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

### **SCHOOL BUILDING COMMITTEE MEETING NO. 12**

Thursday, August 10, 2017      Durfee High School - Library      4:30 PM

## **Agenda**

1. Administrative Actions
  - Vote to Approve the July 13, 2017 Meeting Minutes
2. Community Engagement
  - Facebook, Twitter, Website, Print Update
  - Next Steps to Garner Support
3. Preferred Schematic Report (PSR)
  - Update on July 27, 2017 MSBA Facilities Assessment Subcommittee (FAS) Presentation
  - Update on PSR Comments to be Submitted to MSBA
4. Schematic Design (SD)
  - Schematic Design Phase Overview
    - SD Deliverables
    - Update on Geotechnical/Geo-environmental
    - Site/Utilities/Flow Tests
    - SPED, CTVE, Departments (Layouts, Adjacencies, Relationships)
  - Establish Times for Focus Group/Subcommittee Meetings
5. Schedule Update
  - Review Project Schedule
  - Important Upcoming Milestone Dates
    - MSBA Board Vote on Approval of PSR on August 23, 2017
    - Schematic Design Timeline (August 24, 2017 – January 3, 2018)
    - Discuss Timing/Date for Public Forum No. 3
6. Budget Update
  - Review Total Project Budget
7. Other Business/Discussions
8. Next SBC Meeting
  - SBC Meeting      September 14, 2017      4:30 PM      Durfee HS Library

<b>BMS Durfee High School – Fall River, MA</b>	<b>MEETING MINUTES</b>
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<b>SCHOOL BUILDING COMMITTEE MEETING NO. 11</b>	<b>July 13, 2017</b>
Location:	Durfee High School Library
Time:	4:30 PM

**Attendees:**

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

- Voting Members indicated in **bold**

The School Building Committee Chair, K. Pacheco, called the meeting to order at 4:35 PM.

**I. Approval of Meeting Minutes**

1. The following motion and vote were made:

**MOTION:** C. Fiola moved, seconded by M. Costa, that the Durfee High School Building Committee approve the June 15 2017 SBC Meeting Minutes.

*Discussion: None.*

**The Durfee High School Building Committee voted to approve the June 15, 2017 SBC Meeting Minutes.**

**For: 8 – Oppose: 0 – Abstained: 0**

**II. Community Engagement**

2. S. Cameron noted that a presentation of the design portion of the last SBC Meeting was posted on the Facebook site and on Twitter and received good responses from the community. Sally stated she is currently working on promotional material such as the “site graphic” to be posted in a public space in the city and an article with the Herald. The Chamber of Commerce is developing an “op-ed” piece on the Project for circulation via one of their publications. C. Fiola suggested that public spaces for presentation of the Project be considered such as, Shaws, Stop & Shop and CVS.
3. Mr. Donald Wood, a former faculty member at Durfee High, attended the meeting to voice some design comments. He commented that the building as depicted in the rendering appears too close to Ellsbree Street. J. Camara noted that the actual distance is approximately 60 feet from the curb. Mr. Wood inquired about the need for 3 floors. C. Olsen explained the vertical distribution and S. Dunlap detailed why three floors and not two were needed. Lastly, Mr. Wood, as a member of the “Bell Committee”, expressed concern about the future location of the bell structure. Many members of the School Committee took turns expressing the respect they all have for the bells and the work the Bell Committee has performed over the past twenty years. Ai3 noted that they will study the tower location and design options for incorporating the bells and present to the SBC for future consideration.

**III. Preferred Schematic Report (PSR)**

4. S. Dunlap noted that the PSR was submitted to the MSBA on 6/29/17 and that there is a FAS presentation scheduled with the MSBA for the Durfee High School Project on 7/27/17. The SBC attendees will meet with Ai3 on 7/25/17 to review any last minute questions regarding the PSR.

**IV. Schematic Design**

5. S. Dunlap stated that Ai3 would like to advance the design from the PSR and will need to schedule Focus Meetings with the stakeholders to review layouts, adjacencies, spatial relationships, etc.

6. A. Keane noted that the geotechnical work is underway. There are a total of 27 borings and test pits to be explored. To date, 11 borings have been performed with rock and ledge encountered in some of the holes. The test pits are scheduled for the week of 7/17/17.

**V. Schedule Update**

7. A. Keane gave the following review of some milestone dates:
- FAS Presentation – 7/27/17
  - MSBA Board vote on approval of the PSR – 8/23/17
  - Schematic Design timeline – 8/24/17 to 1/3/18
  - Public Forum #3 - tbd

**VI. Project Funding & Project Budget Update**

8. The 6/30/17 Budget Status Report was attached to the minutes; current expenditures are at 61% complete.

**VII. Other Business/Discussion**

9. There was no new business or other discussions.

**VIII. Next Meetings**

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

**IX. Adjournment**

11. The following motion and vote were made:

**MOTION:** C. Fiola moved and E. Costar seconded, that the School Building Committee vote to adjourn the meeting at 5:25 PM.  
*Discussion: None.*

**The Durfee School Building Committee voted unanimously to adjourn the meeting at 5:25pm.  
For: 9 – 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 Gransaul**  
LeftField LLC

**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
<b>FEASIBILITY STUDY AGREEMENT</b>										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 280,000	\$ 50,500	\$ 330,500	\$ 330,500	100%	\$ 243,250	74%	\$ 87,250	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	\$ 570,000	\$ 99,500	\$ 669,500	\$ 669,500	100%	\$ 422,968	63%	\$ 246,532	*FSA 1, 2
0003-0000	Environmental & Site	\$ 120,000	\$ (120,000)	\$ -	\$ -	-	\$ -	-	\$ -	*FSA 1, 2
0004-0000	Other	\$ 30,000	\$ (30,000)	\$ -	\$ -	-	\$ -	-	\$ -	*FSA 2
	<b>SUB-TOTAL</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>100%</b>	<b>\$ 666,218</b>	<b>67%</b>	<b>\$ 333,782</b>	
	<b>TOTAL PROJECT BUDGET</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>100%</b>	<b>\$ 666,218</b>	<b>67%</b>	<b>\$ 333,782</b>	

Max w/ Conting.	Max w/o Conting.
\$ 795,800	\$ 795,800
\$ 204,200	\$ 204,200
<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>

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

Date	Estimator	Amount	SF	Cost Per SF
06/13/17	PM&C	\$190,119,276	497,000	\$382.53
				#DIV/0!
				#DIV/0!

CONSTR. COST ESTIMATES
Designer FS Cost Estimate
Designer SD Cost Estimate
OPM SD Cost Estimate

**Feasibility Study Agreement Budget Transfers:**

<b>FSA BRR 01</b>	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. <b>APPROVED by MSBA 11/8/16</b>
<b>FSA BRR 02</b>	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. <b>Circulated for Signatures</b>

**Project Funding Agreement Budget Transfers:**