LEFTFIELD
THE RIGHT CHOICE IN PROJECT MANAGEMENT

B.M.C. DURFEE HIGH SCHOOL – Fall River, MA

SCHOOL BUILDING COMMITTEE MEETING NO. 10

Thursday, June 15, 2017 Durfee High School - Library 4:30 PM

Agenda

1. Administrative Actions
   - Approval of May 11, 2017 Meeting Minutes
2. Community Engagement
   - Review Public Forum No. 2 Presentation
   - Public Forum No. 2 – June 16, 2017 6:30 PM in Durfee HS Auditorium
   - Facebook, Twittter, Website Update
3. Preferred Schematic Report (PSR)
   - Review Preferred Schematic Report Submission
   - Vote to Approve and Submit the Preferred Schematic Report Submission
4. Schedule Update
   - Review Upcoming Project Schedule
   - Important Upcoming Milestone Dates
     - PSR Submission – June 29, 2017
5. Budget Update
   - Review Total Project Budget
6. Other Business/Discussions
7. Next SBC Meeting
   - SBC Meeting July 13, 2017 4:30 PM Durfee HS Library

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BMS Durfee High School – Fall River, MA	MEETING MINUTES

SCHOOL BUILDING COMMITTEE MEETING NO. 9	May 11, 2017
Location:	Durfee High School Library
Time:	4:30 PM

Attendees:

Name	Assoc.	Present
Jasiel F. Correia II	Mayor, City of Fall River	N
Cathy Ann Viveiros	City of Fall River, City Administrator	N
Rhonda Pinnell	City of Fall River, Purchasing Agent	N
Tim McCoy	City of Fall River, Purchasing Agent FRHA	N
Chris Gallagher	City of Fall River, Director of Building and Grounds	Y
Carole Fiola	Mass. State Rep.	N
Matt Malone	Fall River School Dept, Superintendent of Schools	Y
Ken Pacheco	Fall River School Dept., Co-Chair, Chief of Operations FRPS	Y
Joseph Camara	City Councilor and Co-Chair	N
Mark Costa	Fall River School Dept. School Committee, Vice Chair	N
Ed Costar	Fall River School Dept., School Committee	Y
Maria Pontes	Fall River School Dept., Durfee High Principal	Y
Melissa Fogarty	Fall River School Dept., Operations Durfee High	Y
Michael Costa	Fall River School Dept., Teacher at Durfee High	Y
Gary Bigelow	Fall River School Dept., Teacher at Durfee High	N
Nick Christ	Baycoast Bank, CEO Baycoast Bank	Y
Michael Keane	Civitech Architects, Owner	N
Brantley Hunsinger	B-Tech Construction, Owner	N
Tammy Moutinho	Buildings and Grounds, Admin.	Y
Lauren Correa	Student	Y
Catarina Pereira	Student	N
Jensen Riley	Student	N
Scott Dunlap	Ai3, Project Architect	N
Troy Randall	Ai3, Project Architect	Y
Craig Olsen	Ai3, Project Architect	Y
Sally Cameron	ThreeC Strategy	N
Jim Rogers	LeftField, Owner	N
Lynn Stapleton	LeftField, Project Executive	
Adam Keane	LeftField, Project Manager	Y
Paul Gransaull	LeftField, Project Manager	Y

- Voting Members indicated in **bold**

The School Building Committee Acting-Chair, M. Pontes, called the meeting to order at 4:45 PM.

I. Approval of Meeting Minutes

1. The following motion and vote were made:

   MOTION: M. Pontes moved, seconded by C. Gallagher, that the Durfee School Building Committee approve the April 13th 2017 SBC Meeting Minutes.
   Discussion: None.

   The Durfee School Building Committee voted to approve the April 13th 2017 SBC Meeting Minutes.
   For: 8 – Oppose: 0 – Abstained: 0

II. Preferred Schematic Report (PSR)

2. A. Keane reviewed the attachment to the current meeting packet regarding the PSR Table of Contents and Responsibilities.

3. T. Randall and C. Olsen with the aid of a PowerPoint presentation (copy attached to these minutes) walked the committee through a series of options for siting and design of a new school. Four options, indicated as 1A, 1B, 1C and 1D, were presented and showed a range of Renovations and Additions and New Construction. Two options, 2A and 2B, for New Construction were further examined. After much discussion, the SBC requested Ai3 to develop a hybrid option incorporating options 1C and 2B. T. Randall explained the pros and cons of this approach but agreed to develop the hybrid option as discussed.

III. Community Engagement

4. A. Keane noted the first Public Forum held on May 3, 2017 in the Durfee HS Auditorium was attended by 45 -50 members of the Community and was well received with positive feedback from the attendees. The SBC offered many positive comments for the portion of the presentation conducted by T. Randall. A date for the second Public Forum will be scheduled on or before the next SBC meeting.

5. A. Keane confirmed that the Project Website is up and running with all SBC minutes, announcements and MSBA Submissions posted. Facebook and Twitter accounts are also up and active.

IV. Schedule Update

6. Schedule Update – A. Keane noted the PSR Milestone Dates had been added to the Schedule and is included in the current meeting packet.

7. The next SBC Meeting date was changed to be June 15, 2017.

V. Project Funding & Project Budget Update

8. The percentage of the Feasibility Study Budget expended to date is 43%.

VI. Other Business/Discussion

9. None.

VII. Next Meetings

10. The next meeting of the full SBC is scheduled for June 15, 2017 at 4:30 PM in the Durfee High School Library.

VIII. Adjournment

11. The following motion and vote were made:

MOTION: K. Pacheco moved and M. Pontes seconded, that the School Building Committee vote to adjourn the meeting at 6:10 PM.

The Durfee School Building Committee voted unanimously to adjourn the meeting at 6:10pm. For: 8 – Oppose: 0 – Abstained: 0

These meeting minutes represent what is presumed to be a complete and accurate account of the items reviewed, discussed, directions given and conclusions drawn unless notification to the contrary is received by the next regular construction meeting. If no notification is received, these minutes will be deemed an accurate account of the meeting.

Prepared by,
Paul Gransaull
LeftField LLC

School Building Committee Meeting

May 11, 2017

BMC DURFEE HIGH SCHOOL

Summary of Options

Renovation & New Construction ← → New Construction

OPTION 1A

New Construction –

- Core Academic Building

(New Overlaps Existing)

Renovation –

Performing Arts Building

(stand alone building)

Athletic Building

Relocation of Athletic fields

$$$$$

OPTION 1B

New Construction –

- Core Academic Building

Renovation –

Performing Arts Building

(stand alone building)

Athletic Building

Relocation of Athletic fields

$$$$

OPTION 1C

New Construction –

- Core Academic Building

Renovation –

Performing Arts Building

(stand alone building)

Athletic Building

Relocation of Athletic fields

$$$

OPTION 1D

New Construction –

- Core Academic Building

(New Overlaps Existing)

Renovation –

Performing Arts Building

Athletic Building

Phased Occupied Construction

Educational Disruption

Longer Construction Timeline

$$$$$$$

OPTION 2A

New Construction –

- Single Building

100% reconstruction of site amenities / playfields / parking and circulation.

$$$$$$$

OPTION 2B

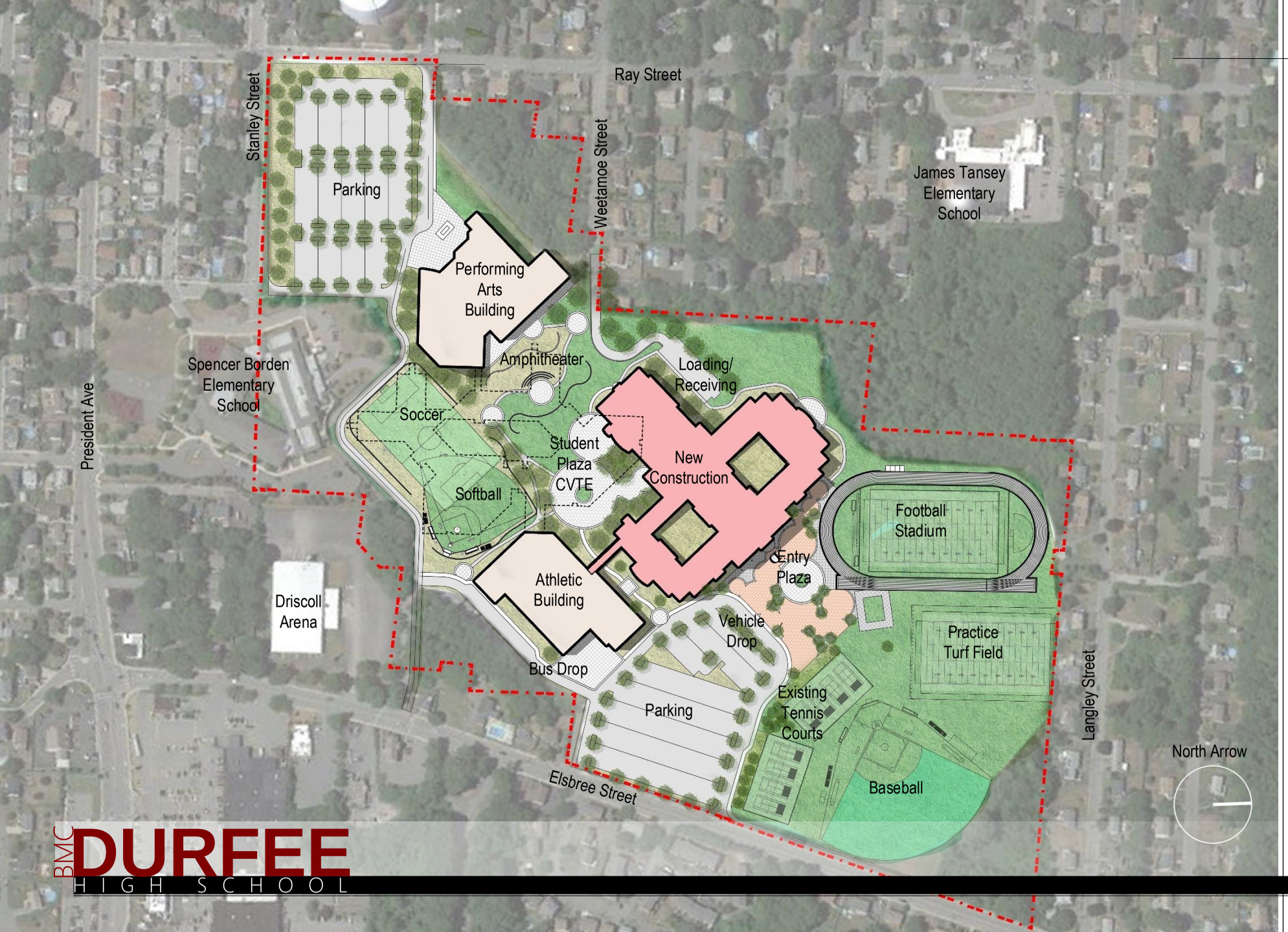
New Construction –

- Single Building
- Creative use of Pre-Fabricated building to reduce construction costs. (long span spaces)

Re-use of existing stadium and playfields, parking areas.

$$$

BMC DURFEE HIGH SCHOOL



OPTION 1A

RENOVATION & NEW CONSTRUCTION

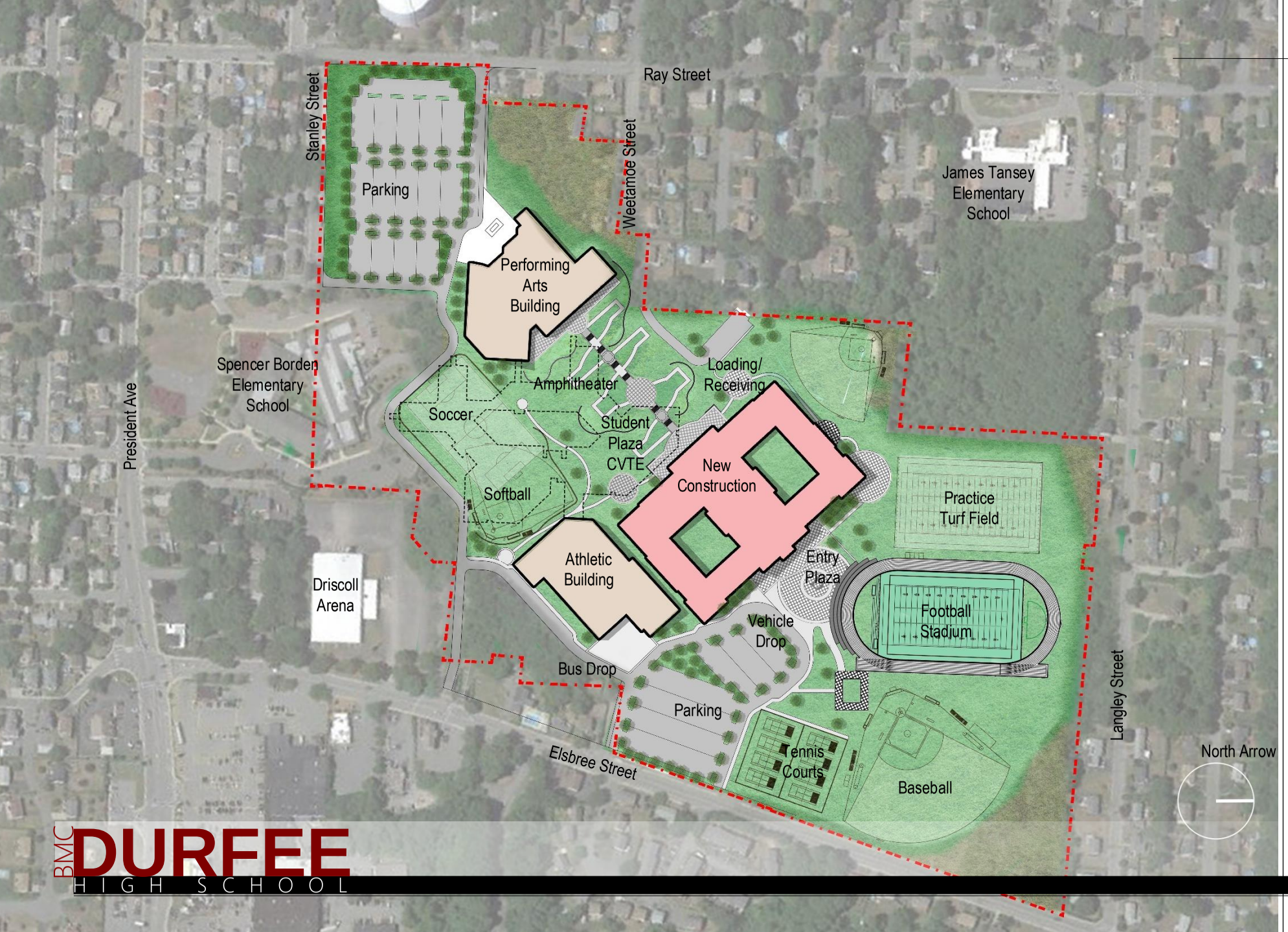
Pros:

- Open Entry Plaza.
- Existing parking and circulatory streets maintained
- Tennis courts and northeast field maintained Parking well distributed among buildings & fields.
- Separated bus, parent and faculty site circulation.
- Largest amount of overall GSF as a result of renovating the athletic and performing arts buildings.
- Renovates the existing auditorium and stage at current size.

Cons:

- New core academic building overlaps a portion of the existing building.
- Phased Occupied construction for new core academic building (in addition to renovation of existing athletic & performing arts buildings).
    - Greater disruption to students, faculty and staff.
    - May require temporary modular buildings.
    - Longer construction duration.
    - More expensive.
- Curb appeal – parking along Elsbree Street not ideal.
- Relocation of existing stadium and practice field required.
- Stadium (lighting) positioned closer to adjacent neighborhood.
- Athletic building further away from stadium than current relationship.
- Pedestrian access between new building/athletic building and the performing arts building.
    - Steep slope (ADA accessibility)
    - Outdoor exposure
- Development of a playfield in the open space adjacent to Elementary School will require a significant retaining wall due to the existing slope and grade change.

BMC DURFEE HIGH SCHOOL



OPTION 1B

RENOVATION & NEW CONSTRUCTION

Pros:

- Open Entry Plaza.
- Largest amount of overall GSF as a result of renovating the athletic and performing arts buildings.
- Renovates the existing auditorium and stage at current size.
- Partially maintain existing parking and circulatory streets.
- Parking well distributed among buildings and fields.
- Separated bus, parent and faculty site circulation
- New building not overlapping the existing building.

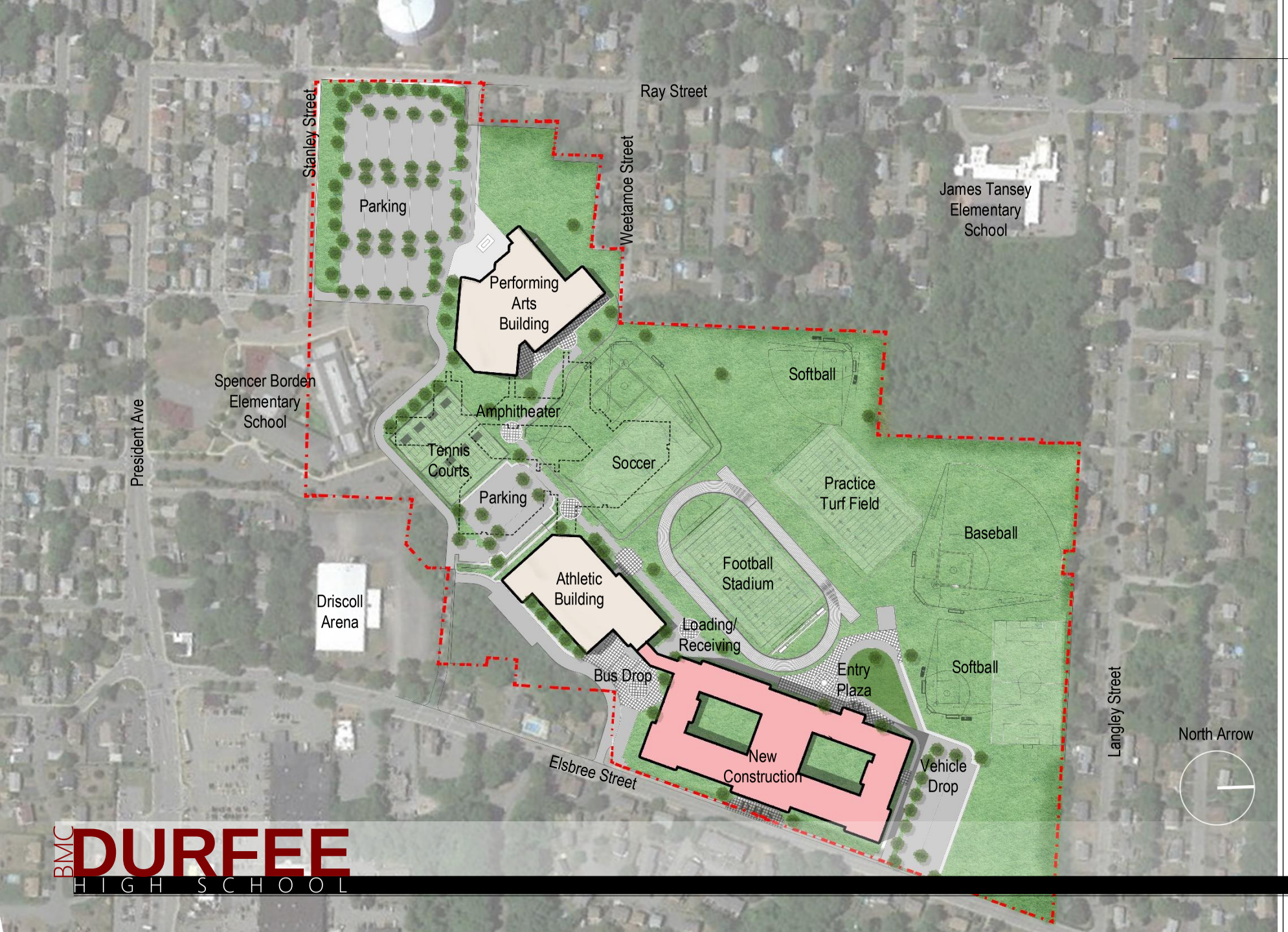
Cons:

- Phased Occupied construction for new core academic building (in addition to renovation of existing athletic & performing arts buildings).
    - Greater disruption to students, faculty and staff.
    - May require temporary modular buildings.
    - Longer construction duration.
    - More expensive.
- Curb appeal – parking along Elsbree Street not ideal.
- Relocation of existing stadium and practice field.
- Stadium (lighting) positioned closer to adjacent neighborhood.
- Athletic building further away from stadium than current relationship.
- Pedestrian access between new building/athletic building and the performing arts building.
    - Steep slope (ADA accessibility)
    - Outdoor exposure
- Development of a playfield in the open space adjacent to Elementary School will require a significant retaining wall due to the existing slope and grade change.

BMC DURFEE HIGH SCHOOL

OPTION 1C

RENOVATION & NEW CONSTRUCTION



Pros:

- Most cost-effective option (Similar to Option 2B).
- Curb Appeal: New academic core building directly off Elsbree Street.
- Largest amount of building square footage as a result of renovating the athletic and performing arts buildings.
- Renovates the existing auditorium and stage at current size.
- Existing stadium and practice turf field remains undisturbed in same location.
- Separates bus & vehicular circulation.
- Minimal educational disruption among renovation options (renovation of athletic & performing arts buildings).
- No building overlap (proposed building and existing building) .
- Partially maintain existing parking and circulatory streets.

Cons:

- Core academic building and athletic building physically separated from the performing arts building.
- Distribution of parking not ideal.
- Quantity of parking near new core academic building reduced.
- Pedestrian access between new building/athletic building and the performing arts building.
    - Steep slope (ADA accessibility)
    - Outdoor exposure

OPTION 1D

RENOVATION & NEW CONSTRUCTION

Pros:

- New building location connects existing athletic and performing arts buildings.
- Entry Plaza creates separation from the existing High School building and Spencer Borden Elementary.
- Views across site and existing stadium from the new core academic building.
- Least disruption to the existing playfields and athletic stadium.

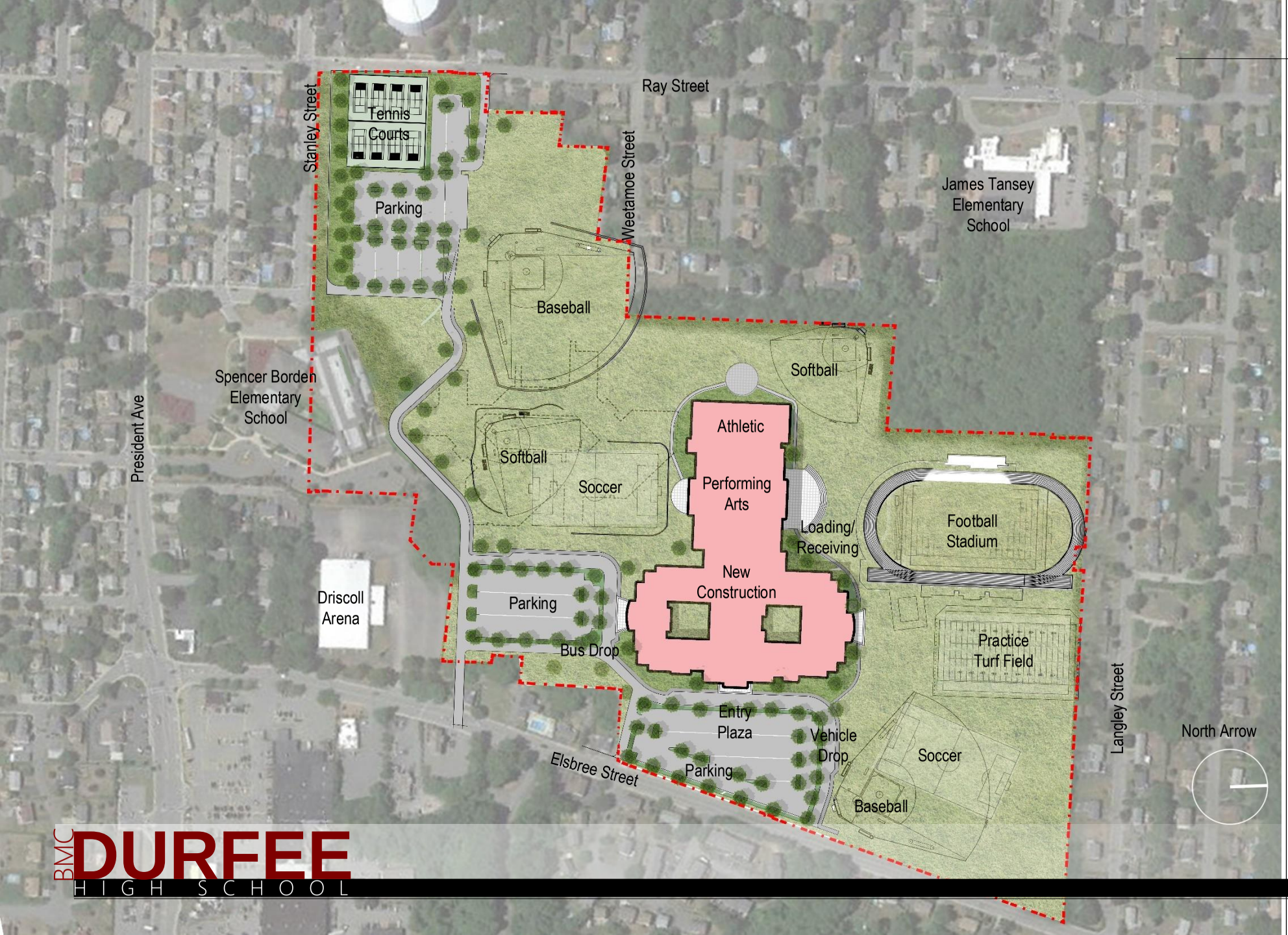
Cons:

- Most expensive option.
- Most educationally disruptive option.
- Phased Occupied construction for new academic building (in addition to renovation of existing athletic & performing arts buildings).
    - Greater disruption to students, faculty and staff.
    - Requires temporary modular buildings.
    - Significantly longer construction duration.
    - More expensive.
- More site related sub-surface unknowns.
- Poor curb appeal from Elsbree Street.

BMC DURFEE HIGH SCHOOL

OPTION 2A

NEW CONSTRUCTION



Pros:

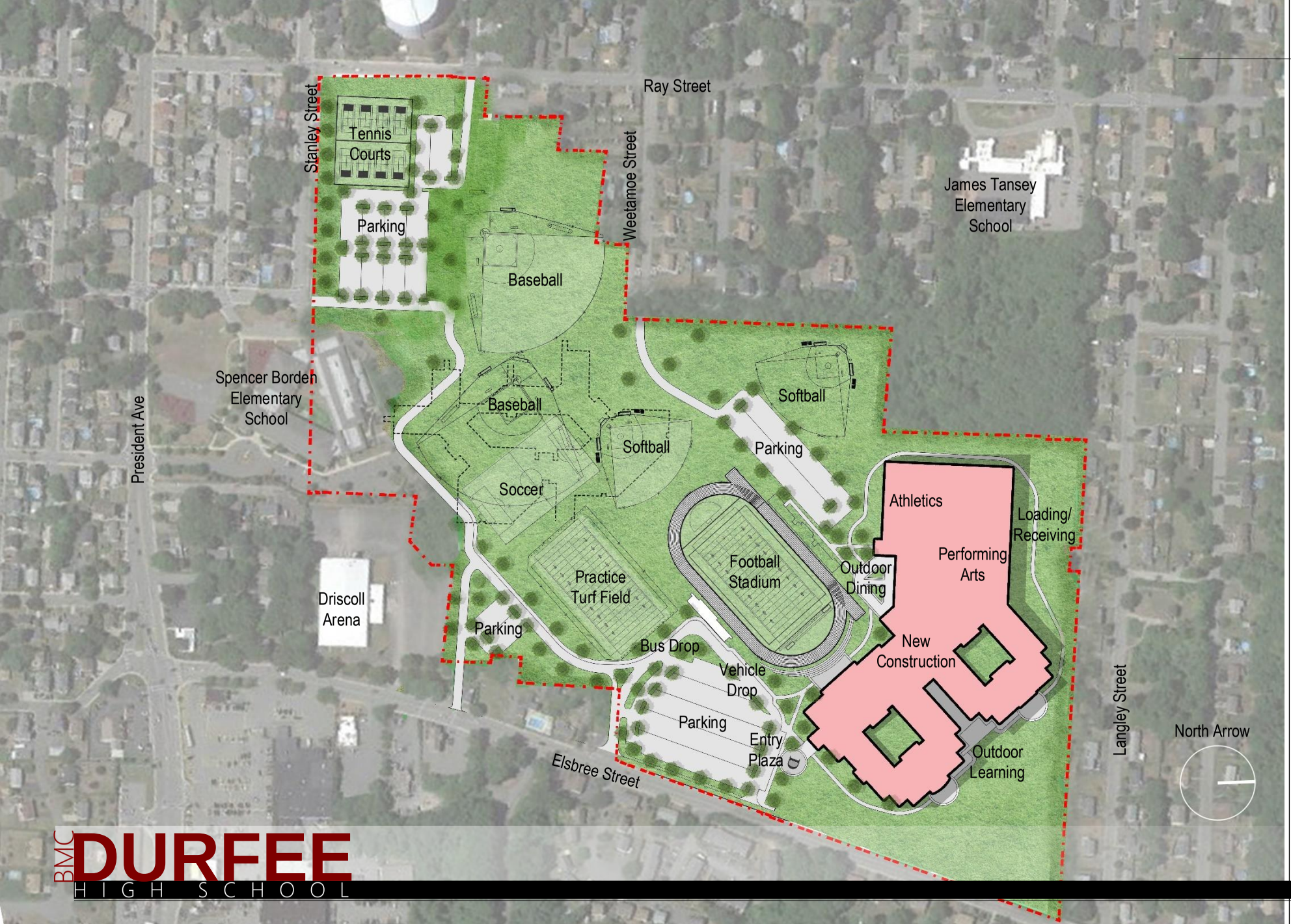
- Efficiency of the building layout and organization (all programs contained within a single building).
- Curb Appeal: New building directly off Elsbree Street.
- Least educational disruption resulting from construction project.
- Ideal bus, parent and faculty site circulation.
- No building overlap (proposed and existing buildings).

Cons:

- Most expensive option.
- Smaller auditorium than existing one (750 seats).
- Smaller stage than existing one.
- Pool is not included in program.
- Relocation of athletic stadium required.
- Athletic Stadium relocated closer to abutting properties.
- All athletic fields and tennis courts require relocation (except for northeast corner adjacent to Elsbree Street).

OPTION 2B

NEW CONSTRUCTION & PRE-FAB



Pros:

- Most cost-effective option (similar to Option 1C).
- Efficiency of the building layout and organization (all program contained within a single building).
- Curb Appeal: New building directly off Elsbree Street.
- Existing football stadium location maintained.
- Parking well distributed among building and athletic fields.
- Least educational disruption resulting from construction project.
- Building location on site results in an open campus with clear oversight from the street and internally.
- Ideal bus, parent and faculty site circulation.
- No building overlap (proposed building and existing building).
- Views across site and existing stadium from the new core academic building and main circulation atrium.
- Less site related sub-surface unknowns.

Cons:

- Smaller auditorium than existing one (750 seats).
- Smaller stage than existing one.
- Pool is not included in program.

Next Steps

STEP 1
Preliminary Design Program

April **20** 2017

MSBA Staff Review

- Educational Program & Visioning
- Initial Space Summary
- Evaluation of Existing Conditions
- Evaluation of Alternatives

STEP 2
Preferred Schematic Study

June **29** 2017

MSBA Board of Directors Mtg.

- Final Educational Program
- Development of Preferred Solution
- Final Evaluation of Existing Conditions (Traffic/Geo-tech/Soils, Utilities, etc.)
- Final Evaluation of Alternatives

STEP 3
Schematic Design Submittal

January **03** 2018

MSBA Board of Directors Mtg.

- Final Design Program
- Site Evaluations (Geo-tech/Soils, Utilities, Traffic, etc.)
- Independent Cost Estimates
- Develop Exterior Design Aesthetic

Preferred Schematic Report Submission

NEXT BUILDING COMMITTEE MEETING: THUR, JUNE 15, 2017

Preferred Schematic Submission Update – Review of proposed options & process.
Review project costs for each option, which includes the independent construction cost estimates.

What will the School Building Committee be asked to Approve?

1. The Preferred Schematic Report (PSR) submission to the Massachusetts School Building Authority (MSBA) in anticipation of their board approval on August 23rd.

2. A single preferred solution for further evaluation during the next phase of design - Schematic Design (Module 4).

NEW DURFEE HIGH SCHOOL PROJECT

Please join the

City of Fall River, Fall River Public Schools and the Durfee School Building Committee for

PUBLIC FORUM #2

Thursday, June 15, 2017

6:30 PM – 8:00 PM

Durfee High School Auditorium

We need your input as we narrow the site layout options to those that are the most viable and appropriate in size and location on the site. The ultimate goal is to arrive at an appropriate comprehensive high school design that will provide a positive, 21st century learning environment for our students.

The Durfee High School Project will benefit the entire Fall River Community by improving and increasing educational opportunities for our students.

Agenda:
Siting/Site Layout Options
Preferred Options
Preferred Schematic Report
Project Schedule Update

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Massachusetts School Building Authority

Ai3 architects

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BMC Durfee High School - Fall River, MA — **May 31, 2017**

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
	FEASIBILITY STUDY AGREEMENT									
0001-0000	OPM Feasibility Study/Schematic Design	$ 280,000	$ 50,500	$ 330,500	$ 330,500	100%	$ 211,250	64%	$ 119,250	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	$ 570,000	$ 99,500	$ 669,500	$ 669,500	100%	$ 327,160	49%	$ 342,340	*FSA 1, 2
0003-0000	Environmental & Site	$ 120,000	$ (120,000)	$ -	$ -		$ -		$ -	*FSA 1, 2
0004-0000	Other	$ 30,000	$ (30,000)	$ -	$ -		$ -		$ -	*FSA 2
	SUB-TOTAL	**$ 1,000,000**	**$ -**	**$ 1,000,000**	**$ 1,000,000**	**100%**	**$ 538,410**	**54%**	**$ 461,590**	
	ADMINISTRATION									
0101-0000	Legal Fees	$ -		$ -	$ -				$ -	
	Owner's Project Manager	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0102-0400	Design Development	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0102-0500	Construction Documents	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0102-0600	Bidding	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0102-0700	Construction Administration	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0102-0800	Closeout	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0102-0900	Extra Services	$ -		$ -	$ -		$ -		$ -	
0102-1000	Reimbursable Services	$ -		$ -	$ -		$ -		$ -	
0201-1100	Cost Estimates	$ -		$ -	$ -		$ -		$ -	
0103-0000	Advertising & Printing	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0104-0000	Permitting	$ -	$ -	$ -	$ -		$ -		$ -	
0105-0000	Owner's Insurance	$ -	$ -	$ -	$ -		$ -		$ -	
0199-0000	Other Administrative Costs	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	SUB-TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**#DIV/0!**	**$ -**	**#DIV/0!**	**$ -**	
	A&E									
	A/E Basic Services	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0201-0400	Design Development	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0201-0500	Construction Documents	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0201-0600	Bidding	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0201-0700	Construction Administration	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0201-0800	Closeout	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0201-9900	Other Basic Services	$ -		$ -	$ -		$ -		$ -	
	Extra/Reimbursable Services	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0203-9900	Other Reimbursables	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0204-0200	HazMat (incl. monitoring)	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0204-0300	Geotechnical/Geo-Environmental	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0204-0400	Site Survey & Site Requirements	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0204-0500	Wetlands	$ -		$ -	$ -		$ -		$ -	
0204-1200	Traffic Studies	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	SUB-TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**#DIV/0!**	**$ -**	**#DIV/0!**	**$ -**	
	SITE ACQUISITION									
0301-0000	Land/Bldg. Purchase/Associated Services	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	SUB-TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**#DIV/0!**	**$ -**	**#DIV/0!**	**$ -**	

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BMC Durfee High School - Fall River, MA — **May 31, 2017**

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
	PRE CONSTRUCTION COSTS									
0501-0000	CMR Pre-Con Services	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	SUB-TOTAL	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	CONSTRUCTION COSTS									
0502-0001	Construction Budget	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0508-0000	Change Orders	$ -	$ -	$ -	$ -		$ -		$ -	
	SUB-TOTAL	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	ALTERNATES									
0506-0000				$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	SUB-TOTAL	$ -	#REF!	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	OTHER PROJECT COSTS									
0507-0000	Construction Contingency	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	Miscellaneous Project Costs	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0601-0000	Utility Company Fees	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0602-0000	Testing Services	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0699-0000	Other Project Costs	$ -		$ -	$ -		$ -		$ -	
	Furnishings and Equipment	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0701-0000	Furnishings	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0702-0000	Equipment	$ -		$ -		#DIV/0!		#DIV/0!	$ -	
0703-0000	Technology Equipment	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
0801-0000	Owner's Contingency	$ -		$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	SUB-TOTAL	$ -	$ -	$ -	$ -	#DIV/0!	$ -	#DIV/0!	$ -	
	TOTAL PROJECT BUDGET	$ 1,000,000	$ -	$ 1,000,000	$ 1,000,000	100%	$ 538,410	54%	$ 461,590	

FUNDING SOURCES	Max w/ Conting.	Max w/o Conting.
Maximum State Share	$ 795,800	$ 795,800
Local Share *	$ 204,200	$ 204,200
SUB-TOTAL	$ 1,000,000	$ 1,000,000

Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
$ 1,000,000	$ -	$ -	$ 1,000,000	79.58%

CONSTR. COST ESTIMATES	Date	Estimator	Amount	SF	Cost Per SF
Designer FS Cost Estimate					#DIV/0!
Designer SD Cost Estimate					#DIV/0!
CM SD Cost Estimate					#DIV/0!

Feasibility Study Agreement Budget Transfers:

FSA BRR 01	7/7/2016	Transfer $50,000 from Environmental & Site to OPM Feasibility Study/Schematic Design; transfer $20,000 from A/E Feasibility Study/Schematic Design to OPM Feasibility Study/Schematic Design. **APPROVED by MSBA 11/8/16**
FSA BRR 02	2/3/2017	Transfer $70,000 from Environmental & Site, transfer $30,000 from Other , and transfer $19,500 from OPM Feasibility Study/Schematic Design to to A/E Feasibility Study/Schematic Design to fulfill A/E Contract Requirements. **Circulated for Signatures**

Project Funding Agreement Budget Transfers: