



City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

SPECIAL MEETING OF THE CITY COUNCIL

MEETING: Tuesday, January 16, 2018 at 5:30 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Joseph D. Camara, Steven A. Camara,
Bradford L. Kilby, Pam Laliberte-Lebeau, Stephen R. Long,
Leo O. Pelletier and Derek R. Viveiros

ABSENT: None

IN ATTENDANCE: Cathy Ann Viveiros, City Administrator
Mary Sahady, Director of Financial Services
Matthew H. Malone, Ph.D., Superintendent of Schools

President Cliff Ponte called the meeting to order at 5:35 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

Agenda:

1. Citizen Input

<u>Name</u>	<u>Address</u>	<u>Subject</u>
C.J. Ferry	300 Buffinton Street	Bond
<i>President Cliff Ponte called for a 2 minute recess to repair the microphones at 5:37 p.m. The Council reconvened at 5:38 p.m.</i>		
Courtney Lopes Finnerty	141 Woodlawn Street	Durfee H.S.
Jane Fiore Bigelow	171 Hanover Street	Durfee vote
Gary Bigelow	171 Hanover Street	Durfee vote
Michael DeAlmeida	57 Elsbree Street	Durfee vote
Michael Costa	45 Bliss Street	Durfee vote
Jen Matheus	1227 Dwelly St., #2	Durfee vote
Kyle Neves	165 Kempton Street	Durfee vote
<i>On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Leo O. Pelletier, it was unanimously voted to waive the thirty minute time limit on citizen input.</i>		
Matthew Desmarais	74 Williamson Street	Durfee
Joseph Martins	578 Lawton Street	School
Mark Costa	343 Kenyon Street	Durfee vote
Paul Coogan	90 Williamson Street	Durfee vote
Richard Branco	137 Fifth Street	Durfee School question on the ballot

2. Communication from Mayor re: construction of new B.M.C. Durfee High School and the following:

a. Order scheduling a Special Municipal Election

A motion was made by Councilor Bradford L. Kilby and seconded by Councilor Stephen R. Long, to adopt the order, as amended. The amendment was made at the meeting of January 9, 2018, which changed the name of the school from Durfee High School to BMC Durfee High School of Fall River on the order. On a further motion made by Councilor Shawn E. Cadime and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted to waive the rules to allow the Administration to answer questions. The City Administrator gave a brief overview of the process of the Special Election and placing the question on the ballot. A copy of the ballot question is attached hereto and made a part of these minutes. A further motion was made by Councilor Shawn E. Cadime and seconded by Councilor Leo O. Pelletier, to move forward with a new Durfee High School building project to be bonded and funded within the City's tax levy. Councilor Stephen R. Long stated that a debt exclusion to fund the new BMC Durfee High School of Fall River is better because this will eventually be paid off and the charges will cease. If the City were to pay for this by an override of proposition 2 ½ that increase would be forever. Councilor Bradford L. Kilby requested that his motion be voted on first. The Council President stated that the second motion made by Councilor Shawn E. Cadime would be voted on first. Councilor Leo O. Pelletier then withdrew his second to the motion that was made by Councilor Shawn E. Cadime. Councilor Steven A. Camara asked what the anticipated costs to residents would be. The Director of Financial Services stated that the average cost would be approximately \$100.00 to \$130.00 per year additional on an average tax bill. Councilor Steven A. Camara asked why this question was not placed on the November ballot. The Superintendent of Schools stated that the final figures were not available at that time. On a roll call vote taken on the motion to adopt the order, as amended; it was voted 7 yeas, 2 nays with Councilors Shawn E. Cadime and Steven A. Camara voting in the negative.

b. Order placing question on Special Municipal Election ballot

On a motion made by Councilor Stephen R. Long and seconded by Councilor Leo O. Pelletier it was voted 7 yeas, 2 nays to adopt the order, as amended with Councilors Shawn E. Cadime and Steven A. Camara voting in the negative.

On a motion made by Councilor Steven A. Camara and seconded by Councilor Leo O. Pelletier, it was unanimously voted to adjourn at 8:05 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

CD and DVD of meeting

BMC Durfee High School Building Committee Meeting of December 19, 2017 packet

A true copy. Attest:



City Clerk

In City Council, February 27, 2018

Approved.

City of Fall River, *In City Council*

ORDERED, that in accordance with provisions of law, notice is hereby given that meetings of the citizens qualified to vote at a Special Municipal Election will be held on March 6, 2018 in the several voting places designated by the Council, to cast their votes for the following:

Funding for B.M.C. Durfee High School of Fall River

BE IT FURTHER ORDERED, that the Election Commission be and they are hereby authorized and empowered to cause all necessary rooms, fixtures, apparatus and supplies for the holding of the Special Municipal Election to be prepared and furnished for the same, the use of same to be charged to the appropriation for elections.

The polls to be opened from seven o'clock A.M. to eight o'clock P.M.

In City Council, January 16, 2018
Adopted, as amended, 7 yeas, 2 nays

Approved, January 19, 2018
Jasiel F. Correia II, Mayor

A true copy. Attest:



City Clerk

City of Fall River, *In City Council*

An ORDER, Allowing the City of Fall River to Place a Ballot Question on the March 6, 2018 Fall River Election Ballot.

The Board of Elections shall place on the official ballot for the Fall River election to be held on March 6, 2018 in the City of Fall River the following question:

BALLOT QUESTION AND SUMMARY

Shall the City of Fall River be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to build a new B.M.C. Durfee High School of Fall River?

_____ Yes _____ No

SUMMARY

In City Council, January 16, 2018
Adopted, as amended, 7 yeas, 2 nays

Approved, January 19, 2018
Jasiel F. Correia II, Mayor

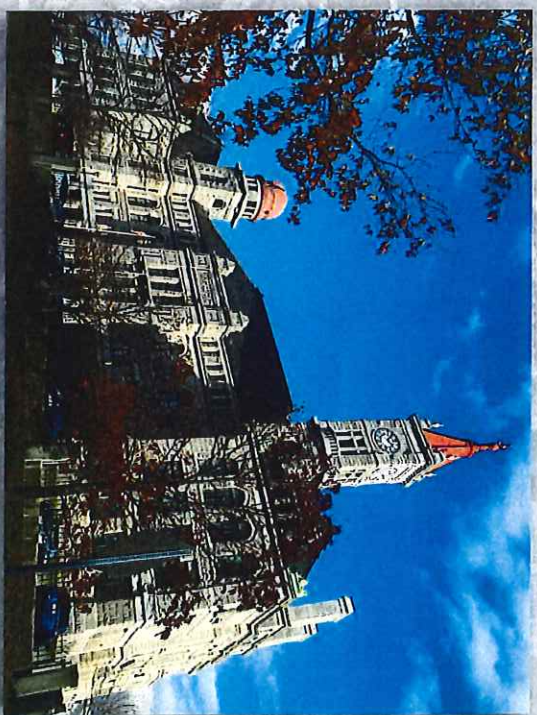
A true copy. Attest:

Alison M. Bouchard
City Clerk



Building Committee Meeting

December 19, 2017



BMC DURFEE HIGH SCHOOL

Project Budget

Proposed **BMC Durfee High School**

2,570 students

501,330

Gross Square Footage

Total Construction Budget	\$214.5 Million
Total Project Budget	\$264 Million

Schematic Design Submission

School Building Committee asked for Approval to:

Authorize the OPM to submit the Schematic Design (Module 4) related submittals to the Massachusetts School Building Authority (MSBA) in anticipation of the Board of Directors approval at their meeting on February 14, 2018.

Total Project Budget

City of Fall River, MA
B.M.C. Durfee High School

School Building Committee Reviewed on:

12/19/2017

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
1	Feasibility Study Agreement				
2	OPM Feasibility Study	\$330,500	\$0	\$330,500	
3	A&E Feasibility Study	\$669,500	\$0	\$669,500	
4	Environmental & Site	\$0	\$0	\$0	
5	Other	\$50,000	\$0	\$50,000	
6	Feasibility Study Agreement Subtotal	\$1,050,000	\$0	\$1,050,000	\$840,000
7	Administration				
8	Legal Fees	\$20,000	\$20,000	\$0	\$0
9	Owner's Project Manager				
10	Design Development	\$560,000	\$0	\$560,000	
11	Construction Contract Documents	\$800,000	\$0	\$800,000	
12	Bidding	\$300,000	\$0	\$300,000	
13	Construction Contract Administration	\$4,985,000	\$173,785	\$4,821,215	
14	Closeout	\$300,000	\$0	\$300,000	
15	Extra Services	\$0	\$0	\$0	
16	Reimbursable & Other Services	\$0	\$0	\$0	
17	Cost Estimates	\$0	\$0	\$0	
18	Advertising	\$50,000	\$0	\$50,000	
19	Permitting	\$0	\$0	\$0	
20	Owner's Insurance	\$0	\$0	\$0	
21	Other Administrative Costs	\$100,000	\$0	\$100,000	
22	Administration Subtotal	\$7,125,000	\$193,785	\$6,931,215	\$5,544,972
23	Architecture and Engineering				
24	Basic Services				
25	Design Development	\$5,866,067	\$0	\$5,866,067	
26	Construction Contract Documents	\$9,074,425	\$0	\$9,074,425	
27	Bidding	\$667,155	\$0	\$667,155	
28	Construction Contract Administration	\$3,891,080	\$497,820	\$3,393,260	
29	Closeout	\$349,452	\$0	\$349,452	
30	Other Basic Services	\$75,000	\$0	\$75,000	
31	Basic Services Subtotal	\$19,923,179	\$497,820	\$19,425,359	
32	Reimbursable Services				
33	Construction Testing	\$0	\$0	\$0	
34	Printing (over minimum)	\$200,000	\$0	\$200,000	
35	Other Reimbursable Costs	\$150,000	\$0	\$150,000	
36	Hazardous Materials	\$350,000	\$0	\$350,000	
37	Geotech & Geo-Env.	\$150,000	\$0	\$150,000	
38	Site Survey	\$45,000	\$0	\$45,000	

Total Project Budget

City of Fall River, MA
B.M.C. Durfee High School

School Building Committee Reviewed on:

12/19/2017

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
39	Wetlands	\$100,000	\$0	\$100,000	
40	Traffic Studies	\$25,000	\$0	\$25,000	
41	Architectural/Engineering Subtotal	\$20,943,179	\$497,820	\$20,445,359	\$16,356,287
42	CM & Risk Preconstruction Services		\$6,746	\$263,254	\$210,603
43	Pre-Construction Services	\$270,000			
44	Site Acquisition				
45	Land / Building Purchase	\$0	\$0	\$0	
46	Appraisal Fees	\$0	\$0	\$0	
47	Recording fees	\$0	\$0	\$0	
48	Site Acquisition Subtotal	\$0	\$0	\$0	\$0
49	Construction Costs				
50	SUBSTRUCTURE				
51	Foundations	\$10,040,225	\$0		
52	Basement Construction	\$0	\$0		
53	SHELL				
54	SuperStructure	\$15,066,451	\$0		
55	Exterior Closure	\$20,698,812	\$0		
56	Exterior Walls	\$0	\$0		
57	Exterior Windows	\$0	\$0		
58	Exterior Doors	\$0	\$0		
59	Roofing	\$4,560,237	\$0		
60	INTERIORS				
61	Interior Construction	\$20,205,272	\$0		
62	Staircases	\$1,007,076	\$0		
63	Interior Finishes	\$10,228,828	\$0		
64	SERVICES				
65	Conveying Systems	\$394,300	\$0		
66	Plumbing	\$6,886,573	\$0		
67	HVAC	\$19,355,818	\$0		
68	Fire Protection	\$2,193,247	\$0		
69	Electrical	\$21,210,335	\$0		
70	EQUIPMENT & FURNISHINGS				
71	Equipment	\$3,932,462	\$0		
72	Furnishings	\$3,364,986	\$0		
73	SPECIAL CONSTRUCTION & DEMOLITION				
74	Special Construction	\$3,092,050	\$0		
75	Existing Building Demolition	\$2,881,415	\$0		
76	In-Bldg. Hazardous Material Abatement	\$2,363,000	\$0		

Total Project Budget

City of Fall River, MA
B.M.C. Durfee High School

School Building Committee Reviewed on:

12/19/2017

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
77	Asbestos Contg Floor Mat'l Abatement	\$192,000	\$192,000		
78	Other Hazardous Material Abatement	\$0	\$0		
79	BUILDING SITEMWORK				
80	Site Preparation	\$3,116,961	\$0		
81	Site Improvements	\$8,783,373	\$0		
82	Site Civil / Mechanical Utilities	\$4,346,370	\$0		
83	Site Electrical Utilities	\$833,350	\$0		
84	Other Site Construction	\$0	\$0		
85	Scope Excluded Site Cost		\$5,948,484		
86	Construction Trades Subtotal	\$164,753,141	\$6,140,484		
87	Contingencies (Design and Pricing)	\$16,475,314	\$614,048		
88	D/B/B Sub-Contractor Bonds	\$0	\$0		
89	D/B/B Insurance	\$0	\$0		
90	D/B/B General Conditions	\$0	\$0		
91	D/B/B Overhead & Profit	\$0	\$0		
92	GMP Insurance & Bonds	\$4,055,810	\$151,163		
93	GMP Fee (Include. Gen. Req. & Gen. Cond.)	\$18,864,235	\$703,085		
94	GMP Contingency	\$2,829,635	\$105,463		
95	Escalation to Mid-Point of Construction	\$7,413,891	\$276,322		
96	Overall Excluded Construction Cost		\$49,664,126		
97	Construction Budget	\$214,392,026	\$57,654,692	\$156,737,334	\$125,389,867
98	Alternates				
99	Ineligible Work Included in the Base Project	\$0	\$0	\$0	
100	Alternates Included in the Total Project Budget	\$0	\$0	\$0	
101	Alternates Excluded from the Total Project Budget	\$0		\$0	
102	Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
103	Miscellaneous Project Costs				
104	Utility Company Fees	\$250,000	\$0	\$250,000	
105	Testing Services	\$300,000	\$0	\$300,000	
106	Swing Space / Modulars	\$0	\$0	\$0	
107	Other Project Costs (Mailing & Moving)	\$450,000	\$0	\$450,000	
108	Misc. Project Costs Subtotal	\$1,000,000	\$0	\$1,000,000	\$800,000
109	Furnishings and Equipment				
110	Furniture, Fixtures and Equipment	\$3,084,000	\$0	\$3,084,000	
111	Technology	\$3,084,000	\$0	\$3,084,000	
112	FF&E Subtotal	\$6,168,000	\$0	\$6,168,000	\$4,934,400
113					

Total Project Budget

City of Fall River, MA
B.M.C. Durfee High School

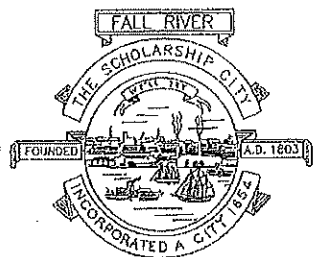
School Building Committee Reviewed on:

12/19/2017

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
114	Soft Costs that exceed 20% of Construction Cost		\$0		
115	Project Budget	\$250,948,205	\$58,353,043	\$192,595,162	154076129.5

116	Board Authorization		79.58 Reimbursement Rate Before Incentive Points	
117	Design Enrollment	2,570	0.42 Total Incentive Points	
118	Total Building Gross Floor Area (GSF)	501,330	80.00% MSBA Reimbursement Rate	
119	Total Project Budget (excluding Contingencies)	\$250,948,205	NOTES	
120	Scope Items Excluded or Otherwise Ineligible	\$58,353,043	This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.	
121	Third Party Funding (Ineligible)	\$0	1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.	
122	Estimated Basis of Maximum Total Facilities Grant ¹	\$192,595,162		
123	Reimbursement Rate	80.00%		
124	Est. Max. Total Facilities Grant (before recovery) ¹	\$154,076,130		
125	Cost Recovery ²	\$0		
126	Estimated Maximum Total Facilities Grant ¹	\$154,076,130		

127	Construction Contingency ³	\$10,719,601	2. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.	
128	Ineligible Construction Contingency ³	\$8,575,681	3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.	
129	"Potentially Eligible" Construction Contingency ³	\$2,143,920		
130	Owner's Contingency ³	\$2,143,920		
131	Ineligible Owner's Contingency ³	\$0		
132	"Potentially Eligible" Owner's Contingency ³	\$2,143,920		
133	Total Potentially Eligible Contingency ³	\$4,287,840		
134	Reimbursement Rate	80.00%		
135	Potential Additional Contingency Grant Funds ³	\$3,430,272		
136	Maximum Total Facilities Grant	\$157,506,402		
137	Total Project Budget	\$263,811,726		



City of Fall River Massachusetts
Office of the City Clerk

RECEIVED

2018 JAN 11 P 3:24

CITY CLERK _____
FALL RIVER, MA

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

SPECIAL MEETING OF THE CITY COUNCIL

TUESDAY, JANUARY 16, 2018 AT 5:30 PM

CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER

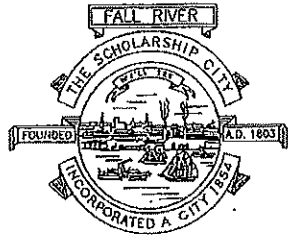
AGENDA

1. Citizen Input
2. Communication from Mayor re: construction of new B.M.C. Durfee High School and the following:
 - a. Order scheduling a Special Municipal Election
 - b. Order placing question on Special Municipal Election ballot

Alison M. Bouchard
City Clerk

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

One Government Center • Fall River, MA 02722
TEL 508-324-2220 • FAX 508-324-2211 • EMAIL city_clerks@fallriverma.org



**City of Fall River
Massachusetts
Office of the Mayor**

JASIEL F. CORREIA II
Mayor

January 3, 2018

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA. 02722

CITY CLERK
FALL RIVER, MA

2018 JAN - 3 P 4:40

RECEIVED

Dear Honorable Council Members:

As we move one step closer to the construction of a new Durfee High School, a Special Election needs to be scheduled to secure voter approval of funding for the project. The MSBA requires that voter approval be secured using the attached Ballot Question. In accordance with our local ordinance, materials shall be mailed to every registered, voter household, prior to the Special Election, explaining the consequences of both a YES or NO vote.

Please approve an Order for the scheduling of a Special Election to be held in March 2018, to include the attached Ballot Question.

Respectfully Submitted,

Jasiel F. Correia, II
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL
JAN 09 2018

placed on file

City of Fall River, In City Council

ORDERED, that in accordance with provisions of law, notice is hereby given that meetings of the citizens qualified to vote at a Special Municipal Election will be held on March 6, 2018 in the several voting places designated by the Council, to cast their votes for the following:

Funding for B.M.C. Durfee High School of Fall River

BE IT FURTHER ORDERED, that the Election Commission be and they are hereby authorized and empowered to cause all necessary rooms, fixtures, apparatus and supplies for the holding of the State Election to be prepared and furnished for the same, the use of same to be charged to the appropriation for elections.

The polls to be opened from seven o'clock A.M. to eight o'clock P.M.

CITY OF FALL RIVER
IN CITY COUNCIL

JAN - 9 2018

Objected to

City of Fall River, In City Council

An ORDER, Allowing the City of Fall River to Place a Ballot Question on the _____
Fall River Election Ballot

The Board of Elections shall place on the official ballot for the Fall River election to be held on
_____ in the City of Fall River the following question:

BALLOT QUESTION AND SUMMARY

Shall the City of Fall River be allowed to exempt from the provisions of Proposition two-
and-one-half, so called, the amounts required to pay for the bonds issued in order to build
a new B.M.C. Durfee High School of Fall River?

_____ Yes _____ No

SUMMARY

CITY OF FALL RIVER
IN CITY COUNCIL

JAN - 9 2018

Objected to