

August 24, 2026
School Building Commission
City Hall – 36 Court Street Room 310

Members Present: (Roll Call) Tom Ashe, Cathy Buono, Steve Desilets, Marylou Ireland and Adam Lunghi

Members Absent: Superintendent Sonia E. Dinnall, LaTonia Monroe-Naylor Maria Perez and Peter B. Picknelly

Also Present: Peter Garvey –Director of Capital Asset Construction (DCAC); William Cahillane, DCAC; My-Ron Hatchett - DCAC; Emmanuel Russell, DCAC; Patrick Roach – Springfield School Department; Donna DiNisco – DiNisco Design; Rick Rice- DiNisco Design; Tim Cooper- DiNisco Design; Ben Murphy – Skanska USA Building; Alex Abdow - Skanska USA; Hope Bussiere, Skanska USA; David Mazzaco, DiNisco, Zhang Xinhui, Cynthia Escribano, Principal of Gerena School

SBC Counsel Present: Hope Button and Robert Shewchuk, City's Law

Tom Ashe called the meeting to order at 12:09pm.

1. Administrative update

A motion to approve the Meeting Minutes of July 8, 2026 was made by Tom Ashe. Cathy Buono seconded the motion and it was unanimously approved. (**Roll Call Vote:** Tom Ashe, Cathy Buono, Steve Desilets, Marylou Ireland and Adam Lunghi) All members were in favor and none oppose and none abstained. All members were in favor and none oppose and none abstained.

2. German Gerena Community School

Donna DiNisco presented a PowerPoint presentation of the Preferred Schematic Report Option 4 for the German Gerena Community School to the School Commission Members. The presentation illustrated the site sections of Chestnut and Prospect Street, a 124,248 SF three story school constructed into the hill of Chestnut Street where buses and vans enter the school on the lower level for drop offs, a 172 parking spaces for visitors and staff, 24,000SF of play area, traffic configurations among Chestnut Street, Prospect Street and Massasoit Street, a media center, gymnasium, integrated special education and support spaces and STE(A)M suite for an estimated total project cost of \$143,200,000 (see below for preliminary project schedule). She also stated Option 4 was reduced in square footage from 130,181SF to 124,248SF which eliminated a few pre-k classrooms.

Peter Garvey requested the following vote authorizations from the School Building Commission:

- (1) a motion to develop Option 4 in the schematic design.
- (2) a motion to approve and authorize DiNisco to submit the Preferred Schematic Report (PSR) to the Massachusetts School Building Authority.

(3) a motion to appoint a Construction Manager selection committee.

Adam Lunghi made a motion to develop option 4 – new construction as the preferred solution for the German Gerena Community School project, as presented by the project team. The School Building Commission finds that Option 4 best addresses the educational program, facility needs, site considerations, sustainability goals, project budget and long-term interest of Springfield Public Schools and the City of Springfield. The Commission further authorizes the Project Team to proceed with the development and refinement of Option through the Schematic Design phase. Cathy Buono seconded motion approving Option 4 for the German Gerena Community School and it was unanimously approved. **(Roll Call Vote:** Tom Ashe, Cathy Buono, Steve Desilets, Marylou Ireland and Adam Lunghi) All members were in favor and none oppose and none abstained.

Adam Lunghi made a motion to approve and authorize DiNisco Design (Designer) and Skanska Building USA (OPM) to submit the German Gerena Community School Preferred Schematic Report (PSR) to the Massachusetts School Building Authority for its consideration. Cathy Buono seconded the motion approving and authorizing to submit the PSR for German Gerena Community School and it was unanimously approved. **(Roll Call Vote:** Tom Ashe, Cathy Buono, Steve Desilets, Marylou Ireland and Adam Lunghi) All members were in favor and none oppose and none abstained.

Adam Lunghi made a motion to appoint Peter J. Garvey, Emmanuel Russell and Steve Desilets as the Selection Committee to conduct the selection process for a Construction Manager at Risk in accordance with applicable provisions of Massachusetts General Laws and related procurement requirements. The Selection Committee shall be responsible for reviewing qualifications and proposals, conducting interviews as necessary, evaluating respondents and making a recommendation to the School Building Commission regarding the selection and award of a contract for Construction Management Services for German Gerena Community School. Cathy Buono approved the three appointed selection committee and it was unanimously approved. **(Roll Call Vote:** Tom Ashe, Cathy Buono, Steve Desilets, Marylou Ireland and Adam Lunghi) All members were in favor and none oppose and none abstained.

Peter Garvey presented the required vote and approval to execute DiNisco Design, Designer Contract Amendment #3 for the German Gerena Community School to the SBC members. Amendment#3 is for the Reimbursable Expense (RE): RE-06 – Hydrant Flow Test Services in the amount of \$3,206.50. This amendment is to conduct a flow test at 495 Chestnut Street.

Adam Lunghi read out the required motion to the School Building Commission members as follow: I hereby make a motion to approve Amendment #3 to the Dinisco Design, Inc., Contract for Designer Services for the German Gerena Community School Project, incorporating reimbursable expense authorization no. RE-06- Hydrant Flow Test for \$3,206.50 into the contract and increasing the amount payable to the Designer by \$3,206.50, resulting in a new total contract price of \$864,361.50, in substantially the same form as the draft Amendment #3 attached hereto. Cathy Buono seconded the motion approving the Amendment #3 to DiNisco Design., Designer Contract for the German Gerena Community School and it was unanimously

approved. **(Roll Call Vote:** Tom Ashe, Cathy Buono, Steve Desilets, Marylou Ireland and Adam Lunghi) All members were in favor and none oppose and none abstained.

Preliminary Project Schedule:

PSR / PDP Submission: May 2026 – August 2026

Schematic Design: Sept 2026 – Feb 2027

Design Development: March 2027 – August 2027

Construction Documents: August 2027 – May 2028

Bid Award: May 2028 – July 2028

Building Construction: July 2028 – August 2030

Occupancy: August 2030

Next Meeting: TBD

Adjournment: A motion to adjourn was made by Adam Lunghi and seconded by Cathy Buono. **(Roll Call Vote:** Tom Ashe, Cathy Buono, Steve Desilets, Marylou Ireland and Adam Lunghi) All members were in favor and none oppose and none abstained. All members were in favor and none oppose and none abstained at 12:34pm.

Meeting minutes recorded by Jessica Lugo

A True Copy Attest: _____

Clerk School Building Commission