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

SCHOOL BUILDING COMMITTEE MEETING NO. 16

Tuesday, December 19, 2017

Durfee High School - Library 360 Elsbree Street

4:30 PM

Agenda

Contact- Chris Gallagher- 508-922-6715

1. Administrative Actions
 - Vote to Approve the November 9, 2017 Meeting Minutes
2. Community Engagement
 - Facebook, Twittter, Website, Print Update
3. Schematic Design (SD) Submission
 - Schematic Design Update
 - Review of Project Scope and Budget to be submitted in the Schematic Design Submission
 - Update on School Committee Approval of Proprietary items
 - Review of DESE Submission to be Included in SD Submission
 - Construction Management at Risk Construction Delivery
 - Vote on Prequalification/Selection Subcommittee (Previous Meeting – No Quorum)
 - Need Resumes from All Prequalification/Selection Subcommittee Members
 - CMR Application to Inspector General’s Office Submission Targeted for this Month
 - Vote to Submit Schematic Design Submission to MSBA on or before January 3, 2018
4. Budget Update
 - Review of Total Project Budget to be Submitted as Part of SD Submission
 - Specific Vote on Project Budget
 - Retroactive Vote for Record – Vote to Accept the Three Presented Finance Subcommittee Presentations
5. Schedule Update
 - Review Project Schedule
 - Review/Update Timeline and Dates to get to the Public Vote as Submitted to MSBA
 - Important Milestone Dates
 - Submission to MA Historical Commission Project Notification – December 14, 2017
 - Estimate Reconciliation – December 14, 2017
 - Notification of Schematic Design Submission Budget to MSBA – December 20, 2017
 - Application for Construction Management at Risk Construction Delivery to IG Office – December 29, 2017 (Dependent on Receipt of Resumes of Selection Committee)
 - Schematic Design Submission (by January 3, 2018)
6. Other Business/Discussions
7. Next SBC Meeting
 - SBC Meeting January 11, 2018 4:30 PM Durfee HS Library

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

BMS Durfee High School – Fall River, MA	MEETING MINUTES
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SCHOOL BUILDING COMMITTEE MEETING NO. 15	November 9, 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	N
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	Y
Mark Costa	Fall River School Dept. School Committee, Vice Chair	N
Ed Costar	Fall River School Dept., School Committee	N
Matthew Desmarais	Fall River School Dept., Durfee High Principal	Y
Shayna Morgan	Fall River School Dept., Operations Durfee High	N
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	N
Michael Keane	Civitech Architects, Owner	Y
Brantley Hunsinger	B-Tech Construction, Owner	N
Tammy Moutinho	Buildings and Grounds, Admin.	Y
Lauren Correa	Student	Y
Catarina Pereira	Student	Y
Jensen Riley	Student	Y
Steve Camara	Fall River, City Councilor	Y
Scott Dunlap	Ai3, Project Architect	Y
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	N

- 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. There was not a quorum for voting SBC members for the vote to approve last month's meeting minutes. These minutes will be voted on and approved at next month's SBC Meeting.

II. Community Engagement

2. S. Cameron provided an update on the new Durfee HS social media on Facebook, Twitter and the Website. There have been many comments that for are mostly positive. Sally is also working on a letter to the Durfee Alumni Association as well as newspaper articles for the Herald News.

III. Schematic Design

3. T. Randall led a PowerPoint presentation in regard to the latest updates in the schematic design. These updates included information from the ongoing programming meetings with Teachers and Staff. For many of these programming meetings, it was the second round. Troy then presented slides of the exterior elevations, landscape and floor plans. Additionally, new renderings were shown for the Durfee Pride Atrium, the Main Staircase and proposed relocation of the Bells to the Building and the "Pathway to Memories".
4. The Durfee Historic Bells Committee was in attendance for the meeting. The Bells Committee was represented by Less Cory and City Councilor Steve Camara. This committee met prior to the SBC meeting and voted that they would not support any plan that would move the bells. It was discussed that the Bell Tower and the "Pathway to Memories" could be relocated if not placed in the building but the current location severely limited the site for development and programming. Steve Camara also added that in his opinion, the wrong site was chosen and the building should be built in a more Central Area in the approximate location of the current DPW. It was discussed that site selection was thoroughly vetted and presented publicly six months ago. A presentation was made that showed some of the reasons why the DPW location would be not ideal. These reasons include, known environmental issues, the need to purchase property by eminent domain, and the cost and time to relocate and rebuild the DPW. Steve disagreed and said that he would make a motion for a moratorium of the Feasibility study at the next City Council Meeting so other sites could be evaluated. It was said that this may lead to the MSBA withdrawing from the project.
5. Adam Keane gave an update of Public Forum #3 which was held on 10/12/17. The latest schematic design and renderings were presented and discussed. Also discussed was the proposed relocation of the Bells and the "Pathway to Memories" to the new building. Many in attendance were supportive of this plan. City Councilor Steve Camara spoke in opposition to this plan and said in his opinion, the site selection should have been in an area more centrally located to the City.

6. Adam Keane noted that a vote would be needed at the next SBC meeting to confirm the CMR Prequalification/Selection Subcommittee. This committee will be established to review CMR applications and make recommendations to the SBC. The Subcommittee will be composed of Ai3, LeftField and the following SBC members: Joe Camara, Mike Keane, Ken Pacheco, Matt Malone, and Chris Gallagher. Resumes for all members of the committee will be needed for the application to the Inspector General's Office.

IV. Schedule Update

7. A. Keane noted the following milestone dates:
 - Schematic Design timeline – 8/24/17 to 1/3/18
 - Submission of the Schematic Design Submission – January 3, 2018
 - Public vote on funding – March 2018

V. Project Funding & Project Budget Update

8. The Total Project Budget Status Report was reviewed and it was noted that the project had spent 89% of its budget with two months remaining in the SD phase.

VI. Other Business/Discussion

9. None.

VII. Next Meetings

10. The next meeting of the full SBC is scheduled for December 19, 2017 at 4:30 PM in the Durfee High School Library.

VIII. Adjournment

11. The meeting adjourned at 5:55PM. There was not a quorum of voting SBC members and therefore not a requirement to vote to adjourn.

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,
Adam Keane

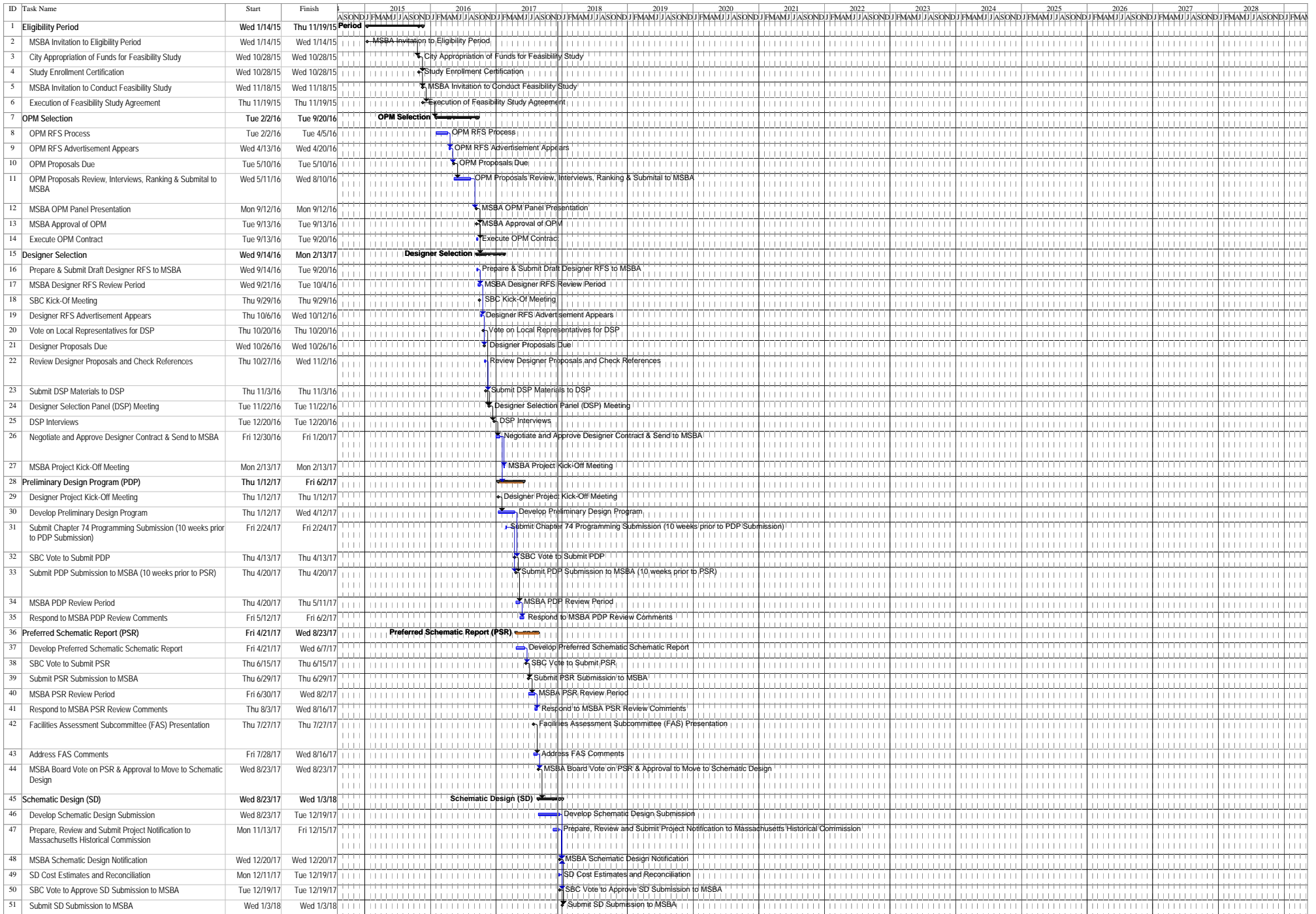
Total Project Budget Status Report

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%	\$ 303,250	92%	\$ 27,250	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	\$ 570,000	\$ 99,500	\$ 669,500	\$ 669,500	100%	\$ 656,394	98%	\$ 13,106	*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%	\$ 959,644	96%	\$ 40,356	
TOTAL PROJECT BUDGET		\$ 1,000,000	\$ -	\$ 1,000,000	\$ 1,000,000	100%	\$ 959,644	96%	\$ 40,356	
FUNDING SOURCES										
	Maximum State Share	\$ 795,800	\$ 795,800							
	Local Share *	\$ 204,200	\$ 204,200							
	SUB-TOTAL	\$ 1,000,000	\$ 1,000,000	\$ 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:



Inactive Task Inactive Milestone Inactive Summary Manual Task Duration-only Manual Summary Rollup Manual Summary Start-only First-only Baseline Slippage

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

ID	Task Name	Start	Finish	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
52	DESE Review	Wed 1/31/18	Wed 1/31/18				DESE Review										
53	MSBA Review of DESE Submittal	Wed 1/31/18	Tue 1/30/18					MSBA Review of DESE Submittal									
54	DESE Review and Approval	Wed 1/31/18	Wed 1/31/18					DESE Review and Approval									
55	CM at Risk Procurement (if Selected)	Thu 10/12/17	Fri 8/3/18														
56	SBC Approves Use of CM at Risk Delivery & Selects CM Selection Committee	Thu 10/12/17	Thu 10/12/17					SBC Approves Use of CM at Risk Delivery & Selects CM Selection Committee									
57	CM at Risk Application & Submit to OIG	Fri 10/13/17	Wed 12/20/17					CM at Risk Application & Submit to OIG									
58	Office of Inspector General Approval	Thu 12/21/17	Wed 2/7/18					Office of Inspector General Approval									
59	CM at Risk RFO Process	Wed 3/7/18	Wed 3/28/18					CM at Risk RFO Process									
60	CM at Risk SOOs Due	Wed 3/28/18	Wed 3/28/18					CM at Risk SOOs Due									
61	CM at Risk RFP Process	Thu 3/29/18	Fri 4/13/18					CM at Risk RFP Process									
62	CM at Risk Proposals Due	Fri 4/13/18	Fri 4/13/18					CM at Risk Proposals Due									
63	CM Interviews	Mon 4/16/18	Tue 4/17/18					CM Interviews									
64	CM Award, Contract and Notice to Proceed	Wed 4/18/18	Fri 4/27/18					CM Award, Contract and Notice to Proceed									
65	Pre-Construction	Mon 4/30/18	Fri 8/3/18					Pre-Construction									
66	Project Scope and Budget/ Project Funding Agreement	Tue 11/21/17	Mon 6/25/18					Project Scope and Budget/ Project Funding Agreement									
67	School Committee to Vote to Approve and to Request City Council Set Election Date	Tue 11/21/17	Tue 11/21/17					School Committee to Vote to Approve and to Request City Council Set Election Date									
68	MSBA to Review Vote Language	Mon 1/8/18	Tue 1/30/18					MSBA to Review Vote Language									
69	City Council to Vote to Approve and to Set Election Date	Tue 1/16/18	Tue 1/16/18					City Council to Vote to Approve and to Set Election Date									
70	Post and Begin Advertising Special Election	Wed 1/17/18	Fri 2/9/18					Post and Begin Advertising Special Election									
71	PSB Conference	Wed 1/17/18	Wed 1/17/18					PSB Conference									
72	Execute PSBA	Thu 1/18/18	Thu 1/18/18					Execute PSBA									
73	Print Ballots	Fri 2/9/18	Fri 2/9/18					Print Ballots									
74	Absentee Ballots Available	Mon 2/12/18	Mon 3/5/18					Absentee Ballots Available									
75	Board Vote on Project Scope and Budget	Wed 2/14/18	Wed 2/14/18					Board Vote on Project Scope and Budget									
76	City Vote on Project Funding	Tue 3/6/18	Tue 3/6/18					City Vote on Project Funding									
77	City Council to Authorize Mayor to Execute PFA	Thu 3/8/18	Thu 3/8/18					City Council to Authorize Mayor to Execute PFA									
78	Timeframe to Execute PFA	Wed 2/14/18	Mon 6/25/18					Timeframe to Execute PFA									
79	Execute PFA	Mon 6/25/18	Mon 6/25/18					Execute PFA									
80	LEED	Mon 3/19/18	Wed 7/27/22					LEED									
81	LEED Registration	Mon 3/19/18	Mon 3/19/18					LEED Registration									
82	Submit Design Submittal to USGBC for Review	Mon 4/1/19	Mon 4/1/19					Submit Design Submittal to USGBC for Review									
83	Final LEED 10-month Commissioning Report	Mon 8/23/21	Fri 5/27/22					Final LEED 10-month Commissioning Report									
84	Submit Construction Submittal to USGBC for Review	Mon 5/30/22	Wed 7/27/22					Submit Construction Submittal to USGBC for Review									
85	Design Development	Mon 4/2/18	Fri 8/31/18					Design Development									
86	Design Development Documents	Mon 4/2/18	Fri 8/3/18					Design Development Documents									
87	DD Cost Estimate	Mon 8/6/18	Fri 8/24/18					DD Cost Estimate									
88	DD Value Engineering	Mon 8/27/18	Thu 8/30/18					DD Value Engineering									
89	Submit DD Package to MSBA	Fri 8/31/18	Fri 8/31/18					Submit DD Package to MSBA									
90	Contract Documents	Mon 9/3/18	Wed 5/1/19					Contract Documents									
91	CD 60% Documents	Mon 9/3/18	Fri 12/7/18					CD 60% Documents									
92	CD 60% Cost Estimate	Mon 12/10/18	Thu 12/27/18					CD 60% Cost Estimate									
93	CD 60% VE	Fri 12/28/18	Tue 1/1/19					CD 60% VE									
94	Submit 60% CD Package to MSBA	Wed 1/2/19	Wed 1/2/19					Submit 60% CD Package to MSBA									
95	CD 90% Documents	Thu 1/3/19	Fri 3/1/19					CD 90% Documents									
96	CD 90% Cost Estimate	Mon 3/4/19	Fri 3/15/19					CD 90% Cost Estimate									
97	CD 90% VE	Mon 3/18/19	Tue 3/19/19					CD 90% VE									
98	Submit 90% CD Package to MSBA	Wed 3/20/19	Wed 3/20/19					Submit 90% CD Package to MSBA									
99	CD 100% Documents	Thu 3/21/19	Tue 4/30/19					CD 100% Documents									
100	Submit CD 100% CD Package for Main Bidding	Wed 5/1/19	Wed 5/1/19					Submit CD 100% CD Package for Main Bidding									
101	Trade Contractor Prequalification	Thu 7/5/18	Thu 5/30/19					Trade Contractor Prequalification									
102	Advertise Trade Contractors RFO - Enabling Bid Package (If Necessary)	Thu 7/5/18	Wed 7/11/18					Advertise Trade Contractors RFO - Enabling Bid Package (If Necessary)									
103	Trade Contractor RFO Advertisement & Response Time - Enabling Bid Package	Thu 7/12/18	Thu 7/26/18					Trade Contractor RFO Advertisement & Response Time - Enabling Bid Package									

Inactive Task Inactive Milestone Inactive Summary Manual Task Duration-only Manual Summary Rollup Manual Summary Start-only First-only Baseline Slippage

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

ID	Task Name	Start	Finish	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
104	Trade Contractors SOQ Due - Enabling Bid Package	Thu 7/26/18	Thu 7/26/18														
105	Review Trade Contractor SOQ - Enabling Bid Package	Fri 7/27/18	Fri 8/3/18														
106	Prequalification Committee Review Meeting & Notify Trade Contractors for Enabling Bidding	Mon 8/6/18	Mon 8/6/18														
107	Advertise Trade Contractors RFQ - Early Bid Package	Thu 11/29/18	Wed 12/5/18														
108	Trade Contractor RFQ Advertisement & Response Time - Early Bid Package	Thu 12/6/18	Thu 12/20/18														
109	Trade Contractors SOQ Due - Early Bid Package	Thu 12/20/18	Thu 12/20/18														
110	Review Trade Contractor SOQ - Early Bid Package	Fri 12/21/18	Mon 12/31/18														
111	Prequalification Committee Review Meeting & Notify Trade Contractors for Early Bidding	Wed 1/2/19	Wed 1/2/19														
112	Advertise Trade Contractors RFQ - Main Bid Package	Thu 4/25/19	Wed 5/1/19														
113	Trade Contractor RFQ Advertisement & Response Time - Main Bid Package	Thu 5/2/19	Thu 5/16/19														
114	Trade Contractors SOQ Due - Main Bid Package	Thu 5/16/19	Thu 5/16/19														
115	Review Trade Contractor SOQ - Main Bid Package	Thu 5/16/19	Wed 5/29/19														
116	Prequalification Committee Review Meeting & Notify Contractors for Main Bidding	Thu 5/30/19	Thu 5/30/19														
117	Bid Package No. 1 - Enabling Work, Utilities Relocations, Site Prep	Fri 8/31/18	Wed 10/3/18														
118	Bid Package No. 1 Drawings Complete	Fri 8/31/18	Fri 8/31/18														
119	Bid Package No. 1 Bid Period (Including Trade Contractors if Any)	Mon 9/3/18	Tue 9/25/18														
120	Bid Package No. 1 Enabling Work Bids Due	Tue 9/25/18	Tue 9/25/18														
121	Bid Package No. 1 - Interim GMP 1/Award BP 1	Wed 9/26/18	Wed 10/3/18														
122	Bid Package No.2-Foundations, Concrete, Elevator, Structural Steel, UG E&P	Mon 12/31/18	Thu 1/31/19														
123	Bid Package No.2 Drawings Complete	Mon 12/31/18	Mon 12/31/18														
124	Bid Package No.2 Bid Period (Including Trade Contractors)	Wed 1/2/19	Thu 1/24/19														
125	Bid Package No. 2 Bids Due	Thu 1/24/19	Thu 1/24/19														
126	Bid Package No. 2 - Interim GMP 2/Award BP 2	Fri 1/25/19	Thu 1/31/19														
127	Bid Package No. 3 - Main Package	Tue 4/30/19	Tue 6/18/19														
128	Bid Package No. 3 Drawings Complete	Tue 4/30/19	Tue 4/30/19														
129	Bid Package No. 3 Bid Period (Including All Trade Contractors)	Wed 5/1/19	Wed 5/22/19														
130	Bid Package No. 3 Bids Due	Wed 5/22/19	Wed 5/22/19														
131	Bid Package No. 3 - Award BP 3	Thu 5/23/19	Fri 5/31/19														
132	Final GMP	Mon 6/3/19	Tue 6/18/19														
133	Construction	Thu 10/4/18	Fri 8/12/22														
134	Start Bid Package No. 1 - Enabling Work, Site, Utilities	Thu 10/4/18	Thu 1/31/19														
135	Start Bid Package No. 2 - Foundations, Concrete, Elevator, Structural Steel, UG MEP	Fri 2/1/19	Thu 11/7/19														
136	Start Bid Package No. 3 - Main Construction	Wed 6/19/19	Tue 5/4/21														
137	Substantial Completion	Wed 5/5/21	Wed 5/5/21														
138	FFE Installation	Thu 5/6/21	Thu 8/5/21														
139	Final Completion - Certificate of Occupancy	Fri 8/6/21	Fri 8/6/21														
140	Teacher Move-In	Mon 8/9/21	Fri 8/20/21														
141	School Opening	Mon 8/23/21	Mon 8/23/21														
142	Complete Renovation/Demolition of Existing School/Site Work	Wed 5/5/21	Tue 7/26/22														
143	Project Complete	Wed 7/27/22	Wed 7/27/22														

