

BMS Durfee High School – Fall River, MA	MEETING MINUTES
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SCHOOL BUILDING COMMITTEE MEETING NO. 13	September 14, 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.	Y
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
Matthew Desmarais	Fall River School Dept., Durfee High Interim Principal	Y
Shayna Morgan	Fall River School Dept., Director of 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	Y
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	N
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	Y
Jim Rogers	LeftField, Owner	Y
Lynn Stapleton	LeftField, Project Executive	Y
Adam Keane	LeftField, Project Manager	Y
Paul Gransauil	LeftField, Project Manager	Y

- Voting Members indicated in **bold**

The School Building Committee Chair, K. Pacheco, called the meeting to order at 4:39 PM.

I. Approval of Meeting Minutes

1. The following motions and votes were made:

MOTION: M. Desmarais moved, seconded by N. Christ, that the Durfee High School Building Committee approve the July 12, 2017 SBC Meeting Minutes.

Discussion: None.

The Durfee High School Building Committee voted to approve the July 12, 2017 SBC Meeting Minutes.

For: 9 – Oppose: 0 – Abstained: 0

MOTION: E. Costar moved, seconded by M. Desmarais, that the Durfee High School Building Committee approve the August 10, 2017 SBC Meeting Minutes.

Discussion: None.

The Durfee High School Building Committee voted to approve the August 10, 2017 SBC Meeting Minutes.

For: 9 – Oppose: 0 – Abstained: 0

II. Community Engagement

2. S. Cameron noted there is continued good response to the Facebook page. E. Costar stated that “Durfee Chimes”, an alumnae group, is writing an article on the new school for their annual newsletter. He will provide the article for posting on the project’s website.
3. A. Keane noted that the next Public Forum is scheduled for October 12, 2017 in the Durfee HS Auditorium from 6:30pm to 8:00pm. A notification flyer with the agenda will be circulated and officially posted. The flyer will also be posted on the project’s website.

III. Schematic Design

4. An update on the MSBA comments on the Preferred Schematic Report and the MSBA Board approval of the preferred design was provided by A. Keane. After MSBA Board approval on August 23, 2017, the Project team began work on the Schematic Design (SD) Phase.
5. T. Randall stated that the SD Phase was underway and meetings will be scheduled to continue to gain insight for further development of the plans and site. The first of these meetings are scheduled for 9/18/17 and 9/19/17. Ai3 will meet with the Durfee staff to conduct detailed programming of each space. These meetings will continue through the SD Phase.

6. T. Randall noted that Ai3 is currently conducting a Traffic Study of the traffic flow, counts and times on the streets bordering the school property and the streets feeding in from the neighborhood. This information will be used to inform the site vehicular design, bus access, and student drop-off, etc.
7. At the last meeting, the presentation of the building design regarding the inclusion of the Durfee Bells was well received by Les Cory and the Durfee High School Historic Bells Committee but with concern about the money invested in the bell tower and the memory walk. It was noted that the memorial brick could be preserved and re-used at the new school's entrance plaza and that the bell tower could be relocated for a future use. The presentation of the design to the School Committee on 9/11/17 was also well received.
8. L. Stapleton noted that the Project's budget and notification of the project's SD Submission had to be submitted to MSBA two weeks in advance of the SD Submission which is December 20, 2017. Therefore, the SBC will need to take a vote before 12/20/17 to approve the SD Submission, specifically the budget and scope (Site Design, Building design, Floor Plans, Building Exterior, Space Programming, etc.) The SD budget sets the budget for the remainder of the project and is the budget from which MSBA establishes its participation in costs.
9. A. Eddy conducted a presentation on the landscape and building siting design to date. He noted that parking will increase from the current 870 spaces to the new 760 spaces and with the parking at the auditorium, there will be a combined total of approximately 1,200 new parking spaces on the site. He noted that the grade differential across the site will be addressed by the use of transitory landforms and terraces. The two courtyards within the new school will require programming input from both Faculty and Staff. It will be important to have an educational function to these courtyard spaces.
10. L. Stapleton stated that the SBC will need to select a construction delivery method (Design – Bid - Build or Construction Management at Risk) and then record their selection with a vote. A brief discussion ensued on the details of the two methods. LeftField will develop a list of the positives and negatives of each and circulate to the Committee before the next meeting on October 12, 2017 at which a vote will be requested.

IV. Schedule Update

11. A. Keane gave the following review of upcoming milestone dates:
 - Schematic Design timeline – 8/24/17 to 1/3/18
 - Public Forum #3 – 10/12/17
 - Public vote on funding – March 6, 2018

V. Project Funding & Project Budget Update

12. The Total Project Budget Status Report was reviewed and it was noted that the project had spent 72% of its budget with three months remaining in the SD Phase.

13. BRR #2 which establishes the budget we have been operating under was approved by the MSBA and the transfer will be entered into ProPay. This formalizes the established budget.

VI. Other Business/Discussion

14. None.

VII. Next Meetings

15. The next meeting of the full SBC is scheduled for October 12, 2017 at 4:30 PM in the Durfee High School Library.

VIII. Adjournment

16. The following motion and vote were made:

MOTION: E. Costar moved and M. Costa seconded, that the School Building Committee vote to adjourn the meeting at 5:55 PM.

**The Durfee School Building Committee voted unanimously to adjourn the meeting at 5:55pm.
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

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 #3

Thursday, October 12, 2017

6:30 PM – 8:00 PM

Durfee High School Auditorium



We need your input as we develop the preferred option and site layout. 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:
Durfee Bells & Historical Influences
Site Schematic Design
Building Schematic Design
Project Schedule Update



Total Project Budget Status Report

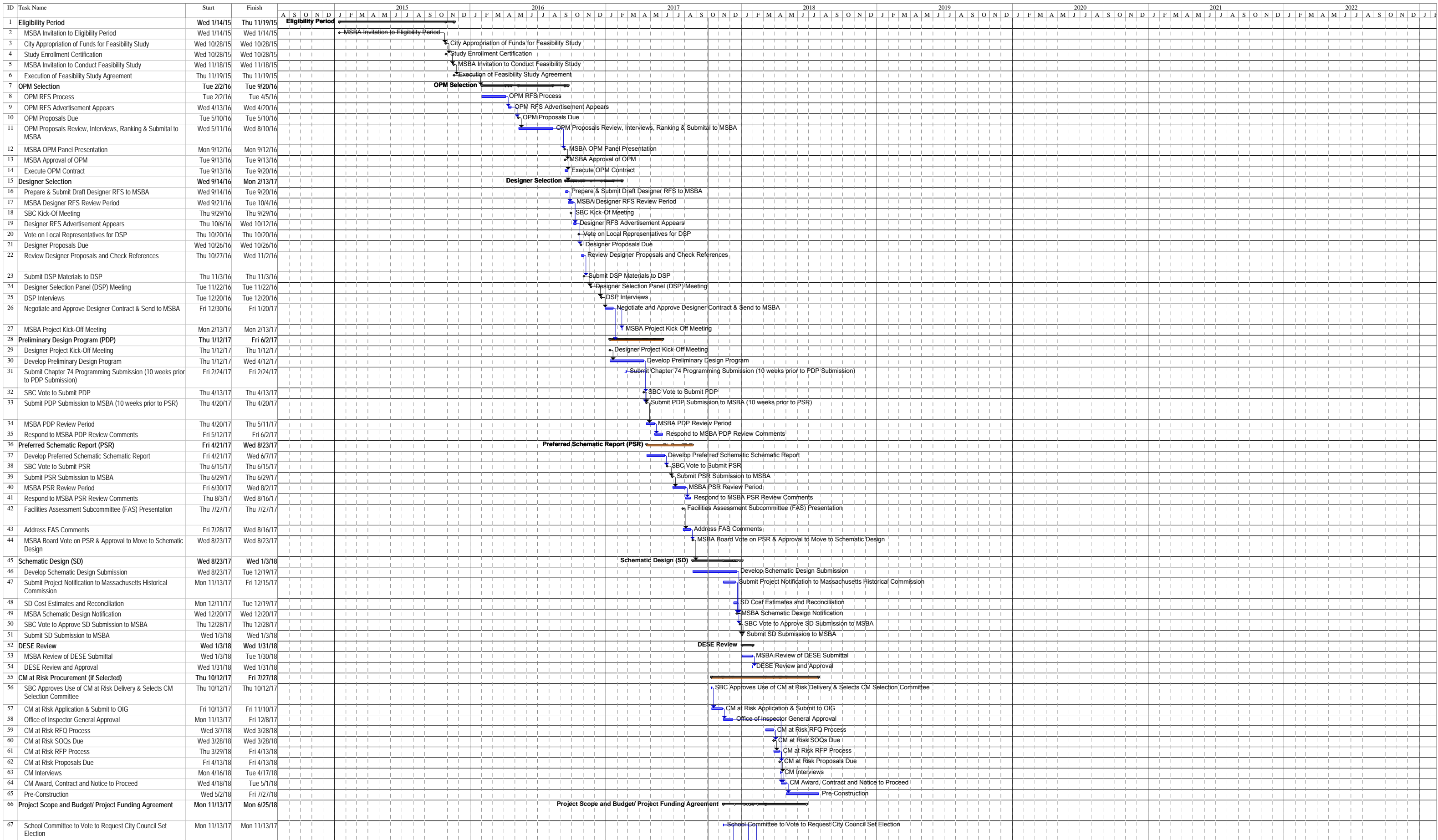
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
FEASIBILITY STUDY AGREEMENT										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 280,000	\$ 50,500	\$ 330,500	\$ 330,500	100%	\$ 271,250	82%	\$ 59,250	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	\$ 570,000	\$ 99,500	\$ 669,500	\$ 669,500	100%	\$ 579,179	87%	\$ 90,321	*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%	\$ 850,429	85%	\$ 149,571	
TOTAL PROJECT BUDGET		\$ 1,000,000	\$ -	\$ 1,000,000	\$ 1,000,000	100%	\$ 850,429	85%	\$ 149,571	
FUNDING SOURCES										
	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										
	Designer FS Cost Estimate	06/13/17	PM&C	\$190,119,276	497,000	\$382.53				
	Designer SD Cost Estimate					#DIV/0!				
	OPM SD Cost Estimate					#DIV/0!				

Feasibility Study Agreement Budget Transfers:

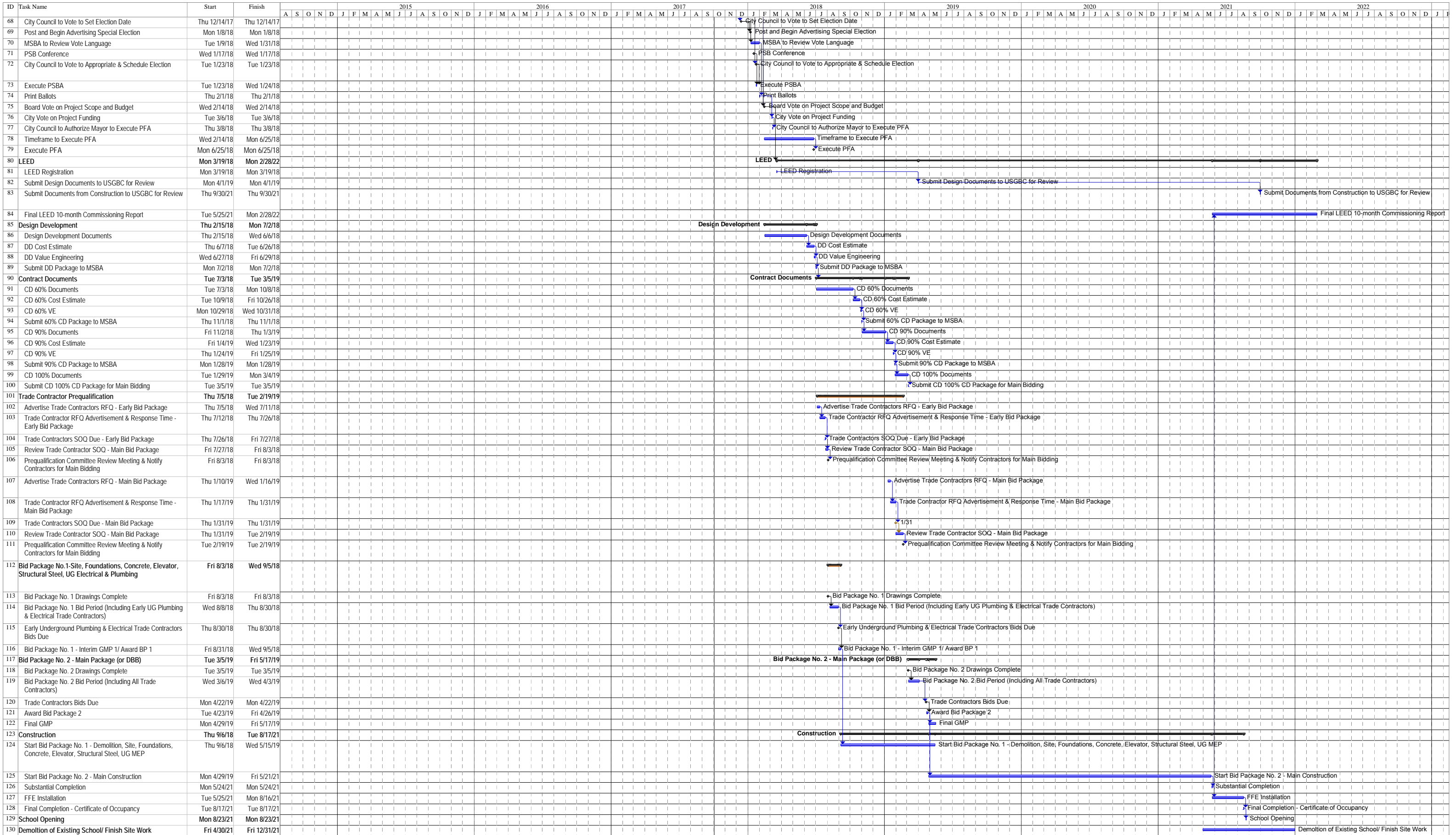
FSA BRR 01	7/7/2016	Transfer \$50,000 from Environmental & Site to OPM Feasibility Study/Schematic Design; transfer \$20,000 from A/E Feasibility Study/Schematic Design to OPM Feasibility Study/Schematic Design. APPROVED by MSBA 11/8/16
FSA BRR 02	2/3/2017	Transfer \$70,000 from Environmental & Site, transfer \$30,000 from Other, and transfer \$19,500 from OPM Feasibility Study/Schematic Design to A/E Feasibility Study/Schematic Design to fulfill A/E Contract Requirements. APPROVED by MSBA 8/10/17

Project Funding Agreement Budget Transfers:

**FALL RIVER - BMC DURFEE HIGH SCHOOL
PRELIMINARY PROJECT SCHEDULE
Feasibility Study: Schematic Design Phase - September 30, 2017**



FALL RIVER - BMC DURFEE HIGH SCHOOL
PRELIMINARY PROJECT SCHEDULE
Feasibility Study: Schematic Design Phase - September 30, 2017



Legend: Inactive Task, Inactive Milestone, Inactive Summary, Manual Task, Duration-only, Manual Summary Rollup, Manual Summary, Start-only, Finish-only, Baseline, Slippage

BMC DURFEE HIGH SCHOOL – Fall River, MA

CONSTRUCTION DELIVERY METHODS

SBC Meeting

October 12, 2017

Design-Bid-Build (DBB) and Construction Manager at Risk (CMR) Advantages & Disadvantages

Design-Bid-Build (DBB):

Advantages

1. Lower Initial Price
2. Lump Sum Price set prior to construction start
3. Simpler, more streamlined approach
4. Can prequalify bidders to select qualified General Contractors
5. One single bid period after construction documents are 100% complete

Disadvantages

1. No choice in General Contractor; low bid selects
2. All modifications or changes result in change orders with no ability for flexibility within the lump sum bid price
3. The ability to bond a project of the estimated value limits General Contractors that have the bonding capacity to bid either based on their single project limit or considering their aggregate limit
4. Potential for joint ventures between companies bidding to acquire bonding (could be newly formed joint ventures with no track record of working together)
5. Does not allow for early bid packages which save a year in the construction timeline

Construction Manager at Risk (CMR):

Advantages

1. Typically higher initial cost but generally comparable in the long run once the ability to accelerate construction and the savings in escalation are factored
2. Larger pool of CMs with the bonding capacity which will result in more competition; ability to select CM and subcontractors based on qualifications and fee
3. Ability to work to the budget; open book accounting and greater ability to negotiate changes
4. Typically greater management of the process; CM comes on board during design and assists in the development of the construction documents; has working knowledge of the documents in advance of bidding; Project Team approach in all aspects
5. Earlier cohesive planning for occupied phasing; CM owns approach and logistics and can coordinate with A/E
6. CM is part of the bid process; Project Team works together to establish the Guaranteed Maximum Price (GMP)
7. Allows for early bid packages to accelerate construction schedule/completion; saving in escalation costs and earlier occupancy

Disadvantages

1. Multiple bid packages required; additional work for the Project Team
2. Bidding of construction documents at less than 100% complete requiring extra due diligence in covering complete scope of work

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3. Higher management fees due to more management personnel typically assigned to coordinate with the Project Team, school and City from early in design through closeout of the project