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

SCHOOL BUILDING COMMITTEE MEETING NO. 17

Thursday, January 11, 2018

Durfee High School - Library

4:30 PM

Agenda

1. Administrative Actions
 - Vote to Approve the December 19, 2017 Meeting Minutes
2. Community Engagement
 - Facebook, Twittter, Website, Print Update
3. Schematic Design (SD) Submission Update and MSBA Approval Process
 - Project Scope and Budget (PSB) Meeting
 - PSB Meeting Agenda Review
 - Attendees and Expectations
 - PSB Agreement
 - Construction Management at Risk Construction Delivery
 - CMR Application to Inspector General’s Office Submission Targeted for this Month
4. Budget Update
 - Review of Total Project Budget Status
 - Contract Amendments for LeftField and Ai3
 - Budget Revision Request No. 3
5. Schedule Update
 - Review Project Schedule
 - Update on Timeline and Dates to get to the Public Vote as Submitted to MSBA
 - Important Milestone Dates
 - Application for Construction Management at Risk Construction Delivery to IG Office – January 19, 2018 (All Resumes of Selection Committee Received)
 - Project Scope and Budget PSB Meeting with MSBA – January 24, 2018
 - Execution of PSB Agreement – before February 7, 2018
 - MSBA Board Meeting on Project Approval – February 14, 2018
6. Other Business/Discussions
7. Next SBC Meeting
 - SBC Meeting February 8, 2018 4:30 PM Durfee HS Library

BMS Durfee High School – Fall River, MA	MEETING MINUTES
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SCHOOL BUILDING COMMITTEE MEETING NO. 16	December 19, 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	Y
Ed Costar	Fall River School Dept., School Committee	Y
Matthew Desmarais	Fall River School Dept., Durfee High Principal	Y
Shayna Morgan	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	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	N
Catarina Pereira	Student	N
Jensen Riley	Student	N
Steve Camara	Fall River, City Councilor	N
Scott Dunlap	Ai3, Project Architect	N
Troy Randall	Ai3, Project Architect	Y
Craig Olsen	Ai3, Project Architect	N
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. There was a quorum of SBC Voting Members present.

I. Approval of Meeting Minutes

1. **MOTION:** M. Desmarais moved, seconded by G. Bigelow, that the Durfee High School Building Committee approve the November 9, 2017 SBC Meeting Minutes.

The Durfee High School Building Committee voted to approve the November 9, 2017 SBC Meeting Minutes.

For: 9 – Oppose: 0 – Abstained: 0

II. Community Engagement

2. S. Cameron provided an update on the new Durfee HS social media on Facebook, Twitter and the Website. Sally also informed the group that her soon to be published Op-Ed article, titled “A Tale of Two Cities”, will appear in the Fall River News chronicling the Durfee HS Project and the Westport Middle School Project. Lastly, Sally discussed the work being done by Nick Christ and his Committee of Civic Leaders to promote the project.

III. Schematic Design Submission

3. T. Randall led a PowerPoint presentation reviewing the project scope and budget and the Module 4 required components that are to be submitted to the MSBA in the Schematic Design Submission. After the review and discussion, a vote was asked for.

MOTION: K. Pacheco moved, seconded by G. Bigelow, to approve the Schematic Design Submission and all components (Module 4 related submittals) and to authorize the OPM to submit the Schematic Design Submission to the Massachusetts School Building Authority (MSBA) on or before the January 3, 2018 submission deadline for Board action at the Board of Directors’ February 14, 2018 Meeting.

The Durfee High School Building Committee voted to approve the Schematic Design Submission and all components (Module 4 related submittals) and to authorize the OPM to submit the Schematic Design Submission to the Massachusetts School Building Authority (MSBA) on or before the January 3, 2018 submission deadline for Board action at the Board of Directors’ February 14, 2018 Meeting.

For: 10 – Oppose: 0 – Abstained: 0

4. L. Stapleton reviewed a PowerPoint presentation with the group in regard to the Total Project Budget that will be submitted as part of the Schematic Design Submission. Lynn explained that two independent cost estimators were used for the Schematic Design estimating process. Ai3’s cost consultant was PM&C and Leftfield’s cost consultant was A.M. Fogarty. The estimating process took three weeks and utilized the SD plans, specifications, room data sheets and narratives that form the Schematic Design Submission. A reconciliation process occurred after both estimates were completed. This process resulted in the estimates being reconciled well

below the maximum allowed 1% variance. The total estimated construction cost indicated in the Schematic Design is \$214, 392,026 and the Total Project Budget indicated is \$263,811,726. Both are below the approved \$214,500,000 construction costs and the \$264,000,000 Total Project Budget. A vote was requested.

MOTION: K. Pacheco moved, seconded by C. Fiola, to approve the estimated construction cost of \$214, 392,026 and the Total Project Budget of \$263,811,726 as indicated in the Schematic Design Submission and to authorize the OPM to submit the Schematic Design Submittal Notification Letter to the MSBA on December 20, 2017, as required 10 days in advance of the January 3, 2018 submission deadline as both are below the approved \$214,500,000 construction costs and the \$264,000,000 Total Project Budget.

The Durfee High School Building Committee voted to approve the estimated construction cost of \$214, 392,026 and the Total Project Budget of \$263,811,726 as indicated in the Schematic Design Submission and to authorize the OPM to submit the Schematic Design Submittal Notification Letter to the MSBA on December 20, 2017, as required 10 days in advance of the January 3, 2018 submission deadline as both are below the approved \$214,500,000 construction costs and the \$264,000,000 Total Project Budget.

For: 10 – Oppose: 0 – Abstained: 0

5. It was noted that the Finance Subcommittee's presentations to the Mayor, Fall River Office of Economic Development, Civic Leaders and School Committee had not been formally approved by the School Building Committee. The presentation were quickly reviewed again by the SBC and a retroactive vote was requested to be taken.

MOTION: C. Fiola moved, seconded by G. Bigelow to retroactively approve for record the Finance Subcommittee's presentations the Mayor, Fall River Office of Economic Development, Civic Leaders and School Committee.

The Durfee High School Building Committee voted to retroactively approve for record the Finance Subcommittee's presentations the Mayor, Fall River Office of Economic Development, Civic Leaders and School Committee.

For: 10 – Oppose: 0 – Abstained: 0

6. A. Keane noted that a vote would be needed to confirm the CMR Prequalification/Selection Subcommittee as there was not a quorum at the meeting in which the members were selected. This CMR Prequalification/Selection Subcommittee 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 Subcommittee will be needed for the Application to Proceed with CM at Risk to the Inspector General's Office.

MOTION: K. Pacheco moved, seconded by C. Fiola, to vote to approve the following SBC members to serve on the CMR Prequalification/Selection Subcommittee committee: Joe Camara, Mike Keane, Ken Pacheco, Matt Malone, and Chris Gallagher.

**The Durfee High School Building Committee voted to approve the following SBC members to serve on the CMR Prequalification/Selection Subcommittee committee: Joe Camara, Mike Keane, Ken Pacheco, Matt Malone, and Chris Gallagher.
For: 10 – Oppose: 0 – Abstained: 0**

IV. Schedule Update

7. A. Keane noted the following milestone dates:
- Schematic Design Submittal Notification Letter to MSBA – December 20, 2018
 - Submittal of the Schematic Design Submission – January 3, 2018
 - City Council Vote on Election Date – January 16, 2018
 - Public Vote on Funding – March 6, 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 96% of its budget with two months remaining in the SD phase.

VI. Other Business/Discussion

9. J. Rodrigues made a presentation to the Committee about her efforts to preserve the historic Mann Murals which are located at the Rock Street School Administration Building. A recent study has proven that relocating these murals is cost-prohibitive. Joyce is presently working on getting pricing to perform high-resolution, digital scans of these murals. It was proposed that these reproduced murals could hang in the new Durfee Atrium. The Committee on the whole thought this would be a good idea to consider as the design develops. It was also discussed that in a few months, a Historic Artifact Subcommittee would be formed to make decisions on this and other Fall River historic artifacts for use and display within the new building.

VII. Next Meetings

10. The next meeting of the full SBC is scheduled for January 11, 2018 at 4:30 PM in the Durfee High School Library.

VIII. Adjournment

MOTION: K. Pacheco moved, seconded by G. Bigelow, to adjourn the meeting at 5:50PM.

The Durfee High School Building Committee voted to adjourn SBC Meeting #16 at 5:50 PM.

For: 10 – 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: Adam Keane, LeftField LLC



Massachusetts School Building Authority

B.M.C Durfee High School Project Scope and Budget Conference January 24, 2018 11:00 AM

Agenda:

1. Introductions and Meeting Format
2. Status of Documents/Information on file
3. Status of Contracts and Agreements
4. Review of the Schematic Design Submittal
5. Status of DESE Submittal
6. Proposed Budget Discussion (TPB – 3011)
7. MSBA Legal Brief on Agreements
8. Project Schedule and Next Steps (Agreements and Local Authorization)
9. Questions, Comments, Concerns

Notes:

BMC DURFEE HIGH SCHOOL – Fall River, MA

SCHEDULE IMPACTS

Current Schedule

Design Development Drawings:	4/2/18-8/3/18
Bid Package #1 - Utility Relocation Drawings	8/31/18
Utility Relocation Start Work	10/3/18
Bid Package #2 – Foundations, concrete, steel, elevator	1/1/19
Start Bid Package #2 work	2/1/19
Bid Package #3 – Main Construction	4/30/19
Start Bid Package #3 work	5/31/19
Substantial Completion	5/5/21
FFE, Commissioning, Punchlist	5/6-8/5/21
Teacher Move in	8/22/21

The schedule above, as approved and submitted to MSBA, shows design starting on 4/2/18 – or very shortly after the March 6, 2018 public vote.

If we push out the project even by several weeks, we will be in peril of not being able to complete the utility work THIS fall. By completing the utilities in a timely fashion this fall, we can begin in earnest with the foundation work in early spring of 2019.

If we do not start this fall, the school will not open until August 2022 or sometime during the school year 2021-2022 and the School Department has said that they do not want to move students during the school year. They do not want the building to stand empty nor do we want to have a lag between construction and demolition. The entire schedule has been carefully orchestrated to run sequentially to achieve the most efficient and economical construction cost.

If we want any chance of an orderly move in for August of 2021, we need to begin utility work by by October 2018.

If the project was to be pushed out by 6 months for any reason, the impact to costs would be: 260,000,000 x.05 (annual escalation) x .5 (1/2 of 1 year) = \$6,500,000. This equates to over \$1M per month for any delay. To maintain the budget, we would have to delete \$6.5M of scope from the project. We are already \$4-5M short for a full pool replacement.

Our PFA (Project Funding Agreement) Project Budget is already \$264M, \$4M over where we plan to be. At this point, not sticking to this schedule will have to be disclosed to MSBA prior to our PSB (Project Scope and Budget) Meeting so that they can modify the schedule for the PFA. Changing scope, cost or schedule at this point will not be looked upon favorably.

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	\$ 79,200	\$ 359,200	\$ 359,200	100%	\$ 347,950	97%	\$ 11,250	*FSA 1, 2, 3
0002-0000	A&E Feasibility Study/Schematic Design	\$ 570,000	\$ 105,935	\$ 675,935	\$ 675,935	100%	\$ 669,585	99%	\$ 6,350	*FSA 1, 2, 3
0003-0000	Environmental & Site	\$ 120,000	\$ (120,000)	\$ -	\$ -	0%	\$ -	0%	\$ -	*FSA 1, 2
0004-0000	Other	\$ 30,000	\$ (15,135)	\$ 14,865	\$ 14,865	100%	\$ -	0%	\$ 14,865	*FSA 2, 3
	SUB-TOTAL	\$ 1,000,000	\$ 50,000	\$ 1,050,000	\$ 1,050,000	100%	\$ 1,017,535	97%	\$ 32,465	
ADMINISTRATION										
0101-0000	Legal Fees	\$ 20,000		\$ 20,000	\$ -				\$ 20,000	
	Owner's Project Manager	\$ 6,955,000	\$ -	\$ 6,955,000	\$ -	0%	\$ -	0%	\$ 6,955,000	
0102-0400	Design Development	\$ 560,000		\$ 560,000	\$ -	0%	\$ -	0%	\$ 560,000	
0102-0500	Construction Documents	\$ 800,000		\$ 800,000	\$ -	0%	\$ -	0%	\$ 800,000	
0102-0600	Bidding	\$ 300,000		\$ 300,000	\$ -	0%	\$ -	0%	\$ 300,000	
0102-0700	Construction Administration	\$ 4,995,000		\$ 4,995,000	\$ -	0%	\$ -	0%	\$ 4,995,000	
0102-0800	Closeout	\$ 300,000		\$ 300,000	\$ -	0%	\$ -	0%	\$ 300,000	
0102-0900	Extra Services	\$ -		\$ -	\$ -		\$ -		\$ -	
0102-1000	Reimbursable Services	\$ -		\$ -	\$ -		\$ -		\$ -	
0201-1100	Cost Estimates	\$ -		\$ -	\$ -		\$ -		\$ -	
0103-0000	Advertising & Printing	\$ 50,000		\$ 50,000	\$ -	0%	\$ -	0%	\$ 50,000	
0104-0000	Permitting	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
0105-0000	Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
0199-0000	Other Administrative Costs	\$ 100,000	\$ -	\$ 100,000	\$ -	0%	\$ -	0%	\$ 100,000	
	SUB-TOTAL	\$ 7,125,000	\$ -	\$ 7,105,000	\$ -	0%	\$ -	0%	\$ 7,105,000	
A&E										
	A/E Basic Services	\$ 19,923,179	\$ -	\$ 19,923,179	\$ -	0%	\$ -	0%	\$ 19,923,179	
0201-0400	Design Development	\$ 5,866,067		\$ 5,866,067	\$ -	0%	\$ -	0%	\$ 5,866,067	
0201-0500	Construction Documents	\$ 9,074,425		\$ 9,074,425	\$ -	0%	\$ -	0%	\$ 9,074,425	
0201-0600	Bidding	\$ 667,155		\$ 667,155	\$ -	0%	\$ -	0%	\$ 667,155	
0201-0700	Construction Administration	\$ 3,891,080		\$ 3,891,080	\$ -	0%	\$ -	0%	\$ 3,891,080	
0201-0800	Closeout	\$ 349,452		\$ 349,452	\$ -	0%	\$ -	0%	\$ 349,452	
0201-9900	Other Basic Services	\$ 75,000		\$ 75,000	\$ -	0%	\$ -	0%	\$ 75,000	
	Extra/Reimbursable Services	\$ 1,020,000	\$ -	\$ 820,000	\$ -	0%	\$ -	0%	\$ 820,000	
0203-9900	Printing (over minimum)	\$ 200,000		\$ 200,000	\$ -	0%	\$ -	0%	\$ 200,000	
0203-9900	Other Reimbursables	\$ 150,000		\$ 150,000	\$ -	0%	\$ -	0%	\$ 150,000	
0204-0200	HazMat (incl. monitoring)	\$ 350,000		\$ 350,000	\$ -	0%	\$ -	0%	\$ 350,000	
0204-0300	Geotechnical/Geo-Environmental	\$ 150,000		\$ 150,000	\$ -	0%	\$ -	0%	\$ 150,000	
0204-0400	Site Survey & Site Requirements	\$ 45,000		\$ 45,000	\$ -	0%	\$ -	0%	\$ 45,000	
0204-0500	Wetlands	\$ 100,000		\$ 100,000	\$ -	0%	\$ -	0%	\$ 100,000	
0204-1200	Traffic Studies	\$ 25,000		\$ 25,000	\$ -	0%	\$ -	0%	\$ 25,000	
	SUB-TOTAL	\$ 20,943,179	\$ -	\$ 20,743,179	\$ -	0%	\$ -	0%	\$ 20,743,179	
SITE ACQUISITION										
0301-0000	Land/Bldg. Purchase/Associated Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	

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	\$ 270,000		\$ 270,000	\$ -	0%	\$ -	0%	\$ 270,000	
	SUB-TOTAL	\$ 270,000	\$ -	\$ 270,000	\$ -	0%	\$ -	0%	\$ 270,000	
CONSTRUCTION COSTS										
0502-0001	Construction Budget	\$ 214,392,026	\$ -	\$ 214,392,026	\$ -	0%	\$ -	0%	\$ 214,392,026	
0508-0000	Change Orders	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
	SUB-TOTAL	\$ 214,392,026	\$ -	\$ 214,392,026	\$ -	0%	\$ -	0%	\$ 214,392,026	
ALTERNATES										
0506-0000				\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	#REF!	\$ -	\$ -	0%	\$ -	0%	\$ -	
OTHER PROJECT COSTS										
0507-0000	Construction Contingency	\$ 10,719,601	\$ -	\$ 10,719,601	\$ -	0%	\$ -	0%	\$ 10,719,601	
	Miscellaneous Project Costs	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	0%	\$ -	0%	\$ 1,000,000	
0601-0000	Utility Company Fees	\$ 250,000		\$ 250,000	\$ -	0%	\$ -	0%	\$ 250,000	
0602-0000	Testing Services	\$ 300,000		\$ 300,000	\$ -	0%	\$ -	0%	\$ 300,000	
0699-0000	Other Project Costs	\$ 450,000		\$ 450,000	\$ -	0%	\$ -	0%	\$ 450,000	
	Furnishings and Equipment	\$ 6,168,000	\$ -	\$ 6,168,000	\$ -	0%	\$ -	0%	\$ 6,168,000	
0701-0000	Furnishings	\$ 3,084,000		\$ 3,084,000	\$ -	0%	\$ -	0%	\$ 3,084,000	
0702-0000	Equipment	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0703-0000	Technology Equipment	\$ 3,084,000		\$ 3,084,000	\$ -	0%	\$ -	0%	\$ 3,084,000	
0801-0000	Owner's Contingency	\$ 2,143,920		\$ 2,143,920	\$ -	0%	\$ -	0%	\$ 2,143,920	
	SUB-TOTAL	\$ 20,031,521	\$ -	\$ 20,031,521	\$ -	0%	\$ -	0%	\$ 20,031,521	
TOTAL PROJECT BUDGET		\$ 263,811,726	\$ 50,000	\$ 263,591,726	\$ 1,050,000	0%	\$ 1,017,535	0%	\$ 262,574,191	
FUNDING SOURCES										
		Max w/ Conting.	Max w/o Conting.							
	Maximum State Share	\$ 209,766,296	\$ 199,529,506	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate		
	Local Share *	\$ 53,825,430	\$ 64,062,220	\$ 263,811,726	\$ -	\$ 12,863,521	\$ 250,948,205	79.58%		
	SUB-TOTAL	\$ 263,591,726	\$ 263,591,726							
CONSTR. COST ESTIMATES										
		Date	Estimator	Amount	SF	Cost Per SF				
	Designer FS Cost Estimate	06/13/17	PM&C	\$197,067,802	501,330	\$393.09				
	Designer SD Cost Estimate	12/14/17	PM&C	\$214,392,026	501,330	\$427.65				
	OPM SD Cost Estimate	12/14/17	AM Fogarty	\$214,162,579	501,330	\$427.19				

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
<i>Feasibility Study Agreement Budget Transfers:</i>										
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. APPROVED by MSBA 8/10/17
FSA BRR 03	12/18/2017									Increase the Feasibility Study Budget for the Other Contingency by \$50,000 as approved by the City Council. Transfer from the Other Contingency \$28,700 to OPM Feasibility Study/Schematic Design for estimating services for PSR and SD Submission and \$6,435.21 to A/E Feasibility Study/Schematic Design for a total of \$35,135.21. Circulating for Local Signatures
<i>Project Funding Agreement Budget Transfers:</i>										