

# SCHOOL BUILDING COMMITTEE APPROVAL VOTE CERTIFICATION LETTER

Local Actions and Approvals

## FALL RIVER PUBLIC SCHOOLS

*"The Scholarship City"*

417 Rock Street, Fall River, MA 02720

*Matthew H. Malone, Ph.D., Superintendent*

June 29, 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  
Preferred Schematic Report Submission

Dear Sarah:

The School Building Committee ("SBC") met and voted on June 15, 2017 to approve the Preferred Schematic Report Submission of the B.M.C. Durfee High School and to submit the Preferred Schematic Report Submission to the MSBA on June 29, 2017. The SBC voted unanimously, 8 in favor, 0 opposed and 0 abstained, to submit the presented Preferred Schematic Report 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 Operations Officer Fall River Public Schools  
Title: B.M.C. Durfee High School Building Committee Co-Chair

6/29/2017  
Date:



# SCHOOL BUILDING COMMITTEE MEETING MINUTES

Local Actions and Approvals



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

### SCHOOL BUILDING COMMITTEE MEETING NO. 9

Thursday, May 11, 2017

Durfee High School - Library

4:30 PM

## Agenda

1. Administrative Actions
  - Approval of April 13, 2017 Meeting Minutes
2. Community Engagement
  - Public Forum Update and Public Feedback Discussion
  - Discuss Second Public Forum Date (Should be Prior to Next MSBA Submission)
  - Facebook, Twittter, Website Update
3. Preferred Schematic Report (PSR)
  - Review Preferred Schematic Report Deliverables
  - Review Options for PSR
4. Schedule Update
  - Review Upcoming Project Schedule
  - Important Upcoming Milestone Dates
    - PSR Submission – June 29, 2017
5. Budget Update
  - Review Total Project Budget
6. Other Business/Discussions
7. Next SBC Meeting
  - SBC Meeting      June 22, 2017      4:30 PM      (Changed for PSR Submission Review & Vote)

**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](mailto:city_clerks@fallriverma.org)



<b>BMS Durfee High School – Fall River, MA</b>	<b>MEETING MINUTES</b>
<b>SCHOOL BUILDING COMMITTEE MEETING NO. 9</b>	<b>May 11, 2017</b>
Location:	Durfee High School Library
Time:	4:30 PM

**Attendees:**

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

- Voting Members indicated in **bold**



BMC Durfee High School – School Building Committee Meeting No. 9

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The School Building Committee Acting-Chair, M. Pontes, called the meeting to order at 4:45 PM.

**I. Approval of Meeting Minutes**

1. The following motion and vote were made:

**MOTION:** M. Pontes moved, seconded by C. Gallagher, that the Durfee School Building Committee approve the April 13<sup>th</sup> 2017 SBC Meeting Minutes.

*Discussion: None.*

**The Durfee School Building Committee voted to approve the April 13<sup>th</sup> 2017 SBC Meeting Minutes.**

**For: 8 – Oppose: 0 – Abstained: 0**

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

2. A. Keane reviewed the attachment to the current meeting packet regarding the PSR Table of Contents and Responsibilities.
3. T. Randall and C. Olsen with the aid of a PowerPoint presentation (copy attached to these minutes) walked the committee through a series of options for siting and design of a new school. Four options, indicated as 1A, 1B, 1C and 1D, were presented and showed a range of Renovations and Additions and New Construction. Two options, 2A and 2B, for New Construction were further examined. After much discussion, the SBC requested Ai3 to develop a hybrid option incorporating options 1C and 2B. T. Randall explained the pros and cons of this approach but agreed to develop the hybrid option as discussed.

**III. Community Engagement**

4. A. Keane noted the first Public Forum held on May 3, 2017 in the Durfee HS Auditorium was attended by 45 -50 members of the Community and was well received with positive feedback from the attendees. The SBC offered many positive comments for the portion of the presentation conducted by T. Randall. A date for the second Public Forum will be scheduled on or before the next SBC meeting.
5. A. Keane confirmed that the Project Website is up and running with all SBC minutes, announcements and MSBA Submissions posted. Facebook and Twitter accounts are also up and active.

**IV. Schedule Update**

6. Schedule Update – A. Keane noted the PSR Milestone Dates had been added to the Schedule and is included in the current meeting packet.
7. The next SBC Meeting date was changed to be June 15, 2017.

BMC Durfee High School – School Building Committee Meeting No. 9

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**V. Project Funding & Project Budget Update**

8. The percentage of the Feasibility Study Budget expended to date is 43%.

**VI. Other Business/Discussion**

9. None.

**VII. Next Meetings**

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

**VIII. Adjournment**

11. The following motion and vote were made:

**MOTION:** K. Pacheco moved and M. Pontes seconded, that the School Building Committee vote to adjourn the meeting at 6:10 PM.

**The Durfee School Building Committee voted unanimously to adjourn the meeting at 6:10pm.  
For: 8 – Oppose: 0 – Abstained: 0**

*These meeting minutes represent what is presumed to be a complete and accurate account of the items reviewed, discussed, directions given and conclusions drawn unless notification to the contrary is received by the next regular construction meeting. If no notification is received, these minutes will be deemed an accurate account of the meeting.*

Prepared by,  
**Paul Gransaul**  
LeftField LLC

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






Thursday May 11 2017

**School Building Committee Meeting No. 9**

**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	<a href="mailto:mayor@fallriverschools.org">mayor@fallriverschools.org</a>	O: C:
2	Cathy Ann Viveiros City Administrator	<a href="mailto:cviveiros@fallriverma.org">cviveiros@fallriverma.org</a>	O: C:
3	Rhonda Pinnell Purchasing Agent	<a href="mailto:rpinnell@fallriverma.org">rpinnell@fallriverma.org</a>	O: C:
4	Tim McCoy Purchasing Agent FRHA	<a href="mailto:tim.mccoy@fallriverma.org">tim.mccoy@fallriverma.org</a>	O: C: 774-301-4901
5 	Chris Gallagher Director of Building and Grounds	<a href="mailto:cgallagher@fallriverma.org">cgallagher@fallriverma.org</a>	O: C: 508-922-6715
6	Carole Fiola MA State Representative	<a href="mailto:carole.fiola@mahouse.gov">carole.fiola@mahouse.gov</a>	O: 617-722-2460 C: 508-641-0297
7 	Matt Malone Superintendent of Schools	<a href="mailto:mmalone@fallriverschools.org">mmalone@fallriverschools.org</a>	O: C:
8 	Ken Pacheco Co Chair, Chief of Operations FRPS	<a href="mailto:kenpacheco@fallriverschools.org">kenpacheco@fallriverschools.org</a>	O: C: 508-989-2160
9	Joseph Camara City Councilor and Co Chair	<a href="mailto:joelcecam@aol.com">joelcecam@aol.com</a>	O: C: 508-801-1167
10	Mark Costa School Committee, Vice Chair	<a href="mailto:markcosta@fallriverschools.org">markcosta@fallriverschools.org</a>	O: C:
11 	Ed Costar School Committee	<a href="mailto:ecostar@fallriverschools.org">ecostar@fallriverschools.org</a>	O: C: 508-642-8756



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

Thursday May 11 2017

**School Building Committee Meeting No. 9**

**Sign-In List**

**Location: Durfee High School, Library**

**4:30 PM**

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
12	Maria Pontes Durfee High Principal	<a href="mailto:mpontes@fallriverschools.org">mpontes@fallriverschools.org</a>	O: C: 774-644-1016
13	Melissa Fogarty Operations Durfee High	<a href="mailto:mfogarty@fallriverschools.org">mfogarty@fallriverschools.org</a>	O: C: 774-201-9400
14	Michael Costa Durfee High Teacher	<a href="mailto:mikecosta@fallriverschools.org">mikecosta@fallriverschools.org</a>	O: C: 508-801-0466
15	Gary Bigelow Durfee High Teacher	<a href="mailto:gbigelow@fallriverschools.org">gbigelow@fallriverschools.org</a>	O: C: 508-558-5134
16	Nick Christ CEO Baycoast Bank	<a href="mailto:nchrist@baycoast.com">nchrist@baycoast.com</a>	O: C: 508-678-7641
17	Michael Keane Owner Civitech Architects	<a href="mailto:mkeane@civitech.com">mkeane@civitech.com</a>	O: C: 508-673-0038
18	Brantley Hunsinger Owner B-Tech Construction	<a href="mailto:btech@aol.com">btech@aol.com</a>	O: C: 508-989-2864
19	Lauren Correa Student	<a href="mailto:lauren.correa@comcast.net">lauren.correa@comcast.net</a>	O: C:
20	Catarina Pereira Student	<a href="mailto:catarinap2019@gmail.com">catarinap2019@gmail.com</a>	O: C:
21	Jensen Riley Student	<a href="mailto:jensenriley10@gmail.com">jensenriley10@gmail.com</a>	O: C:
22	Tammy Moutinho Buildings and Grounds Clerk	<a href="mailto:tmoutinho@fallriverma.org">tmoutinho@fallriverma.org</a>	O: C:





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

Thursday May 11 2017

## School Building Committee Meeting No. 9

Sign-In List

Location: Durfee High School, Library

4:30 PM

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
23	Scott Dunlap Ai3, Project Architect	dunlap@ai3architects.com	O: 508-358-0790 C:
24	Troy Randall Ai3, Project Architect	randall@ai3architects.com	O: C: 508-498-6741
25	Sally Cameron ThreeC Strategy	SallyCC@comcast.net	O: 508-246-6585 C:
26	Jim Rogers LeftField, Owner	jrogers@leftfieldpm.com	O: C: 617-593-0661
27	Lynn Stapleton LeftField, Project Director	lstapleton@leftfieldpm.com	O: C: 508-269-0457
28	Adam Keane LeftField, Project Manager	akeane@leftfieldpm.com	O: C: 617-593-9539
29	Paul Gransaul LeftField, Project Manager	pgransaul@leftfieldpm.com	O: C: 617-293-4944

508-358-0790

OLSEN AI3ARCHITECTS.COM

CRASH OLSEN  
Ai3, PROJECT ARCHITECT

JIM APPELWIO  
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JASPRINIO@PARECORP.COM 508-543-1755

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ARTHUR EDON  
BIRCHWOOD DESIGN GROUP  
PROJECT LANDSCAPE ARCHITECT

ARCOY@BIRCHWOODDESIGNGROUP.COM

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

### SCHOOL BUILDING COMMITTEE MEETING NO. 10

Thursday, June 15, 2017

Durfee High School - Library

4:30 PM

## Agenda

1. Administrative Actions
  - Approval of May 11, 2017 Meeting Minutes
2. Community Engagement
  - Review Public Forum No. 2 Presentation
  - Public Forum No. 2 – June 16, 2017 6:30 PM in Durfee HS Auditorium
  - Facebook, Twitter, Website Update
3. Preferred Schematic Report (PSR)
  - Review Preferred Schematic Report Submission
  - Vote to Approve and Submit the Preferred Schematic Report Submission
4. Schedule Update
  - Review Upcoming Project Schedule
  - Important Upcoming Milestone Dates
    - PSR Submission – June 29, 2017
5. Budget Update
  - Review Total Project Budget
6. Other Business/Discussions
7. Next SBC Meeting
  - SBC Meeting                      July 13, 2017                      4:30 PM                      Durfee HS Library

**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](mailto:city_clerks@fallriverma.org)



<b>BMS Durfee High School – Fall River, MA</b>	<b>MEETING MINUTES</b>
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<b>SCHOOL BUILDING COMMITTEE MEETING NO. 10</b>	<b>June 15, 2017</b>
Location:	Durfee High School Library
Time:	4:30 PM

**Attendees:**

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

- Voting Members indicated in **bold**

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

**I. Approval of Meeting Minutes**

1. The following motion and vote were made:

**MOTION:** C. Fiola moved, seconded by C. Gallagher, that the Durfee High School Building Committee approve the May 11<sup>th</sup> 2017 SBC Meeting Minutes.

*Discussion: None.*

**The Durfee High School Building Committee voted to approve the May 11<sup>th</sup> 2017 SBC Meeting Minutes.**

**For: 8 – Oppose: 0 – Abstained: 0**

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

2. T. Randall with the aid of Power-Point quickly reviewed the six siting and construction options presented at the last SBC meeting. He then went into detail of the “hybrid” scheme proposed at the previous meeting, labeled “1E” and explained the advantages of this option in siting, construction cost, massing, etc. This option preserves the existing Athletic Building, the Football Stadium Baseball Field and Practice Fields and lastly the Performing Arts Building. Discussion continued regarding bus access and relocation of parking.

3. The following motion and vote were made:

**MOTION:** K. Pacheco moved, seconded by N. Christ, that the Durfee High School Building Committee approve option 1E as the option to be included in the Preferred Schematic Report (PSR) submission to the MSBA by the June 29 2017 submission deadline.

*Discussion: None.*

**The Durfee High School Building Committee voted to approve option 1E as the option to be included in the Preferred Schematic Report (PSR) submission to the MSBA by the June 29 2017 submission deadline. For: 8 – Oppose: 0 – Abstained: 0**

**III. Community Engagement**

4. S. Cameron’s update noted that community traction is developing and much positive feedback has been received via the Facebook page (227 members to date), the Twitter account (80 followers) and the Website, which has received over 700 visits to date.
5. S. Cameron received communication from a member of the Class of ’87 that a time capsule had been buried in the area of the front entrance. C. Gallagher noted that the SBC would accommodate relocation of the capsule to the extent that it can be located.



BMC Durfee High School – School Building Committee Meeting No. 10

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6. A. Keane noted that the second Public Forum will be held at 6:30pm in the Auditorium following the conclusion of this meeting. Ai3 to present a Power-Point presentation updating the SBC efforts to date.

**IV. Schedule Update**

7. A. Keane noted that all efforts are currently focused on the PSR submission date of 6/29/17.

**V. Project Funding & Project Budget Update**

8. The 5/31/17 Budget Status Report was attached to the minutes.

**VI. Other Business/Discussion**

9. None.

**VII. Next Meetings**

10. The next meeting of the full SBC is scheduled for July 13, 2017 at 4:30 PM in the Durfee High School Library.

**VIII. Adjournment**

11. The following motion and vote were made:

**MOTION:** K. Pacheco moved and C. Gallagher seconded, that the School Building Committee vote to adjourn the meeting at 5:20 PM.

**The Durfee School Building Committee voted unanimously to adjourn the meeting at 5:20pm.  
For: 8 – Oppose: 0 – Abstained: 0**

*These meeting minutes represent what is presumed to be a complete and accurate account of the items reviewed, discussed, directions given and conclusions drawn unless notification to the contrary is received by the next regular construction meeting. If no notification is received, these minutes will be deemed an accurate account of the meeting.*

Prepared by,  
**Paul Gransaul**  
LeftField LLC



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

Thursday June 15 2017

## School Building Committee Meeting No. 10

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	<a href="mailto:mayor@fallriverschools.org">mayor@fallriverschools.org</a>	O: C:
2	Cathy Ann Viveiros City Administrator	<a href="mailto:cviveiros@fallriverma.org">cviveiros@fallriverma.org</a>	O: C:
3	Rhonda Pinnell Purchasing Agent	<a href="mailto:rpinnell@fallriverma.org">rpinnell@fallriverma.org</a>	O: C:
4	Tim McCoy Purchasing Agent FRHA	<a href="mailto:tim.mccoy@fallriverma.org">tim.mccoy@fallriverma.org</a>	O: C: 774-301-4901
5	Chris Gallagher Director of Building and Grounds	<a href="mailto:cgallagher@fallriverma.org">cgallagher@fallriverma.org</a>	O: C: 508-922-6715
6	Carole Fiola MA State Representative	<a href="mailto:carole.fiola@mahouse.gov">carole.fiola@mahouse.gov</a>	O: 617-722-2460 C: 508-641-0297
7	Matt Malone Superintendent of Schools	<a href="mailto:mmalone@fallriverschools.org">mmalone@fallriverschools.org</a>	O: C:
8	Ken Pacheco Co Chair, Chief of Operations FRPS	<a href="mailto:kenpacheco@fallriverschools.org">kenpacheco@fallriverschools.org</a>	O: C: 508-989-2160
9	Joseph Camara City Councilor and Co Chair	<a href="mailto:joeicecam@aol.com">joeicecam@aol.com</a>	O: C: 508-801-1167
10	Mark Costa School Committee, Vice Chair	<a href="mailto:markcosta@fallriverschools.org">markcosta@fallriverschools.org</a>	O: C:
11	Ed Costar School Committee	<a href="mailto:ecostar@fallriverschools.org">ecostar@fallriverschools.org</a>	O: C: 508-642-8756

**School Building Committee Meeting No. 10**

**Sign-In List**

**Location: Durfee High School, Library**

**4:30 PM**

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
12	Maria Pontes Durfee High Principal	<a href="mailto:mpontes@fallriverschools.org">mpontes@fallriverschools.org</a>	O: C: 774-644-1016
13	Melissa Fogarty Operations Durfee High	<a href="mailto:mifogarty@fallriverschools.org">mifogarty@fallriverschools.org</a>	O: C: 774-201-9400
14	Michael Costa Durfee High Teacher	<a href="mailto:mikecosta@fallriverschools.org">mikecosta@fallriverschools.org</a>	O: C: 508-801-0466
15	Gary Bigelow Durfee High Teacher	<a href="mailto:gbigelow@fallriverschools.org">gbigelow@fallriverschools.org</a>	O: C: 508-558-5134
16	Nick Christ CEO Baycoast Bank	<a href="mailto:nchrist@baycoast.com">nchrist@baycoast.com</a>	O: C: 508-678-7641
17	Michael Keane Owner Civitech Architects	<a href="mailto:mkeane@civitech.com">mkeane@civitech.com</a>	O: C: 508-673-0038
18	Brantley Hunsinger Owner B-Tech Construction	<a href="mailto:btech@aol.com">btech@aol.com</a>	O: C: 508-989-2864
19	Lauren Correa Student	<a href="mailto:lauren.correa@comcast.net">lauren.correa@comcast.net</a>	O: C:
20	Catarina Pereira Student	<a href="mailto:catarinap2019@gmail.com">catarinap2019@gmail.com</a>	O: C:
21	Jensen Riley Student	<a href="mailto:jensenriley10@gmail.com">jensenriley10@gmail.com</a>	O: C:
22	Tammy Moutinho Buildings and Grounds Clerk	<a href="mailto:tmoutinho@fallriverma.org">tmoutinho@fallriverma.org</a>	O: C:

*Matthew Desmarais*  
*Interim Principal*

*Matthew Desmarais*  
*Interim Principal*








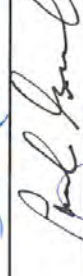

*Matthew Desmarais*



**B.M.C. DURFEE HIGH SCHOOL - Fall River, MA** Thursday June 15 2017

**School Building Committee Meeting No. 10** Sign-In List

**Location: Durfee High School, Library** 4:30 PM

Signature	Name/Affiliation	E-Mail Address	Contact Info / Phone #
	Scott Dunlap Ai3, Project Architect	<a href="mailto:dunlap@ai3architects.com">dunlap@ai3architects.com</a>	O: 508-358-0790 C:
	Troy Randall Ai3, Project Architect	<a href="mailto:randall@ai3architects.com">randall@ai3architects.com</a>	O: C: 508-498-6741
	Craig Olsen Ai3, Project Architect	<a href="mailto:olsen@ai3architects.com">olsen@ai3architects.com</a>	O: C: 508-358-0790
	Sally Cameron ThreeC Strategy	<a href="mailto:SallyCC@comcast.net">SallyCC@comcast.net</a>	O: 508-246-6585 C:
	Jim Rogers LeftField, Owner	<a href="mailto:jrogers@leftfieldpm.com">jrogers@leftfieldpm.com</a>	O: C: 617-593-0661
	Lynn Stapleton LeftField, Project Director	<a href="mailto:lstapleton@leftfieldpm.com">lstapleton@leftfieldpm.com</a>	O: C: 508-269-0457
	Adam Keane LeftField, Project Manager	<a href="mailto:akeane@leftfieldpm.com">akeane@leftfieldpm.com</a>	O: C: 617-593-9539
	Paul Gransaul LeftField, Project Manager	<a href="mailto:pgransaul@leftfieldpm.com">pgransaul@leftfieldpm.com</a>	O: C: 617-293-4944
	Art Eady Berkwood Design Group	<a href="mailto:Art@BerkwoodDesignGroup.com">Art@BerkwoodDesignGroup.com</a>	O 401-383-495



# PUBLIC FORUM PRESENTATION AND MEETING MINUTES

Local Actions and Approvals

## NEW DURFEE HIGH SCHOOL PROJECT

Please join the  
City of Fall River, Fall River Public Schools and  
the Durfee School Building Committee for

### PUBLIC FORUM #1

Wednesday, March 15, 2017

6:30 PM

Durfee High School Auditorium



We need your input as we examine the educational program and site options in an effort to arrive at an appropriate comprehensive high school design that will provide a positive, 21st century learning environment for our students.

The Durfee High School Project will benefit the entire Fall River Community by improving and increasing educational opportunities for our students.

#### Agenda:

Educational Programming  
Site Options  
Project Schedule  
MSBA Process





DURFEE HIGH SCHOOL PROJECT – FALL RIVER, MA		MEETING MINUTES
PUBLIC FORUM NO. 1		May 3, 2017
Location:		Durfee High School Auditorium
Time:		6:30 PM

**Attendees:**

(Refer to the attached Sign-In List for Attendees of the Forum.)

**I. Opening Remarks**

1. The Superintendent of Schools, Dr. Matt Malone, welcomed everyone to the first Durfee High School Public Forum and expressed the City and School District's appreciation for everyone's interest in the Project. Dr. Malone also described how important this new facility would be to the community and emphasized that education is the cornerstone of economic development.

**II. Introduction of School Building Committee Members and Project Team**

2. Dr. Malone went on to introduce Principal Maria Pontes as well as the other members of the School Building Committee in attendance. Dr. Malone introduced Jim Rogers from Leftfield who gave a brief introduction of his OPM firm. Jim then introduced Lynn Stapleton who is the project's OPM Project Executive and Adam Keane who is the Project Manager. Jim then introduced Troy Randall from Ai3. Ai3 is the Project's Architect. Troy gave a brief overview of his Firm's experience building MSBA High Schools. Troy also introduced James Aspirino from PARE Corp. PARE is the project's Civil Engineer.

**III. MSBA Grant Opportunity and MSBA Process**

3. Lynn Stapleton took the crowd through some slides from the Power Point presentation in regards to the MSBA Grant Opportunity and the MSBA Process. Lynn explained that the City had been given an opportunity to receive a grant reimbursement from the MSBA to pay costs associated with a new school facility project. This grant opportunity was offered in part because of the condition of the existing building infrastructure and the lack of building and energy code compliance of the present facility.
4. Lynn went on to explain that the MSBA funding comes from one cent of the Massachusetts 6.25% sales tax. This is tax paid by Fall River residents and taxpayers throughout the commonwealth. Lynn then showed a slide that included the many surrounding Cities and Towns that have received this same support.
5. Lynn then explained the requirements that need to be followed to receive a grant from the MSBA. The first step is to complete a comprehensive feasibility study in collaboration with the MSBA to determine the most financially and educationally responsible long-term solution. The Feasibility Study is what the Project Team has been working for the last 6 months. There are over fifty construction professionals working over a collective of 4,600 hours on the project to this point. Lastly, Lynn reviewed the current MSBA Building Process Schedule with the group. Lynn explained that the current *Feasibility Study Phase* would conclude in late June and would be followed by the *Schematic Phase*. The Schematic phase would last till January 2018 and be followed by the *Project Scope and Budget and Project Funding Agreement Phase* and then move on to the *Design Development, Construction Documents and Bidding Phase*. Construction would be complete by June 2022.

**IV. Site Selection Process**

6. James Aspirino from PARE Corporation took the crowd through some slides in regards to the recent site selection process. There were four sites considered during this process. These sites include the existing High School Site, Duro Mills Site, Fall River Industrial Park Site and Anawan Mills Site. All sites were

evaluated based on the following criteria- Cost of property, location of property and adjacencies, buildable area and restrictions, and potential environmental issues.

7. The pros and cons for each site were evaluated and the clear winner was the existing high school site. The existing High School site is owned by the City has sufficient land for an addition or new school and has no known environmental issues.

#### **V. Evaluation of Existing Conditions**

8. Troy Randal from Ai3 took the crowd through some slides relative to the existing conditions of the building. The slides showed many building envelope issues including active leaks in the roof and failure of windows. Some other slides highlighted the lack of ADA compliance in the building. Most of the bathrooms are out of compliant and there is no ADA elevator between floors. Some other slides showed areas of sever cracking in the building façade including cracking of existing ACM exterior panels.

#### **VI. Educational Visioning Sessions**

9. Troy then took the crowd through some slides relative to the Visioning Sessions. Over the last two months, there have been four, half day Visioning Sessions. These Visioning Sessions are comprised of Faculty, Staff and Students. Participation was excellent and often had as many as 55 participants in attendance.
10. At these sessions, design priorities were reviewed and discussed. Some examples of these design opportunities include; branding and identity, Connections and outdoor spaces, distributed dining, collaborative spaces and visible learning. Additionally, guiding principles for design were discussed some of the major wants from the group were- “Small school feel, large school pride”, “A place you want to be”, and to have outdoor connections.

#### **VII. Public Comments**

##### **3. Gerald Fallon (1006 Maple Street)**

In my opinion this building should have a slanted roof, windows that open and corridors you can look down.

I am a Parent of five children that attended Durfee High School. I appreciate the Arts Programs and think they should be preserved and expanded.

##### **4. Dave Dennis (132 Highland Avenue)**

This new High School is a long time coming. Please consider in your design the great diversity that is present in the Fall River Community.

We are not wealthy people but we have great pride. We will be watching this process closely. We will not accept sub standard construction. We expect to have a world-class facility.

##### **5. Sean Connell (219 Purchase Street)**

How much are the estimates for the cost of the project and how much will the State contribute?

*There is not a design yet for the project. There are many options that still need to be vetted before there is a design that can be responsibly budgeted. We will have more information at future public forums.*

*The District of Fall River qualifies for an 80% State Contribution from the MSBA. However, this 80% contribution does not include many costs that the MSBA deem ineligible. These ineligible costs can bring down the 80% contribution significantly. We will have a better understanding about this percentage contribution in the future as the design develops.*

**6. Audrey M. Poitras (68 Racher Street)**

I am a retired teacher who taught in Fall River for 13 years. I would like to see the new Durfee have a bell tower like the old Durfee High School on Rock Street.

*Though we have not started the design, we are considering adding some of the dominant features from the old Rock Street, Durfee High including the bell tower into the new design.*

**7. Joe Naughton (578 Long Street)**

The new High School should be built to include the future of CVTE. CVTE students do go on to College.

The High School should be built with extra space for future growth. Keep in mind 20 years ahead. Education is the corner stone of economic development. The field house should stay and the theater should stay.

**8. Kristen Gavin (593 Madison Street)**

I went to Durfee High School and I now have three children that will go to the new Durfee High School. What are your plans for logistics while the new school is being built.

*It is too early to talk specifics about construction logistics as a design and approach has not been yet determined. We can say that we will strive to make the building as least disruptive to education as possible.*

**VIII. Closing**

9. Lynn Stapleton thanked everyone for their participation. Lynn also encouraged people to leave additional comments if any on the Durfee Rising Facebook and Twitter Pages.



Location: Durfee High School Auditorium - 6:30 PM

	name/e-mail	address /phone number
1	name: JOHN A. GAGLIARDI e-mail:	address: 246 MILTON ST FALL RIVER, MA 02720 phone: 508 678 1255
2	name: Kimberly Tiburtino e-mail: KimT71@aol.com	address: 2101 Yellow Hill Rd phone: 508-212-1510
3	name: Paul Coogan e-mail:	address: 90 William St FR. phone: 774-319-3348
4	name: Cristian Hutchins e-mail:	address: 774-319-6898 phone:
5	name: Lisa Hargraves e-mail: lisahargraves@yahoo.com	address: 162 Oakland St phone: 508 926 4537
6	name: GABRIEL ANDRADE e-mail: gandrade3@hotmail.com	address: 353 ELDRIDGE ST. phone: 508 676-0908
7	name: Waymon Jones e-mail: wjonesd5@gmail.com	address: 82 Phillips St phone: 401-230-8398
8	name: Sean Connell e-mail: Sean.connell88@gmail.com	address: 219 Purchase St, Apt 2w phone: 508-496-3773
9	name: Helena Neres e-mail: hneres375@gmail.com	address: 165 Kempton St. phone: 774-301-2729
10	name: Kyle Neres e-mail:	address: phone: 774-627-5390

**DURFEE**  
HIGH SCHOOL

Fall River, MA

Wednesday, May 3, 2017

Public Forum #1

Sign-In List

Location: Durfee High School Auditorium - 6:30 PM

	name/e-mail	address /phone number
11	name: GAGLIARDI, WILLIANA e-mail: gciabell143@AOL.com	address: 246 Milton St FR phone: 5086781255
12	name: MICHAEL A. VIEIRA e-mail: runcle25@Comcast.net	address: P.O. Box 5174 02723 phone: 508-472-4763
13	name: Joseph Martins e-mail: joseph.martins@comcast.net	address: 578 Burton St. F.R 02721 phone: 508-415-3707
14	name: JAMES DABROWSKI e-mail: JDABROWSKI@GILBANE.CO.COM	address: 254 JORDAN RD PLYMOUTH, MA phone: 781831-0042
15	name: Melissa Panchley e-mail: mpanchley@fallriverschools.org	address: 687 Harvard St phone: 508677-4778
16	name: PATRICK STONE e-mail: patrickstone555@gmail.com	address: phone: 774-294-3271
17	name: Victor Rosado e-mail: vrosado@massteacher.org	address: phone: 617-347-9812
18	name: e-mail:	address: phone:
19	name: e-mail:	address: phone:
20	name: e-mail:	address: phone:



**BMC DURFEE**  
HIGH SCHOOL

Fall River, MA

Wednesday, May 3, 2017

Public Forum #1

Sign-In List

Location: Durfee High School Auditorium - 6:30 PM

	name/e-mail	address /phone number
21	name: <i>[Signature]</i> e-mail: _____	address: 1006 MAPLE ST phone: 508-672-8286
22	name: Audrey M. Poitras e-mail: pap151teach@aol.com	address: 68 Rachel Drive, Attleboro phone: 508-642-2488
23	name: Ronald CABRAL e-mail: BBWR2009@AOL.COM	address: 210 ROBESON ST phone: 508- <sup>324</sup> <del>672</del> -5160
24	name: Rebecca Cusick e-mail: PresidentFallRiverEducato-rs.org	address: 1528 Highland Ave phone: 508 676 6362
25	name: Cherokee Thomas e-mail: Dottomadg9th@aol.com	address: 664 Walnut St #3 Fall River phone: 781 602 0390
26	name: _____ e-mail: _____	address: _____ phone: _____
27	name: _____ e-mail: _____	address: _____ phone: _____
28	name: _____ e-mail: _____	address: _____ phone: _____
29	name: _____ e-mail: _____	address: _____ phone: _____
30	name: _____ e-mail: _____	address: _____ phone: _____



**BMC DURFEE**  
HIGH SCHOOL

Fall River, MA

Wednesday, May 3, 2017

Public Forum #1

Sign-In List

Location: Durfee High School Auditorium - 6:30 PM

	name/e-mail	address /phone number
31	name: Sandra Dennis e-mail: denden44@comcast.net	address: 132 Highland Ave phone:
32	name: Dave Dennis e-mail: ddennis132@comcast.net	address: 132 Highland Ave phone:
33	name: Tammy Moutinho e-mail:	address: Buildings & Grounds phone:
34	name: Kristen Gaurin e-mail: Kmmello@hotmail.com	address: 593 Madison St. phone: 508
35	name: Matt Desmarais e-mail:	address: Durfee High School phone:
36	name: e-mail:	address: phone:
37	name: [Signature] e-mail:	address: 200 Spruce St. phone:
38	name: Catarina Pereira e-mail: Catarinap2019@gmail.com	address: phone: 774-627-4671
39	name: Kristen Benewides e-mail: kbenewides1991@gmail.com	address: 229 Palmer St FR phone:
40	name: e-mail:	address: phone:

BMC **DURFEE**  
HIGH SCHOOL

Fall River, MA

Wednesday, May 3, 2017

Public Forum #1

Speaker Sign-In List

Location: Durfee High School Auditorium - 6:30 PM

	name	address
1	name: <i>GERALD FALLON</i>	address: <i>1006 MAPLE ST</i>
2	name: <i>AUDREY M. POITRAS</i>	address: <i>65 RACHEL DRIVE</i>
3	name: <i>Ronald CABRAL</i>	address: <i>210 ROBESON ST FALL RIVER MA</i>
4	name: <i>Dave Dennis</i>	address: <i>137 Argyle Ave</i>
5	name: <i>Sean Connell</i>	address: <i>219 Purchase St</i>
6	name: <i>Angela Gavin</i>	address: <i>593 Madison St</i>
7	name:	address:
8	name:	address:
9	name:	address:
10	name:	address:
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19	name:	address:
20	name:	address:





# Public Forum #1

May 3, 2017

6:30pm

BMC **DURFEE**  
HIGH SCHOOL

# Project Team & Introductions



**Mayor Jasiel F. Correia II**

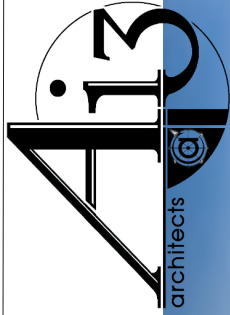
## **School Building Committee**

Ken Pacheco – Co-Chair  
Joseph Camara – Co-Chair  
Cathy Ann Viveiros  
Rhonda Pinnell  
Tim McCoy  
Chris Gallagher  
Carole Fiola  
Matt Malone  
Mark Costa  
Ed Costar  
Maria Pontes  
Melissa Fogarty  
Michael Costa  
Gary Bigelow  
Nick Christ  
Michael Keane  
Brantley Hunsinger  
Lauren Correa  
Catarina Pereira  
Jensen Riley

## Project Team & Introductions



Over  
**50**  
Professionals





# MSBA Grant Opportunity

The City of Fall River has been offered

## AN OPPORTUNITY

to receive a

## Grant reimbursement from the MSBA

to pay costs associated with a new school facility project.



Massachusetts School Building Authority  
*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

# MSBA Grant Opportunity

## Why did the Massachusetts School Building Authority (MSBA) offer Fall River a Grant opportunity?

- Condition of existing building infrastructure at the BMC Durfee High School.
- Lack of Building Code Compliance at the BMC Durfee High School.
- Lack of Energy Conservation Code Compliance at the BMC Durfee High School.
- Lack of Structural Code Compliance at the BMC Durfee High School.
- Lack of Modern Technology at the BMC Durfee High School.
- Lack of Handicap Accessibility (Building and Site) at the BMC Durfee High School.
- Security issues at BMC Durfee High School (proximity of Administration to Main Building Entrance).
- Poorly planned building organization.
- Undersized Classrooms and Educational Spaces.
- Lack of Special Education Space.
- Lack of Student Exhibit space.
- Lack of small group work, study, and testing areas.
- Lack of adequate administration and support space.
- Lack of natural daylighting and inefficient artificial lighting.
- Lack of natural ventilation and outdated mechanical systems.
- Lack of Performance, Presentation, and Instructional Space.
- Poor and/or ineffective acoustics within the instructional classrooms and gathering spaces.
- Poorly organized High School building that deters interdisciplinary or collaborative learning.
- Existing BMC Durfee High School does not support modern high school educational programming.
- Poorly located Library Media Center.
- Inadequate / inefficient / poorly distributed HVAC systems.
- Science classrooms do not meet the current national and state guidelines.
- Significant damage to the existing exterior wall panels.
- Etc., Etc.

## MSBA Grant Opportunity

**Where does this Grant money  
come from and has it been provided  
to other communities?**

## MSBA Grant Opportunity

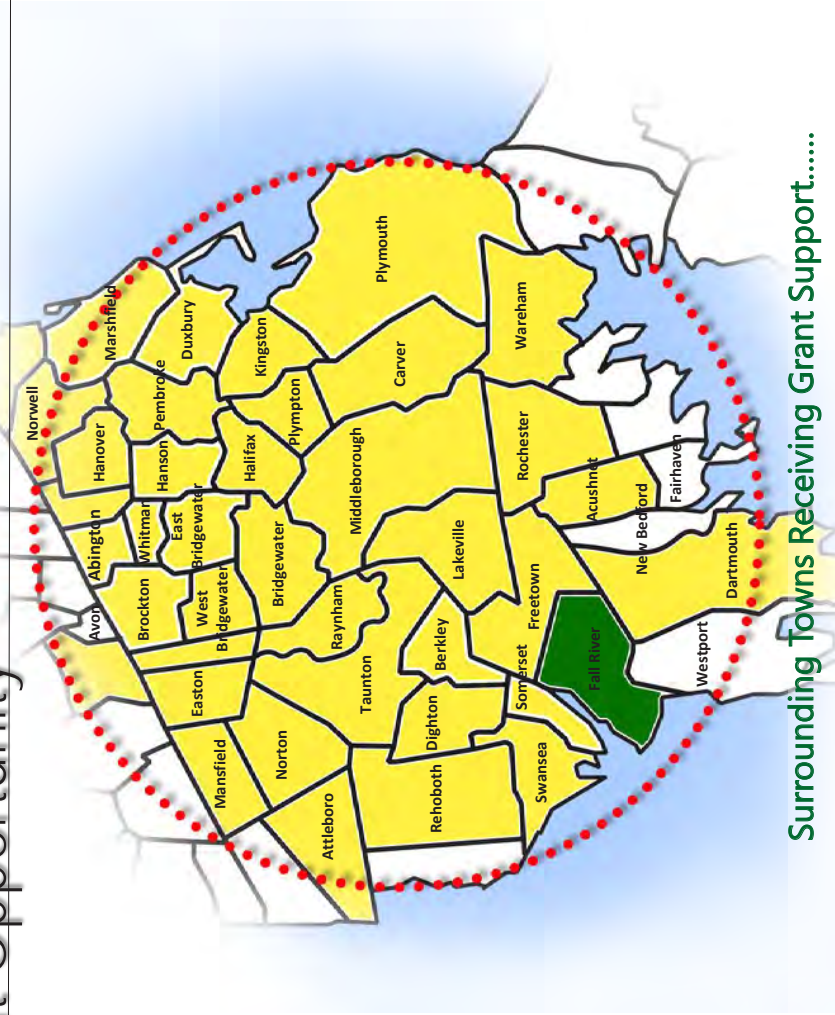
The money comes from  
**taxes paid by Fall River residents**  
and taxpayers throughout the Commonwealth.

1¢ of the State's 6.25% Sales Tax

Your state tax dollars have already been spent in dozens of local towns for their new schools. Fall River is now being given a **ONE TIME OPPORTUNITY** to accept state grant money for investment in Fall River's current and future needs!

# MSBA Grant Opportunity

- Abington
- Milton
- Quincy
- Randolph
- Braintree
- Weymouth
- Hingham
- Hull
- Cohasset
- Brockton
- Rockland
- Norwell
- Scituate
- Bridgewater
- West Bridgewater
- East Bridgewater
- Whitman
- Hanson
- Hanover
- Marshfield
- Duxbury
- Pembroke
- Raynham
- Plympton
- Taunton
- Freetown
- Lakeville
- Middleborough
- Carver
- Plymouth
- Rochester
- Wareham



Surrounding Towns Receiving Grant Support.....

## MSBA Grant Opportunity

**What are the initial requirements  
to receive a grant from the  
MSBA?**

# MSBA Grant Opportunity

Complete a comprehensive Feasibility Study in collaboration  
with the MSBA to determine the  
**most fiscally responsible and educationally**  
**appropriate long-term solution.**

# Feasibility Study

**Over the past 6 months,**  
Fall River has been completing this comprehensive Feasibility Study with  
**very specific guidance from the MSBA.**



Massachusetts School Building Authority  
*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

**Over 4,600 collective hours**  
of meetings, planning, and discussion by Fall River and analysis, investigation, and reporting  
by the engineering, design, educational team and the MSBA!

Educational Program - Visioning Program - Building Evaluation - Structural Evaluation - Heating & Ventilation Evaluation - Haz-Mat  
Inspection & Report - Phase 1 Environmental Assessment - Plumbing Evaluation - Electrical Evaluation - Technology Systems Evaluation -  
Site Evaluation - Geotechnical Investigations - Site Utility Review - Permitting Review - Comparison Matrix - Costs Analysis - Options  
Narratives - District Space Allocation Analysis - Construction Impact Review - Space Summary Spreadsheets - Sustainable Design Review




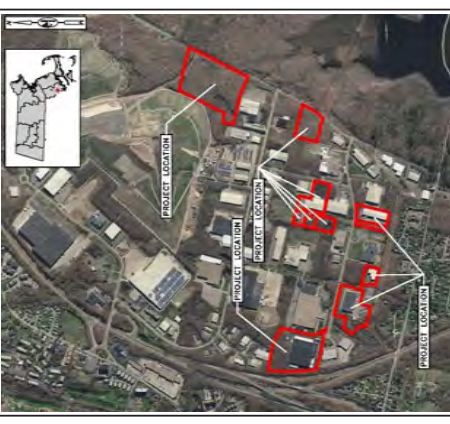




## Overview of the MSBA Building Process

1. Feasibility Study Phase → **June 2017**
2. Schematic Design Phase → **Jan. 2018**
3. Project Scope & Budget and Project Funding Agreements → **June 2018**
4. Design Development, Construction Documents & Bidding → **May 2019**
5. Construction Completion → **June 2022**

# Site Selection Process

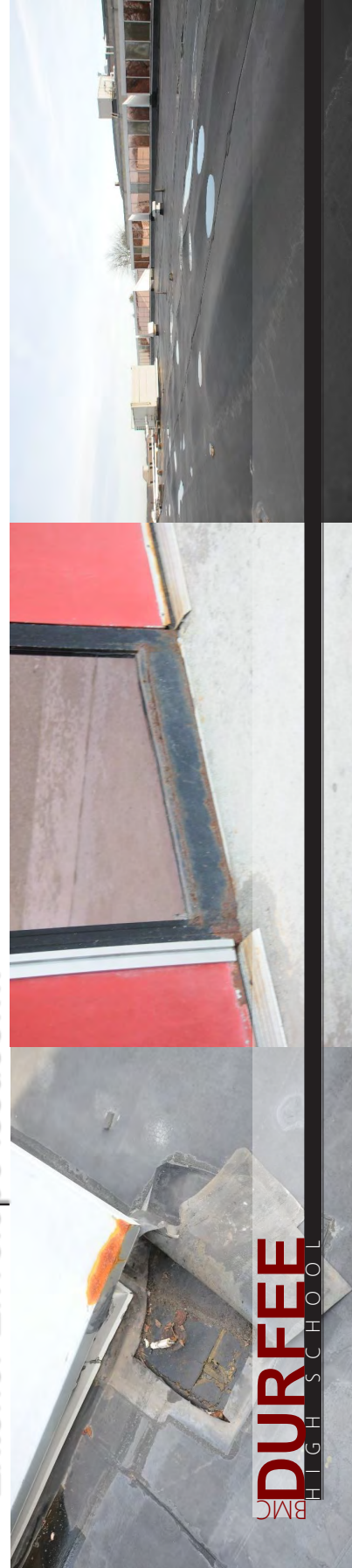
## 4 Potential School Sites Studied

	<b>Existing High School Site</b> Total Parcel: 63.86 acres <b>Pros:</b> <ul style="list-style-type: none"> <li>• City Owned – Current HS location</li> <li>• Sufficient buildable area</li> <li>• No known hazardous subsurface spills</li> </ul>	
	<b>Duro Mills Site</b> Total Parcel: 16 acres <b>Pros:</b> City Owned (taken by City – back taxes) <b>Cons:</b> <ul style="list-style-type: none"> <li>• Environmental Contamination (2 reported No. 6 fuel oil spills)</li> <li>• Insufficient buildable area</li> <li>• Existing HS building becomes liability</li> </ul>	
	<b>Fall River Industrial Park Site</b> Total Parcel: 22 acres (largest of 19 parcels) <b>Cons:</b> <ul style="list-style-type: none"> <li>• Purchase required / Loss of Revenue</li> <li>• Environmental Contamination on adjacent properties</li> <li>• Insufficient buildable area</li> <li>• Existing HS building becomes liability</li> </ul>	
	<b>Anawan Mills Site</b> Total Parcel: 6.1 acres (2 parcels) <b>Cons:</b> <ul style="list-style-type: none"> <li>• Purchase required / Loss of Revenue</li> <li>• Adjacent to Freeway on-off ramps (Rt.195)</li> <li>• Insufficient buildable area</li> <li>• Existing HS building becomes liability</li> </ul>	

## Evaluation of Existing Conditions



## Exterior Envelope Issues....





## Evaluation of Existing Conditions



Active building leaks...

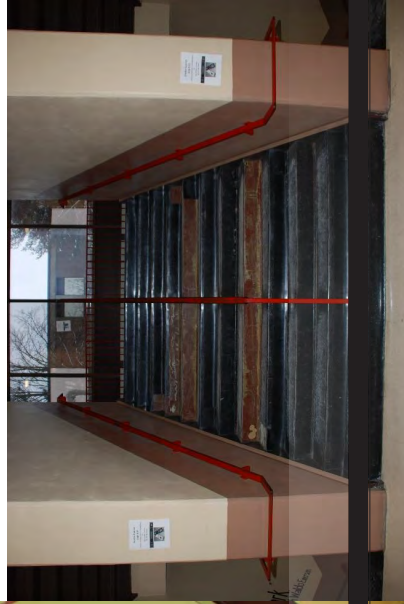
# Evaluation of Existing Conditions

Active building leaks...

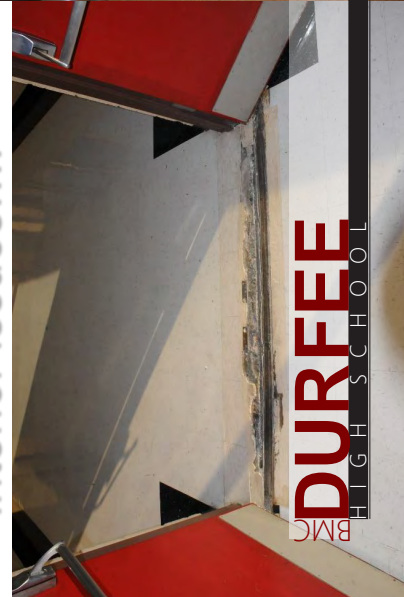




## Evaluation of Existing Conditions



## Interior issues....

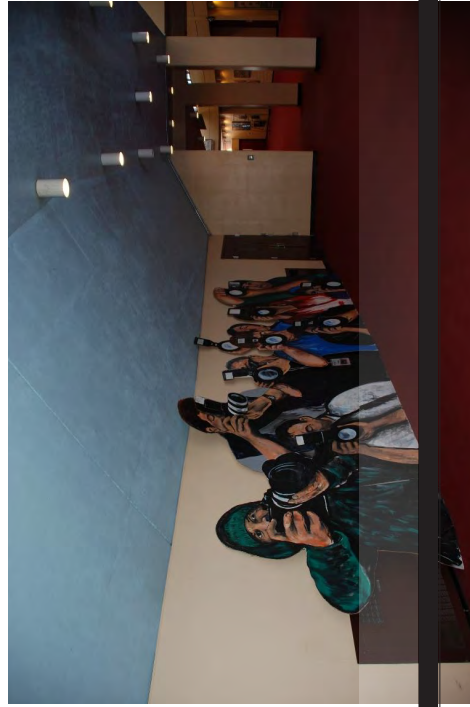
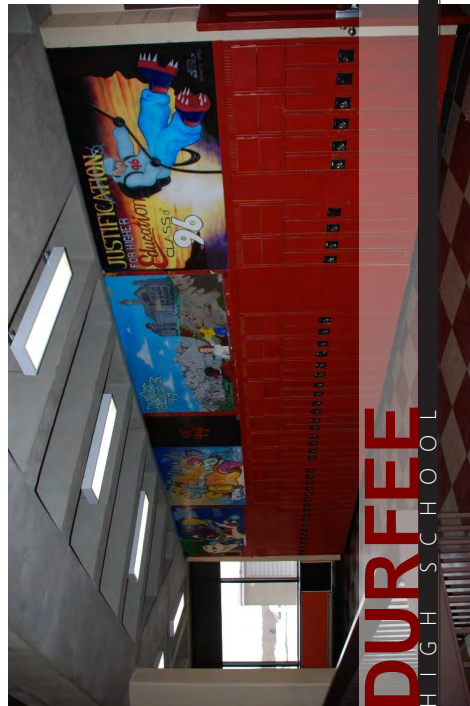




## Evaluation of Existing Conditions

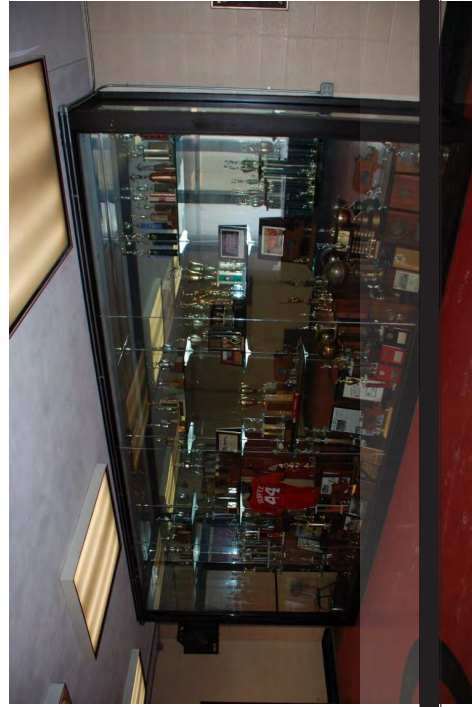


## Durfee PRIDE





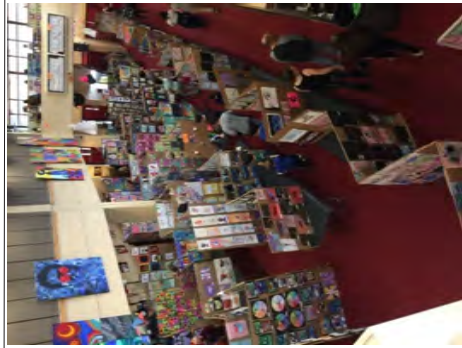
## Durfee PRIDE.....



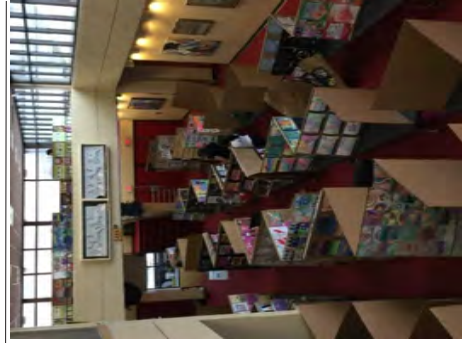
## Durfee PRIDE



Poetry slam..

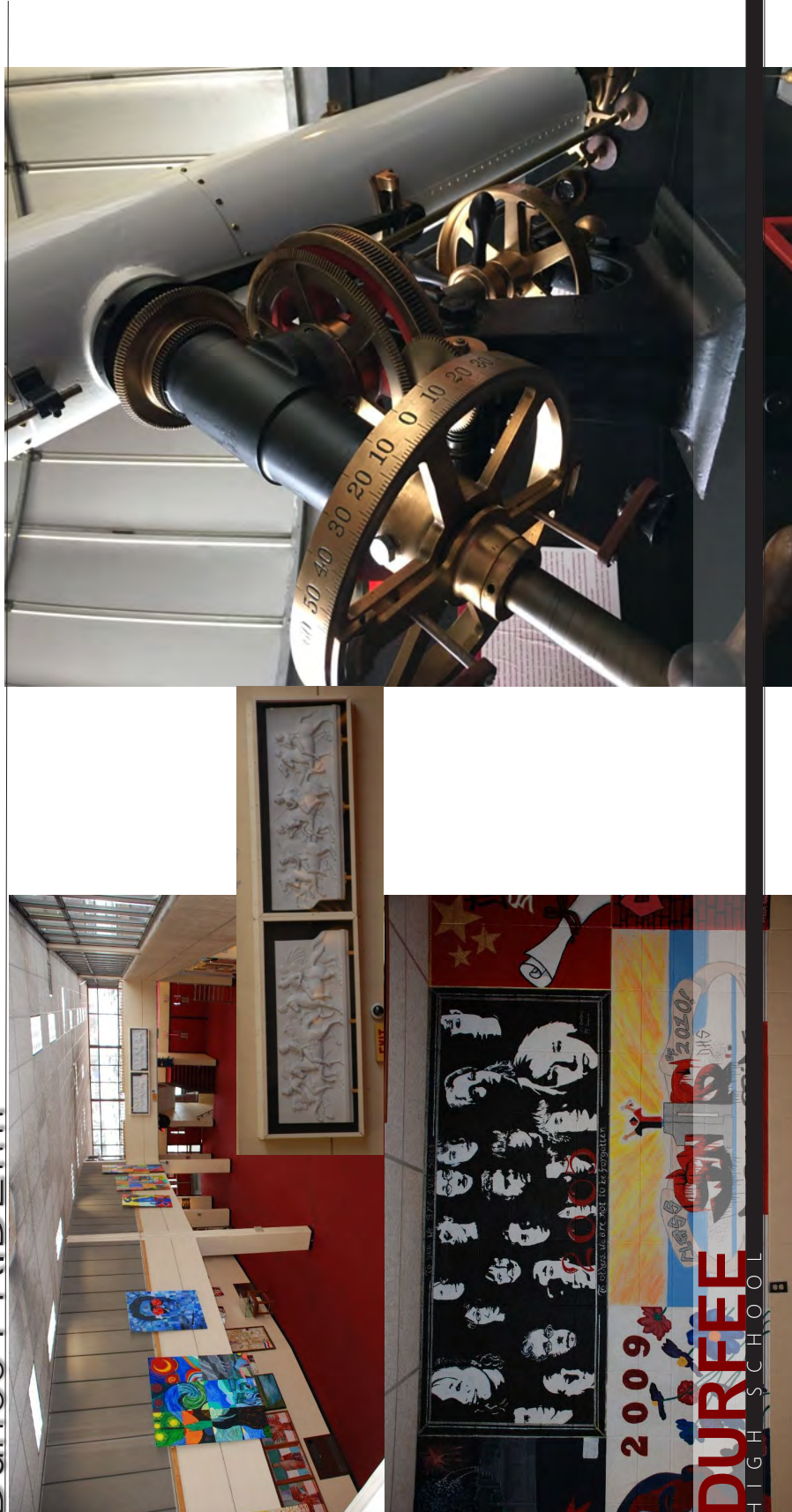


City-wide Art EXPO





# Durfee PRIDE





Durfée PRIDE

BMC  
**DURFEE**  
HIGH SCHOOL













## Educational Visioning Sessions

Strengths / Challenges /  
Opportunities / Goals (SCOG)





## Educational Visioning Sessions

21<sup>st</sup> Century Learning Goals  
Present and Future Educational Priorities





## Educational Visioning Sessions

### Guiding Principles

- Crown Jewel / Flagship School
- Small School Feel, Large School Pride
- Explore, Create, Learn
- A place you want to be
- School as a Community Resource
- Outdoor Connections









## - NEXT STEPS -

1. Development of Conceptual Site & Building Plan Options
2. Final Evaluation of Existing Conditions
3. Evaluation of Cost Alternatives

# Questions/Comments?

For more info, please go to:

[DurfeeRising.com](http://DurfeeRising.com)

[@DurfeeRising](https://twitter.com/DurfeeRising)



## NEW DURFEE HIGH SCHOOL PROJECT

Please join the

City of Fall River, Fall River Public Schools and  
the Durfee School Building Committee for

### PUBLIC FORUM #2

Thursday, June 15, 2017

6:30 PM – 8:00 PM

Durfee High School Auditorium



We need your input as we narrow the site layout options to those that are the most viable and appropriate in size and location on the site. The ultimate goal is to arrive at an appropriate comprehensive high school design that will provide a positive, 21st century learning environment for our students.

The Durfee High School Project will benefit the entire Fall River Community by improving and increasing educational opportunities for our students.

#### Agenda:

**Siting/Site Layout Options**

**Preferred Options**

**Preferred Schematic Report**

**Project Schedule Update**





DURFEE HIGH SCHOOL PROJECT – FALL RIVER, MA		MEETING MINUTES
PUBLIC FORUM NO. 2		June 15, 2017
	Location:	Durfee High School Auditorium
	Time:	6:30 PM

#### **I. Introduction of Project Team**

2. Scott Dunlap from Ai3 welcomed the crowd and introduced Ken Pacheco and Chris Gallagher from the City of Fall River as well as Troy Randal and Craig Olsen from Ai3. Scott went on to introduce Adam Keane and Paul Gransaul both from Leftfield. Lastly, Scott introduced James Aspirino from PARE Corp. PARE is the project's Civil Engineer.

#### **II. MSBA Grant Opportunity and MSBA Process**

3. Troy Randall took the crowd through some slides from the Power Point presentation in regards to the MSBA Grant Opportunity and the MSBA Process. Troy explained that the City had been given an opportunity to receive a grant reimbursement from the MSBA to pay costs associated with a new school facility project. This grant opportunity was offered in part because of the condition of the existing building infrastructure and the lack of building and energy code compliance of the present facility.
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6. Lastly, Troy reviewed the current MSBA Building Process Schedule with the group. Troy explained that the current *Feasibility Study Phase* would conclude in late June and would be followed by the *Schematic Phase*. The Schematic phase would last till January 2018 and be followed by the *Project Scope and Budget and Project Funding Agreement Phase* and then move on to the *Design Development, Construction Documents and Bidding Phase*. Construction would be complete by June 2022.

#### **III. Summary of Building and Site Options**

7. Seven building/site options were analyzed for the current site of the High School on Elsbree Street. Scott from Ai3 reviewed the pros and cons of these seven site options via a Power Point presentation. These options were titled 1A, 1B, 1C, 1D, 1E, 2A and 2B. Of these options, Option 1E was selected as the as the preferred solution for further development during the schematic design phase.
8. Some of the advantages of Option 1E were reviewed. Some of the advantages include a simplified building layout improving for way finding, security, etc., the maintaining of the athletic facility, and most of the athletic fields, and minimal disruption for students during construction.
9. The presentation included some 3D massing renderings of Option 1E.

**IV. Public Comments****3. Gerald Fallon (1006 Maple Street)**

I like the design and I hope the building has a slanted roof like the Amazon warehouse. The City needs to get class sizes down.

**4. Matt Sunderson (No Address Given)**

It looks like parking spaces are being lost. How do you address that?

*Actually there is a net add of parking spaces in Option 1E. It just appears that there is less because the parking is more distributed.*

Will the vocational programs be maintained?

*Yes, the school has six programs currently and we are applying for two more.*

**5. Joyce Rodrigues (188 Cottage Street)**

Please clarify where the performing arts spaces are located.

*Troy from Ai3 pointed on the 3D Massing rendering with a laser pointer to North-West corner of the building and explained that the theater and other Art related programs would be located in this general area. Troy also explained that the current option 1E plans to leave the existing theater building for the town to re-purpose as a community theater and education admin area. It was also said that this community theater/education admin area would be a separate project from the new Durfee High School.*

Joyce then replied that the old theater may qualify for a Massachusetts Cultural Facilities Fund. This fund could help in the renovation of this theater provided that the building was at least 50,000sf and that at least 50% of the space is dedicated to the arts.

*Chris explained that the building is in fact 90,000sf and that he would work with Joyce to further investigate this opportunity.*

**V. Closing**

6. Troy Randal thanked everyone for their participation. Troy reminded people to follow the Durfee Rising Facebook and Twitter Pages. As well as the Project's web page which [www.durfeerising.com](http://www.durfeerising.com)



# Public Forum #2

June 15, 2017

6:30pm

BMC **DURFEE**  
HIGH SCHOOL

# Project Team & Introductions



**Mayor Jasiel F. Correia II**

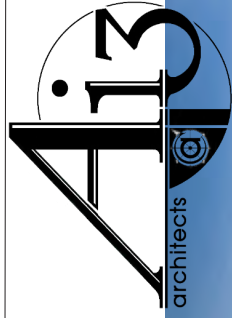
## **School Building Committee**

Ken Pacheco – Co-Chair  
Joseph Camara – Co-Chair  
Cathy Ann Viveiros  
Rhonda Pinnell  
Tim McCoy  
Chris Gallagher  
Carole Fiola  
Matt Malone  
Mark Costa  
Ed Costar  
Maria Pontes  
Melissa Fogarty  
Michael Costa  
Gary Bigelow  
Nick Christ  
Michael Keane  
Brantley Hunsinger  
Lauren Correa  
Catarina Pereira  
Jensen Riley

## Project Team & Introductions



Over  
**50**  
Professionals



# MSBA Grant Opportunity

The City of Fall River has been offered

## AN OPPORTUNITY

to receive a

## Grant reimbursement from the MSBA

to pay costs associated with a new school facility project.



Massachusetts School Building Authority  
*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*



# MSBA Grant Opportunity

## Why did the Massachusetts School Building Authority (MSBA) offer Fall River a Grant opportunity?

- Condition of existing building infrastructure at the BMC Durfee High School.
- Lack of Building Code Compliance at the BMC Durfee High School.
- Lack of Energy Conservation Code Compliance at the BMC Durfee High School.
- Lack of Structural Code Compliance at the BMC Durfee High School.
- Lack of Modern Technology at the BMC Durfee High School.
- Lack of Handicap Accessibility (Building and Site) at the BMC Durfee High School.
- Security issues at BMC Durfee High School (proximity of Administration to Main Building Entrance).
- Poorly planned building organization.
- Undersized Classrooms and Educational Spaces.
- Lack of Special Education Space.
- Lack of Student Exhibit space.
- Lack of small group work, study, and testing areas.
- Lack of adequate administration and support space.
- Lack of natural daylighting and inefficient artificial lighting.
- Lack of natural ventilation and outdated mechanical systems.
- Lack of Performance, Presentation, and Instructional Space.
- Poor and/or ineffective acoustics within the instructional classrooms and gathering spaces.
- Poorly organized High School building that deters interdisciplinary or collaborative learning.
- Existing BMC Durfee High School does not support modern high school educational programming.
- Poorly located Library Media Center.
- Inadequate / inefficient / poorly distributed HVAC systems.
- Science classrooms do not meet the current national and state guidelines.
- Significant damage to the existing exterior wall panels.
- Etc., Etc.

## MSBA Grant Opportunity

**Where does this Grant money  
come from and has it been provided  
to other communities?**

## MSBA Grant Opportunity

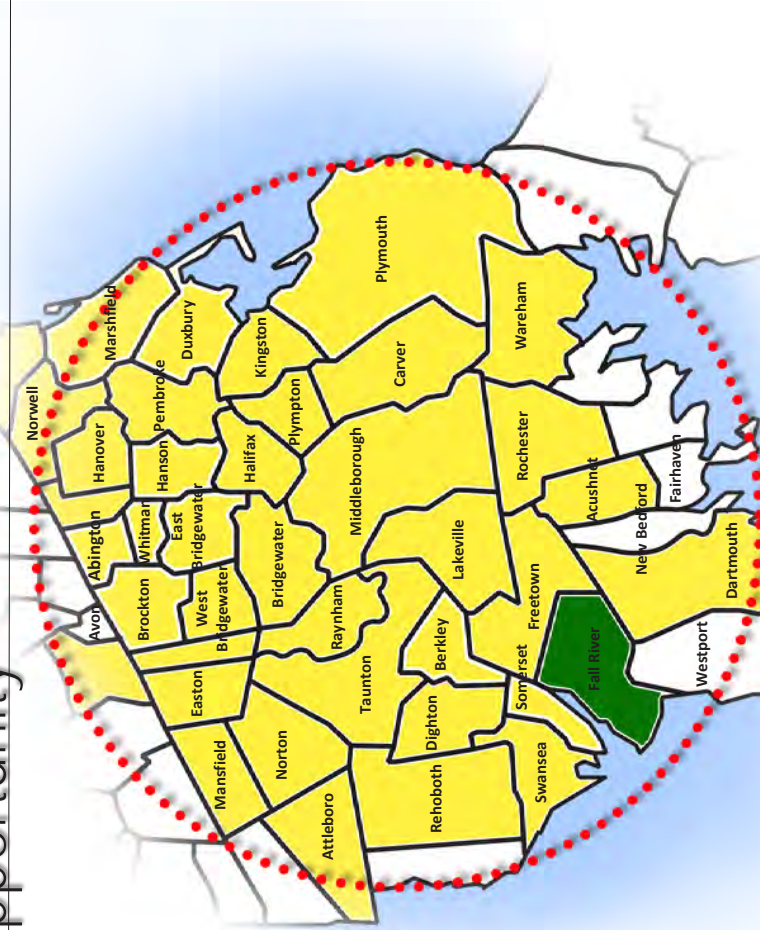
The money comes from  
**taxes paid by Fall River residents**  
and taxpayers throughout the Commonwealth.

1¢ of the State's 6.25% Sales Tax

Your state tax dollars have already been spent in dozens of local towns for their new schools. Fall River is now being given a **ONE TIME OPPORTUNITY** to accept state grant money for investment in Fall River's current and future needs!

# MSBA Grant Opportunity

- Abington
- Milton
- Quincy
- Randolph
- Braintree
- Weymouth
- Hingham
- Hull
- Cohasset
- Brockton
- Rockland
- Norwell
- Scituate
- Bridgewater
- West Bridgewater
- East Bridgewater
- Whitman
- Hanson
- Hanover
- Marshfield
- Duxbury
- Pembroke
- Raynham
- Plympton
- Taunton
- Freetown
- Lakeville
- Middleborough
- Carver
- Plymouth
- Rochester
- Wareham



Surrounding Towns Receiving Grant Support.....



## MSBA Grant Opportunity

**What are the initial requirements  
to receive a grant from the  
MSBA?**

## MSBA Grant Opportunity

Complete a comprehensive Feasibility Study in collaboration  
with the MSBA to determine the  
**most fiscally responsible and educationally**  
**appropriate long-term solution.**

## Overview of the MSBA Building Process

1. Feasibility Study Phase —————→ **June 2017**
2. Schematic Design Phase —————→ **Jan. 2018**
3. Project Scope & Budget and Project Funding Agreements —————→ **June 2018**
4. Design Development, Construction Documents & Bidding —————→ **May 2019**
5. Construction Completion —————→ **June 2022**

# Summary of Options

Since the last public forum at the beginning of May, the City, District, Administrators have.....

7

BUILDING/SITE OPTIONS

Analyzed

1

BUILDING/SITE OPTION

Selected

as the Preferred Solution for further development during Schematic Design Phase



# Summary of Options

## RENOVATION & NEW CONSTRUCTION

OPTION 1A	OPTION 1B	OPTION 1C	OPTION 1D	OPTION 1E
 <p><b>New Construction –</b> - Core Academic Building (New Overlaps Existing)</p> <p><b>Renovation –</b> Performing Arts Building (stand alone building) Athletic Building Relocation of Athletic fields</p> <p><b>\$\$\$\$\$</b></p>	 <p><b>New Construction –</b> - Core Academic Building</p> <p><b>Renovation –</b> Performing Arts Building (stand alone building) Athletic Building Relocation of Athletic fields</p> <p><b>\$\$\$\$</b></p>	 <p><b>New Construction –</b> - Core Academic Building</p> <p><b>Renovation –</b> Performing Arts Building (stand alone building) Athletic Building Relocation of Athletic fields</p> <p><b>\$\$\$</b></p>	 <p><b>New Construction –</b> - Core Academic Building (New Overlaps Existing)</p> <p><b>Renovation –</b> Performing Arts Building Athletic Building Phased Occupied Construction Educational Disruption Longer Construction Timeline</p> <p><b>\$\$\$\$\$</b></p>	 <p><b>New Construction –</b> - Core Academic Building</p> <p><b>Renovation –</b> Athletic Building (Performing Arts Building remains and detached from school project) Minimal Relocation of Athletic fields</p> <p><b>\$\$\$</b></p>

# Summary of Options

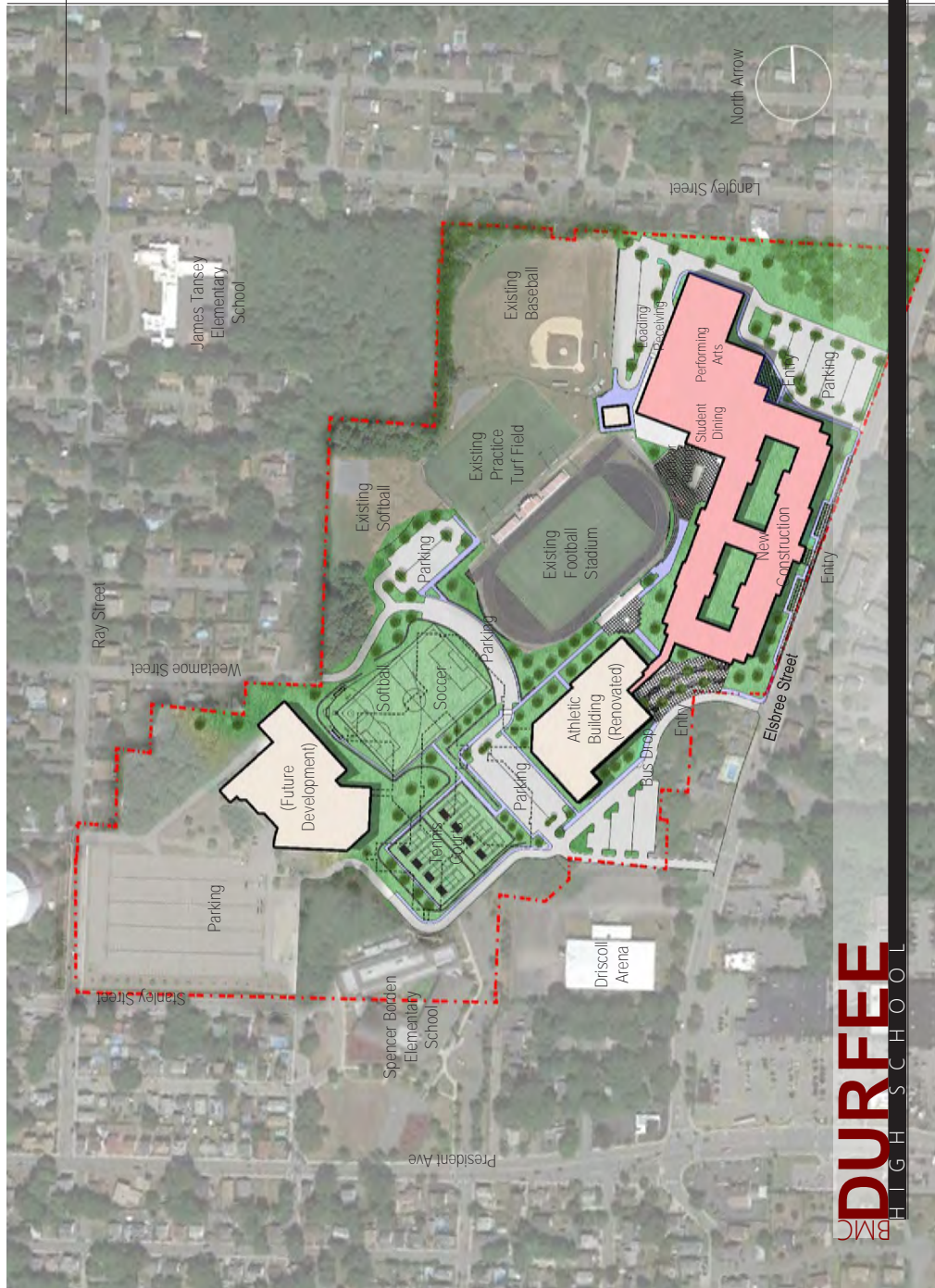
## NEW CONSTRUCTION

<p><b>OPTION 2A</b></p>  <p><b>New Construction –</b></p> <ul style="list-style-type: none"> <li>- Single Building</li> </ul> <p>100% reconstruction of site amenities / playfields / parking and circulation.</p> <p><b>\$\$\$\$\$\$</b></p>	<p><b>OPTION 2B</b></p>  <p><b>New Construction –</b></p> <ul style="list-style-type: none"> <li>- Single Building</li> <li>- Creative use of Pre-Fabricated building to reduce construction costs. (long span spaces)</li> </ul> <p>Re-use of existing stadium and playfields, parking areas.</p> <p><b>\$\$\$</b></p>
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## OPTION 1E

### RENOVATION & NEW CONSTRUCTION

- Most cost-effective option.
- New academic core building directly off Elsbree Street – Similar to Old Durfee on Rock Street
- Existing stadium, practice turf field, baseball field, and softball field remain undisturbed in same location.
- Renovation of the existing Athletic Building and Pool.
- Separates bus & vehicular circulation.
- Community Access to CVTE Programs (Culinary, Cosmetology, Early Childhood, FRED TV, etc.)
- Minimal educational disruption among renovation options (renovation of athletic building).
- Central Atrium – Celebrating the History of Fall River and BMC Durfee High School
- Simplified Building Organizational layout – improving security, sightlines, wayfinding, natural daylighting, etc.





## OPTION 1E

BUILDING MASSING DIAGRAM





## BMC Durfee High School Project

### **Educational Benefits of a New Facility including Renovation of the Existing Fieldhouse/Pool:**

- WiFi access and technologically-enhanced education in all classrooms at all grade levels
- Core Academic Classrooms designed with proper acoustics and natural daylighting.
- Classrooms designed for the highly-successful 2D and 3D Art education program with display areas throughout the building; using STEAM integration with Core Academic classrooms and CVTE spaces to enhance 21<sup>st</sup> Century Learning
- Safer and more secure building for our students and teachers – Simplified building layout and configuration, clear sightlines, video cameras (CCTV), electric door locks, and enhanced life safety systems.
- Energy-efficient HVAC and lighting systems (including natural daylighting) to help provide and maintain a healthy place to learn and work.
- Specialized Classrooms for Special Education students
- Acoustically designed areas for Music, Band and Choral instruction
- Fully integrated CVTE spaces.
- Fully integrated Health, Fitness and Wellness Center

# Current Local High School Construction Market

Attleboro High School	\$260M 1,725 students Spring 2019	<b>Proposed</b>  <b>BMC Durfee High School</b>  2,570 students  500,000 Approximate Gross Square Footage
Somerville High School	\$249M 1,590 students Spring 2018	
Saugus High School	\$160.6M 1,360 students Summer 2018	
Worcester South Community High School	\$185M 1,420 students Spring 2019	
Lowell High School	\$330M 3,520 students Spring 2019	
Waltham High School	\$283M 1,830 students Spring 2019	

# Questions/Comments?

For more info, please go to:

[DurfeeRising.com](http://DurfeeRising.com)

[@DurfeeRising](https://twitter.com/DurfeeRising)