

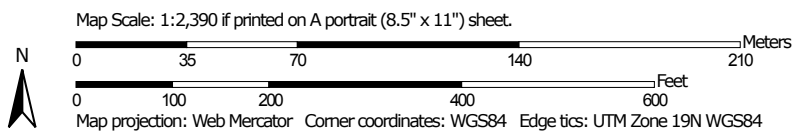
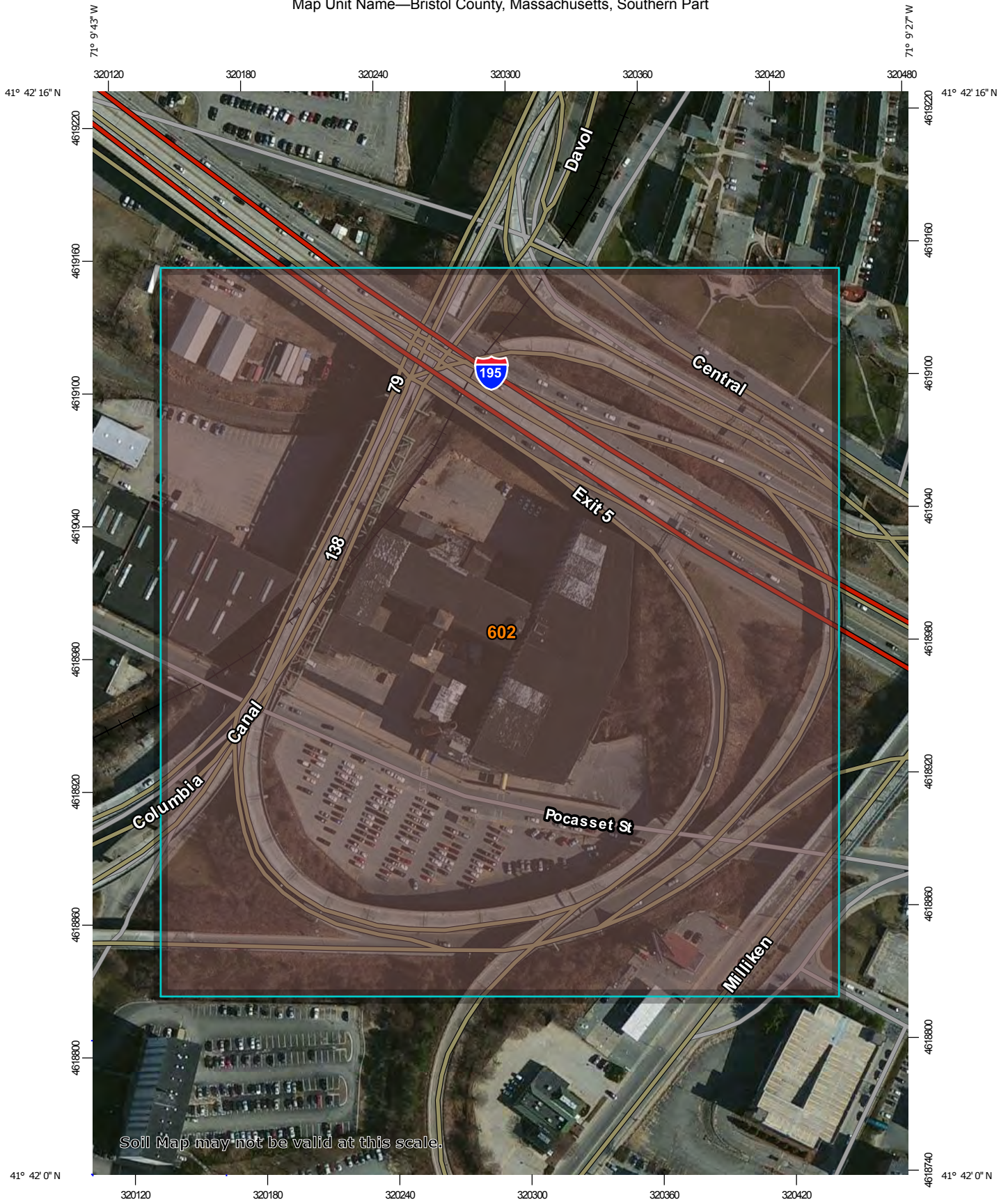
ANAWAN MILL
18 POCASSET STREET
FALL RIVER, MASSACHUSETTS

**FEMA
FLOOD
PLAN**

MARCH 2017

FIGURE 4

Map Unit Name—Bristol County, Massachusetts, Southern Part




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/21/2017
Page 1 of 3



MAP LEGEND

Area of Interest (AOI)



 Area of Interest (AOI)

Soils



Soil Rating Polygons

 Urban land
 Not rated or not available

Soil Rating Lines

 Urban land
 Not rated or not available






Soil Rating Points

 Urban land
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Southern Part
 Survey Area Data: Version 10, Sep 14, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 8, 2011—Apr 9, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Name

Map Unit Name— Summary by Map Unit — Bristol County, Massachusetts, Southern Part (MA603)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
602	Urban land	Urban land	25.1	100.0%
Totals for Area of Interest			25.1	100.0%

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		POCASSET ST, FALL RIVER

OWNERSHIP

Owner #	Owner Name	Unit #
Owner 1:	OLD IRON WORKS REALTY LLC	
Owner 2:	C/O MANUFACTURERS REALTY	
Owner 3:		
Street 1:	PO BOX 204	
Street 2:		
Town/City:	FALL RIVER	
SU/Prov:	MA	
Postal:	02722-0204	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
SU/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 182,516 SQ FT of land mainly classified as INDUSTRIAL with a(n) MILL-MXUS Building Built about 1880, Having Primarily BRICK Exterior and RUBBER Roof Cover, with 1 Units, 0 Baths, 12 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bedrooms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	IND	Industrial	100	U	C	ALL UTIL
Q						
n						
Census:						
Flood Haz:						
D						
S						
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type
400	INDUSTRIAL		130680		SQ FT SITE	
400	INDUSTRIAL		1.19		ACRES EXCESS	

Total AC/Ha:	4.19000	Total SF/SM:	182516.41	Parcel LUC:	400	INDUSTRIAL	Prime NB Desc:	C 03 SF	Total:	388,336	Spl Credit:	Total:	388,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
400	583,900	233,100	182516.406	388,400	1,205,400	
Total Card	583,900	233,100	4,190	388,400	1,205,400	Entered Lot Size
Total Parcel	790,900	233,100	4,190	388,400	1,412,400	Total Land:
Source: Market Adj Cost						Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2017	400	FV	790,900	233,100	182,516.406	388,400	1,412,400	1,412,400	Year End Roll	12/8/2016
2016	400	FV	790,900	233,100	182,516.406	388,400	1,412,400	1,412,400	YEAR END	1/11/2016
2015	400	FV	790,900	242,500	182,516.406	388,400	1,421,800	1,421,800	Year End Roll	1/5/2015
2014	400	FV	790,900	249,100	182,516.406	388,400	1,428,400	1,428,400	Year end	12/6/2013
2013	400	EX	790,900	249,100	182,516.406	395,700	1,435,700	1,435,700	Year End Roll	12/14/2012
2013	400	FV	790,900	249,100	182,516.406	395,700	1,435,700	1,435,700	Prelim Bill file	2/13/2013
2013	400	PR	790,900	255,500	182,516.406	415,600	1,462,000	1,462,000	Year End Roll	4/27/2012
2012	400	EX	790,900	255,500	182,516.406	415,600	1,462,000	1,462,000	Year End Roll	12/23/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLD IRON WORKS	4682-130		1/9/2003	OTHER		1	No	No		1/19/06 CAME IN TO PUT C/O
HOROWITZ BERNAR	1075-31		6/11/1973		500,000	No	No	No		

TAX DISTRICT

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/6/2016	1002	COMMUNIC	10,000	C				REMOVE 3 ANTENNAS
9/17/2014	971	ANTENNAS	12,500	C	4/7/2015			REMOVE EXISTING AN
8/15/2014	829	ANTENNAS		C				
2/10/2014	78	INT ALTE	500	C				
2/4/2013	105	INT ALTE	1,100	C				
10/19/2011	1057	INT ALTE	10,000	C				INSTALL UPGRADED H
5/5/2008	430	COMMUNIC	20,000	C				CELLULAR ANTENNAS

BUILDING PERMITS

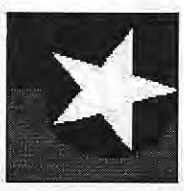
Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/7/2016		PERMIT VISIT						
12/23/2013		PERMIT VISIT						
4/28/2010		MEAS+INSPCTD						
3/22/2006		ABATE REVIEW						
4/20/2005		INSPECTED						

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2016	PERMIT VISIT	DR	Doug Rebello
12/23/2013	PERMIT VISIT	DR	Doug Rebello
4/28/2010	MEAS+INSPCTD	JV	
3/22/2006	ABATE REVIEW		
4/20/2005	INSPECTED	BM	Ben Mello

VERIFICATION OF VISIT NOT DATA

Sign:	VERIFICATION OF VISIT NOT DATA	____/____/____
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Patriot Properties Inc.

USER DEFINED

Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
House:	
Prior id # 2:	
Prior id # 3:	
Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

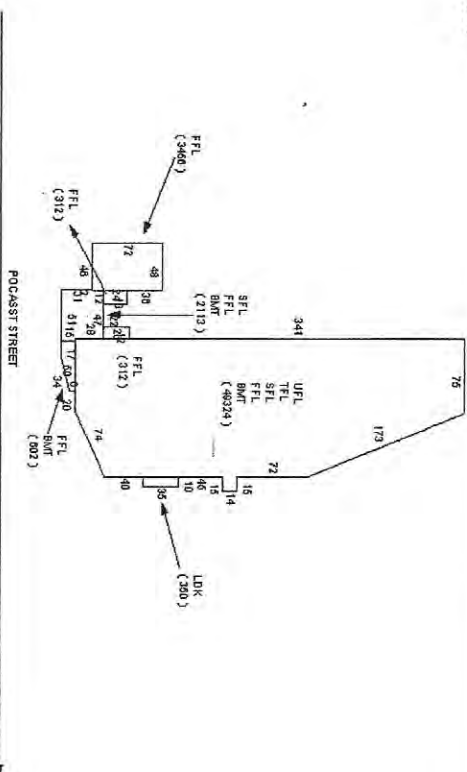
EXTERIOR INFORMATION

Type: MMU - MILL-MAXUS	Full Bath	Rating:
Sty Ht: 4 - 4	A Bath:	Rating:
(L/V) Units: 1	3/4 Bath:	Rating:
Total: 2	A 3QBth	Rating:
Foundation: 1 - CONCRETE	1/2 Bath: 12	Rating: AVERAGE
Frame: 1 - WOOD	A HBth:	Rating:
Prime Wall: 07 - BRICK	Other/Fix: 43	Rating: AVERAGE
Sec Wall:		%
Roof Struct: 4 - FLAT	OTHER FEATURES	
Roof Cover: 13 - RUBBER	Kits:	Rating:
Color:	A Kits:	Rating:
View / Desir:	Fppl:	Rating:
	WSFile:	Rating:
GENERAL INFORMATION		
Grade: C - AVERAGE		
Year Bld: 1880	Eff Yr Bld:	
Alt LUC:	Alt %:	
Jurisdct:	Fact:	
Const Mod:	% Own:	
Lump Sum Adj:	Name:	

COMMENTS

C/W 9 OLD IRON WORKS COMPLEX. Work Out
World. Professional Business Printing.

SKETCH



INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond: FR - Fair	56. %
Prim Int Wall: 5 - MINIMUM	Functional: Rating:	30. %
Sec Int Wall: %	Economic: H - HI VAC	30. %
Partition: %	Special: Rating:	30. %
Prim Floors: 03 - HARDWOOD	Overide: Rating:	30. %
Sec Floors: 12 - CONCRETE	Total: Rating:	70.95 %
Bsmnt Flr: 12 - CONCRETE		
Bsmnt Gar: %		

DEPRECIATION

Basic \$: SQ. 18.05	Rate: Rating:
Size Adj.: 0.75606197	Parcel ID: Typ: Date: Sale Price:
Const Adj.: 0.99542516	
Adj \$: SQ. 13.584	
Int vs Ext: %	
Heat Fuel: 2 - GAS	
Heat Type: 5 - STEAM/HOTWAT	
# Heat Sys: %	
% Heated: 100 % AC: 33	
Solar HW: NO Central Vac: NO	
% Con Wall: % Sprinkled: 100	
Depreciated Total: 570640	

CALC SUMMARY

Basic \$: SQ. 18.05	Rate: Rating:
Size Adj.: 0.75606197	Parcel ID: Typ: Date: Sale Price:
Const Adj.: 0.99542516	
Adj \$: SQ. 13.584	
Int vs Ext: %	
Heat Fuel: 2 - GAS	
Heat Type: 5 - STEAM/HOTWAT	
# Heat Sys: %	
% Heated: 100 % AC: 33	
Solar HW: NO Central Vac: NO	
% Con Wall: % Sprinkled: 100	
Depreciated Total: 570640	

COMPARABLE SALES

Rate: Rating:	Parcel ID: Typ: Date: Sale Price:
Size Adj.: 0.75606197	
Const Adj.: 0.99542516	
Adj \$: SQ. 13.584	
Int vs Ext: %	
Heat Fuel: 2 - GAS	
Heat Type: 5 - STEAM/HOTWAT	
# Heat Sys: %	
% Heated: 100 % AC: 33	
Solar HW: NO Central Vac: NO	
% Con Wall: % Sprinkled: 100	
Depreciated Total: 570640	

REMODELING

Exterior: Rating:	No Unit: RMS: BRS: FL
Interior: Rating:	
Additions: Rating:	
Kitchen: Rating:	
Baths: Rating:	
Plumbing: Rating:	
Electric: Rating:	
Heating: Rating:	
General: Rating:	

RES BREAKDOWN

No Unit: RMS: BRS: FL	
Exterior: Rating:	
Interior: Rating:	
Additions: Rating:	
Kitchen: Rating:	
Baths: Rating:	
Plumbing: Rating:	
Electric: Rating:	
Heating: Rating:	
General: Rating:	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	%	Descr	Type	Qu	#
FFL	1ST FLOOR	56.119	13.580	762.948	549.388	50	100 MFG	50		
SFL	2ND FLOOR	51.437	10.680	549.388	549.388	50	100 WHS	50		
TFL	3RD FLOOR	49.324	4.850	239.205	239.205	50	100 WHS	50		
UFL	UPPR FLOOR	49.324	4.830	243.225	243.225	50	100 WHS	50		
BMT	BASEMENT	26.020	2.720	70.692	70.692	50	100 WHS	50		
LDK	LOADING-DK	350	18.270	6.394	6.394	50	100 WHS	50		
Net Sketched Area:	232.574	Total:	1,871.252							
Size Adj	206204	Gross Area:	258593	Fin Area:	181542					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	%	Descr	Type	Qu	#
FFL	1ST FLOOR	56.119	13.580	762.948	549.388	50	100 MFG	50		
SFL	2ND FLOOR	51.437	10.680	549.388	549.388	50	100 WHS	50		
TFL	3RD FLOOR	49.324	4.850	239.205	239.205	50	100 WHS	50		
UFL	UPPR FLOOR	49.324	4.830	243.225	243.225	50	100 WHS	50		
BMT	BASEMENT	26.020	2.720	70.692	70.692	50	100 WHS	50		
LDK	LOADING-DK	350	18.270	6.394	6.394	50	100 WHS	50		
Net Sketched Area:	232.574	Total:	1,871.252							
Size Adj	206204	Gross Area:	258593	Fin Area:	181542					

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appl Value	Jcod	Fact	Jur	Value
52	ELEV-FRT	M S	14		A	AV	1920	11,400.00	B	70.9	400			13,300				13,300
02	SHED-FR	D Y	1	12x33	A	FR	1880	5.13	T	62.5	400			1,800				1,800
85	PAVING	D Y	1	16000	A	AV	1976	1.06	T	50	400			26,400				26,400
CELL	CELL SITE	D Y	1		A	AV	2008	164,200.00	T	10.5	400			147,000				147,000
ARRY	CELL ARRAY	D Y	1		A	AV	2008	25,000.00	T	7	400			46,500				46,500
84	SIGN-LU	D Y	1	13x16	A	AV	2009	43.57	T	9	400			1,900				1,900
84	SIGN-LU	D Y	1	10x20	A	AV	2009	38.67	T	9	400			7,000				7,000
84	SIGN-LU	D Y	1	12x14	A	AV	2009	48.17	T	9	400			1,200				1,200
83	SIGN	D Y	1	14x10	A	AV	2009	34.89	T	9	400			1,300				1,300
Total																		261,800

PARCEL ID N-12-0007

IMAGE



AssessPro Patriot Properties, Inc

Fall River

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		POCASSET ST, FALL RIVER

OWNERSHIP

Owner #	Unit #
Owner 1:	OLD IRON WORKS REALTY LLC
Owner 2:	C/O MANUFACTURERS REALTY
Owner 3:	
Street 1:	PO BOX 204
Street 2:	
Town/City:	FALL RIVER
SUP Prov:	MA
County:	
Postal:	02722-0204
	Own Occ:
	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
SUP Prov:	
County:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 182,516 SQ. FT. of land mainly classified as INDUSTRIAL with a(n) MILL-MXUS Building Built about 1823, Having Primarily STONE Exterior and RUBBER Roof Cover, with 1 Units, 0 Baths, 13 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bedrooms.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
400	207,000		0.000		207,000	
Total Card	207,000		0.000		207,000	Entered Lot Size
Total Parcel	790,900	233,100	4.190	388,400	1,412,400	Total Land:
Source: Market Adj Cost					Parcel 15 26	Land Unit Type:
						04/29/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
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Parcel ID N-12-0007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	1st	Verif	Assoc P.C.I. Value	Notes
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TAX DISTRICT

PAT ACCT.

Date	Result	By	Name
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BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
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ACTIVITY INFORMATION

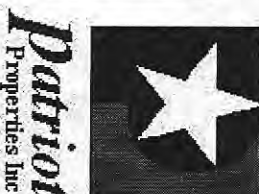
Date	Result	By	Name
------	--------	----	------

Item	Code	Descr	%	Item	Code	Descr
Z	IND	Industrial	100	U	C	ALL UTIL
0				1		
1						
Census:				Exempt		
Flood Haz:						
D				Topo	1	LEVEL
S				Street	7	SIDEWK
1				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC	No of Units	Depth/ PricUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Inft 1 %	Inft 2 %	Inft 3 %	Appraised Value	Alt Class	%	Spec Land Code	J	Fact Use Value	Notes
400	INDUSTRIAL		0		SQ FT	SITE		0	0.000	8203												

Total AC/H/A:	0.000000	Total SF/SM:	0.00	Parcel LUC:	400	INDUSTRIAL	Prime NB Desc:	Ci 03 SF	Total:	Spl Credit:	Total:
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USER DEFINED

Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
House:	
Prior id # 2:	
Prior id # 3:	
Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	



STUDENT SCHOOL ASSIGNMENT PRACTICES

Preliminary Evaluation of Alternatives

The Fall River Public Schools is a "School Choice District". The Parent Information Center makes every effort to place students in their neighborhood school. This process from time to time will force the District to place a student in an "outside the neighborhood school" due to the lack of classroom space availability. The District must provide transportation to the family for this inconvenience if the distance to the alternate school exceeds the policy of the District for walking to school. The District will allow parents to choose a school for their child if enrollment allows but will not provide any transportation.

AVAILABLE SPACE IN OTHER SCHOOLS

Preliminary Evaluation of Alternatives

The Fall River Public School District has two schools which are currently not occupied and one school which has the capacity of an additional 100 students. The two schools not in use are the Wiley and Westall Schools. The Wiley Elementary School is a single-unit building which has also been used for an alternative education site. The Westall Alternative School is a two-unit building which is being converted into a therapeutic day school. The third school is the Resiliency Preparatory Academy which has additional classroom space for approximately 100 students. None of these schools are appropriate for high school use.

TUITION AGREEMENTS

Preliminary Evaluation of Alternatives

The Fall River Public School District does not have any tuition agreements with neighboring school districts. We do have agreements in place for our Special Education out-of-District placement students. We are a School Choice District.

RENTAL/ACQUISITION OF EXISTING BUILDINGS

Preliminary Evaluation of Alternatives

The District has rented vacant private school buildings in the past during the construction of our Elementary Schools and has relocated students during the construction of two Middle Schools to our 450-student capacity Durfee Tech Building. However the Durfee Tech Building currently houses the Resiliency Preparatory Academy and the Resiliency Middle School. The District has looked at buildings in key strategic locations for the future expansion of elementary schools for the purpose of class size reductions. However as a result of this search, the District feels confident in indicating that there are no buildings appropriate for use that would serve the needs of the high school educational program.

BASE REPAIR OPTION

Preliminary Evaluation of Alternatives

The Base Repair Option **IS NOT** intended to be a viable solution for the City of Fall River. It does not resolve the facility or educational deficiencies within the BMC Durfee High School. It does not provide any additional or new educational space, and does not modernize any existing educational space. It does not provide new instructional technology, needed programs, expanded community resources, or many of the educational and community benefits inherent in a viable solution.

The Base Repair Option **IS** intended to identify the significant expenditures required to resolve basic infrastructure, accessibility, and code compliance issues within the existing BMC Durfee High School over the next several years. It is intended to demonstrate that it would be much more fiscally responsible to address the comprehensive needs of the BMC Durfee High School with a viable solution that includes MSBA grant reimbursement funding, than it would be to proceed with unreimbursed (no grant funding) capital expenditures for base repairs over the next several years. The MSBA requires that a Base Repair Option be evaluated in order to compare it to viable options which address the comprehensive needs of the district. In the case of Fall River, the significant cost of the Base Repair Option makes it obvious that the City of Fall River has managed to keep its school building in service for a very long time (1978 BMC Durfee High School), but now significant infrastructure, accessibility, and code compliance issues must be addressed.

BMC Durfee High School

BASE REPAIR OPTION Existing 1978 Building: 573,210 gsf Minimal Reno - Code and Regulatory compliance only 573,210 sf Major systems requiring replacement		
Cost/SF	Cost	Comments
Sitework	\$900,000.00	MA Accessibility compliance on parking, sidewalks, field access, building entries
		All major building entries (at stairs) require modifications, as many are elevated from grade by 3-4 risers.
		Modifications required at main entrance ramp.
Phasing		Work must be conducted during unoccupied periods
General Conditions	\$5,723,700.00	General Conditions, overhead, profit
Demolition	\$510,000.00	Selective demolition for access to replacement of building systems.
Asbestos Removal	\$1,200,000.00	ADA/MAAB modifications to door entries, corridors, toilets
Concrete	\$455,000.00	contained selective abatement at disturbed areas
		sidewalk/entry/ramping/modifications
Exterior Wall re-construction	\$3,518,000.00	The existing exterior wall is an asbestos containing wall panel. Therefore, the entire exterior wall requires replacement upon removal of the asbestos containing material. (approximatly 120,000 sf)
		Masonry modification related to removal / replacement of plumbing systems
Structural Steel	\$725,000.00	Seismic modifications at building interior.
Light gage Framing	\$365,000.00	Interior modifications for ADA/MAAB compliance. Restore selective demo areas where systems have been replaced.
Misc. Metals	\$25,000.00	Exterior lintel replacement @ windows, doors and louvers
Stair	\$550,000.00	ADA/MAAB compliance on stairs and landings
Rough Carpentry	\$125,000.00	Misc. rough blocking at roof replacement and elec./mech. modifications
Finish Carpentry	\$210,000.00	Repairs at areas modified for accessibility
Waterproof/Sealants	\$85,000.00	replace exterior sealants at joints
Insulation		
Roofing/Flashing	\$3,618,000.00	Includes complete removal and replacement (approx. 301,500sf)
Doors (Wood & HM)	\$475,000.00	Interior doors, exterior doors & Fire rated doors required for compliance
Alum. Entrances	\$125,000.00	Replace aluminum storefronts at entries
Alum. Windows	\$2,015,000.00	Replacement of existing exterior windows
Door Hardware	\$225,000.00	ADA/MAAB compliance
Glass & Glazing	\$85,000.00	Rated glass required at fire door assemblies
Drywall	\$324,000.00	Interior modifications for ADA/MAAB compliance. Restore selective demo areas where systems have been replaced.
Fire Proofing	\$75,000.00	Repair of firewalls and fire separation assemblies at existing building
Ceramic / Quarry Tile	\$350,000.00	Repair at handicap toilet modifications
Acoustical Ceilings	\$4,250,000.00	Replacement of existing ceiling system due to disturbance associated with systems replacement and ACM removal.
Acoustical Panels		
Wood Flooring		
Resilient Flooring	\$250,000.00	Selective replacement where door entries have been modified for accessibility, stair risers, sheet linoleum, etc.
Synthetic Athletic Flooring	\$390,000.00	Gymnasium, weight room, and wrestling room floor replacement required
Carpet		flooring asbestos containing material removal
Painting	\$250,000.00	Patch/paint disturbed areas only
Theatrical Equipment		
Misc. Specialties	\$80,000.00	Interior ADA/MAAB signage
Food Service Equip.	\$250,000.00	Some reconfiguration and equipment replacement required for code compliance
Gym Equipment		
Casework / Fixed	\$750,000.00	ADA/MAAB modifications to non-compliant cabinets, counters, casework
Auditorium seating	\$315,000.00	ADA/MAAB Compliance modifications at Auditorium Seating (1125 Seats)

BMC Durfee High School

			BASE REPAIR OPTION Existing 1978 Building: 573,210 gsf Minimal Reno - Code and Regulatory compliance only
			573,210 sf Major systems requiring replacement
	Cost/SF	Cost	Comments
Gym and Pool Bleachers		\$300,000.00	ADA/MAAB Compliance modifications at Gymnasium and Pool (2500 seats)
Elevator		\$825,000.00	Elevator retrofit required - Including architectural & structural modifications to incorporate the new elevator.
Fire Protection		\$2,959,000.00	Installation of new system to meet current code compliance
Plumbing		\$4,022,831.00	fixture replace, vacuum break, domestic upgrade, sanitary main replacement, hot water
HVAC		\$12,039,000.00	Replace non-compliant and non-functioning ventilation sytems. Replace deteriorated boiler system and necessary heating components. Addition of automated controls
Electrical & Telecom.		\$9,805,000.00	partial power, partial data, partial lighting, fire alarm replacement
Total Building cost	\$99.91	\$57,269,531.00	
Total Site cost	\$1.57	\$900,000.00	
Total Building & Site	\$101.48	\$58,169,531.00	
A/E Fees		\$5,816,953.10	architectural and engineering design fees
Owner's Project Manager (OPM) fees		\$2,035,933.59	Management of design and construction
Topographical survey		\$18,000.00	For exterior modifications and design
Geotech investigation		\$0.00	
Permitting			
Move Management			
Owner admin. Costs		\$20,000.00	
Printing / Advertising		\$30,000.00	printing of bid documents and public advertising
Construction testing		\$15,000.00	required independent testing during construction
Furniture & Equipment		\$525,000.00	minimal amount of ADA/MAAB compliant furniture
Technology		\$625,000.00	security, phones, access controls for new ADA/MAAB doors and hardware
Project Contingency		\$5,816,953.10	project and construction contingency
Project Management/Commissioning			
Total Project Cost	\$127.48	\$73,072,370.79	
MSBA Reimbursement	\$0.00	\$0.00	0%
Total Cost to City of Fall River	\$127.48	\$73,072,370.79	

* Costs are derived from a database of Massachusetts Public School projects which were bid during the past three years. Two years of 5% inflation have been added to all costs to reflect the fact that projects would have to be staggered over a minimal two-year period.

* Costs do not include interest and other borrowing costs

* MSBA reimbursement is stated as zero, under the assumption that the above capital expenditures do not address many of the significant educational deficiencies and therefore would not qualify for MSBA reimbursement.

SUMMARY OF OPTIONS CONSIDERED

Preliminary Evaluation of Alternatives

The School Building Committee and its site selection sub-committee considered multiple sites within the City as a possible candidate for the proposed project. After much consideration, analysis, and discussion, the Committee determined that the existing BMC Durfee High School site includes many benefits and amenities which make it an obvious choice as the continued location for the high school in Fall River. The site is well situated, appropriately sized, and includes all of the amenities required to accommodate either a renovation and expansion of the existing facility OR the construction of a new facility on the existing site. Due to the large size of the site, significant land is available to construct a new building (if desired) without disruption to the existing high school. Additionally, all necessary utilities are already available at the site. After confirming that the existing site was the appropriate site, the Committee began considerations of five conceptual options as follows: 1) A renovation and new construction option which would keep and renovate the existing gymnasium/natatorium building and performing arts building, while constructing a new academic core building and subsequent demolition of the existing academic core building. 2) A new construction option which would involve the design and construction of a new BMC Durfee High School on the existing high school site, and subsequent demolition of the existing high school, 3) A renovation and new construction option which would keep and renovate ONLY the existing gymnasium/natatorium building, while constructing a new academic

core building including the new performing arts program. 4) A pure renovation option which keeps and renovates the existing BMC Durfee High School building and provides very little new construction.

In order to evaluate these four options, the City established several objectives as part of their review and evaluation of the options. After continued discussions, some primary objectives emerged as part of the analysis, and these objectives provided clear criteria for consideration and evaluation of the options. The objectives include but are not limited to:

1. Provide sufficient 21st Century educational space for all high school students within the City of Fall River.
 - Provide new/renovated facilities to accommodate current/future high school students.
 - Create a modernized comprehensive educational environment which allows for the co-existence of high academic rigor and career vocational and technical education. Achieve the goals and vision established during the educational programming, planning, and visioning process.
2. Create a solution which avoids the pitfalls of the current high school by considering the following:
 - Design the plan and program for educational flexibility and simplification of the building internal circulation.
 - Design the proposed project with an identifiable main entrance and presence along Elsbree Street
 - Avoid large specialized spaces which are not flexible.
 - Utilize construction techniques and building systems which are proven to last 40-50 years
 - Create a facility which is efficient to operate, both financially and educationally
3. Create a solution which maximizes efficiency of the site and site amenities.
 - Create a solution that organizes a clearly identifiable entrance into the site and exit from the site.
 - Create a solution that minimizes interaction between vehicular and pedestrian pathways and traffic.
 - Create a solution that provides ample community plaza space for public events
 - Create a solution that provides outdoor space for

- educational opportunities.
- As with all communities, playfield space for community, recreation, and school groups and teams is at a premium. An option which can sustain existing playfield opportunities will be highly desirable.
- 4. Minimize impact to the City, community, and school department throughout construction.
 - Although it is understood that there will be some impact as part of the development of any new project, options which minimize such impact are desirable.
 - Minimize impact to the educational environment by limiting construction in direct proximity to school occupied spaces. Shorter construction durations which minimize impact to the school and community are obviously more desirable.
- 5. Maximize MSBA support and available grant funding.
 - Although it is understood that some portions of the project may not be eligible for MSBA grant reimbursement funding, options which maximize the available grant reimbursement funding are highly desirable.
- 6. Maintain the existing site location of the BMC Durfee High School within the City.
 - Four building sites were assessed as part of the site selection sub-committees review of the available developable sites within the city. The existing high school site on Elsbree Street was overwhelmingly selected as the site where the proposed project should be developed.
- 7. Any proposed option should be educationally appropriate, fiscally responsible (minimize the financial burden on the City and taxpayers), and provide a solid long-term solution to school and facility needs in the City.

The following is a summary of initial options considered as part of a review of facility and school needs:

Option 1

Renovate, demolish (central academic core) and expand the existing BMC Durfee High School for use as a 9-12 comprehensive high school. This option would require phased construction on the existing high school site while the school continues to be occupied. It may require slightly more time to complete than all-new construction such as that proposed in Option 2, but would keep key portions of the existing high school (gymnasium/natatorium and performing arts buildings) in place through comprehensive renovation and expansion.

Advantages of this option include:

- A building with an identifiable main entrance from Elsbree Street (site entrance) and building approach.
- A building sited properly (natural surveillance) along Elsbree Street.

- A more efficient building layout and internal circulation.
- A more flexible building layout
- More efficient site circulation
- Effective re-use of the existing gymnasium/natatorium building and performing arts building.
- The opportunity to abandon and demolish the central core academic building which has been plagued with problems since opening.
- Displaces fewer playfields and existing site amenities as part of the site development portion of the project.
- A more efficient building to operate
- Less overall construction costs

Option 2

Construct a new 9-12 comprehensive BMC Durfee High School on the existing high school site. The existing high school would be demolished upon completion of the new facility.

Advantages of this option include:

- A building with an identifiable main entrance from the site and building approach
- A building sited properly (natural surveillance) along Elsbree Street
- A more efficient building layout and internal circulation
- A more flexible building layout
- More efficient site circulation
- The opportunity to abandon and demolish a building which has been plagued with problems since opening
- A more efficient building to operate
- Less disruption to students during construction
- Fewer "Unknowns" or "Unforeseen Conditions" associated with new construction

Option 3

Renovate, demolish (central academic core and performing arts building) and expand the existing BMC Durfee High School for use as a 9-12 comprehensive high school. This option would require phased construction on the existing high school site while the school continues to be occupied. It would require more time to complete than Option 1 or 2, but would keep key portions of the existing high school (gymnasium/natatorium) in place through comprehensive renovation and expansion. This option would demolish the existing performing arts building and include this program within the new construction portion of the proposed project.

Option 4

Complete renovation of the existing BMC Durfee High School for use as a 9-12 comprehensive high school. This option would require multiple construction phases on the existing high school site while the school continues to be occupied. This option would be the most complex, the most educationally disruptive, and result in the longest construction duration out of any option. This option also would not resolve the site and building circulation issues.

Early indications suggest that the renovation/addition option (Option 1) and the all new construction option (Option 2) have many similar advantages. However, early indications also suggest that Option 1 would be less expensive than Option 2. Early conceptual estimates identify a total project cost for Option 1 at approximately \$232 Million (City share at approximately \$85-89M) and Option 2 at approximately \$241 Million (City share at approximately \$96-100M).

In order to complete a full analysis,

both options will continue to be explored through the Preferred Schematic Report phase of the Feasibility Study. The continued evaluation of the two options may include multiple renovation/addition and new construction options in order to ensure that the best (educationally appropriate and fiscally responsible) alternative is being considered as part of the evaluation. The professional team understands that this is a substantial project for the City of Fall River and that the total project cost is a significant concern what will need to be refined and reduced as the project continues into the Preferred Schematic Report (PSR) and Schematic Design (SD) phases of the project.

EVALUATION PROCESS

Preliminary Evaluation of Alternatives

As part of the evaluation process Ai3 worked collaboratively with the Fall River School Building Committee, and Site Selection Sub-committee to develop an evaluation matrix that contained all of the primary objectives identified by the Committee and the City throughout the development of the feasibility study. The scoring of the matrix was discussed and deliberated, as well as the qualification of each proposed option in either meeting or failing a particular objective. Although all of the objectives may not necessarily hold the same weight, it was ultimately determined that the matrix should not assign a weighted score to each particularly objective, but should instead simply identify how many of the objectives were met by a particular option. This approach was adopted because it was felt that weighting the objectives created a much more subjective process than just determining if the objectives were met. Because the objectives were not weighted, the total score or the delta in score between options was not nearly as important as discussing why an option did not meet a particular objective, and the overall impact of that failure. The matrix was only one small piece of the Committee's deliberations on choosing preferred alternatives for continued study and development, and should not be viewed as the determining document for the preferred alternatives.

A cost analysis spreadsheet was also developed to provide a "Conceptual Cost" for each of the studied options. The analysis attempts to project all costs associated with the project, including an estimate of potential "Non-eligible

cost". Although the cost amounts in the estimates appear to be very specific, it was explained to the Committee that at these early stages the estimates are based on per/sf and per/pupil data from similar projects and are not based on any specific building or site design solution. The cost estimates at this early stage primarily serve to provide an "Order-of-magnitude" costs to ensure that the Boards and Committees within the City are familiar with the potential range of costs associated with a proposed project.

The project's professional team understands that this is a substantial project for the City of Fall River. Each option will be evaluated and costs refined during the next phase of the Feasibility Study (Preferred Schematic Report) such that the overall financial burden on the City is as low as possible while simultaneously providing an educationally appropriate facility that is innovative, inspiring, and meets the needs of the students, community, teachers, and administration. The selected options represent a City financial contribution of between approximately \$85.0 and \$100.0 million. The City's goal is to complete an educationally appropriate and fiscally responsible project which results in a City contribution at the lower end of this range, including continued thoughtful planning that might further reduce the City's financial contribution. Although the City has significant goals for the project and what it can provide to the students and community, they also recognize the critical importance of insuring that the project is affordable.

FINAL BUILDING COMMITTEE EVALUATION

Preliminary Evaluation of Alternatives

Upon review of the options, the City, School Department, School Committee, and Building Committee unanimously determined that pursuit of any additional buildable sites other than the existing high school site on Elsbree Street would be a waste of time and resources. The City, School Department, School Committee, and Building Committee also felt that re-using and renovating a portion of the existing BMC Durfee building (as a viable educationally appropriate solution) was a fiscally responsible approach as current construction costs continue to escalate.

An evaluation of the scoring matrix established as part of the preliminary design program evaluation of options also provides a clear determination for Options 1 and 2 as the obvious choices. The evaluation criteria was established by many vested parties in the process and was determined to be an accurate depiction of the viability of potential options moving forward. As a result of these reasons and evaluations, options 3 through 5 were eliminated from further consideration.

Although the viable options were narrowed to Options 1 and 2, the City, School Department, School Committee, and Building Committee expressed an interest in evaluating two or more variations on Option 1 (renovation and additions to the existing gymnasium/natatorium building and performing arts building), and Option 2 (all new construction) which would prove beneficial. Therefore, they are proposing that the three alternatives (options) considered in the preferred

schematic report (PSR) phase be as follows:

Option 1: Renovation of the existing gymnasium/natatorium building, renovation of the existing performing arts building, and construction of a new educational core building on the existing BMC Durfee High School site.

Option 2: Construction of an all new building on the existing high school site and subsequent demolition of the existing BMC Durfee High School building.

SUMMARY OF OPTIONS MATRIX

Preliminary Evaluation of Alternatives

Project Objectives Criteria/ Matrix - to be used in Preferred Schematic		Option 1	Option 2	Option 3	Option 4	Option 5
Fall River Public Schools, Fall River MA						
Evaluation Criteria						
Does the option provide a successful grades 9-12 school in a manner which maximizes educational opportunities and minimizes operational expenses?		+	+	+		
Does the option provide sufficient 21st Century educational space for high school students within the City of Fall River? Specifically, creating the much-needed project based learning labs and hands-on learning environments with fully integrated core classrooms as identified in the educational programs and absent from the existing high school facility.		+	+	+		
Does the option provide fully integrated Career Vocational Technical Education (CVTE) programs within the core educational environment as identified during the educational programming process?		+	+	+		
Does the option create the necessary adjacencies, program areas, transparency, exhibit space, and other key elements identified in the educational visioning and programming process that were deemed vital to an appropriate 21 st century learning environment?		+	+	+		
Does the option create the necessary building organization and circulation to satisfy the safety and security concerns identified during the educational visioning process?		+	+	+		
Does the option create the necessary site organization and circulation to satisfy the safety and security concerns identified during the educational visioning process?		+	+	+		
Does the option create a clearly identifiable main entrance to the building?		+	+	+		
Does the option create a secure, save and welcoming entrance environment (greeting and gatekeeping) as identified during the educational visioning process?		+	+	+		
Does the option create the necessary distributed class offices, leadership and administration spaces as identified in the educational visioning process?		+	+	+		
Does the option create the necessary programs space and adjacencies to support the critical teacher collaboration identified during the educational programming process?		+	+			
Does the option provide the necessary new and/or renovated facilities to accommodate current/future high school students?		+	+	+		
Does the option provide a high school environment which includes all of the necessary program space and adjacencies to achieve the highly detailed goals and guiding principles established in the educational plan and the educational visioning workshops; specifically addressing the ideal educational environment for the serviced student population and any of their specialized needs?		+	+			
Does the option expand outdoor educational opportunities with playfields, recreation space, and secure outdoors areas?		+	+			
Does the option provide appropriate outdoor space? The opportunities include an outdoor activity zone, an outdoor student dining area, an outdoor amphitheater, and an outdoor entry plaza which would also enhance the neighborhood.		+	+			
Does the option improve safety of the overall school environment by providing appropriate automobile and bus circulation on site, as well as providing sufficient parking for visitors, staff, and administration?		+	+	+		
Does the option optimize use and access of site?		+	+			
Does the proposed option avoid negatively impacting the teaching and learning environments during construction/renovation?		+	+			
Does the option minimize impact to the City, community, and School Department throughout construction?		+	+			
Although it is understood that there will be some impact as part of the development of any new project, does the option minimize such impact? (options which minimize such impact are desirable).		+	+			
Does the option minimize impact to the educational environment by limiting construction in direct proximity to school occupied spaces? Shorter construction durations which minimize impact to the school and community are obviously more desirable.		+	+			
Although it is understood that some portions of the project may not be eligible for MSBA grant reimbursement funding, does the option maximize the available grant reimbursement funding? (options which maximize the available grant reimbursement funding are highly desirable).		+				
The sharing of resources among the school and community is one of the primary goals identified during the educational visioning process. The City identified a strong desire to provide clear and distinct separation between the community functions in the building from the core academic spaces. Does the proposed option provide clear access to the community while providing separation from the academic core of the building?		+	+	+		
Is the proposed option educationally appropriate, fiscally responsible, and does it provide a solid long-term solution to school and facility needs in the City?		+	+	+		
Does the proposed option eliminate the need for complicated phased-occupied construction?			+			
TOTALS						

COMPARATIVE COST ANALYSIS OF OPTIONS

Preliminary Evaluation of Alternatives

BMC Durfee High School 4.13.17	Option 1		Option 2		Option 3		Option 4		Option 5	
Cost included herein are for preliminary budget purposes only and are based on available data at the preliminary alternatives stage. They are calculated on a cost/sf basis utilizing the MSBA database of recent projects.	Major Demo to existing BMC Durfee HS and construction of necessary additions. A Renovation of existing Auditorium wing and Gymnasium/Pool wing. Phased new Construction occurring between the existing buildings.		All-New Construction of a 9-12 BMC Durfee High School		Major Demo to existing BMC Durfee HS and construction of necessary additions. A Renovation of existing Gymnasium/Pool wing. Phased Construction. New Construction occurring along Elsbree Street and connecting to the existing Gymnasium/Pool building.		A complete Renovation of the existing BMC Durfee High School.		Code Compliance Repairs ONLY to existing BMC Durfee High School. No new space, no educational upgrades, no new technology, etc.	
New construction sqft	341,836	sf	473,920	sf	402,606	sf	20,000	sf	0	sf
Renovation sqft	179,051	sf	0	sf	91,062	sf	553,210	sf	573,210	sf
Total GSF	520,887	sf	473,920	sf	493,668	sf	573,210	sf	573,210	sf
Number of pupils	2,570	pupils	2,570	pupils	2,570	pupils	2,570	pupils	2,570	pupils
Soft costs	\$38,197,736	19.72%	\$39,099,881	19.41%	\$38,529,660	19.68%	\$40,603,886	20.38%		
Owner's Project Manager Fees										
Architecture and Engineering										
Misc. Project Costs										
Furniture, Equipment, and Technology										
Owner's Contingency										
Construction Contingency										
Construction Cost - New Construction (Building & Site)	\$143,571,120	\$420/sf	\$201,416,000	\$425/sf	\$170,302,338	\$423/sf	\$8,400,000	\$420/sf		
Construction Cost - Renovation (Building & Site)	\$50,134,280	\$280/sf	\$0	\$280/sf	\$25,497,360	\$280/sf	\$190,857,450	\$345/sf		
SUBTOTAL INDIVIDUAL PROJECT	\$231,903,136		\$240,515,881		\$234,329,358		\$239,861,336		\$73,072,371	
Estimated MSBA Reimbursement Grant	\$143,000,000		\$139,000,000		\$140,000,000		\$158,000,000		\$0	
	\$147,000,000		\$143,000,000		\$144,000,000		\$162,000,000			
Estimated Cost to City of Fall River	\$85,000,000		\$96,000,000		\$90,000,000		\$78,000,000		\$70,000,000	
	\$89,000,000	to	\$100,000,000	to	\$94,000,000	to	\$82,000,000	to	\$73,000,000	to
All cost for construction are preliminary and are being estimated through the use of current similar project data on a \$/sf basis										
The proposed construction of an all-new facility (Option 2) is being based on the building program size identified in the preliminary Space Summary and Educational Program										
The proposed additions required in options 1 and 3 are being estimated based on projected utilization of the existing building area and the necessary additional area required to meet the proposed programs identified in the Space Summary and the Educational Program.										
Note that a more detailed explanation and description for Option 5 is included elsewhere within the Preliminary Design Program documents. This Option does NOT address educational needs, comprehensive renovation needs, additional space needs, etc. It is only intended to be a measure of immediate code compliance repairs in order to continue to occupy the building in its current state.										

RECOMMENDATIONS FOR FURTHER INVESTIGATORY WORK

Preliminary Evaluation of Alternatives

Ai3 Architects, LLC recommends that a number of components in the feasibility study receive further and more detailed analysis during the next phase of the study and leading up to any recommendations regarding a Preferred Solution as follows:

- A preliminary site and building plan should be developed and analyzed for each option. This will enable an evaluation of the educational benefits that can be provided in the various options and the ability of each option to meet primary objectives defined in the educational visioning and the educational programming. A preliminary site plan will also allow an evaluation of the specific impact on existing playfields, parking, site security, site circulation.
- Cost estimates should be refined to reflect the specific preliminary site and building plans developed within the next phase of the feasibility study. These estimates should also be reviewed with MSBA to refine soft costs and potential eligible vs ineligible costs. Current costs estimates assume a specific \$/sf construction cost based on the existing site and building conditions and a database of similar projects. The renovation/addition costs, along with the proposed costs of a new facility, should be evaluated in more detail in the next phase of the feasibility study.
- The district provided the professional team with a geotechnical report conducted in December 2005 on the existing high school site. This information has been reviewed and a subsequent letter provided with the team's analysis of the information. During the next phase of the feasibility study, the sub-surface conditions should be further evaluated during the next phase to more specifically coordinate with the evaluation of the proposed options. This information will assist the design team with further recommendations regarding the type of foundations that should be considered. The information will also assist with refining the potential cost impact.
- A traffic impact analysis should be completed to analyze the existing onsite and offsite roadway conditions, traffic volumes, capacity analysis, and safety analysis. The traffic impact analysis should also review the "build conditions" and provide recommendations for improvements related to a newly proposed project.

LOCAL ACTIONS AND APPROVALS

Local Actions and Approvals

The Local Actions and Approvals Certification Letter has been executed by the City's Chief Executive Officer, the Superintendent of Schools, and the School Committee Chair, and is included herein. The School Building Committee (SBC) Membership Letter has been included for reference to indicate that the Committee was formed in accordance with the provisions of all applicable statutes, local charters, by-laws and agreements of the City of Fall River. The meeting minutes for all BMC Durfee High School Building Committee (SBC) Meetings noted on the certification letter are also included in this section. Each meeting packet includes the agenda, the meeting minutes, and handouts provided to and reviewed with the SBC. Each set of meeting minutes are approved by a vote of the Committee at the beginning of the subsequent meeting. The vote approving and certifying the minutes are recorded in the minutes. All actions taken by the SBC are also recorded in the SBC meeting minutes. Actions are authorized by a vote of the Committee and the meeting minutes record the specific vote language and resulting vote.

In addition to the SBC Meetings, several other meetings were held during the development of the Preliminary Design Program with the various Subcommittees, OPM, Designers, City Officials, School Administrators, and Staff. For a full listing of all meetings that took place including the general purpose and attendees, refer to the Meetings and Milestones Matrix located within **Section I, d. Project Schedule**.

A Public Forum was held on April 19, 2017 to discuss the BMC Durfee High School Project, the MSBA process, the various sites explored, and the overall educational vision. The meeting minutes, presentation, and the list of attendees are included in this section.

This section includes the following:

1. Signed Local Actions and Approvals Certification
2. School Building Committee Membership Letter
3. SBC Submittal Approval Certification Letter – Chair SBC
4. BMC Durfee High School Building Committee Meeting Minutes
5. Public Forum #1 Meeting Minutes
6. Public Forum #1 Presentation

Refer to **Appendix B** for all MSBA Board actions and approvals.

CERTIFICATION LETTERS

Local Actions and Approvals



FALL RIVER PUBLIC SCHOOLS

Facilities & Operations

Matthew H. Malone, Ph.D.
Superintendent of Schools

Kenneth C. Pacheco
Chief Operations Officer

Ms. Diane Sullivan
Senior Capital Program Manager
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Sullivan:

The City of Fall River School Building Committee ("SBC") has completed its review of the Feasibility Study's Preliminary Design Program for the B.M.C. Durfee High School Project (the "Project"), and on April 13, 2017, the SBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the SBC Meeting Minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached in Section VII of the Preliminary Design Program.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on November 18, 2015, the SBC has held eight meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

▪ SBC Meeting	September 29, 2016	Durfee HS Library	4:30 PM
▪ SBC Meeting	October 20, 2016	Durfee HS Library	4:30 PM
▪ SBC Meeting	November 16, 2016	Durfee HS Library	4:30 PM
▪ SBC Meeting	December 8, 2016	Durfee HS Library	4:30 PM
▪ SBC Meeting	January 12, 2017	Durfee HS Library	4:30 PM
▪ SBC Meeting	February 15, 2017	Durfee HS Library	4:30 PM
▪ SBC Meeting	March 9, 2017	Durfee HS Library	4:30 PM
▪ SBC Meeting	April 13, 2017	Durfee HS Library	4:30 PM

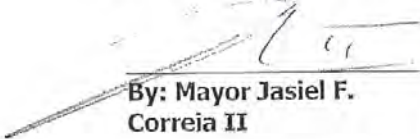
The agendas outlining the topics of discussion at each meeting, the meeting minutes and presentation materials are provided with the Meeting Minutes in Section VIIb of the Preliminary Design Program Submission. All votes are recorded in the Meeting Minutes and all Meeting Minutes are posted on the Fall River Public Schools website for public review at <http://www.fallriverschools.org/newdurfeehs.cfm>.

The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review on the Fall River Public School website at <http://www.fallriverschools.org/newdurfeehs.cfm> and at the Office of the Superintendent of Schools and at City Hall in the Building and Grounds Department.

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq.*

If you have any questions or require any additional information, please contact Lynn Stapleton, Owner's Project Manager, lstapleton@leftfieldpm.com, 508-269-0457.

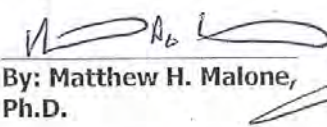
By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.


By: Mayor Jasiel F.
Correia II

Title: Chief Executive
Officer

Date: 4/26/17

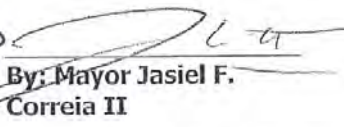
By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.


By: Matthew H. Malone,
Ph.D.

Title: Superintendent of
Schools

Date: 4/26/17

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.


By: Mayor Jasiel F.
Correia II

Title: Chair of the School
Committee

Date: 4/26/17



CITY OF FALL RIVER MASSACHUSETTS Office of the Mayor

JASIEL F. CORREIA II
Mayor

September 30, 2016

MSBA Project Coordinator
Massachusetts State Building Authority
40 Broad Street
Boston, MA 02109

Dear Sarah Blache:

In accordance with 963 CMR 2.00, attached for your review and approval is the membership of the School Building Committee for BMC Durfee High School located in the City of Fall River. The Committee was formed in accordance with the provisions of all applicable statutes, local charters, by-laws and agreements of the City of Fall River.

Committee Members include the following:

Designation	Name and Title	Address	E-mail address and Phone	Voting Member
SBC member who is MCPPO certified*	Rhonda Pinnell Purchasing Agent,	1 Government Center Fall River, MA 02722	rpinnell@fallriverma.org	
Local Chief Executive Officer	Jasiel F. Correia II Mayor, City of Fall River	1 Government Center Fall River, MA 02722	mayor@fallriverschools.org	
Administrator or Manager**	Cathy Ann Viveiros City Administrator	1 Government Center Fall River, MA 02722	cviveiros@fallriverma.org	
School Committee Member (minimum of one)	Mark Costa School Committee Vice-chair	343 Kenyon Street Fall River, MA 02720	mwcosta@fallriverschools.org	X
Superintendent of Schools	Matthew Malone, Ph.D.	417 Rock St. Fall River MA 02720	mmalone@fallriverschools.org	X
Local Official responsible for Building Maintenance	Kenneth Pacheco, Co-chair Chief of Operations FRPS	417 Rock St. Fall River	kenpacheco@fallriverschools.org	X
Representative of Office authorized by law to construct school buildings	Chris Gallagher Director of Buildings & Grounds	1 Government Center Fall River, MA 02720	cgallagher@fallriverma.org	X
School Principal	Maria Pontes	360 Elsbree Street	mpontes@fallriverschools.org	X
SBC member who is MCPPO certified*	Timothy McCoy Purchasing Agent, FRHA	215 Anthony St. Fall River, MA	Tim.mccoy@fallriverha.org	X



**CITY OF FALL RIVER
MASSACHUSETTS**
Office of the Mayor

JASIEL F. CORREIA II
Mayor

Member knowledgeable in educational mission and function of facility	Edward Costar School Committee	377 Montgomery St. Fall River, MA	508-642-8756 ecostar@fallriverschools.org	X
Local budget official or member of local finance Committee	Nick Christ CEO Baycoast Bank	330 Swansea Mall Dr. Swansea, MA 02777	508-678-7641 nchrist@baycoast.com	X
Members of community with architecture, engineering and/or construction experience	Michael Keane Owner, Civitect Architect	96 Colfax Street Fall River, MA 02720	508-673-0038 mkeane@civitech.com	X
Members of community with architecture, engineering and/or construction	Brantley Hunsinger Owner , B-Tech Construction	78 Foote Street Fall river, MA 02724	508-989-2864 btcc4@aol.com	X
Member knowledgeable in educational mission and function of facility	Melissa Fogarty Operations, Durfee High School	360 Elsbree Street Fall river, MA	508-675-8100 mfogarty@fallriverschools.org	X
Other: Please provide brief background info/expertise	Carole Fiola State Representative	307 Archer St. Fall River, MA	617-722-2460 Carole.fiola@mahouse.gov	X
Member knowledgeable in educational mission and function of facility Member knowledgeable in educational mission and function of facility Member knowledgeable in educational mission and function of facility	Gary Bigelow Teacher / Durfee Caterina Pereira Student / Durfee Lauren Correa Student / Durfee	360 Elsbree Street Fall River, MA 360 Elsbree Street Fall River, MA 360 Elsbree Street Fall River, MA	508-675-8100 gbigelow@fallriverschools.org caterinap2019@gmail.com lauren.correa@comcast.net	X

One Government Center • Fall River, MA 02722
TEL (508)324-2600 • FAX (508)324-626 • EMAIL mayor@fallriverma.org



CITY OF FALL RIVER
MASSACHUSETTS
Office of the Mayor

JASIEL F. CORREIA II
Mayor

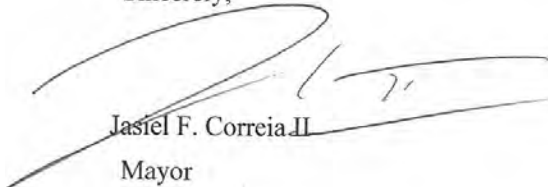
Member knowledgeable in educational mission and function of facility	Michael Costa Teacher/ Durfee	360 Elsbree Street Fall River, MA	508-675-8100 mikecosta@fallriverschools.org	X
Other: Please provide brief background info/expertise	Joseph Camara, co-chair City Councilor	850 Montgomery St Fall River, MA	508-801-1167 joicecam@aol.org	X

Listed below is the past performance of the school building committee, the building committee (temporary or permanent), or any other committee responsible for oversight, management, or administration of the construction of public buildings and its individual members:

The listed committee members above have served on many committees regarding school construction, specifically there are 8 members who have served on other MSBA school construction projects.

After approval of this committee by the Authority, the City Of Fall River will notify the Authority in writing within 20 calendar days of any changes to the membership or the duties of said committee.

Sincerely,



Jasiel F. Correia II
Mayor

Approved by MSBA

Date

One Government Center • Fall River, MA 02722
TEL (508)324-2600 • FAX (508)324-626 • EMAIL mayor@fallriverma.org



FALL RIVER PUBLIC SCHOOLS
Facilities & Operations

Matthew H. Malone, Ph.D.
Superintendent of Schools

Kenneth C. Pacheco
Chief Operations Officer

April 20, 2017

Ms. Sarah Blache-Schwartz
Senior Project Coordinator
Massachusetts School Building Authority
40 Broad Street; Suite 500
Boston, MA 02109

RE: B.M.C. Durfee High School
Preliminary Design Program Submission

Dear Sarah:

The School Building Committee ("SBC") met and voted on April 13, 2017 to approve the Preliminary Design Program of the B.M.C. Durfee High School and to submit the Preliminary Design Program Submission to the MSBA on April 20, 2017. The SBC voted unanimously, 8 in favor, 0 opposed and 0 abstained. To submit the presented Preliminary Design Program documents.

By signing this Local Action Certification, I hereby certify that,
to the best of my knowledge and belief, that the information
supplied by the District is true, complete and accurate.

By: Ken Pacheco, Chief Operating Officer Fall River Public Schools
Title: B.M.C. Durfee High School Building Committee Co-Chair

4/20/2017
Date:

FEASIBILITY STUDY CHECKLIST

Local Actions and Approvals

January 2014

Appendix 3F

Module 3 Feasibility Study Checklist

The following checklist has been provided as a general guide for Districts and consultants in the performance of work associated with the requirements of the Feasibility Study Agreement, Module 3 – Feasibility Study, OPM and Designer Contracts, practices, policies, and Project Advisories and is **not** to be submitted to the MSBA. This checklist is not intended to supersede the requirements of these documents or statutory and regulatory requirements.

Item	Date
Copy of executed OPM Contract forwarded to MSBA	September 16, 2016
Copy of executed Designer Contract forwarded to MSBA	December 21, 2016
Work Plan approved by School Building Committee ("SBC")	January 12, 2017
Kick-Off Meeting with MSBA	February 14, 2017
Processed Budget Revision Request to align ProPay Budget Line Items to executed OPM and Designer Contracts submitted to MSBA	January 5, 2017
Reviewed Project Advisories	April 10, 2017
SBC Vote to approve Preliminary Design Program ("PDP") Submittal and Local Actions and Approval Certification signed.	April 13, 2017
PDP submitted to the MSBA	April 20, 2017
District Response to PDP review comments submitted to MSBA	
School Committee Vote to approve Grade Reconfiguration and/or Districting and Grade Reconfiguration and Districting Approval Certification signed (if applicable)	N/A
SBC Vote to approve Preferred Schematic Report ("PSR") Submittal and Local Actions and Approval Certification signed.	
PSR submitted to the MSBA	
District Response to PSR review comments submitted to MSBA	
Facilities Assessment Subcommittee ("FAS") Meeting	
District Response to FAS comments submitted to MSBA	
Updates to SBC submitted to MSBA (if applicable)	
Updates to OPM and Designer Org Charts submitted to MSBA (if applicable)	
Copies of executed OPM and Designer Contract amendments (if applicable) submitted to the MSBA	OPM 1 - 3/15/17
ProPay Budget Revision Request(s) submitted to MSBA (if applicable)	BRR 1 – 10/4/16 BRR 2 – 02/14/17
Work plan updated and approved by SBC (if applicable)	
Preferred Schematic Conference Call	
MSBA Board Approval to Proceed into Schematic Design	
MSBA Board Action Letter denoting approval of authorization to proceed to schematic design	

SBC MEETING MINUTES

Local Actions and Approvals Certification

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

SCHOOL BUILDING COMMITTEE KICK-OFF MEETING NO. 1

Thursday, September 29, 2016

Spencer Borden School, Community Room
1400 President Avenue

4:00 PM

Agenda

1. Introductions
 - School Building Committee
 - LeftField Project Management
2. Communications
 - Building Committee/Team Members Contact Information
 - List of Those to be Copied on Correspondence
3. RFS Designer Services Process
 - Status of Request for services (RFS) Draft/Advertisement Draft
 - Selection of Designer Selection Sub-Committee/Vote Required
 - Schedule of Designer Selection
4. MSBA Designer Selection Panel (DSP)
 - DSP Process
 - Designation of the Three Local Representatives for the MSBA DSP/Vote Required
5. School Building Committee Meeting Schedule
 - Proposed Meeting Schedule, Frequency of Meetings, Preferred Dates and Times
 - Next Meetings
6. Targeted Overall Project Schedule
 - Schedule Review
7. Other Business/Discussions

BMS Durfee High School – Fall River, MA	MEETING MINUTES
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SCHOOL BUILDING COMMITTEE KICK-OFF MEETING NO. 1	September 29, 2016
Location:	Spencer Borden School, Community Room
Time:	4:00 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	Y
Chris Gallagher	City of Fall River, Director of Building and Grounds	Y
Carole Fiola	Mass. State Rep.	N (by proxy)
Matt Malone	Fall River School Dept, Superintendent of Schools	N
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	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	Y
Nick Christ	Baycoast Bank, CEO Baycoast Bank	N
Michael Keane	Civitech Architects, Owner	N
Brantley Hunsinger	B-Tech Construction, Owner	Y
Jim Rogers	LeftField, Owner	N
Lynn Stapleton	LeftField, Project Executive	Y
Adam Keane	LeftField, Project Manager	Y
Paul Gransaul	LeftField, Project Manager	Y

A Kick-Off Meeting was held at The Spencer Borden School in the Community Room. A quorum of the School Building Committee was present. K. Pacheco, SBC Co-Chair called the meeting to order at 4:14 PM. The following was noted:

I. Introduction of Attendees and Background of OPM

1. Lynn Stapleton will be the Project Executive. She noted that she has been working in the industry for 35 years both as an architect and strictly as an OPM for the past 12 years. She previously worked in one of the largest school districts, Charlotte-Mecklenburg Schools. She has worked on as many K-12 projects as any other OPM working for MSBA. She has worked on school projects ranging from small accelerated repair projects to a \$276M school.

2. Adam Keane will be the Project Manager. He has been in the industry for twenty years working on both the construction side and as an OPM. Adam will be the primary contact for the Fall River School Dept.
3. Paul Gransauill will be the assistant Project Manager. He has been in the industry for more than forty years primarily in a construction management role.

II. Communications Protocol

1. The Sign-in sheet is attached and has the contact information of those in attendance, along with the remaining SBC members.
2. As a general rule, all members of the SBC will be copied on communications between the various Team members, i.e. the designer, LeftField and SBC.
3. L. Stapleton stated that a web site needs to be established where large files and all essential communications (i.e. Public Meetings postings) can be uploaded. It was agreed that the site should be linked to both the City and School Dept. web pages. K. Pacheco will review the status with the IT group.

III. RFS Designer Services Process

1. The RFS was submitted to MSBA for their review. This is a ten day review process that began on 9/21/16.
2. An advertisement requesting Designer Proposals must be submitted to the Central Register by 10/6 to appear on 10/12. The advertisement will also be sent to the Herald News and COMMBUYS.

MOTION: T. McCoy moved, seconded by B. Hunsinger, that the School Building Committee vote to distribute the advertisement to the Central Register, the Herald News and COMMBUYS.

The Durfee School Building Committee voted to distribute the advertisement to the Central Register, the Herald News and COMMBUYS. For: 10 – Opposed: 0 – Abstained: 0

3. A Designer Proposal Briefing will be held on-site at the Durfee High School on 10/18 at either 3:00 or 3:30 PM. Attendees from the SBC to be confirmed.
4. Designer Selection Committee:
L. Stapleton noted that the SBC will be required to form several Sub-committees as the process unfolds. The first is selection of members to serve on the Designer Selection Committee (DSC). The following members volunteered for the sub-committee: Ken Pacheco, Mellissa Fogarty, Brantley Hunsinger, Chris Gallagher, Tim McCoy and Gary Bigelow.

MOTION: Joe Camara moved and Ed Costar seconded, that the School Building Committee vote to appoint Ken Pacheco, Melissa Fogarty, Brantley Hunsinger, Chris Gallagher, Tim McCoy and Gary Bigelow to the Designer Selection Committee.

The Durfee School Building Committee voted to appoint Ken Pacheco, Melissa Fogarty, Brantley Hunsinger, Chris Gallagher, Tim McCoy and Gary Bigelow to the Designer Selection Committee. For: 10 – Opposed: 0 – Abstained: 0

5. Designer Selection Panel (DSP)

L. Stapleton noted that the SBC will need to designate three Local Representatives to sit on the DSP which will ultimately decide on the selection of the Project's designer. It was further noted that a vote would be required to ratify the designation.

K. Pacheco requested the deferral of a vote to appoint the members to the Designer Selection Panel until the next SBC meeting as not all SBC voting members were currently present. This request was unanimously agreed.

IV. Preliminary Design Program Process & Next Steps

6. It was noted that the Preliminary Design program (PDP) would be developed by the SBC with major input from the School District, i.e. the Superintendent, Principal, senior staff and administrators, the Designer and the Designer's Educational Consultant. An Educational Sub-committee will be formed to serve this function.
7. The formation of one additional Sub-committee was discussed, which is the Site Selection Sub-committee.
8. The Project Schedule prepared by LeftField was distributed. Target milestones dates for the Designer Selection Process was also distributed and reviewed.
9. L. Stapleton noted that the duration for the Schematic Design process is currently scheduled at approximately twelve months.
10. It was noted that the frequency of the full SBC meetings should be at least monthly with various Sub-committees meeting more frequently.
11. The next SBC meeting is scheduled for Thursday, 20th of October at 4:30 PM to be held at Durfee High School.

V. Funding & Budget

12. It was noted that based on a student population of 2,600 students with the per student square footage allocated by MSBA, for 2018 the construction cost would likely range from \$180 million to \$200 million. It was also noted that in addition to the construction cost or "Hard Costs", there would be "Soft Costs". Examples of Soft Costs were defined as Designer fees, OPM fees, Third

party testing fees, Furniture, Fixtures and Equipment, etc. The budget for Soft Costs can be anticipated to be approximately 25% of construction costs.

13. Discussion on the amount of the Total Project Costs (the sum of Hard and Soft Costs) that would be funded by MSBA and by the City of Fall River, respectively, ensued. The “80/20” split that the City can expect only applies to “eligible costs”. Examples of “ineligible costs” would be a new swimming pool, an auditorium larger than a prescribed size, sitework costs beyond a prescribed allowance, i.e. replacement of athletic fields could push this portion of the costs beyond the eligible costs. It was noted that a more realistic split of the Total Project Costs would be in the 65/35 to 60/40 range.
14. The possibility of a Debt Exclusion vote was discussed as a means to fund all or part of the City’s portion of the Project costs. It was noted that this vote could be scheduled as a separate event and not associated with any Federal, State or Local elections.

VI. Next Meetings

15. The next meeting of the full SBC is scheduled for 20 October 2016 at 4:30 PM at Durfee High School, Room location to be determined.

VII. Adjournment

16. The following motion and vote were made:

MOTION: Ed Costar moved and Tim McCoy seconded, that the School Building Committee vote to adjourn the meeting at 5:22 PM.

The Durfee School Building Committee voted unanimously to adjourn the meeting at 5:22 PM. For: 10 – Opposed: 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 Project Management, Inc.

School Building Committee Kick-Off Meeting

Sign-In List

Location: Spencer Borden Elementary School, Community Room

4:00 PM

Name	Company	E-Mail Address	Contact Info / Phone #
1 Michael D. Costa	BMC Durfee High School	mikecosta@fallriver schools.org	O: (508) 801-0466 C:
2 Corey Pigeon	BMC DURFEE HIGH SCHOOL	gbigelow@fallriver schools.org	O: C: 508 558-5134
3 Ed Costa	Fall River School DEPT.	CostaE@fallriver schools.org	O: C: 508 642-8756
4 Sara Lapointe	Rep. Fiola's Office	carole.fiola@mahone .gov	O: C: 617-772-2460
5 Maria Pontes	Durfee HS	mpontes@fallriver schools.org	O: C: 774-644-1016
6 Melissa Farney	Durfee HS	mfarney@fallriver schools.org	O: C: 774-201-9400
7 Lynn Stapleton	Leftfield	lstapleton@leftfield pm.com	O: C: 508-269-0457
8 Paul Grossvoss	Leftfield	pgrossvoss@leftfield pm.com	O: C: 617-293-4544
9 Adam Keane	Leftfield	akeane@leftfield pm.com	O: C: 617-593-9539
10 Chris Gallagher	City of F.R.	CGallagher@fallriver ma.gov	O: C: 508 922 6715
11 Tim McEg	F.R. Housing Authority	tim.mceg@fallriver ma.gov	O: C: 508 675 3580 774 301 4901



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

Thursday, September 29, 2016

School Building Committee Kick-Off Meeting

Sign-In List

Location: Spencer Borden Elementary School, Community Room

4:00 PM

Name	Company	E-Mail Address	Contact Info / Phone #
12 <i>Kenneth Parker</i> <i>Honoring</i>	FRBS	<i>Kerparker@flamingobirds.org</i>	O: <i>508-989-2160</i> C:
13 <i>Anthony Long</i>	BTech	<i>BTech@AOL.com</i>	O: <i>508-989-2864</i> C:
14 <i>Joseph Connor</i>	City Council	<i>ToxicCAM@aol.com</i>	O: <i>508-801-1167</i> C:
15 _____			O: _____ C: _____
16 _____			O: _____ C: _____
17 _____			O: _____ C: _____
18 _____			O: _____ C: _____
19 _____			O: _____ C: _____
20 _____			O: _____ C: _____
21 _____			O: _____ C: _____
22 _____			O: _____ C: _____

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

September 29, 2016

	<u>Schedule Date</u>
OPM Contract Executed/Submit to MSBA	Sept 20, 2016
Submit Designer RFS to City	Sept 20, 2016
City Review Complete By	Oct 5, 2016
Pickering Building Committee Kick-Off Meeting (Select Designer Selection Committee & DSP Reps)	Sept 29, 2016
Designer RFS to MSBA for Review (10 Day Review)	Sept 21, 2016
Submit Advertisement to Central Register	Oct 6, 2016
Submit Ad to Local Newspaper (To Appear 10/12)	Oct 6, 2016
Advertisement Appears in Central Register	Oct 12, 2016
Designer Proposal Briefing	Oct 18, 2016
Designer Proposals Due	Oct 26, 2013
Distribute Proposals to Selection Committee	Oct 27, 2013
Complete Reference Checks	Oct 30, 2016
Submit Proposals/Reference Check Packets to MSBA	Nov 3, 2016
MSBA to Submit to DSP	Nov 4, 2016
Meeting with Local DSP Reps to Review Process	Mar 15, 2016
MSBA DSP Meeting	Nov 22, 2016
MSBA Interviews (if Requested)	Dec 6, 2016
Designer Scope Meeting/PDP Start	Dec 8, 2016

Massachusetts School Building Authority

Designer Selection Procedures

Section 1: Introduction

The following designer selection process has been adopted by the Massachusetts School Building Authority (MSBA) pursuant to Massachusetts General Laws, Chapter 7C, Sections 44 through 58 to serve as the basis for the exemption under Section 46 from the jurisdiction of the Commonwealth's Designer Selection Board for the procurement of designers, and programmers by cities, towns, regional school districts, and independent agricultural and technical schools seeking funding from the MSBA for public school construction projects where the estimated construction cost is equal to or greater than \$5,000,000.00 (or other such amount as may be determined from time to time by the Executive Director of the MSBA), except for the MSBA's model schools program. Designer selection for public school construction projects where the estimated construction cost is less than \$5,000,000.00 (or other such amount as may be determined from time to time by the Executive Director of the MSBA) shall be conducted pursuant to Massachusetts General Laws, Chapter 7C, Section 54, by the respective city, town, regional school district or independent agricultural and technical school and in accordance with the MSBA's Designer Selection Guidelines.

Section 2: Designer Selection Panel

- A. The MSBA Designer Selection Panel (DSP) shall be composed of the following individuals who shall be appointed to the DSP by the MSBA's Executive Director ("Executive Director") in accordance with following procedures:
1. The Executive Director, ex officio, or his/her designee;
 2. Three (3) MSBA staff members associated with project management, design and/or construction oversight selected by the Executive Director;
 3. One (1) public member selected by the Executive Director;
 4. One (1) member who is a Massachusetts registered architect or architect emeritus as recommended by the Boston Society of Architects;
 5. Two (2) members who are Massachusetts registered architects or architect emeritus selected by the Executive Director;
 6. One (1) member who is a Massachusetts registered engineer as recommended by the American Council of Engineering Companies of Massachusetts;
 7. Two (2) members who are Massachusetts registered professional engineers selected by the Executive Director;
 8. One (1) member who is a representative of the construction industry as recommended by Associated General Contractors of Massachusetts;

9. One (1) member who is a representative of the construction industry as recommended by the Massachusetts Building Trades Council;
 10. Three (3) members who are proposed by the respective city, town, regional school district, independent agricultural and technical school or other public agency that is the Eligible Applicant, as defined in M.G.L. Chapter 70B, Section 2 for the specific project under consideration, one (1) of whom shall be designated by the school committee, district school committee, or board of trustees of the Eligible Applicant, as the case may be; one (1) of whom shall be the superintendent of schools of the Eligible Applicant, ex officio, or his/her designee; and one (1) of whom shall be the chief executive officer of the city or town that is the Eligible Applicant, ex officio, or his/her/its designee or, in all other cases, a member of the School Building Committee designated by the School Building Committee. The appointment of members pursuant to this Section 2(A)(10) shall be subject to the execution of a certification by each such member that the member has read and understands these procedures and the Designer Selection Guidelines.
- B. Members proposed or recommended by the societies or associations pursuant to subsections 2(A)(4), 2(A)(6), 2(A)(8), and 2(A)(9) above and the members proposed by the Eligible Applicant pursuant to subsection 2(A)(10) above shall be subject to appointment by the Executive Director who reserves the right, within his/her discretion, not to appoint or to disapprove the appointment of said proposed or recommended members. In considering the appointment of members proposed by the Eligible Applicant pursuant to subsection 2(A)(10), the Executive Director may consider, among other things, the extent to which the three (3) proposed members, as a whole, represent the interests of the Eligible Applicant.
 - C. The Executive Director shall appoint a chairperson from one of the members appointed to the DSP pursuant to subsections 2(A)(3) through 2(A)(9) above, who is a registered architect, architect emeritus or registered professional engineer and who shall also serve as chairperson of any subcommittee of the DSP.
 - D. All meetings of the DSP shall be open to the public unless the DSP votes to go into executive session by a roll call vote and announces the purpose of the executive session and whether the DSP will convene in open session at the conclusion of the executive session. Any action taken by the DSP in executive session shall be by a roll call vote.
 - E. The presence of nine (9) members, no less than four (4) of whom shall be registered architects, architects emeritus or registered professional engineers, shall constitute a quorum. The DSP shall not conduct any business without the presence of a quorum. The affirmative vote of a simple majority of the members present and voting shall be necessary and sufficient for any action taken by the DSP. No vacancy in the membership of the DSP shall impair the right of a quorum to exercise all the rights and duties of the DSP. In the absence of a quorum, the Chairperson may recess a meeting to some other time or until a quorum is obtained.
 - F. Subject to the discretion of the Executive Director, each member appointed pursuant to subsections 2(A)(2) through 2(A)(9) shall serve for a two-year term provided that every member that is appointed by the Executive Director shall continue to serve until a successor has been appointed to the DSP by the Executive Director. Members representing the Eligible Applicant who are appointed pursuant to subsection 2(A)(10) shall serve only while the DSP

conducts business directly related to the selection of a designer for the project being proposed by that particular Eligible Applicant.

- G. The MSBA shall give written notice of the names of the appointed members of the DSP to the Commonwealth's Designer Selection Board.
- H. No member of the DSP shall participate in the selection of a designer as a finalist for any project if the member's participation would constitute a conflict of interest or an appearance of conflict in violation of M.G.L. Chapter 268A.

Section 3: Public Notice

- A. Each contract for designer services for a project subject to these procedures shall be publicly advertised in a newspaper of general circulation in the area in which the project is located or is to be located and in the Massachusetts Central Register at least two weeks before the deadline for filing applications. The public notice shall contain:
 - 1. A description of the project, including the specific designer services sought, the time period within which the project is to be completed, and, if available, the estimated construction cost;
 - 2. If there is a program for the project, a statement of when and where the program will be available for inspection by applicants, and when and where a briefing session will be held for applicants and if there is not a program for the project, a statement to the effect;
 - 3. The qualifications required of applicants for the projects;
 - 4. The categories of designers' consultants, if any, for which applicants must list the names of consultants which the applicant may choose to use;
 - 5. Whether the fee has been set or will be negotiated, and if the fee has been set, the amount of the fee;
 - 6. The deadline for submission of applications;
 - 7. The person and address from which application forms may be obtained and, when completed, to whom they may be delivered;
 - 8. Any other pertinent information that may be required by law or deemed appropriate by the MSBA.
- B. The individual designated by the Eligible Applicant to be in charge of procurement for a project who holds the Massachusetts Certified Public Purchasing Official Program certification shall certify that the public notice and all other documents issued pursuant to the selection of a designer, including, but not limited to, program descriptions and request for services, have been prepared and issued in conformance with these procedures and Massachusetts General Laws, Chapter 7C, Sections 44 through 58.

Section 4: Master File Brochure and Application

- A. Prior to filing an application for any project, designers shall first file a Master File Brochure with the DSP containing the following information:
1. Certification that the applicant, if applying to perform design services other than preparation of studies, surveys, soil testing, cost estimates or programs, is a designer as defined in M.G.L. Chapter 7C, Section 44 paragraph (b);
 2. The names and addresses of all partners, if a partnership, of all officers, directors and all persons with an ownership interest of more than five per cent in the applicant if not a partnership;
 3. The registration number and status of each such person in every jurisdiction in which such person has ever been registered as an architect, landscape architect or engineer;
 4. A list of all projects for all public agencies within the Commonwealth for which the applicant has performed or has entered into a contract to perform design services within the five year period immediately preceding the filing of the information required in this section;
 5. A list of all current projects for which the applicant is performing or is under contract to perform any design services; and
 6. If the applicant is a joint venture, the information required in this section shall be required for each joint venturer, as well as for the joint venture itself.
- B. The DSP shall keep a permanent record of the Master File Brochures. Each designer shall update its Master File Brochure on an annual basis and shall make current the lists of projects required under Section 4(A)(4)-(6) with each application filed.
- C. An applicant to perform design, programming or feasibility study services on a project must file, in addition to the Master File Brochure, a written application prescribed by the DSP relating to the applicant's experience, ability, and qualifications.

Every application or Master File Brochure filed shall be sworn to under penalties of perjury. Any applicant who has been determined by the DSP to have filed materially false information shall be disqualified by the DSP from further consideration for any project for such time as the DSP determines is appropriate.

Section 5: Selection Criteria

- A. Minimum qualifications shall include:
1. Must be a qualified Designer within the meaning of M.G.L. Chapter 7C, Section 44 employing a Massachusetts registered architect or engineer responsible for and being in control of the services to be provided.
 2. The Massachusetts registered architect or engineer responsible for and being in control of the services to be provided for the Designer must have successfully completed the Massachusetts Certified Public Purchasing Official Program seminar "Certification for

School Project Designers and Owner's Project Managers," as administered by the Office of the Inspector General of the Commonwealth of Massachusetts, and must maintain certification by completing the "Recertification for School Project Designers and Owner's Project Managers" seminar every three years thereafter. Proof of recertification or registration in the next recertification seminar for which space is available must be provided.

3. Pursuant to M.G.L. Chapter 7C, Section 6, the Designer must agree to contract with minority and women-owned businesses as certified by the Supplier Diversity Office (SDO) formerly known as the State Office of Minority and Women Business Assistance (SOMWBA). The amount of participation that shall be reserved for such enterprises shall not be less than seventeen and nine tenths percent (17.9%) of the contract price for combined minority business enterprises (MBE) and women-owned business enterprises (WBE). Applicants must include a reasonable representation of both MBE and WBE firms that meets or exceeds the combined goal.

B. Other criteria for selection of finalists shall include:

1. Prior similar experience best illustrating current qualifications for the specific project.
2. Past performance of the firm, if any, with regard to public, private, DOE-funded, and MSBA-funded projects across the Commonwealth, with respect to:
 - a) Quality of project design.
 - b) Quality, clarity, completeness and accuracy of plans and contract documents.
 - c) Ability to meet established program requirements within allotted budget.
 - d) Ability to meet schedules including submission of design and contract documents, processing of shop drawings, contractor requisitions and change orders.
 - e) Coordination and management of consultants.
 - f) Working relationship with contractors, subcontractors, local awarding authority and MSBA staff and local officials.
3. Current workload and ability to undertake the contract based on the number and scope of projects for which the firm is currently under contract.
4. The identity and qualifications of the consultants who will work on the project.
5. The financial stability of the firm.
6. The qualifications of the personnel to be assigned to the project.
7. Geographical proximity of the firm to the project site or willingness of the firm to make site visits and attend local meetings as required by the client.
8. Any other criteria that may be required by law or that the DSP considers relevant to the project.

Section 6: Selection Process

- A. Cities, towns, regional school districts, and independent agricultural and technical schools subject to these procedures shall not rank or pre-rank applicants. Rankings shall occur only by vote of the DSP in accordance with these procedures and shall occur only after interviews, if allowed by vote of the DSP, have been concluded by the DSP.
- B. In the event that, upon reaching the deadline for submission of applications, three or fewer designer applications are received for a project, the Eligible Applicant may choose to modify the project description, estimated construction cost, program, desired designer qualifications, fee information, or other project information as necessary to attract interested designer applicants and begin the selection process again, starting with re-advertisement pursuant to Section 3: Public Notice. Should the Eligible Applicant choose to proceed with three or fewer designer applications and not re-advertise, the following procedure shall be followed:
1. The Eligible Applicant designee shall submit a statement that explains why the Eligible Applicant may have received three or less applications for the proposed project. The explanation should include but not necessarily be limited to:
 - a. A description of the public advertisement including the names of the publications in which the advertisement was placed and the date(s) in which the advertisement was published.
 - b. A description of the pre-proposal conference, if any, including the date, time, and location of the conference and names of attendees and the firms they represent.
 2. The Eligible Applicant designee and/or the OPM shall contact those design firms that attended the pre-proposal conference/walkthrough but did not submit an application and summarize why an application was not submitted for the proposed project.
 3. Legal counsel for the Eligible Applicant (i.e. town counsel or city solicitor) and the individual designated by the Eligible Applicant to be in charge of procurement for a project who holds the Massachusetts Certified Public Purchasing Official Program certification shall certify as to the adequacy and completeness of the procurement activity undertaken by the Eligible Applicant.
 4. At the discretion of the chairperson and with the concurrence of the three DSP members representing the Eligible Applicant, the DSP may forego the initial application review and invite all the designer applicants to appear for an interview before the DSP.
- C. The DSP may require any number of applicants to:
1. Appear for an interview before the DSP;
 2. Present a written proposal to the DSP through the Eligible Applicant; or
 3. Participate in a design competition held by the DSP through the Eligible Applicant.
- D. The DSP shall use the following procedures to rank three (3) finalists in order of qualifications from among the applicants for a particular project:

1. Prior to a DSP meeting at which the selection of finalists will be made or discussed, each member of the DSP shall be given a copy of each designer's application for his or her review.
2. At the DSP meeting, the DSP shall consider each application alphabetically or by some other method that may be determined by the chairperson from time to time.
3. When recognized by the chairperson, members of the DSP may comment or ask questions related to the selection process or the applications before the DSP.
4. Any potentially disqualifying deficiencies in an application should be noted in the record of the meeting.
5. After each member of the DSP has been given an opportunity to comment or ask questions, at the direction of the chairperson, each member of the DSP who is present shall utilize a ballot form provided by the MSBA to assign points to his or her top three (3) choices in order of qualifications so that each number one choice shall receive three (3) points, each number two choice shall receive two (2) points, and each number three choice shall receive one (1) point. The completed ballot forms shall be signed by each member and submitted to the DSP Administrator who shall tally the total points awarded to each applicant. The chairperson shall then read aloud the total points awarded to each of the applicants.
6. Once the point totals have been read aloud by the chairperson, the DSP may request interviews of the applicants with the highest point totals by the following procedure: Upon motion of one of the members, duly seconded by one of the other members, the DSP may vote to interview the applicants with the highest point totals.
7. If the DSP does not vote to conduct interviews, the DSP shall then vote to rank three (3) finalists in order of qualifications. If the DSP votes to conduct interviews, the DSP shall defer the ranking of the three (3) finalists until after the interviews have been concluded.
8. If the DSP votes to conduct interviews, the chairperson shall schedule the time and place of the interviews and written notice shall be given to the firms to be interviewed. Interviews shall be conducted in open session except that the chairperson may order competing firms, their agents and employees, to leave the meeting room during the interviews of their competitors. The MSBA may, within its discretion, develop standard questions to be answered or topics to be discussed by the applicants in the interview. Once the interviews have been concluded, at the direction of the chairperson, the DSP shall award points to each of the firms in accordance with the procedures set forth in subsection 6(C)(5). Once the point totals have been read aloud by the chairperson, the DSP shall then vote to rank three (3) finalists in order of qualifications.
9. In the event of a tie for the first, second or third highest point totals awarded to applicants by the DSP under Section 6(C)(5) or 6(C)(8), the chairperson shall determine, in his or her complete discretion, the procedure by which the tie shall be broken. The chairperson shall then read aloud the total points awarded to each of the applicants. Once the point totals have been read aloud by the chairperson, the DSP shall then vote to rank three (3) finalists in order of qualifications.

Once the DSP has voted to rank the top three (3) firms in order of qualifications, the MSBA shall transmit a list of the three (3) finalists ranked in order of qualifications to the Eligible Applicant along with a record of the final vote of the DSP on the selection and a written statement explaining the DSP's reasons for its ranking of the finalists.

Section 7: Award of Contract

- A. The authority to award a contract for designer services for a project that will receive funding from the MSBA is vested with the Eligible Applicant and subject to the approval of the MSBA.
- B. In the selection of a designer when the fee for designer services has been set prior to advertisement, the Eligible Applicant shall appoint a designer from the ranked list transmitted by the MSBA to the Eligible Applicant in the order of qualifications as determined by the DSP. If the Eligible Applicant proposes to select any designer other than the one ranked first by the DSP, it shall file a written justification for the proposed appointment with the DSP and shall not proceed until it has obtained written approval to proceed from the Executive Director.
- C. When the fee for designer services is to be negotiated, the Eligible Applicant shall review the list transmitted by the MSBA in the order of qualifications as determined by the DSP and may exclude any designer from the list if a written statement of reasons for the exclusion is filed with the DSP. The Eligible Applicant shall then appoint a designer based upon a successful fee negotiation. The Eligible Applicant shall first negotiate with the first ranked designer remaining on the list. Should the Eligible Applicant be unable to negotiate a satisfactory fee with the first ranked designer within thirty (30) days, negotiations shall be terminated and negotiations undertaken with the remaining designers, one at a time, in the order in which they were ranked by the DSP, until an arrangement is reached. Should the Eligible Applicant be unable to negotiate a successful fee with any designer initially selected by the DSP, the DSP shall recommend additional finalists in accordance with a procedure to be determined by the chairperson of the DSP that is not inconsistent with the procedures set forth in Section 6(B) above. The Eligible Applicant may require a finalist with whom a fee is being negotiated to submit a fee proposal and to provide current cost and pricing data on the basis of which the designer's fee proposal may be evaluated.

Section 8: Continued or Extended Services

- A. The Eligible Applicant may appoint a designer to perform continued or extended services that were not contemplated in the original public notice if the following conditions are met:
 - 1. A written statement is filed with the DSP explaining the reasons for the continuation or extension of services;
 - 2. The program for the design services is filed with the DSP;
 - 3. MSBA staff has made a written determination that the request for continued or extended services is otherwise in compliance with the MSBA's regulations, policies, procedures, and guidelines and the provisions of the feasibility study agreement, project scope and budget agreement, and/or project funding agreement, as applicable;

4. The DSP approves the appointment of the designer for continued or extended services and states the reason therefore.

Section 9: Emergency Designer Selection Process

- A. If a situation arises in accordance with Chapter 7C, Section 53, which has been declared an “emergency” by the Executive Director, an Eligible Applicant may request an emergency selection of a designer.
- B. In consultation with the technical staff of the MSBA, the Eligible Applicant shall prepare a proposed scope of work, an estimate of the cost of construction and a lump sum fee for the designer’s services, and submit this, and any other relevant information to the Executive Director.
- C. In lieu of public advertisement, the Executive Director or his/her designee will consult with the Eligible Applicant to select three to six qualified firms who have Master File Brochures on file, to solicit to perform this work.
- D. The MSBA staff will poll an ad-hoc committee of three members of the DSP to select at least three qualified finalists and forward the names of the finalists to the Eligible Applicant with a written statement explaining the committee’s reasons for its choice(s).
- E. The Eligible Applicant will select one of the three finalists to perform the work and forward the name of the selected firm to the DSP with a written statement explaining the reasons for its choice.
- F. The DSP will immediately notify the Designer Selection Board of the actions taken under the expedited procedures process, in addition to the mandated annual report.

Section 10: Annual Report

- A. The DSP shall submit an annual report to the Commonwealth’s Designer Selection Board which must contain:
 1. A list of all finalists selected by the DSP and awards made by the Eligible Applicants;
 2. A summary of the activities and other actions of the DSP, the Eligible Applicants and the MSBA staff relating to activities undertaken pursuant to these procedures; and
 3. Any other items which the MSBA deems appropriate.

Section 11: Statutory Representations by the MSBA


- A. The projects of the MSBA and the Eligible Applicants are not subject to the jurisdiction of the Division of Capital Asset Management and Maintenance.

- B. The DSP procedures substantially incorporate the procedures required of the Commonwealth's Designer Selection Board in M.G.L. Chapter 7C, Section 45 through 53, inclusive, and Section 55.

Section 12: Effective Dates

- A. The above designer selection procedures will be effective for all MSBA-funded projects through January 31, 2017.

Respectfully submitted under the penalties of
perjury this 21st day of January, 2015



John K. McCarthy, Executive Director
Massachusetts School Building Authority

Legend: dd:SOI Inactive Task Inactive Milestone Inactive Summary Manual Task Duration-only Manual Summary Rollup Manual Summary Start-only Finish-only JOWOT Baseline Slippage

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

B.M.C. DURFEE HIGH SCHOOL – Fall River, MA**SCHOOL BUILDING COMMITTEE MEETING NO. 2**

Thursday, October 20, 2016

Durfee High School - Library

4:30 PM

Agenda

1. Approval of September 29, 2016 Meeting Minutes
2. Request for Designer Services (RFS)
 - Status of RFS Process
3. MSBA Designer Selection Panel (DSP)
 - Designation of the Three Local Representatives for the MSBA DSP/Vote Required
 - Distribution of Proposals, References and Evaluation Matrix to MSBA DSP by November 3, 2016; Plan for Distribution to Sub-Committee
 - Schedule Designer Selection Sub-Committee Meeting in Advance of DSP on November 22, 2016
4. Schedule Update
 - Review Schedule
5. Budget Update
 - Review Project Budget
6. Other Business/Discussions
7. Next Meetings
 - Local DSP Representatives Meeting November 17, 2016 3:30 PM Proposed
 - School Building Committee Meeting November 17, 2016 4:30 PM Proposed
 - MSBA DSP Meeting November 22, 2016 8:30 AM Confirmed

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650
One Government Center – Fall River, MA 02722
TEL 508-324-220 – FAX 508-324-2211 – EMAIL city_clerks@fallriverma.org

BMS Durfee High School – Fall River, MA		MEETING MINUTES
SCHOOL BUILDING COMMITTEE MEETING NO. 2		October 20, 2016
Location:		Durfee High School, Library
Time:		4:30 PM

Attendees:

Name	Association	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
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	Y
Nick Christ	Baycoast Bank, CEO Baycoast Bank	Y
Michael Keane	Civitech Architects, Owner	N
Brantley Hunsinger	B-Tech Construction, Owner	Y
Tammy Moutinho		Y
Lauren Correa	Student	Y
Catarina Pereira	Student	Y
Jim Rogers	LeftField, Owner	Y
Lynn Stapleton	LeftField, Project Executive	Y
Adam Keane	LeftField, Project Manager	Y
Paul Gransaul	LeftField, Project Manager	Y

A Durfee High School Building Committee was held to review the status of the project. A quorum of the School Building Committee was present. K. Pacheco, SBC Co-Chair called the meeting to order at 4:40 PM.

At the commencement of the meeting, Ken Pacheco noted the attendance of two additions to the School Building Committee, Lauren Correa and Catarina Pereira, both current students at Durfee High School.

I. Approval of Meeting Minutes

Approval of September 29, 2016 Meeting Minutes

1. The following motion and vote were made:

MOTION: M. Pontes moved, seconded by E. Costar, that the School Building Committee approve the September 29, 2016 SBC Meeting Minutes.

Discussion: None.

**The Durfee School Building Committee voted to approve the September 29, 2016 SBC Meeting Minutes.
For: 10 – Oppose: 0 – Abstained: 0**

II. RFS Designer Services Process

1. LeftField noted that the Designer Proposal Briefing was held on 10/18/16 with 29 attendees from the design community participating. As a result of several questions asked at the briefing, an addendum with responses was issued on 10/19 and a final addendum will be issued by noon on 10/21 to answer all questions received by the deadline on 4PM on 10/21.
2. The RFS proposals are due on 10/26 by 2:00PM at Chris Gallagher's office at City Hall, One Government Center. The submission process will be overseen by Tammy Moutinho and the Purchasing Agent Rhonda Pinnell who are both MCPPO certified. All the proposals will be time-stamped.
3. LeftField noted that we have a short time frame to review and evaluate the proposals as we need to submit the proposals with the reference checks and evaluation matrix to MSBA by 11/3. L. Stapleton will distribute the evaluation matrix to assist in the Selection Committee and Local DSP Representatives review of the proposals.

III. MSBA Designer Section Panel

4. L. Stapleton noted that the SBC is required to appoint three local representatives to sit on the Designer Selection Panel and to vote in representation of the District. It was noted that others could attend and be in the audience as observers to the process. Dr. Matt Malone indicated that he will be in attendance.

MOTION: N. Christ moved, seconded by M. Fogarty, that the School Building Committee appoint Chris Gallagher, Ken Pacheco, and Maria Pontes to represent the District as the local representatives on the Designer Selection Panel.

**The Durfee School Building Committee voted to appoint Chris Gallagher, Ken Pacheco and Maria Pontes to be the local representatives on the Designer Selection Panel.
For 10 – Opposed: 0 – Abstained: 0**

IV. Preliminary Design Program Process, Schedule and Next Steps

5. L. Stapleton noted that the Educational Program will require major input from the District. Even though the designer will not be selected for another six weeks, there is a lot involved with developing the Educational Program and the effort should begin as soon as possible. The Preliminary Design Program Submission to MSBA is currently scheduled for 3/9/17.
6. M. Malone has set up a school visit at Newton North High School on 11/2 at 9:00AM for a small group to view the school with a particular focus on flexible spaces, Arts Integration and Technology. Newton North HS is a Comprehensive High School providing a vocational and technical curriculum.
7. C. Fiola suggested it would be useful to have Durfee HS teachers and administrators serve on the various subcommittees to provide insider input. K. Pacheco agreed that this would be a valuable part of the process.
8. L. Stapleton noted that in addition to subcommittees for the Educational Program and Site Selection, other subcommittees that are often formed are Finance and Marketing/Communications.

V. Project Funding & Project Budget Update

9. L. Stapleton noted that as the probable construction cost will likely be very high, budget discussions should begin early in the process. Discussions involving the City's debt service capacity, the potential need for a Debt Exclusion vote, The City's bonding ability and the tax impacts to residents will be helpful in understanding and determining the funding capacity of the City and will be important in the effort to keep the City residents informed.
10. C. Fiola asked when in the process can the SBC expect reliable cost data. L. Stapleton indicated that reliable cost data will begin to be generated in the Preliminary Design Program phase with the development of program spaces and associate square footage of each program space. With this information, preliminary cost estimates can be generated.
11. C. Fiola noted that the entire process should be transparent to help City residents understand the development of the design and cost. C. Gallagher suggested looking into the use of a marketing professional to assist in getting the information out to the community appropriately and effectively to avoid any misconceptions. N. Christ recommended the formation of a subcommittee to explore the sentiment of the community for the Project.
12. K. Pacheco requested a Best Case Scenario for the Project Budget and a Worst Case Scenario for the Project Budget. He also requested that a list of potential "ineligible costs" be developed for the SBC to review. LeftField will provide.
13. L. Stapleton reviewed the costs expended to date as reported to MSBA in the first monthly report which are all OPM costs at 9% of the budget line item.

VI. Other Business/Discussions

14. The development of a Project Website was discussed to post information for the SBC and the community to review project information and status. The site will be attached to the Durfee HS website and the City's website will have a link to the website.
15. It was suggested that maybe the Student SBC members could create a subcommittee to develop the website.

VII. Next Meetings

16. The next meeting of the full SBC is scheduled for November 16, 2016 at 4:30 PM in the Durfee High School Library. There will also be a Designer Selection Committee Meeting on November 16th starting at 3:30 PM in the Library.
17. It was noted that after the next SBC Meeting, meetings will be held on the second Thursday of each month in the Durfee High School Library.

VIII. Adjournment

18. The following motion and vote were made:

MOTION: N. Christ moved and C. Fiola seconded, that the School Building Committee vote to adjourn the meeting at 5:35 PM.

The Durfee School Building Committee voted unanimously to adjourn the meeting at 5:35 PM.






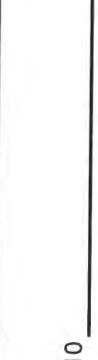



For: 10 – Opposed: 0 – Abstained: 0

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

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

Thursday, October 20, 2016

School Building Committee Meeting No. 2			Sign-In List
Location: Durfee High School, Main Conference Room			4:30 PM
Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
1 	Jasiel F. Correia II Mayor	mayor@fallriverschools.org	O: C:
2 	Cathy Ann Viveiros City Administrator	cviveiros@fallriverma.org	O: C:
3 	Rhonda Pinnell Purchasing Agent	rpinnell@fallriverma.org	O: C:
4 	Tim McCoy Purchasing Agent FRHA	tim.mccoy@fallriverma.org	O: C: 774-301-4901
5 	Chris Gallagher Director of Building and Grounds	cgallagher@fallriverma.org	O: C: 508-922-6715
6 	Carole Fiola MA State Representative	carole.fiola@mahouse.gov	O: 617-722-2460 C: 508-641-0297
7 	Matt Malone Superintendent of Schools	mmalone@fallriverschools.org	O: C:
8 	Ken Pacheco Co Chair, Chief of Operations FRPS	kenpacheco@fallriverschools.org	O: C: 508-989-2160
9 	Joseph Camara City Councilor and Co Chair	joeicecam@aol.com	O: C: 508-801-1167
10	Mark Costa School Committee, Vice Chair	mikecosta@fallriverschools.org	O: C:
11	Ed Costar School Committee	ecostar@fallriverschools.org	O: C: 508-642-8756

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










Thursday, October 20, 2016

School Building Committee Meeting No. 2

Sign-In List

Location: Durfee High School, Main Conference Room

4:30 PM

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
12 	Maria Pontes Durfee High Principal	mpontes@fallriverschools.org	O: C: 774-644-1016
13 	Melissa Fogarty Operations Durfee High	mfogarty@fallriverschools.org	O: C: 774-201-9400
14 	Michael Costa Durfee High Teacher	mikecosta@fallriverschools.org	O: C: 508-801-0466
15 	Gary Bigelow Durfee High Teacher	gbigelow@fallriverschools.org	O: C: 508-558-5134
16 	Nick Christ CEO Baycoast Bank	nchrist@baycoast.com	O: C: 508-678-7641
17 	Michael Keane Owner Civitech Architects	mkeane@civitech.com	O: C: 508-673-0038
18 	Brantley Hunsinger Owner B-Tech Construction	btech@aol.com	508-989-2864
19			O: C:
20			O: C:
21 	Jim Rogers LeftField, Owner	jrogers@leftfieldpm.com	O: C: 617-593-0661
22 	Lynn Stapleton LeftField, Project Director	lstapleton@leftfieldpm.com	O: C: 508-269-0457

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


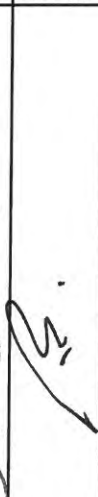
Thursday, October 20, 2016

School Building Committee Meeting No. 2

Sign-In List

Location: Durfee High School, Main Conference Room

4:30 PM

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
23 	Adam Keane LeftField, Project Manager	akeane@leftfieldpm.com	O: C: 617-593-9539
24 	Paul Gransauil LeftField, Project Manager	pgransauil@leftfieldpm.com	O: C: 617-293-4944

25. Lauren Correy

lauren.correy@comcast.net

26. Catarina Pereira

Catarinap2019@gmail.com

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

October 20, 2016

	<u>Schedule Date</u>
OPM Contract Executed/Submit to MSBA	Sept 20, 2016
Submit Designer RFS to City	Sept 20, 2016
City Review Complete By	Oct 5, 2016
Pickering Building Committee Kick-Off Meeting (Select Designer Selection Committee & DSP Reps)	Sept 29, 2016
Designer RFS to MSBA for Review (10 Day Review)	Sept 21, 2016
Submit Advertisement to Central Register	Oct 6, 2016
Submit Ad to Local Newspaper (To Appear 10/12)	Oct 6, 2016
Advertisement Appears in Central Register	Oct 12, 2016
Designer Proposal Briefing	Oct 18, 2016
Designer Proposals Due	Oct 26, 2013
Distribute Proposals to Selection Committee	Oct 27, 2013
Complete Reference Checks	Oct 30, 2016
Submit Proposals/Reference Check Packets to MSBA	Nov 3, 2016
MSBA to Submit to DSP	Nov 4, 2016
Meeting with Local DSP Reps to Review Process	Nov 17, 2016
MSBA DSP Meeting	Nov 22, 2016
MSBA Interviews (if Requested)	Dec 6, 2016
Designer Scope Meeting/PDP Start	Dec 8, 2016

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

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

BMC Durfee High School - Fall River, MA

September 30, 2016

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd 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	\$ 70,000	\$ 350,000	\$ 350,000	100%	\$ 32,812	9%	\$ 317,188	*FSA 1
0002-0000	A&E Feasibility Study/Schematic Design	\$ 570,000	\$ (20,000)	\$ 550,000	\$ -	0%	\$ -	0%	\$ 550,000	*FSA 1
0003-0000	Environmental & Site	\$ 120,000	\$ (50,000)	\$ 70,000	\$ -	0%	\$ -	0%	\$ 70,000	*FSA 1
0004-0000	Other	\$ 30,000		\$ 30,000	\$ -	0%	\$ -	0%	\$ 30,000	
	SUB-TOTAL	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 350,000	35%	\$ 32,812	3%	\$ 967,188	
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!	\$ -	

BMC Durfee High School - Fall River, MA

September 30, 2016

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	\$ 350,000	35%	\$ 32,812	3%	\$ 967,188	
FUNDING SOURCES										
		Max w/ Conting.	Max w/o Conting.							
Maximum State Share		\$ 795,800	\$ 795,800	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate		
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		Date	Estimator	Amount	SF	Cost Per SF				
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. **Circulating for City Signatures**

Project Funding Agreement Budget Transfers:

B.M.C. DURFEE HIGH SCHOOL – Fall River, MA**SCHOOL BUILDING COMMITTEE MEETING NO. 3**

Wednesday, November 16, 2016

Durfee High School - Library

4:30 PM

Agenda

1. Approval of October 20, 2016 Meeting Minutes
2. Designer Selection Process
 - Status of Evaluation Process
 - MSBA DSP Meeting – November 22, 2016
3. Preliminary Design Program (PDP)
 - Review of Schedule Breakout of PDP Timeline
 - Designate an Educational Program Subcommittee and Schedule Meeting
4. Schedule Update
 - Review Overall Project Schedule
5. Budget Update
 - Review Total Project Budget
 - Review List of Probable Ineligible Items for MSBA Reimbursement
 - Review of Probable Project Costs Based on all New Construction and 50/50 Additions and Renovations
6. Other Business/Discussions
7. Next Meetings
 - MSBA DSP Meeting November 22, 2016 8:30 AM Agenda Attached
 - SBC Meeting December 8, 2016 4:30 PM (2nd Thursday of Month)

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

One Government Center – Fall River, MA 02722

TEL 508-324-220 – FAX 508-324-2211 – EMAIL city_clerks@fallriverma.org

BMS Durfee High School – Fall River, MA	MEETING MINUTES
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SCHOOL BUILDING COMMITTEE MEETING NO. 3	November 16, 2016
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	Y
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
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	Y
Nick Christ	Baycoast Bank, CEO Baycoast Bank	Y
Michael Keane	Civitech Architects, Owner	Y
Brantley Hunsinger	B-Tech Construction, Owner	Y
Lauren Correa	Student	N
Catarina Pereira	Student	Y
Jensen Riley	Student	Y
Jim Rogers	LeftField, Owner	Y
Lynn Stapleton	LeftField, Project Executive	Y
Adam Keane	LeftField, Project Manager	Y
Paul Gransauil	LeftField, Project Manager	Y

There was discussion regarding the nine Designer Proposals received prior to the School Building Committee Meeting being called to order. A quorum of the School Building Committee was present and K. Pacheco, SBC Co-Chair, called the meeting to order at 4:58 PM.

I. Approval of Meeting Minutes

Approval of October 20, 2016 Meeting Minutes

1. The following motion and vote were made:

MOTION: Ken Pacheco moved, seconded by Tim McCoy, that the Durfee School Building Committee approve the October 20, 2016 SBC Meeting Minutes.

Discussion: None.

The Durfee School Building Committee voted to approve the October 20, 2016 SBC Meeting Minutes.

For: 13 – Oppose: 0 – Abstained: 0

II. Designer Selection Process

Status of Evaluation Process

1. The Designer Selection Subcommittee gave a quick overview to the SBC of the nine proposals received for the Durfee High School Project. The Subcommittee met in advance of the SBC Meeting to discuss the proposals in preparation for the MSBA DSP Meeting to discuss and shortlist Designers.

MSBA DSP Meeting

2. K. Pacheco, C. Gallagher and M. Pontes will attend the 11/22/16 DSP Meeting at MSBA as the Local Representatives for the City/District along with L. Stapleton and A. Keane. It was noted that the DSP Local Representatives should meet at MSBA at 8:30 AM on 11/22/16 and that the time slot for review of Durfee HS Designer Proposals would be at 9:20 AM. The agenda was included in the Meeting Packet.

III. Preliminary Design Program (PDP) Process & Next Steps

Overview PDP Requirements and Schedule Breakout of PDP Timeline

3. L. Stapleton discussed the outline of PDP requirements that were attached to the meeting minutes.
4. Dates for proposed meetings of the Educational Program and Site Selection Subcommittees were reviewed for the PDP Phase.

Designate an Educational Program and Site Selection Subcommittee

5. There was discussion about forming two Subcommittees to help steer the two key elements of the PDP. These would be the Educational Program Subcommittee and the Site Selection Subcommittee. The roles of both Subcommittees were discussed.

MOTION: Ken Pacheco moved and Tim McCoy seconded, that the School Building Committee vote to appoint to the Site Selection Subcommittee, C. Fiola, K. Pacheco, C. Gallagher, E. Costar, T. McCoy and Cathy Ann Viveiros.

The kick-off meeting for the Site Selection Subcommittee is planned for 12/20/16 at 4:00 PM.

The Durfee School Building Committee voted to appoint to the Site Selection Subcommittee, C. Fiola, K. Pacheco, C. Gallagher, E. Costar, T. McCoy and Cathy Ann Viveiros.

For: 13 – Opposed: 0 – Abstained: 0

MOTION: T. McCoy moved and M. Costa seconded, that the School Building Committee vote to appoint to the Educational Program Subcommittee, M. Pontes, M. Malone, G. Bigelow, M. Fogarty, M. Costa, C. Pereira and J. Riley.

The kick-off meeting for the Educational Program Subcommittee is planned for 12/15/16 at 4:00 PM.

The Durfee School Building Committee voted to appoint to the Educational Program Subcommittee, M. Pontes, M. Malone, G. Bigelow, M. Fogarty, M. Costa, C. Pereira and J. Riley.

For: 13 – Opposed: 0 – Abstained: 0

IV. Schedule Update

Review Overall Project Schedule

6. The Overall Project Schedule was distributed with the meeting minutes and the breakout schedule for the PDP was reviewed.
7. The target date for submission to MSBA of the PDP is March 9, 2016.

V. Project Funding & Project Budget Update

Review of Total Project Budget

8. The Total Project Budget Status Report was distributed with the meeting minutes. The percentage of the Feasibility Study Budget expended to date is 7%.

Review of Probable Project Costs and probable Eligible/Ineligible Costs

9. L. Stapleton noted that LeftField would forward examples of Probable Project Costs and Probable Eligible/Ineligible Costs to the SBC members for further discussion regarding establishing realistic expectations and parameters for the project.

VI. Other Business/Discussion

10. N. Christ noted that as part of the Marketing process, there needs to be outreach to all the potential stakeholders, i.e. the PTO's/ PTA's, Teachers' Union, etc. There was further discussion about scheduling Public Forums and the use of social media to assist in getting the facts of the project disseminated to the City residents. L. Stapleton noted this outreach should be an essential component of the overall function of the SBC.

VII. Next Meetings

11. The next meeting of the full SBC is scheduled for December 8, 2016 at 4:30 PM in the Durfee High School Library. There will be meetings of the Educational Program and Site Selection Subcommittees as noted above.

VIII. Adjournment

12. The following motion and vote were made:

MOTION: T. McCoy moved and K. Pacheco seconded, that the School Building Committee vote to adjourn the meeting at 5:45 PM.

**The Durfee School Building Committee voted unanimously to adjourn the meeting at 5:36 PM.
For: 13 – Opposed: 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

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

Wednesday 16 November 2016

School Building Committee Meeting No. 3		Sign-In List
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Location: Durfee High School, Library **4:30 PM**

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
1 	Jasiel F. Correia II Mayor	mayor@fallriverschools.org	O: C:
2 	Cathy Ann Viveiros City Administrator	cviveiros@fallriverma.org	O: C:
3 	Rhonda Pinnell Purchasing Agent	rpinnell@fallriverma.org	O: C:
4 	Tim McCoy Purchasing Agent FRHA	tim.mccoy@fallriverma.org	O: C: 774-301-4901
5 	Chris Gallagher Director of Building and Grounds	cgallagher@fallriverma.org	O: C: 508-922-6715
6 	Carole Fiola MA State Representative	carole.fiola@mahouse.gov	O: 617-722-2460 C: 508-641-0297
7 	Matt Malone Superintendent of Schools	mmalone@fallriverschools.org	O: C:
8	Ken Pacheco Co Chair, Chief of Operations FRPS	kenpacheco@fallriverschools.org	O: C: 508-989-2160
9	Joseph Camara City Councilor and Co Chair	joeicecam@aol.com	O: C: 508-801-1167
10	Mark Costa School Committee, Vice Chair	mikecosta@fallriverschools.org	O: C:
11	Ed Costar School Committee	ecostar@fallriverschools.org	O: C: 508-642-8756

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






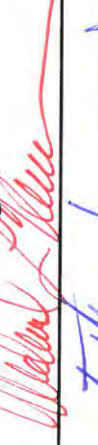





Wednesday 16 November 2016

School Building Committee Meeting No. 3

Sign-In List

Location: Durfee High School, Library

4:30 PM

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
	Maria Pontes Durfee High Principal	mpontes@fallriverschools.org	O: C: 774-644-1016
	Melissa Fogarty Operations Durfee High	mfogarty@fallriverschools.org	O: C: 774-201-9400
	Michael Costa Durfee High Teacher	mikecosta@fallriverschools.org	O: C: 508-801-0466
	Gary Bigelow Durfee High Teacher	gbigelow@fallriverschools.org	O: C: 508-558-5134
	Nick Christ CEO Baycoast Bank	nchrist@baycoast.com	O: C: 508-678-7641
	Michael Keane Owner Civitech CIVITECHS Architects	mkeane@civitech.com	O: C: 508-673-0038
	Brantley Hunsinger Owner B-Tech Construction	btech@aol.com	O: C: 508-989-2864
	Lauren Correa Student	lauren.correa@comcast.net	O: C:
	Catarina Pereira Student	catarinap2019@gmail.com	O: C: 774-627-4167
	Jensen Riley Student	jensenriley10@gmail.com	O: C: 774-301-1170
	Jim Rogers LeftField, Owner	jrogers@leftfieldpm.com	O: C: 617-593-0661




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

Wednesday 16 November 2016

School Building Committee Meeting No. 3			Sign-In List
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Location: Durfee High School, Library

4:30 PM

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
22 	Lynn Stapleton LeftField, Project Director	lstapleton@leftfieldpm.com	O: C: 508-269-0457
23 	Adam Keane LeftField, Project Manager	akeane@leftfieldpm.com	O: C: 617-593-9539
24 	Paul Gransaul LeftField, Project Manager	pgransaul@leftfieldpm.com	O: C: 617-293-4944

MSBA DESIGNER SELECTION PANEL

November 22, 2016

8:30 A.M.

Board Room

40 Broad Street, Suite 500

Boston, MA 02109

AGENDA*

8:30 AM

Call to Order

Panel Business

Applications Reviews:

8:35 AM Hildreth Elementary School, Harvard, MA

9:20 AM BMC Durfee High School, Fall River, MA

10:05 AM Tisbury Elementary School, Tisbury, MA

10:50 AM

Meeting Adjournment

**All times are approximate.*

SECTION 1 - INTRODUCTION

Executive Summary of PDP Submission (LF)
Statement of Interest Narrative (LF)
Invitation to Feasibility Study Narrative (LF)
Design Enrollment (LF)
Capital Budget Statement (City)
City Debt Limit Statement
Project Directory (LF)
Preliminary Project Schedule and Narrative (LF)
Summary of Existing Conditions (Architect)
Summary of Alternative Options (Architect)
Local Approval Process (LF)

SECTION 2 – EDUCATIONAL PROGRAM

District Educational Plan (Required for School/District do these write-ups)
Background and Vision
Grade and School Configuration
Class Size Policies
School Scheduling Methods
Teaching Methodology and Structure
Teacher Planning and Room Assignment Policies
Lunch Program
Technology Instruction Policies & Requirements
Media Center/Library
Visual Arts Programs
Music/Performing Arts Programs
Physical Education Programs
Special Educational Programs
Vocational & Technology Programs (Chapter 74 and Non-Chapter 74 Spaces)
Sample Student Schedule
Transportation
Functional & Spatial Relationships
Security & Visual Access
Educational Program Conclusion
District High Capacity Analysis (District)

Section 3 – INITIAL SPACE SUMMARY

Existing School Floor Plans (Architect)
Overall Square Footage Analysis – Existing, Needs and MSBA Guidelines
Initial Educational Space Summaries of Each Option (Architect)
Variances between Educational Program and MSBA Guidelines

- Core Academics
- Special Education
- Art & Music
- Vocations & Technology
- Health & Physical Education
- Dining & Food Service
- Medical
- Administration & Guidance
- Space Summary Spreadsheet (Signed by Architect) (Architect)

Section 4 – EXISTING CONDITONS EVALUATION

- Overview (Architect)
- Legal Title to Property (City)
- Availability for Development (City)
- Development Restrictions (City)
- Historic Registrations (City)
- Building Code Evaluation (Architect)
- Accessibility Guidelines Evaluation (Architect)
- Evaluation of Existing Conditions (Architect & Consultants)
 - Building Envelope Existing Conditions
 - Structural Existing Conditions
 - MEP/FP Existing Conditions
 - Hazardous Materials Assessment
 - BMC Durfee HS AHERA Report (District)
 - HAZMAT Report (May not need if renovations to existing are not done.)
 - Civil/Site Assessment
 - Soils and Geotechnical Considerations
 - Ecological Permitting Assessment
 - Environmental Site Assessment

Section 5 – SITE DEVELOPMENT REQUIREMENTS

- Site Development Overview (Architect)
 - Neighborhood Impacts
 - Traffic Considerations
 - Article 97 Parkland Replacement Requirements (if required)
 - Eminent Domain Takings (if required)
- Potential Sites (Architect)
 - Site Plans with Building/Site Layout
 - Preliminary Phasing Diagram/Analysis (if required)
 - Geotechnical/Geo-environmental Considerations
 - Ecological Permitting Assessment

Civil/Site Assessment
 Zoning Summary
 Civil – Water, Sanitary Sewer, Site Drainage
 Permitting – Wetlands, EPA NPDES Program, MEPA, Mass DOT, Etc.
Traffic Assessment

Section 6 – PRELIMINARY EVALUATION OF ALTERNATIVES

Available Space in other Schools (District)
Tuition Agreements with Adjacent Districts (District)
Rental or Acquisitions of Other Existing Buildings (District)
Renovations and/or Additions Option Plans (Architect)
 Site Plans with Building Building/Site Layout
 Preliminary Phasing Diagrams/Analysis
New Construction Option Plans (Architect)
 Site Plans with Building Building/Site Layout
 Preliminary Phasing Diagrams/Analysis
Proposed Preliminary Options Cost Estimates (Architect)
Options Recommended for Further Development in Preferred Schematic Report (Architect)

Section 7 – LOCAL ACTIONAL APPROVAL

Local Actions and Approvals Certifications (LF)

Section 8 – APPENDIX

Educational Programming Information (Educational Consultant)
Meeting Minutes (LF)
 SBC Meetings
 Public Forums
Historical Designation Letter (City)
Medical Emergency Response Plan (District)
Security Programming (Architect)
Prior Building Assessment Reports (City)
Statement of Interest (City)
MSBA Invitation to Conduct Feasibility Study (City)
Design Enrollment Certification (City)
Debt Service Analysis – Multiple Project Costs (City)
MSBA OPM Approval Letter (City)
MSBA Designer Approval letter (City)
Feasibility Study Checklist (LF)
Property Deed (City)
Article 97 Parkland Replacement Legal Confirmation (if required) (City)
Eminent Domain Procedures (if required) (City)
Capital Budget Statement (City/District)

BMC DURFEE HIGH SCHOOL – Fall River, MA

PRELIMINARY DESIGN PROGRAM SCHEDULE OVERVIEW

PRELIMINARY DESIGN PROGRAM

- 12/08/16 Designer Kickoff Meeting; Preliminary Design Program Commences
- 12/08/17 SBC Meeting
- 12/15/16 Educational Visioning Session #1 (Education Program Sub-Committee)
- 12/20/16 Site Selection Meeting #1 (Site Selection Sub-Committee)
- 01/05/17 Educational Visioning Session #2 (Education Program Sub-Committee)
- 01/12/17 SBC Meeting
- 01/13/17 MSBA Project Kick-Off Meeting
- 01/19/17 Site Selection Sub-Committee Meeting #2 (Site Selection Sub-Committee)
- 01/19/17 Educational Program Meeting #3 (Education Program Sub-Committee)
- 01/26/17 Site Selection Sub-Committee Meeting #3 (Site Selection Sub-Committee)
- 02/02/17 Educational Program Meeting #4 (Education Program Sub-Committee)
- 02/06/17 Public Forum #1 (Site Options/Educational Program)
- 02/09/17 Site Selection Sub-Committee Meeting #4 (Site Selection Sub-Committee)
- 02/09/17 SBC Meeting
- 02/16/17 Educational Program Meeting #5 (Education Program Sub-Committee)
(Geographical Demographics, Security Concerns)
- 02/23/17 Submit Chapter 74 Educational Program Summary to DESE
- 02/23/17 Site Selection Sub-Committee Meeting #5 (Site Selection Sub-Committee)
(Traffic Impact, Permitting Requirements, Geotechnical/Geo-environmental Concerns)
- 02/28/16 Finance Meeting with City (Confirm Funding Capacity)
- 03/09/16 SBC Meeting
- **03/09/16 Submit Preliminary Design Program to MSBA**
- 03/31/16 Receive MSBA PDP Comments
- 04/24/16 Respond to MSBA PDP Comment

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

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

BMC Durfee High School - Fall River, MA

October 31, 2016

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd 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	\$ 70,000	\$ 350,000	\$ 350,000	100%	\$ 65,625	19%	\$ 284,375	*FSA 1
0002-0000	A&E Feasibility Study/Schematic Design	\$ 570,000	\$ (20,000)	\$ 550,000	\$ -	0%	\$ -	0%	\$ 550,000	*FSA 1
0003-0000	Environmental & Site	\$ 120,000	\$ (50,000)	\$ 70,000	\$ -	0%	\$ -	0%	\$ 70,000	*FSA 1
0004-0000	Other	\$ 30,000		\$ 30,000	\$ -	0%	\$ -	0%	\$ 30,000	
	SUB-TOTAL	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 350,000	35%	\$ 65,625	7%	\$ 934,375	
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!	\$ -	

BMC Durfee High School - Fall River, MA

October 31, 2016

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	\$ 350,000	35%	\$ 65,625	7%	\$ 934,375	
FUNDING SOURCES										
Maximum State Share		\$ 795,800	\$ 795,800	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate		
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		Date	Estimator	Amount	SF	Cost Per SF				
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**

Project Funding Agreement Budget Transfers:

B.M.C. DURFEE HIGH SCHOOL – Fall River, MA**SCHOOL BUILDING COMMITTEE MEETING NO. 4**

Thursday, December 8, 2016

Durfee High School - Library

4:30 PM

Agenda

1. Approval of November 16, 2016 Meeting Minutes
2. Designer Selection Process
 - Overview of the MSBA DSP Meeting and Shortlisted Designers
 - Designer Interviews – December 20, 2016
3. Preliminary Design Program (PDP)
 - Revisions to the Schedule Breakout of PDP Timeline
4. Schedule Update
 - Review Overall Project Schedule
5. Budget Update
 - Review Total Project Budget
 - Review List of Probable Ineligible Items for MSBA Reimbursement
 - Review of Probable Project Costs Based on all New Construction and 50/50 Additions and Renovations
6. Other Business/Discussions
7. Next Meetings
 - DSP Designer Interviews December 20, 2016 8:30 AM Agenda Attached
 - SBC Meeting January 12, 2017 4:30 PM (2nd Thursday of Month)

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650
One Government Center – Fall River, MA 02722
TEL 508-324-220 – FAX 508-324-2211 – EMAIL city_clerks@fallriverma.org

BMS Durfee High School – Fall River, MA	MEETING MINUTES
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SCHOOL BUILDING COMMITTEE MEETING NO. 4	December 8, 2016
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	N
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	N
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	Y
Nick Christ	Baycoast Bank, CEO Baycoast Bank	N
Michael Keane	Civitech Architects, Owner	Y
Brantley Hunsinger	B-Tech Construction, Owner	N
Lauren Correa	Student	Y
Catarina Pereira	Student	Y
Jensen Riley	Student	N
Jim Rogers	LeftField, Owner	Y
Lynn Stapleton	LeftField, Project Executive	Y
Adam Keane	LeftField, Project Manager	Y
Paul Gransauil	LeftField, Project Manager	Y

The School Building Committee Co-Chair, K. Pacheco, called the meeting to order at 4:38 PM.

I. Approval of Meeting Minutes

Approval of November 16, 2016 Meeting Minutes

1. The following motion and vote were made:

MOTION: M. Costa moved, seconded by G. Bigelow, that the Durfee School Building Committee approve the November 16, 2016 SBC Meeting Minutes.

Discussion: None.

The Durfee School Building Committee voted to approve the November 16, 2016 SBC Meeting Minutes.

For: 8 – Oppose: 0 – Abstained: 0

II. Designer Selection Process

Status Update

1. The Designer Selection Panel met on 11/22/16 and shortlisted the following firms for interview: Mount Vernon Group, Ai3, Perkins + Will and Finegold Alexander. The interviews will take place at MSBA's Office beginning at 8:35am on 12/20/16. A list of questions for the Designers has been forwarded to all DSP members. K. Pacheco, C. Gallagher and M. Pontes will attend as Local Representatives.

III. Preliminary Design Program (PDP) Process & Next Steps

Overview PDP Requirements and Schedule Breakout of PDP Timeline

2. Due to the extended Designer interview date, the Designer Kick-off Meeting will be rescheduled to 1/12/16. This change will have a domino effect on the PDP Submission date as well.

IV. Schedule Update

Review Overall Project Schedule

3. The Overall Project Schedule was distributed with the meeting minutes with the following noted. As previously noted, the Designer Kick-off Meeting has been scheduled for the January SBC meeting on 1/12/17 at 4:30 pm. There will also be a MSBA Kickoff Meeting around 1/20/17. MSBA will confirm the date.
4. The Educational Program Subcommittee will tentatively meet on 1/19/17. This date will be confirmed at the 1/12/17 SBC Meeting once the Designer is on board.
5. The Site Selection Subcommittee will tentatively meet on 1/24/17. This date will also be confirmed at the 1/12/17 SBC Meeting.
6. The target date for the PDP Submission to MSBA is now April 20, 2016.

V. Project Funding & Project Budget Update

Review of Total Project Budget

7. The Total Project Budget Status Report was distributed with the meeting minutes. The percentage of the Feasibility Study Budget expended to date is 9%.

Review of Probable Project Costs and probable Eligible/Ineligible Costs

8. L. Stapleton reviewed examples of Probable Project Costs and Probable Eligible/Ineligible Costs. It was noted that with construction costs at \$450/sqft the total project costs may range between \$259m and \$287m depending on the square footage of Chapter 74 programs.

VI. Other Business/Discussion

9. M. Pontes noted that members of the Educational Program Subcommittee will attempt to visit schools designed by the four short-listed firms prior to the interviews on 12/20. It was noted that Perkins + Will and Finegold Alexander did not have any high schools for the Subcommittee to visit.
10. M. Keane reminded the Committee of previous discussions to form a Marketing Subcommittee. This led to further discussions regarding the formation of a Social Media Subcommittee. It was discussed that the student members of the SBC could be of assistance in setting up a Facebook account, website, etc. It was agreed to continue these discussions at the next SBC.

VII. Next Meetings

11. The next meeting of the full SBC is scheduled for January 12, 2017 at 4:30 PM in the Durfee High School Library. There will be meetings of the Educational Program and Site Selection Subcommittees as noted above.

VIII. Adjournment

12. The following motion and vote were made:

MOTION: M. Fogarty moved and M. Pontes seconded, that the School Building Committee vote to adjourn the meeting at 5:26 PM.


**The Durfee School Building Committee voted unanimously to adjourn the meeting at 5:26 PM.
For: 8 – Opposed: 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

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

Thursday 8 December 2016

School Building Committee Meeting No. 4			Sign-In List
Location: Durfee High School, Library			4:30 PM
Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
1 	Jasiel F. Correia II Mayor	mayor@fallriverschools.org	O: C:
2 	Cathy Ann Viveiros City Administrator	cviveiros@fallriverma.org	O: C:
3 	Rhonda Pinnell Purchasing Agent	rpinnell@fallriverma.org	O: C:
4 	Tim McCoy Purchasing Agent FRHA	tim.mccoy@fallriverma.org	O: C: 774-301-4901
5 	Chris Gallagher Director of Building and Grounds	cgallagher@fallriverma.org	O: C: 508-922-6715
6 	Carole Fiola MA State Representative	carole.fiola@mahouse.gov	O: 617-722-2460 C: 508-641-0297
7 	Matt Malone Superintendent of Schools	mmalone@fallriverschools.org	O: C:
8 	Ken Pacheco Co Chair, Chief of Operations FRPS	kenpacheco@fallriverschools.org	O:  C: 508-989-2160
9 	Joseph Camara City Councilor and Co Chair	joeicecam@aol.com	O: C: 508-801-1167
10	Mark Costa School Committee, Vice Chair	mikecosta@fallriverschools.org	O: C:
11	Ed Costar School Committee	ecostar@fallriverschools.org	O: C: 508-642-8756