

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
 - o Overview of the MSBA DSP Meeting and Shortlisted Designers
 - o Designer Interviews December 20, 2016
- 3. Preliminary Design Program (PDP)
 - o Revisions to the Schedule Breakout of PDP Timeline
- 4. Schedule Update
 - o Review Overall Project Schedule
- 5. Budget Update
 - o Review Total Project Budget
 - o 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

o DSP Designer Interviews December 20, 2016 8:30 AM Agenda Attached

o 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. 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	Υ
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	Υ
Gary Bigelow	Fall River School Dept., Teacher at Durfee High	Y
Nick Christ	Baycoast Bank, CEO Baycoast Bank	Y
Michael Keane	Civitech Architects, Owner	Υ
Brantley Hunsinger	B-Tech Construction, Owner	Y
Lauren Correa	Student	N
Catarina Pereira	Student	Υ
Jensen Riley	Student	Y
Jim Rogers	LeftField, Owner	Y
Lynn Stapleton	LeftField, Project Executive	Y
Adam Keane	LeftField, Project Manager	Y
Paul Gransaull	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

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.

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

Page 2 of 4

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 Gransaull
LeftField LLC

Massachusetts School Building Authority

Frank Tedesco

Robert Brown Perkins+Will

Boston, MA 02110

Wakefield, MA 01880

ftedesco@mvgarchitects.com

225 Franklin Street Suite 1100

robert.brown@perkinswill.com

Mount Vernon Group Architects, Inc.

200 Harvard Mill Square Suite 410

Deborah B. Goldberg *Chairman, State Treasurer*

Maureen G. Valente Chief Executive Officer **John K. McCarthy** *Executive Director / Deputy CEO*

November 28, 2016

Scott Dunlap
Ai3 Architects LLC
526 Boston Post Road
Wayland, MA 01778
dunlap@ai3architects.com

James G Alexander
Finegold Alexander and Associates Inc.
77 North Washington Street
Boston, MA 02114
jga@faainc.com

RE: Designer Selection
BMC Durfee High School

MSBA ID: 201400950505

Messrs. Dunlap, Alexander, Tedesco, and Brown:

This is to notify you that, at the meeting of the MSBA Designer Selection Panel ("DSP") held on November 22, 2016 at the Massachusetts School Building Authority ("MSBA") offices on 40 Broad Street, Suite 500, Boston, MA, the DSP voted to interview the following proposed design teams for the above-referenced project. The purpose of the interview is for the DSP to further review each applicant's qualifications for this project.

Interviews are scheduled for Tuesday, December 20, 2016 at the times listed below at the offices of the MSBA.

8:35 AM Perkins+Will

9:20 AM Finegold Alexander and Associates Inc.

10:05 PM Ai3 Architects LLC

10:50 PM Mount Vernon Group Architects, Inc.

Attached is a list of questions/topics that the DSP would like each applicant to address during their interview session. Each team will have 30 minutes to use in the manner they choose, followed by up to 10 minutes of questions and answers led by DSP members. Audio-visual equipment is available. Please see the attached description of the MSBA Boardroom Video Presentation System.

Page 2 Designer Interviews BMC Durfee High School November 28, 2016

Please provide us with a digital copy of your presentation 24 hours before the meeting and, on the day of the meeting, a hard copy of the presentation showing 2 slides per page for our records.

Handouts, if provided, must be distributed at the beginning of the session.

All communication regarding this potential project must be forwarded **in writing** to Marie Deslauriers, DSP Coordinator (massschoolbuildings.org) or Joseph Buckley (joseph.buckley@massschoolbuildings.org). Applicants are prohibited from contacting any employee of the Owner's Project Manager (OPM), District or MSBA other than the above named individuals. Failure **to observe this rule will result in disqualification.** Furthermore, no other individual OPM, District or MSBA employee or representative is authorized to provide any information or respond to any question or inquiry concerning this potential project.

While this meeting will be open to the public, as a matter of professional courtesy and due to space constraints, we respectfully request that applicants not attend the interview sessions of the other candidates.

Please confirm your availability by contacting me at (617) 720-4466 or joseph.buckley@MassSchoolBuildings.org.

Sincerely,

Joseph Buckley, P.E. Chief Engineer

cc: Maria Pontes, Principal, BMC Durfee High School

Ken Pacheco, Chief of Operations, Fall River Public Schools

Chris Gallagher, Director of Buildings and Grounds, City of Fall River

Lynn Stapleton, Leftfield, LLC

Chris Alles, MSBA Project Manager

File 4.3 Feasibility Study Architect (R6)

Attachments

Massachusetts School Building Authority Designer Selection Panel

Fall River Public Schools B.M.C. Durfee High School

Interview Topics December 20, 2016

- Please describe your work experience on comprehensive and vocational high schools and how you envision this experience translating to the Durfee High School project. Identify factors that you feel uniquely qualify your team for this project. Describe how the educational programmer and designer have collaborated previously on similar projects with constituents and educators to develop an educational program and a "right-sized", cost-effective facility to suit that program and how you would specifically apply that experience to Fall River. In your response, please address both the development of the Space Plan and the Educational Program. Elaborate on your experience with the 11 Chapter 74 Career/Vocational Technical Education clusters and your experience in designing and achieving DESE approval. Give an example of how you have successfully integrated these Chapter 74 programs with the regular academic programs.
- A project of this magnitude has the potential to consume significant manpower for extended periods of time. Discuss
 your current workload in detail, including commissions for both public and private clients, and your team's approach
 to completing each phase of this project in accordance with the proposed schedule while completing work for other
 clients. Elaborate on each the key Project Team member's role and the percentage of time that each would be devoted
 to this project.
- At least one concept that is required to be examined as part of the Feasibility Study is addition and/or renovation to the existing Durfee High School. Please describe your approach and vision for an occupied, phased addition/renovation project. Describe your approach to designing a handicap accessible 21st century comprehensive high school facility in an older building including the integration of sustainable design elements and modern mechanical, electrical, data and technology systems. Discuss the challenges and potential solutions available to accommodate the existing programs and students during construction. Explain your team's plan for oversight during construction? How often do you expect to be on site working collaboratively to get ahead of construction issues and coordination?
- Other potential solutions include new construction on the existing site or other sites identified by the City. Utilizing the existing site as the basis of your response, discuss your approach to siting a new school. Include discussions of your experiences with construction on an occupied campus, phasing, traffic mitigation, planning for space on the site for construction activities, outdoor learning, athletics, safety and security, parking, etc. What insights can you offer?
- With the recent focus on making school buildings safer and more secure, what design elements and processes do you typically consider for a school to facilitate student and staff safety while maintaining an appropriate educational environment and while providing access to the community.
- Cost will be an extremely important factor for the City. It will be paramount to understand all cost drivers which are the result of specific designs such as educational programs, site issues and siting selections, building code and accessibility requirements, etc. It will be necessary to lock in the educational needs, individual spaces and overall building square footage, building layout and general design in the Schematic Design so that accurate costs can be derived and effectively maintained throughout design development. How do you plan to accomplish this?
- This project will require a debt exclusion vote which will require community support to pass. Explain your experience with community outreach and sharing of project information to ensure that the community is actively involved, constantly updated on project progress and supportive of the project objectives



BMC DURFEE HIGH SCHOOL – Fall River, MA

PRELIMINARY DESIGN PROGRAM SCHEDULE OVERVIEW

PRELIMINARY DESIGN PROGRAM

01/12/17	Designer Kickoff Meeting; Preliminary Design Program Commences
01/12/17	SBC Meeting
01/19/17	Educational Visioning Session #1 (Education Program Subcommittee)
01/20/17	MSBA Project Kick-Off Meeting
01/24/17	Site Selection Meeting #1 (Site Selection Subcommittee)
02/02/17	Educational Visioning Session #2 (Education Program Subcommittee)
02/09/17	SBC Meeting
02/14/17	Site Selection Sub-Committee Meeting #2 (Site Selection Subcommittee)
02/23/17	Educational Program Meeting #3 (Education Program Subcommittee)
02/28/17	Site Selection Sub-Committee Meeting #3 (Site Selection Subcommittee)
03/09/17	Educational Program Meeting #4 (Education Program Subcommittee)
03/09/17	SBC Meeting
03/14/17	Site Selection Sub-Committee Meeting #4 (Site Selection Subcommittee)
03/15/17	Public Forum #1 (Site Options/Educational Program)
03/16/17	Educational Program Meeting #5 (Education Program Subcommittee)
	(Geographical Demographics, Security Concerns)
03/21/17	Site Selection Sub-Committee Meeting #5 (Site Selection Subcommittee)
	(Traffic Impact, Permitting Requirements, Geotechnical/Geo-environmental Concerns)
04/06/17	Submit Chapter 74 Educational Program Summary to DESE
04/11/17	Finance Meeting with City (Confirm Funding Capacity)
04/13/17	SBC Meeting
04/20/17	Submit Preliminary Design Program to MSBA
05/11/17	Receive MSBA PDP Comments
o 6/02/17	Respond to MSBA PDP Comment

December 8, 2016 Page 1 of 1

FALL RIVER - BMC DURFEE HIGH SCHOOL PRELIMINARY PROJECT SCHEDULE Feasibility Study Phase: November 30, 2016

ID Task Name	Start	Finish	2015	2016 2017 2018 2019 2020	2021
Eligibility Period	Wed 1/14/15	Thu 11/19/15 e		F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D	D J F M A M J J A S
MSBA Invitation to Eliqibility Period	Wed 1/14/15 Wed 1/14/15	Wed 1/14/15	MSBA Invitation to Eligibility Period		
City Appropriation of Funds for Feasibility Study	Wed 1/14/15 Wed 10/28/15			nation of Funds for Feasibility Study	
Study Enrollment Certification	Wed 10/28/15 Wed 10/28/15	Wed 10/28/15		ment Certification	
MSBA Invitation to Conduct Feasibility Study	Wed 10/28/15 Wed 11/18/15			vitation to Conduct Feasibility Study	
Execution of Feasibility Study Agreement	Thu 11/19/15	Thu 11/19/15		ng of Feasibility Study Agriement	
OPM Selection	Tue 2/2/16	Tue 9/20/16	OPM Selection		
OPM RFS Process	Tue 2/2/16	Tue 4/5/16		OPM RFS Process	
OPM RFS Advertisement Appears	Wed 4/13/16	Wed 4/20/16		S OPM RFS Advertisement Appears	
OPM Proposals Due	Tue 5/10/16	Tue 5/10/16		OPM Proposals Due	
OPM Proposals Review, Interviews, Ranking & Submital to	Wed 5/11/16	Wed 8/10/16		ORM Proposals Review, Interviews, Ranking & Submittal to MSBA	
MSBA	weu 5/11/16	wed 8/10/16			
MSBA OPM Panel Presentation	Mon 9/12/16	Mon 9/12/16		NSMSBA OPM Pahel Presentation	
MSBA Approval of OPM	Tue 9/13/16	Tue 9/13/16			
Execute OPM Contract	Tue 9/13/16	Tue 9/20/16			
Designer Selection	Wed 9/14/16	Fri 1/20/17		Designer Selection	
Prepare & Submit Draft Designer RFS to MSBA	Wed 9/14/16	Tue 9/20/16		- Dongoo & Submit Dongoo DES to MODA	
MSBA Designer RFS Review Period	Wed 9/14/16 Wed 9/21/16	Tue 10/4/16		Sharpesigner RFS Review Period	
SBC Kick-Of Meeting	Thu 9/29/16	Thu 9/29/16		CDC Vill Of Madina	
Designer RFS Advertisement Appears				Specific RFS Advertisement Appears	
Vote on Local Representatives for DSP	Thu 10/6/16 Thu 10/20/16	Wed 10/12/16 Thu 10/20/16		Vete on Local Representatives for DSP	
Designer Proposals Due	Wed 10/26/16	Wed 10/26/16		Designer Proposals Due	
Review Designer Proposals and Check References	Thu 10/27/16			Designation Toposals Due Agricult Toposals and Check References	
Review Designer Proposals and Check References	111U 1U/2//16	vveu 11/2/16			
B Submit DSP Materials to DSP	Thu 11/3/16	Thu 11/3/16		United the state of the state o	
Designer Selection Panel (DSP) Meeting	Tue 11/22/16	Tue 11/22/16		V Doginger Solotion Dogg (ISS) Mosting	
Designer Selection Panel (DSP) Meeting DSP Interviews	Tue 11/22/16 Tue 12/20/16	Tue 11/22/16		Specialities detection ratios (USP) wiedling	
Negotiate and Approve Designer Contract & Send to MSBA	Tue 12/20/16 Tue 12/20/16			A Negotiate and Approve Designer Contract & Send to MSBA	
regoriate and approve Designer Contract α send to MSBA	1 uc 12/20/10	WOII 12/20/10			
7 MSBA Project Kick-Off Meeting	Fri 1/20/17	Fri 1/20/17		\$ MSBA Project Klick-Off Meeting	
Preliminary Design Program (PDP)	Thu 1/12/17	Fri 6/2/17		, , , , , , , , , , , , , , , , , , , 	
Designer Project Kick-Off Meeting	Thu 1/12/17	Thu 1/12/17			
Develop Preliminary Design Program	Thu 1/12/17	Wed 4/12/17		Develop Preliminary Design Program	
Submit Educational Program Space Summary w/ Chpt.74	Thu 4/6/17	Thu 4/6/17		→ Submit Educational Program Space Summary w/ Chpt.74 Spaces	+ + + + + + + + + +
Spaces	1110 4/0/17	1110 4/0/1/		The state of the s	
2 SBC Vote to Submit PDP	Thu 4/13/17	Thu 4/13/17		SBC Vote to Submit PDP	+ + + + + + + + + + + + + + + + + + + +
3 Submit PDP Submission to MSBA (10 weeks prior to PSR)	Thu 4/20/17	Thu 4/20/17		Submit PDP Submission to MSBA (10 weeks prior to PSR)	
The second secon					
4 MSBA PDP Review Period	Thu 4/20/17	Thu 5/11/17		MSBA PDP Review Period	
5 Respond to MSBA PDP Review Comments	Fri 5/12/17	Fri 6/2/17		★ Respond to MSBA PDP Review Comments	
6 Preferred Schematic Report (PSR)	Fri 3/10/17	Wed 6/28/17			
Develop Preferred Schematic Schematic Report	Fri 4/21/17	Wed 6/7/17		Develop Preferred Schematic Schematic Report	
B SBC Vote to Submit PSR	Thu 6/8/17	Thu 6/8/17		≠SBC Vote to Sulmit PSR	
9 Submit PSR Submission to MSBA	Thu 6/29/17	Thu 6/29/17		Submit PSR Submission to MSBA	
0 MSBA PSR Review Period	Thu 6/29/17	Wed 7/19/17		. MSBA PSR Review Period	
Respond to MSBA PSR Review Comments	Thu 7/20/17	Wed 8/2/17		■ Respond to MSBA PSR Review Comments	
 Facilities Assessment Subcommittee (FAS) Presentation (1st 		Wed 7/19/17			
Date)					
Facilities Assessment Subcommittee (FAS) Presentation	Wed 8/9/17	Wed 8/9/17		Facilities Assessment Subcommittee (FAS) Presentation (2nd Date)	
(2nd Date)					
4 Address FAS Comments	Wed 8/9/17	Tue 8/22/17		Address FAS Comments	
MSBA Board Vote on PSR & Approval to Move to Schematic		Wed 8/23/17		MSBA Board Vote on PSR & Approval to Move to Schematic Design	
Design					
Eminent Domain Process	Wed 8/23/17	Fri 5/4/18		Eminent Domain Process	
Appraisals for Eminent Domain	Wed 8/23/17	Wed 10/4/17		Appraisals for Eminent Domain	
Notice of Property Takings to Property Owners	Thu 10/5/17	Fri 11/3/17		Notice of Property Takings to Property Owners	
9 City Council Vote for Eminent Domain of Commercial	Mon 11/6/17			City Council Vote for Eminent Domain of Commercial Properties	
Properties					
File Order of Takings for Commercial Properties	Tue 11/7/17	Tue 11/7/17		File Order of Takings for Commercial Properties	
City Council Vote for Eminent Domain of Residential	Fri 11/3/17	Fri 11/3/17		City Council/Vote for Eminent Domain of Residential Properties	
Properties					
File Order of Takings for Residential Properties	Mon 11/6/17	Mon 11/6/17		NFile Order of Takings for Residential Properties	
Residential Properties Vacated	Tue 11/7/17	Fri 5/4/18		Residential Properties Vacated	
Schematic Design (SD)	Wed 8/23/17	Wed 1/3/18		Schematic Design (SD)	
Develop Schematic Design Submission	Wed 8/23/17	Tue 12/19/17		Develop Schematic Design Submission	
SD Cost Estimates and Reconciliation	Mon 12/11/17	Tue 12/19/17		SD Cost Estimates and Reconciliation	
MSBA Schematic Design Notification	Wed 12/20/17	Wed 12/20/17		MSBA Schematic Design Notification	
SBC Vote to Approve SD Submission to MSBA	Thu 12/28/17	Thu 12/28/17		SBÇ Vote to Approve \$D Submission to MSBA	
9 Submit SD Submission to MSBA	Wed 1/3/18	Wed 1/3/18		Submit SD Submission to MSBA	
DESE Review	Wed 1/3/18	Wed 1/31/18		DESE/Revjew —	
MSBA Review of DESE Submittal	Wed 1/3/18	Tue 1/30/18		MSBA Review of DESE Submittel	
DESE Review and Approval	Wed 1/31/18	Wed 1/31/18		*DESE Review and Approval	
CM at Risk Procurement	Tue 5/23/17	Fri 4/13/18		CM at Risk Procurement	
64 SBC Approves Use of CM at Risk Delivery & Selects CM	Tue 5/23/17	Tue 5/23/17		η SBC Approves Use of CM at Risk Delivery & Selects CM Selection Committee	
Selection Committee					

Revised 11/28/12

FALL RIVER - BMC DURFEE HIGH SCHOOL PRELIMINARY PROJECT SCHEDULE Feasibility Study Phase: November 30, 2016

	Start	Finish D	J F M A M J J	A S O N D	J F M A M J	J A S O N		A S O N D J	F M A M J J A S O N D	J F M A M J J	A S O N D J F	M A M J J A	S O N D J	F M A M J J A
CM at Risk Application & Submit to OIG	Wed 5/24/17	Tue 5/30/17		<u> </u>			≛ CM at F	Risk Application & Submit to	DIG					
Office of Inspector General Approval	Wed 5/31/17	Tue 6/20/17						e of Inspector General Appr	oval					
CM at Risk RFQ Process	Wed 6/21/17	Wed 7/12/17						CM at Risk RFQ Process						
M at Risk SOQs Due	Thu 7/13/17	Thu 7/13/17					1	CM at Risk SOQs Due						
1 at Risk RFP Process	Fri 7/14/17	Mon 7/31/17					<u> </u>	CM at Risk RFP Process						
l at Risk Proposals Due	Tue 8/1/17	Tue 8/1/17						CM at Risk Proposals Due						
Interviews	Thu 8/10/17	Fri 8/11/17						CM Interviews						
Award, Contract and Notice to Proceed	Mon 8/14/17	Fri 8/25/17				 		CM Award, Contract a	nd Notice to Proceed					
e-Construction	Mon 8/28/17	Fri 4/13/18							Pre-Construction					
ct Scope and Budget/ Project Funding Agreement	Wed 1/17/18	Mon 6/25/18		+ + + + + + + + + + + + + + + + + + + +	 	 	Project Scope and Budget/ Pro	ject Funding Agreement s	 	 			 	
ot scope and budget i roject i anding rigicement	Wed 1/1//10	141011 0/25/10												
3 Conference	Wed 1/17/18	Wed 1/17/18		+ + + + + + + + + + + + + + + + + + + +	 		 	 	PSB Conference	 				
cute PSBA	Wed 1/17/18	Thu 1/18/18				1 1 1 1			Execute PSBA					
rd Vote on Project Scope and Budget		Wed 2/14/18							Board Vote on Project Scope and Budget					
	Wed 2/14/18			 		 			h City Vote on Project Funding					
Vote on Project Funding	Tue 3/6/18	Tue 3/6/18					 		City Council to Authorize Mayor to Execute F	, t				
Council to Authorize Mayor to Execute PFA	Thu 3/8/18	Thu 3/8/18	 						Timeframe to Execute PFA	TA I I I I I I I I				
eframe to Execute PFA	Wed 2/14/18	Mon 6/25/18												
ecute PFA	Mon 6/25/18	Mon 6/25/18							▼Execute PFA					
	Mon 2/26/18	Wed 2/2/22				1 1 1 1		LI LI	EED 🗲	, , , , , , , , , , , , , , , , , , ,				T T T T T
D Registration	Mon 2/26/18	Mon 2/26/18	<u> </u>						LEED Registration					
nit Design Documents to USGBC for Review	Mon 4/1/19	Mon 4/1/19								Submit Design Doo	uments to USGBC for Review		+ + + + + + + + + + + + + + + + + + + +	+
mit Documents from Construction to USGBC for Review	Mon 7/26/21	Mon 7/26/21												YSub
LEED 10-month Commissioning Report	Thu 4/29/21	Wed 2/2/22		+ + + + +		1 1 1 1								
n Development	Thu 2/15/18	Fri 7/6/18	 	 		 		Design Developme					, , , , , , , , , , , , , , , , , , , 	
gn Development Documents	Thu 2/15/18	Wed 6/6/18							Design Development Document	nts				
Cost Estimate	Thu 6/7/18	Thu 6/28/18			 		 	 	DD Cost Estimate	 			 	- - - - - - - - - -
/alue Engineering	Fri 6/29/18	Thu 7/5/18							DD Value Engineering					
0 0					+	+ + + + + +	++		Submit DD Package to M	SRA .		- 		
nit DD Package to MSBA	Fri 7/6/18	Fri 7/6/18		1 1 1 1					Contract Documents	T				
ct Documents	Mon 7/9/18	Tue 3/26/19							Contract Documents CD 60% D	Incuments				
0% Documents	Mon 7/9/18	Fri 10/12/18								% Cost Estimate				
0% Cost Estimate	Mon 10/15/18	Thu 11/8/18												
0% VE	Fri 11/9/18	Thu 11/15/18				1 1 1 1								
nit 60% CD Package to MSBA	Fri 11/16/18	Fri 11/16/18	<u> </u>	<u> </u>		<u> </u>				nit 60% CD Package to MSBA		<u> </u>		
0% Documents	Mon 11/19/18	Fri 1/18/19							<u> </u>	CD 90% Documents				
90% Cost Estimate	Mon 1/21/19	Mon 2/11/19		<u>i i i i i i</u>		<u>i i i i i i i i i i i i i i i i i i i </u>				CD 90% Cost Estimate	<u>i i i i i i i i i i i i i i i i i i i </u>			
90% VE	Tue 2/12/19	Fri 2/15/19								CD 90% VE				
mit 90% CD Package to MSBA	Mon 2/18/19	Mon 2/18/19								Submit 90% CD Package				
100% Documents	Tue 2/19/19	Mon 3/25/19		 		 				CD 100% Documen	ts		 	
mit CD 100% CD Package to MSBA	Tue 3/26/19	Tue 3/26/19		 					, , , , , , , , , , , , , , , , , , , 	Submit QD 100% C	D Package to MSBA			
Contractor Prequalification	Thu 1/10/19	Tue 2/19/19		1 1 1 1 1				 	Trade Contractor Prequalification	1			 	
ertise Trade Contractors RFQ 1	Thu 1/10/19	Wed 1/16/19	- 	 		 		 		Advertise Trade Contractors R	FQI	- 	 	
le RFQ Contractor Advertisement & Response Time	Thu 1/17/19	Thu 1/31/19		 		++++		+++++		Trade RFQ Contractor Adve			++++++	
2 2 contactor resortacinent a response filme						i i i i i				1 1 1 1 1 1 1 1				
e Contractors SOQ Due	Thu 1/31/19	Thu 1/31/19								1/31			++++++	
e Contractors SOQ Due ew Trade Contractor SOQ	Thu 1/31/19			 	+ + + + + + +	 		 		Review Trade Contractor	SOO.	- 	 	
ualification Committee Review Meeting		Tue 2/19/19		 						Pregualification Committee			 	
3	Tue 2/19/19	Tue 2/19/19							 					
ckage No.1-Site, Foundations, Concrete, Elevator, ural Steel, UG Electrical & Plumbing	Thu 8/9/18	Fri 9/7/18												
and Sicel, OO Liectifical & Fluitibility														
L N 1D : 2	14/ 10/0	14/ 16/20/45				1 1 1 1								
Package No. 1 Drawings Complete	Wed 2/20/19	Wed 2/20/19		·					· · · · · · · · · · · · · · · · · · ·	◆ Bid Package No. 1 Drawi			<u> </u>	
lackage No. 1 Bid Period (Including Early UG Plumbing ectrical Trade Contractors)	Wed 2/20/19	Thu 3/14/19								Bid Package No. 1 Bid	Period (Including Early UG Plum	nbing & Electrical Trade Co		
y Underground Plumbing & Electrical Trade Contractors	Thu 3/14/19	Thu 3/14/19								Early Underground Pl	umbing & Electrical Trade Contra	ictors Bids Due		
Due														
ackage No. 1 - Interim GMP 1/ Award BP 1	Fri 3/15/19	Wed 3/20/19									Interim GMP 1/ Award BP 1			
ckage No. 2 - Main Package	Tue 3/26/19	Wed 5/15/19							Bid Package No. 2 - M	ain Package				
ackage No. 2 Drawings Complete	Tue 3/26/19	Tue 3/26/19								Bid Package No. 2	Drawings Complete			
ackage No. 2 Bid Period (Including All Trade	Wed 3/27/19	Wed 4/24/19				1 1 1 1				Bid Package No	o. 2 Bid Period (Including All Trad	e Contractors)		
ractors)														
Contractors Bids Due	Wed 4/24/19	Wed 4/24/19								Trade Contract	ors Bids Due			
d Bid Package 2	Wed 5/1/19	Wed 5/1/19				 				Award Bid Pa				
GMP	Wed 5/15/19	Wed 5/15/19								▼ Final GMP				
uction	Thu 3/21/19	Fri 7/23/21			 			 		onstruction •				
Bid Package No. 1 - Demolition, Site, Foundations,		Wed 11/27/19									Start Bid Pack	age No. 1 - Demolition Site	e. Foundations. Condrete F	levator, Structural Steel, UG M
rete, Elevator, Structural Steel, UG MEP	111U 3/21/19	weu 11/2//19		1 1 1 1 1						i i				
. S. S. E. STATOL, SHAGIAIDI SICOL, OG IVIET														
Bid Dankers No. 2, M. 1, Q. 1, P.	M/ 15/2/20	Tue 4/07/01			+ + + + + + +		 		 	 			<u> </u>	
Bid Package No. 2 - Main Construction	Wed 5/1/19	Tue 4/27/21								<u> </u>				Start Bid Package
tantial Completion	Wed 4/28/21	Wed 4/28/21				<u>i i i i i i i i i i i i i i i i i i i </u>			<u> </u>					Substantial Comp
Installation	Thu 4/29/21	Wed 7/21/21		1 1 1 1										FFE
Completion - Certificate of Occupancy	Fri 7/23/21	Fri 7/23/21							<u> </u>					Fina
l Opening	Mon 8/23/21	Mon 8/23/21												<u> </u>
	Fri 4/30/21	Fri 12/31/21	<u> </u>			1 1 1 1								

Revised 11/28/12



BMC Durfee High School - Fall River, MA
November 30, 2016

Total Project Budget Status Report

D. D. G. J.	Bookston	Table Desired Budget	A the dead of the control	Burked Fold Burker	Total	ov Carrier Barr	Actual Spent to	0/ S 1 t - P - 1 -	Balance To Consid	Common to
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Committed	% Cmtd to Date	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%	\$ 87,500	25%	\$ 262,500	*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%	\$ 87,500	9%	\$ 912,500	
	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	\$ -		Ŷ	\$ -		\$ -		\$ -	
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!	\$ -	



November 30, 2016 BMC Durfee High School - Fall River, MA **Total Project Budget Status Report** Total **Actual Spent to ProPay Code** Description **Total Project Budget Authorized Changes Revised Total Budget** % Cmtd to Date % Spent to Date **Balance To Spend** Comments Committed Date PRE CONSTRUCTION COSTS 0501-0000 CMR Pre-Con Services - \$ #DIV/0! \$ #DIV/0! SUB-TOTAL #DIV/0! **CONSTRUCTION COSTS** 0502-0001 **Construction Budget** #DIV/0! #DIV/0! 0508-0000 **Change Orders** Ś - \$ SUB-TOTAL #DIV/0! - \$ #DIV/0! \$ **ALTERNATES** 0506-0000 - \$ #DIV/0! \$ #DIV/0! SUB-TOTAL #REF! \$ #DIV/0! \$ #DIV/0! **OTHER PROJECT COSTS Construction Contingency** 0507-0000 #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 \$ #DIV/0! #DIV/0! **Furnishings** 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% \$ 87,500 9% 912,500 **FUNDING SOURCES** Max w/ Conting. Max w/o Conting. **Maximum State Share** 795,800 795,800 Project Basis of Total Reimbursement Scope Items Excluded Contingencies Local Share * 204,200 204.200 Budget **Facilities Grant** Rate SUB-TOTAL 1,000,000 1,000,000 1,000,000 \$ 1,000,000 79.58%

Feasibility Study Agreement Budget Transfers:

Estimator

FSA BRR 01

CONSTR. COST ESTIMATES

Designer FS Cost Estimate

Designer SD Cost Estimate

CM SD Cost Estimate

7/7/2016

Date

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

Cost Per SF

#DIV/0!

#DIV/0!

#DIV/0!

SF

Amount

Project Funding Agreement Budget Transfers:

BMC Durfee High School - Fall River, MA

Total Project Cost Scenarios

NEW CONSTRUCTION SCENARIO

Design Enrollment	2570		2570
SF /Student			
(For High Schools with student population			
greater than 2,000)	157	_	157
Subtotal of Allowable SF	403,490	_	403,490
Additional SF for Chapter 74 Spaces	100,000	*	50,000 **
Total	503,490	_	453,490
Current Construction Cost per Square Foot	\$ 450.00	_	450
Construction Costs	\$ 226,570,500.00	_	\$ 204,070,500.00
Soft Costs	\$ 61,174,035.00	_	\$ 55,099,035.00
Total Projecct Costs	\$ 287,744,535.00	_	\$ 259,169,535.00
Total Project Cost per SF		\$ 571.50	

Note:

- 1. Difference is proposed Chapter 74 for new Waltahm HS** and comparable space at Minuteman HS/Newton North HS*
- 2. Does not account for additional square footage for pool, field house and larger auditorium.

COMPARISON MSBA AND CITY COST SHARE

Reimbursement Rate	79.58%	79.58%
MSBA Maximum Eligible Cost for Construction	\$312/SF	\$312/SF
Maximum MSBA Reimbursement for		
Construction	\$ 125,011,330.70	\$ 112,596,850.70
100% City Construction Costs	\$ 101,559,169.30	\$ 91,473,649.30
Soft Costs - MSBA	\$ 48,682,297.05	\$ 43,847,812.05
Soft Costs City	\$ 12,491,737.95	\$ 11,251,222.95
Likely best Case MSBA Share	\$ 173,693,627.76	66% \$ 156,444,662.76
Likely Best Case City Share	\$ 114,050,907.24	34% \$ 102,724,872.24

INELIGIBLE COSTS

Any Site Costs above 8% of Construction Costs \$ 18,125,640.00 Swimming Pool
Field House
SF over MSBA Guidelines Above
All Construction Costs Above \$312/SF
Academicall Unrelated Spaces Like Parent Center, etc.