note MBE/WBE):

FIRM NAME	DISCIPLINE	MBE/WBE?
SMRT	Prime Consultant, Architect, Mechanical Engineer (M/P), Electrical Engineer	
C&C Consulting Engineers	Civil/Structural Engineering	MBE
Code Red	FP and Bldg. Code Consultant	
VJ Associates	Cost Estimator	MBE
Spec-Edit	Specifications	WBE
Copley Wolf	Landscape Architect	
- **ADDITIONS/SUBSTITUTIONS TO PROJECT TEAM** (if any; see attached qualifications – note MBE/WBE):

FIRM NAME	DISCIPLINE	MBE/WBE?
Pristine Engineers, Inc.	Mechanical (M/P) and Electrical Engineering	MBE
Fernandez & Associates	FP Engineering and Code Consultant	MBE
Architx	Specifications	WBE



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KARYN E. POLITO
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MICHAEL J. HEFFERNAN
SECRETARY
ADMINISTRATION & FINANCE
CAROL W. GLADSTONE
COMMISSIONER

Project: DMH1602 HC2
Project #: DMH-Taunton S.H.-Secure Women's Addiction Treatment Unit Chambers 1

To: Designer Selection Board
Via: Elizabeth Minnis, Deputy Commissioner, Office of Planning
From: Robin Luna, Deputy Director
Date: December 20, 2017

Re: UNIQUE REQUEST FOR EXTENDED SERVICES
cc: Jayson Mitchell, Deputy Commissioner, ODC
Antonio Leite, OPDC
Central Files

We are requesting the Board extend Studio G Architect Inc.'s services for study and final design related to required accessibility upgrades needed at Taunton State Hospital. This accessibility work was triggered by the emergency project to provide urgently needed secure addiction treatment beds for women at Taunton State Hospital completed in June of 2016 – DMH1602 HC 1 and HC2. We received a timed variance for the accessibility work, because it required more analysis, so we put it on a different track than the development of the opioid beds, and we are just getting to that project now due to staffing and funding constraints.

To provide some history on this assignment for Studio G –we initiated the services of Studio G for a feasibility study in August of 2015 to evaluate the concept of quickly renovating to add new beds for secure addiction treatment at Taunton State Hospital. At the time of the initial assignment to Studio G – their house doctor contract had a total fee of \$777,717 remaining from the original \$2.5M award. They were ideally suited for this assignment due to their familiarity with Taunton State Hospital through a previous DSB selection and their experience with trauma-informed design. The initial assignment was for \$15,000 to assess feasibility, and additional tasks were added for two phases of design and construction administration to provide a total of 45 beds for women at two separate locations at Taunton State Hospital. Both phases of construction were performed under an emergency waiver denoting the public health emergency represented by the opioid crisis.

This project was a unique and high profile effort that had an accelerated timeline due to the nature of the public health crisis and the lives that were at risk. Phase I of the project involved a minor renovation of a wing of the Cain Building to provide 15 beds; it was completed by February, 2016 and Studio G's fee for that work was \$94,000. When the project proceeded to Phase II, which was a major gut renovation of two wings of the Chambers Building, they still had significant fee capacity under their house doctor contract. The second phase of the emergency project was initially identified as

approximately \$5 M in scope, but ended up at \$13 M, which took Studio G over the House Doctor fee max limit of \$2.5M. The total fee for Phase II was \$1,105,690 for the study, design and construction administration, resulting in Studio G exceeding the \$2.5M aggregate limit by \$565,823.

Our recommendation for Studio G to perform this accessibility work is based on their past efforts and knowledge of the building and campus and its relationship to the larger project's work that triggered the need for the accessibility improvements. We believe that it will be most cost effective for the Commonwealth if we are able to utilize Studio G to essentially complete the work related to the original assignment.

- **ORIGINAL DSB LIST AND ITEM #:** 09-02, ITEM #3
- **ORIGINAL AVAILABLE AMOUNT FOR CONTRACT (TOTAL):** \$2,5000,000
- **AMOUNT REMAINING FOR CONTRACT (TOTAL):** (- \$565,823)
- **FEE FOR EXTENDED SERVICES (FOR THIS NTP):** \$50,000 for study;
\$400,000 (to be verified
through study for anticipated design/construction admin fee)
- **ORIGINAL SCOPE OF WORK:** The study, design, and construction to repurpose existing space at the Taunton State Hospital into 2 opioid treatment units for individuals with a substance use disorder: specifically, 1 temporary unit (15 beds) in Cain and a permanent unit (30 beds) in the Chambers building. Prior to this emergency assignment, Studio G's fee total remaining was \$777,717. The study (task #31) and design (task #32) for the secure addition treatment unit resulted in a total fee paid of \$3,065,823 for a total of 32 tasks since February, 2010.
- **REVISED GENERAL SCOPE OF WORK:** Identify the scope of work for accessibility upgrades required at the Chambers Building as a result of the Secure Women's Addiction Treatment Unit project previously completed. A 3-year timed variance was granted in April 2016 on the grounds of impracticability to include in the accelerated renovation project.
- **ORIGINAL PROJECT TEAM** (per organization chart from original application – note MBE/WBE):

FIRM NAME	DISCIPLINE	MBE/WBE?
SAR Engineering, Inc.	M/P/FP Engineer	MBE
Foley Buhl Roberts & Associates, Inc.	Structural Engineer	
Nitsch Engineering	Civil Engineer	WBE
CRJA-IBI Group	Landscape Architect	
Kalin Associates Inc.	Specifications Consultant	
VJ Associates of New England, Inc.	Cost Estimator	MBE
BFA	Building Code Consultant	

- **ADDITIONS TO PROJECT TEAM** (if any; see attached qualifications – note MBE/WBE):

FIRM NAME	DISCIPLINE	MBE/WBE?
none		