

City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

INÊS LEITE
ASSISTANT CITY CLERK

MEETING: Tuesday, March 9, 2021 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne,
Bradford L. Kilby, Pam Laliberte-Lebeau, Trott Lee, Christopher M. Peckham,
Leo O. Pelletier and Linda M. Pereira

ABSENT: None

IN ATTENDANCE: Kenneth C. Pacheco, Chief Operating Officer, Fall River Public Schools
Kevin Aguiar, School Committee Member

President Cliff Ponte called the meeting to order at 7:15 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.

PRIORITY MATTERS

1. Mayor and loan order in the amount of \$4,911,047 for Phase II repairs to the Samuel Watson Elementary School
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was unanimously voted to lift the matter from the table. On a further motion made by Councilor Bradford L. Kilby and seconded by Councilor Trott Lee, it was unanimously voted that the loan order be authorized to be published and referred to the Committee on Finance.
2. Mayor and loan order in the amount of \$1,800,000 for constructing a synthetic turf varsity baseball field at B.M.C. Durfee High School
On a motion made by Councilor Michelle M. Dionne and seconded by Councilor Christopher M. Peckham, it was unanimously voted to lift the matter from the table. Councilor Michelle M. Dionne stated that she is concerned with the possible health and environmental hazards associated with synthetic turf, which need to be replaced every 8 to 10 years and that there are various injuries that occur when students are playing on synthetic turf that do not occur when playing on natural grass fields. On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Christopher M. Peckham, it was unanimously voted to waive the rules to allow Kenneth C. Pacheco, Chief Operating Officer for Fall River Public Schools and Kevin Aguiar, School Committee Member to answer questions. Councilor Michelle M. Dionne asked Kenneth C. Pacheco if the loan order included the necessary equipment to maintain the synthetic fields. Kenneth C. Pacheco stated that it does not include the maintenance equipment, but the School Department already owns the equipment for the two synthetic fields at the high school. He then stated that synthetic fields can be used after a rain storm, but a natural grass field cannot be used right after a rain storm due to mud. He also stated that there are two synthetic fields at the high school and one at the Kuss Middle School. Kenneth C. Pacheco then mentioned that whether a synthetic or natural grass field is

installed at the new high school, the height of the field will need to be raised and proper drainage will need to be installed. School Committee Member Kevin Aguiar advocated to add \$1.8 million for the baseball field because high school students have not been able to play baseball due to flooding of the fields. Councilor Michelle M. Dionne stated that there are 30 Major League Baseball Fields in the United States and only five are artificial turf. School Committee Member Kevin Aguiar stated that if Fenway Park was used as often as the high school, then they would install synthetic turf. Council President Cliff Ponte asked if this loan order will include the stands for spectators. Kenneth C. Pacheco stated that this loan order includes funding for everything except lighting. Councilor Leo O. Pelletier asked if there are more fields at the high school that will need to be upgraded and Mr. Pacheco stated that there were. Councilor Leo O. Pelletier stated that at a cost of \$263 million dollars, residents would believe that everything was included. Kenneth C. Pacheco stated that the cost of the new high school started at \$363 million dollars, but that \$100 million dollars were cut. Council President Cliff Ponte stated that the former Mayor decided that the renovation of the pool should be included in the cost of the high school, instead of the baseball fields. Councilor Christopher M. Peckham stated that he met with Kenneth C. Pacheco at the baseball field and the field was flooded and full of mud three to four inches deep. He also stated that the new synthetic turf is better for drainage and the hardness of the field when students may fall. On a further motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 7 yeas, 2 nays that the loan order be authorized to be published and referred to the Committee on Finance, with Councilors Michelle M. Dionne and Trott Lee voting in the negative.

3. Mayor and order appropriating the following:
 - a. \$1,282,529 from the Employer Trust Fund to the School Appropriation
 - b. \$ 456,151 from the State and County Assessments to the School Appropriation

A motion made by Councilor Bradford L. Kilby and seconded by Councilor Leo O. Pelletier to adopt the order, was objected to by Councilor Shawn E. Cadime and laid on the table in accordance with the City Charter.

4. Mayor and loan order in the amount of \$2,100,000 for improvements to several City buildings

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Trott Lee, it was unanimously voted that the loan order be authorized to be published and referred to the Committee on Finance.

5. Mayor and loan order in the amount of \$390,000 for an excavator for the Department of Community Maintenance and a bucket truck with lift for the Police Department

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was unanimously voted that the loan order be authorized to be published and referred to the Committee on Finance.

6. Mayor and loan order in the amount of \$2,700,000 for constructing a building at Fire Headquarters to house Rescue-7 and the crew

On a motion made by Councilor Linda M. Pereira and seconded by Councilor Pam Laliberte-Lebeau, it was unanimously voted that the loan order be authorized to be published and referred to the Committee on Finance.

7. Mayor requesting the confirmation of the following appointments:

- a. Aja Andrea Grice to the Board of Library Trustees

On a motion made by Councilor Trott Lee and seconded by Councilor Linda M. Pereira, it was unanimously voted to confirm the appointment.

b. James V. Terrio, Jr. to the Watuppa Water Board

On a motion made by Councilor Linda M. Pereira and seconded by Councilor Christopher M. Peckham, it was unanimously voted to confirm the appointment.

c. Danielle J. Pixley to the Community Preservation Committee

On a motion made by Councilor Michelle M. Dionne and seconded by Councilor Christopher M. Peckham, it was unanimously voted to confirm the appointment.

d. Thomas J. Faris, Jr. to the Traffic Commission

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Michelle M. Dionne, it was unanimously voted to confirm the appointment.

8. Mayor requesting the confirmation of the following reappointments:

a. Ronald Caplain to the Board of Library Trustees

On a motion made by Councilor Linda M. Pereira and seconded by Councilor Michelle M. Dionne, it was unanimously voted to confirm the reappointment.

b. Attorney David Assad to the Board of Appeals

On a motion made by Councilor Linda M. Pereira and seconded by Councilor Leo O. Pelletier, it was unanimously voted to confirm the reappointment.

c. Reverend James Hornsby to the Conservation Commission

On a motion made by Councilor Trott Lee and seconded by Councilor Christopher M. Peckham, it was unanimously voted to confirm the reappointment.

PRIORITY COMMUNICATIONS

9. Traffic Commission recommending amendments to traffic ordinances

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was unanimously voted to refer the matter to the Committee on Ordinances and Legislation.

10. City Planner regarding installation of a plaque in memory of Roy Rogers (request made by Vernon Tripp, Jr.)

On a motion made by Councilor Trott Lee and seconded by Councilor Christopher M. Peckham, it was unanimously voted to refer the matter to the Planning Board.

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS

11. Committee on Public Safety convene with Director of Traffic and Chief of Police to discuss large commercial vehicles traveling on Wilson Road

Councilor Christopher M. Peckham stated that he would like the state delegation invited to the meeting when this matter is discussed and Councilor Linda M. Pereira stated that the neighbors should also be invited. On a motion made by Councilor Michelle M. Dionne and seconded by Councilor Christopher M. Peckham, it was unanimously voted to adopt the resolution.

12. Committee on Finance convene with Administration to discuss financial responsibility of maintaining lights at baseball fields by local non-profit leagues

Councilor Christopher M. Peckham stated that he was contacted by one of the non-profit leagues stating that they were paying for electricity to have lighting in the park during a med-flight. Councilor President Cliff Ponte requested that the resolution be sent to the Administration and that

Mr. Keith Travers from Maplewood Independent Youth Baseball League be invited to the meeting when this matter is discussed. Councilor Pam Laliberte-Lebeau requested that Nancy Smith, Director of Parks, be invited to the meeting when the matter is discussed. On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Trott Lee, it was unanimously voted to adopt the resolution.

CITATIONS – None

ORDERS – HEARINGS – None

ORDERS – HEARINGS TO BE SCHEDULED

Street Acceptance:

13. Lynwood Street, extending from Mariano S. Bishop Boulevard to a dead end, along with Way Street

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Trott Lee, it was unanimously voted to schedule the public hearing.

ORDERS – MISCELLANEOUS

14. Police Chief's report on licenses:

2021 Taxicab Drivers:

Russell Draine Peter G. Hadad David Rioux Jose Sousa

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Michelle M. Dionne, it was unanimously voted to adopt the order.

15. Auto Repair Shop License Renewal:

David Fernandes d/b/a Distinctive Auto located at 26 Burns Street

On a motion made by Councilor Linda M. Pereira and seconded by Councilor Christopher M. Peckham, it was unanimously voted to adopt the order.

Approved, March 10, 2021, Paul E. Coogan, Mayor

16. Auto Body Shop License Renewals:

David Fernandes d/b/a Distinctive Auto located at 26 Burns Street

Carl Garcia, Carl's Collision Center, Inc. located at 1591 Bay Street

On a motion made by Councilor Michelle M. Dionne and seconded by Councilor Christopher M. Peckham, it was unanimously voted to adopt the order.

Approved, March 10, 2021, Paul E. Coogan, Mayor

COMMUNICATIONS – INVITATIONS – PETITIONS

17. Claims

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Michelle M. Dionne, it was unanimously voted to refer the claims to Corporation Counsel.

City Council Meeting Minutes:

18. Regular Meeting of the City Council – January 19, 2021

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Leo O. Pelletier, it was unanimously voted to approve the minutes.

19. Committee on Finance – January 19, 2021

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Leo O. Pelletier, it was unanimously voted to approve the minutes.

20. Public Hearing – February 23, 2021

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Shawn E. Cadime, it was unanimously voted to approve the minutes.

BULLETINS – NEWSLETTERS – NOTICES – None

ITEMS FILED AFTER THE AGENDA DEADLINE:
CITY COUNCIL MEETING DATE: MARCH 9, 2021

OTHER POTENTIAL MATTERS (to be acted upon if recommendations are received)

COMMITTEE REPORTS

Committee on Regulations recommendation:

10a. Auto Repair Shop License Renewal for Robert Luongo d/b/a Bob's Auto Sales at
643 Brayton Avenue

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Michelle M. Dionne, it was unanimously voted to adopt the order.

Approved, March 10, 2021, Paul E. Coogan, Mayor

Committee on Finance recommendation:

10b. Five Year Capital Improvement Plan

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Trott Lee, it was unanimously voted to adopt the City portion of the Five Year Capital Improvement Plan.

On a motion made by Councilor Trott Lee and seconded by Councilor Michelle M. Dionne, it was unanimously voted to adjourn at 8:53 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

A true copy. Attest:

Alison M. Bouchard

City Clerk

In City Council, April 20, 2021

Approved.



City of Fall River Massachusetts
Office of the City Clerk

RECEIVED

2021 MAR -5 A 11:28

CITY CLERK
FALL RIVER, MA

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED

MONDAY, MARCH 8, 2021

VIRTUAL MEETING

1:30 P.M. COMMITTEE ON REGULATIONS MEETING

TUESDAY, MARCH 9, 2021

CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER

Due to the COVID-19 Essential Services Advisory, these meetings are closed to the public. Meetings will be available for viewing on Comcast Cable Channel 18 in Fall River or the following websites: Fall River Government Television - www.frgtv.fredtv.us/live; Facebook - www.facebook.com/frgtv/live; Livestream - <https://livestream.com/accounts/12896038>

AGENDA

5:30 P.M. JOINT MEETING OF THE CITY COUNCIL AND SCHOOL COMMITTEE

1. Mayor Paul E. Coogan's State of the City Address

6:00 P.M. COMMITTEE ON FINANCE MEETING (OR IMMEDIATELY FOLLOWING THE JOINT MEETING OF THE CITY COUNCIL AND SCHOOL COMMITTEE IF IT RUNS PAST 6:00 P.M.)

1. Citizen Input
Due to the COVID-19 Essential Services Advisory, citizen input must be submitted by email to city_council@fallriverma.org by Tuesday, March 9, 2021 at 3:00 p.m. to be read at the meeting.
2. *Five Year Capital Improvement Plan (referred 2-23-21)
3. *Transfers and appropriations (see item #3 below)

7:00 P.M. REGULAR MEETING OF THE CITY COUNCIL (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON FINANCE MEETING IF IT RUNS PAST 7:00 P.M.)

PRIORITY MATTERS

1. *Mayor and loan order in the amount of \$4,911,047 for Phase II repairs to the Samuel Watson Elementary School (objected to on 2-23-21)
2. *Mayor and loan order in the amount of \$1,800,000 for constructing a synthetic turf varsity baseball field at B.M.C. Durfee High School (objected to on 2-23-21)
3. *Mayor and order appropriating the following:
 - a. \$1,282,529 from the Employer Trust Fund to the School Appropriation
 - b. \$ 456,151 from the State and County Assessments to the School Appropriation

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

4. *Mayor and loan order in the amount of \$2,100,000 for improvements to several City buildings
5. *Mayor and loan order in the amount of \$390,000 for an excavator for the Department of Community Maintenance and a bucket truck with lift for the Police Department
6. *Mayor and loan order in the amount of \$2,700,000 for constructing a building at Fire Headquarters to house Rescue-7 and the crew
7. *Mayor requesting the confirmation of the following appointments:
 - a. Aja Andrea Grice to the Board of Library Trustees
 - b. James V. Terrio, Jr. to the Watuppa Water Board
 - c. Danielle J. Pixley to the Community Preservation Committee
 - d. Thomas J. Faris, Jr. to the Traffic Commission
8. *Mayor requesting the confirmation of the following reappointments:
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 - b. Attorney David Assad to the Board of Appeals
 - c. Reverend James Hornsby to the Conservation Commission

PRIORITY COMMUNICATIONS

9. *Traffic Commission recommending amendments to traffic ordinances
10. *City Planner regarding installation of a plaque in memory of Roy Rogers (request made by Vernon Tripp, Jr.)

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS

11. *Committee on Public Safety convene with Director of Traffic and Chief of Police to discuss large commercial vehicles traveling on Wilson Road
12. *Committee on Finance convene with Administration to discuss financial responsibility of maintaining lights at baseball fields by local non-profit leagues

CITATIONS – None

ORDERS – HEARINGS – None

ORDERS – HEARINGS TO BE SCHEDULED

Street Acceptance:

13. Lynwood Street, extending from Mariano S. Bishop Boulevard to a dead end, along with Way Street

ORDERS – MISCELLANEOUS

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COMMUNICATIONS – INVITATIONS – PETITIONS

17. *Claims

City Council Meeting Minutes:

- 18. *Regular Meeting of the City Council – January 19, 2021
- 19. *Committee on Finance – January 19, 2021
- 20. *Public Hearing – February 23, 2021

BULLETINS – NEWSLETTERS – NOTICES – None


City Clerk

ITEMS FILED AFTER THE AGENDA DEADLINE:
CITY COUNCIL MEETING DATE: MARCH 9, 2021

OTHER POTENTIAL MATTERS (to be acted upon if recommendations are received)

COMMITTEE REPORTS

Committee on Regulations recommendation:

- 10a. Auto Repair Shop License Renewal for Robert Luongo d/b/a Bob's Auto Sales at
643 Brayton Avenue

Committee on Finance recommendation:

- 10b. Five Year Capital Improvement Plan

City of Fall River, In City Council

FINANCE 2

(City Council)

BE IT RESOLVED, that the Capital Improvement Plan, presented on February 23, 2021,
is hereby approved by the City Council.

CITY OF FALL RIVER
IN CITY COUNCIL

FEB 23 2021

Referred to Committee
on Finance, 9 years

FINANCE ² RECEIVED

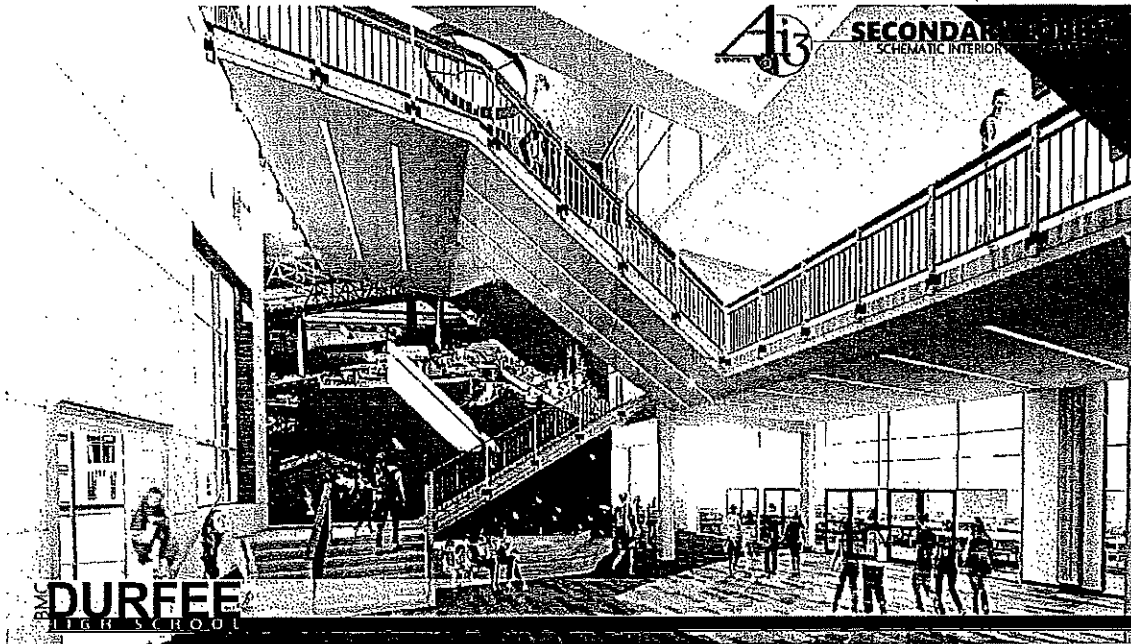
City of Fall River, Massachusetts

2021 JAN -8 A 10:18

CAPITAL IMPROVEMENT PLAN

CITY CLERK
FALL RIVER, MA

Fiscal Years Ending June 30, 2022 through 2026



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Introduction

RECEIVED

2021 JAN -8 A 10:18

CITY CLERK
FALL RIVER, MA

City of Fall River
Massachusetts
Office of the Mayor

Paul E. Coogan
Mayor

December 27, 2020

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: 5-year Capital Improvement Plan

Honorable Council:

Pursuant to Article 6 of the City's Charter, I am submitting for your review and approval the 5-year Capital Improvement Plan (CIP) for our City. We have worked with the City Departments to assemble this document based on their current and future needs.

We are prepared to make a presentation in support of this CIP. Pursuant to the Charter the City Council is required to conduct a Public Hearing and adopt the Plan no later than March 1, 2021. We welcome your input and are happy to discuss the Plan with you.

Sincerely,

Paul E. Coogan
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL

CITY OF FALL RIVER
IN CITY COUNCIL

JAN 19 2021

*Referred to the Committee
on Finance 9 years*

City Charter

SECTION 6-5: CAPITAL IMPROVEMENT PROGRAM

(a) Submission - The mayor shall submit a capital improvement program to the city council at least 180 days before the start of each fiscal year. The capital improvement program shall include:

- (1) a clear and concise summary of its contents;
- (2) a list of all capital improvements proposed to be undertaken during the next 5 years, with supporting information as to the need for each capital improvement;
- (3) cost estimates, methods of financing and recommended time schedules for each improvement; and
- (4) the estimated annual cost of operating and maintaining each facility and piece of major equipment involved.

This information shall be annually revised by the mayor with regard to the capital improvements still pending or in the process of being acquired, improved or constructed.

(b) Public Hearing - The city council shall publish in at least 1 local newspaper of general circulation in the city and shall post on the city's website a notice stating: (i) the times and places where copies of the entire capital improvement program are available for inspection by the public; and, (ii) the date, time and place of a public hearing on the plan to be held by the city council not less than 14 days after publication of the notice.

(c) Adoption - At any time after the public hearing but before March 1 the city council shall by resolution adopt the capital improvement program, which may be amended, provided that each amendment shall be voted on separately and that an increase in the capital improvement program as submitted shall clearly identify the method of financing to accomplish the proposed increase.

Executive Summary

A capital improvement plan (CIP) is a multi-year schedule of municipal improvements. The City's Capital Improvement Plan spans a five-year period. The plan sets forth the proposed expenditures for systematically constructing, maintaining, upgrading and replacing the community's physical plant or infrastructure, and includes vehicles and other mobile equipment.

Capital improvement projects are typically major, infrequent expenditures, such as the construction of a new facility or rehabilitation or major repair of an existing facility. This CIP does not recognize the purchase or construction of major capital facilities accounted for in the Enterprise Funds. Capital Projects Funds are generally not used to account for the acquisition of furniture, fixtures, equipment or other relatively short-lived assets. Individual projects from the adopted plan should become part of the capital budget for their respective departments.

To be useful as a tool for budgeting and sound financial management, the plan is updated annually by reviewing existing projects, proposing new projects and extending the program by an additional year. This process also considers the short term and long-term effects of the expenditures and any associated debt on fund balances and cash flow for operations. The CIP is considered essential for managing and coordinating the efficient expenditure of Fall River's public resources.

Capital projects are those where financing provided in whole or in part by the issuance of long-term obligations and/or expenditures are made during more than one fiscal year, while capital outlay expenditures normally are part of the operating budget and are referred to as pay as you go projects on the "Projects Planned" schedules attached hereto.

In the fiscal years ending to 2022 through 2026 the Administration has reviewed the needs of the Departments and keeping in mind the internal policy of our annual debt expense not to exceed \$10,000,000 made an allocation between those capital assets which are anticipated to be funded through the operating budget and those assets which will require bonding. Currently it is intended to include \$397,318 of the combined department capital needs in the fiscal year 2022 operating budget.

Policies

- The City will make capital improvements in accordance with an adopted CIP.
- The City will develop a 5-year plan for capital improvements and update it each year.
- Future capital expenditures necessitated by changes in population, real estate development or economic base will be calculated and included in the capital budget projections.
- The City will coordinate development of the capital improvements budget with development of the operating budget. When possible and efficient to do so, future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.
- The City will use intergovernmental assistance to finance those capital improvements that are consistent with the CIP and City priorities, and whose operating and maintenance costs have been included in operating budget forecasts.
- The City will maintain all its assets at a level adequate to protect its capital investment and to minimize future maintenance and replacement costs.
- The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted to the City Council for approval.
- The City will determine the least costly financing method for all new projects.
- The City will plan and organize the acquisition of the capital assets keeping the annual operating debt service cost to remain at approximately \$10,000,000 annually.

Process

The capital planning process and Capital Improvement Plan (CIP) were established to provide a routine process and procedure for identifying, evaluating and advocating the current and future capital needs of the City. The capital planning process not only provides an orderly and routine method of proposing the planning and financing of capital improvements, but the process also makes capital expenditures more responsible to community needs by informing and involving the public.

By prioritizing projects, the CIP process also creates a more understandable and defensible investment decision-making process, improves linkages between capital investments and the City's long-term vision and goals, and builds citizen confidence by making a more effective use of City resources.

The CIP plan reflects the capital spending goals presented for consideration. These projects are input annually (the process begins in July) by the Mayor, City Council, City Department and Division heads and most importantly, citizens of Fall River. To have a project considered for inclusion in this process please contact your City Council representative or the Mayor by July of each fiscal year.

The goal of the CIP is to identify projects that will be funded in the Capital Budget. The ranking of CIP projects may be used to influence funding for the annual Capital Budget. The inclusion of a project in the CIP does not mean it will be completed, funded or purchased. It is a tool used to identify the best use of City funds with the monies available.

How is the CIP developed?

The CIP is updated annually as part of the City's regular budget process. After departments submit their CIP requests to Budget, the Administration reviews and evaluates the proposed projects based on Mayor and City Council priorities, infrastructure needs, the financial capacity of the city, and the impact the projects could have on the City's operating budgets.

Once the projects are evaluated, the Administration recommends the selection and timing of capital projects through future fiscal years to the City Council. In some cases, plans are made to include the project in the operating budget and on other cases the projects are brought to the City Council for approval of a loan authorization.

Capital Improvement Plan Defined

The capital improvement plan is simply that – a plan. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives or priorities established by the Mayor and City Council. Because priorities can change, projects included in outward planning years are not guaranteed for funding.

Capital Assets Defined

A capital improvement project is defined as a major expenditure that includes one or more of the following:

1. Any acquisition of land for a public purpose;
2. Any construction of a new facility (e.g., a public building, water lines, pavilion etc...) or an addition to, or extension of, such a facility;
3. A rehabilitation (i.e., something which is infrequent and would not be considered annual or other recurrent maintenance) or major repair of all or a part of a building, its grounds, or a facility, or of equipment;
4. Purchase or major equipment (i.e., items with a cost – individually or in total – of \$10,000 or more), which have a useful life of five years or more, including vehicles (rolling stock) if part of a systematic replacement plan;
5. Any planning, feasibility, engineering, or capital design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects.

Operating Budget Impacts

Departmental budgets may be impacted by capital projects once they are completed and require maintenance/upkeep. Examples of these impacts include additional or reduced utilities, fuel costs, or staffing changes, which may not be realized until after projects are completed. For many projects, the operating costs are captured in the department's annual operating budget and no additional operating costs are listed. Most projects will not have an operating impact in the initial funding year, since this is typically the construction/installation phase and operating budgets are not impacted.

Staff Involvement

Developing the recommended capital improvement plan is a lengthy, multi- step process. Development of the Capital Improvements Plan requires a complex process involving input by all department and division heads. The initial task for each Department is to generate a list of identified capital. The next, and most critical, process component is rating the relative merits of each project (the “Prioritization” step). This crucial step, while constrained by the amount of funding anticipated to be available for capital projects and timing of availability of funds when more than one asset category is involved in a project, nonetheless provides invaluable information in the CIP decision-making process. Shrinking funds and rising costs incurred in maintaining and rehabilitating deteriorating infrastructure make the process of selecting the most vital capital projects even more crucial and difficult. Department heads also estimate the cost of each project or purchase, described the relationship to other projects and assigned the projects a priority rating. Aging buildings and rehabilitation of the buildings are managed by the Facility department. Police and Fire’s capital needs surround for the most part vehicles and large equipment. The Department of Community Service is responsible to ensure the streets and highway equipment as well as the snow equipment needs are satisfied.

The IT Department is responsible for the City’s IT infrastructure and software. With the aging equipment and the need for upgrades in hardware and software this department has estimated the cost of equipment and software needs to protect the City’s assets (its data).

Other CIP assets include improvements to our parks. Here, the Administration continues to work with State agencies and the Community Development Agency for funding of the projects.

Evaluating Projects

The following criteria are used to evaluate each of the proposed capital improvement projects or purchases.

Risk to Public Safety or Health. To protect against a clear and possibly immediate risk to public safety or public health.

Deteriorated Facility. An investment that deals with a deteriorated facility or piece of equipment. The action taken may be either: 1) reconstruction or extensive rehabilitation to extend its useful life to avoid or to postpone replacing it with a new and costlier one; or 2) replacement of the facility or piece of equipment with a new one.

Systematic Replacement. An investment that replaces or upgrades a facility or piece of equipment as part of a systematic replacement program. This investment assumes the equipment will be replaced at approximately the same level of service. Some increase in size to allow for normal growth or increased demand is anticipated.

Improvement of Operating Efficiency. An investment that substantially and significantly improves the operating efficiency of a department. Or an expenditure that has a very favorable return on investment with a promise of reducing existing, or future, increases in operating expenses (e.g., introduction of a new or improved technology).

Coordination. 1) An expenditure that is necessary to insure coordination with another CIP project (e.g., scheduling a sewer project to coincide with a street reconstruction project so that the street is not dug up a year after it is completed); 2) A project that is necessary to comply with requirements imposed by others (e.g., a court order, a change in federal or state law, an agreement with another governmental jurisdiction or agency); or 3) A project that meets established goals or objectives of the Administration.

Equitable Provision of Services, Facilities. 1) An investment that serves the special needs of a segment of the community's population identified by public policy as deserving of special attention (e.g., the handicapped, the elderly, or low- and moderate-income persons); or 2) An investment that, considering existing services or facilities, makes equivalent facilities or services available to neighborhoods or population groups that are now undeserved in comparison with residents generally.

Protection and Conservation of Resources. 1) A project that protects natural resources that are at risk of being reduced in amount or quality; or 2) A project that protects the investment in existing infrastructure against excessive demand or overload that threatens the capacity or useful life of a facility or piece of equipment.

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

New or Substantially Expanded Facility. Construction, or acquisition, of a new facility (including land) or new equipment, or major expansion thereof, that provides a service, or a level of service, not now available.

Recommended Plan

After identifying all of the potential capital projects and purchases, describing them in detail and evaluating their importance, the final plan is developed.

Each approved project is described, and the estimated cost is identified in the projects in progress section of this document.

The plan is recommended by the Mayor to City Council on a project by project basis for authorization. The projects and purchases from the plan will be incorporated into the annual operating budget as revenues permit.

Summary

The importance of implementing and updating the Capital Improvement Plan cannot be over-emphasized. Using the same process described herein, the Capital Improvement Plan will continue to be updated annually to span a full five-year period. New capital improvement requests will be submitted by department heads for evaluation and inclusion in the updated plan. With the help of department heads, constituents, and elected officials the administration will decide which projects and purchases from the recommended Capital Improvement Plan will be included in the annual budget and/or in future capital improvement plans.

Projects in Progress

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

The following projects have been previously authorized by City Council and the related financial information (revenues and expenditures) related to each project is included in the City's quarterly reports as required by Section 6-8 of the City Charter.

Purpose	Vote Date(s)	Reference	Amount Authorized
CSO Settlement	8/24/2006	Ch. 44 s. 8(14)	\$ 70,000,000
Middle Street Flood Control	7/1/2013	Ch. 44 s. 7(1)	\$ 3,000,000
Master Plan Flood Control Projects	7/1/2013	Ch. 44 s. 8(14)	\$ 10,000,000
Buildings & Grounds Departmental Equipment	10/18/2016	Ch. 44 s. 7(1)	\$ 465,000
MIS Departmental Equipment	10/18/2016	Ch. 44 s. 7(1)	\$ 390,000
Parks & Cemetery Departmental Equipment	10/18/2016	Ch. 44 s. 7(1)	\$ 278,600
Replace Sidewalks - Shared Homeowner Program	10/18/2016	Ch. 44 s. 7(1)	\$ 200,000
Replace Sidewalks in Various Parks - ADA Compliance	10/18/2016	Ch. 44 s. 7(1)	\$ 250,000
Streets & Highways Departmental Equipment	10/18/2016	Ch. 44 s. 7(1)	\$ 460,000
Streetscapes - Bank Street/Columbia Square	10/18/2016	Ch. 44 s. 7(1)	\$ 1,260,500
Streetscapes - Bedford Street	10/18/2016	Ch. 44 s. 7(1)	\$ 2,450,000
Police Departmental Equipment	10/28/2016	Ch. 44 s. 7(1)	\$ 600,000
Waste/Storm Water Master Plan (Phase 1)	1/31/2017	Ch. 44 s. 8	\$ 3,800,000
Mount Hope Bike Path Feasibility Study	7/3/2017	Ch. 44 s. 7(1)	\$ 240,000
Water Meter/AMR Replacement	7/3/2017	Ch. 44 s. 8(7)	\$ 3,700,000
Water Phase 17	7/3/2017	Ch. 44 s. 8	\$ 4,936,000
Tansey-Watson Feasibility Study	9/27/2017	Ch. 44 s. 7(7) or 70B	\$ 250,000
Waste/Storm Water Master Plan (Phase 2)	11/7/2017	Ch. 44 s. 7(1)	\$ 123,000,000
Durfee High School (13)	3/28/2018	Ch. 70B	\$ 263,494,125
Drinking Water (Phase 18)	5/30/2018	Ch. 44 s. 8	\$ 4,950,000
Police Departmental Equipment	9/13/2018	Ch. 44 s. 7(1)	\$ 122,000
Globe & Flint Fire Station Roof & Doors	10/1/2018	Ch. 44 s. 7(1)	\$ 500,000
Government Center Roof Replacement	10/1/2018	Ch. 44 s. 7(1)	\$ 1,300,000
Public Safety Communication Network	10/1/2018	Ch. 44 s. 7(1)	\$ 550,000
Tansey School Repairs (Windows, Doors & Boiler Replacement)	10/1/2018	Ch. 44 s. 7(1)	\$ 2,970,496
Westall Feasibility Study	11/6/2018	Ch. 44 s. 7(7)	\$ 250,000
CPA - Bio Reserve Project - Land Acquisition	1/9/2019	Ch. 44 s. 7(1) or 44B	\$ 750,000
Watson School Repairs	5/15/2019	Ch. 44 s. 7 or 70B	\$ 7,426,775
Water Project Design and Construction - Phase 19	6/5/2019	Ch. 44 s. 7 or 8	\$ 4,950,000
Resiliency Preparatory Academy Repairs	9/13/2019	Ch. 44 s. 7 or 70B	\$ 6,088,821
Westall School Repair Project	9/13/2019	Ch. 44 s. 7 or 70B	\$ 1,704,367
Water Project Design and Construction - Phase 20	6/10/2020	Ch 44, s 8(5)	\$ 4,758,085
Snow Removal Equipment	2/13/2020	Ch. 44 s. 7(1) or 44B	\$ 2,100,000
Totals			\$ 520,336,684

Projects Planned

The following capital asset departmental equipment needs are also included.

Description	Replacement (Y/N)	If YES, condition of current asset (Excellent, Good, Poor)	If NO, what is the reason for Need (Increased Safety; Reduce Personnel Time; New Operation; Improve Service to the Community; etc)	When is the asset needed:					Estimated Cost
				FY2022	FY2023	FY2024	FY2025	FY2026	
Park:									
Kubota - snow removal equipment	N			36,000					36,000
DESMARIS PLAYGROUND	Y	Poor	Play structures are a safety concern & must be removed	150,000					150,000
BRITLAND PARK PLAYGROUND	Y	Poor	Play structures are a safety concern & must be removed	150,000					150,000
Total Parks				336,000					336,000
Assessors:									
None									
Management Information Systems:									
Munis Web Hosting			Munis applications is hosted, maintained, supported and administered on a private cloud by Tyler personnel. They manage all regular administrative tasks — including installation, upgrades, support and file maintenance — and ensure all databases, database servers, operating system, application files and image files are up to date and secure.	Annual cost approximately \$550,000 applied from CARES	Annual cost approximately \$550,000 applied from CARES	Annual cost approximately \$550,000 applied from CARES	Increase over operating cost of \$200,000	Increase over operating cost of \$200,000	-
Technology Issues - Telephone System is out of date, weak and copper lines will not be supported in the near future.	Y		Telephone system located at the Police department, City Hall, all Fire stations, Cemetery, DPW located off site is out of date and weak. The City's telephone system is in need of an upgrade. We currently has a traditional phone systems which rides on legacy phone lines. This system is really outdated and still in operation, our phone equipment is obsolete and we purchase parts from the Internet. Verizon has begun to decommission copper wire service in Massachusetts starting in 2018. We are looking at a fundamental change to the phone system from a traditional line to VoIP.		300,500				300,500

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

Description	Replacement (Y/N)	IF YES, condition of	IF NO, what is the reason for Need (Increased Safety; Reduce Personnel Time; New Operation; Implement other digital technology initiatives; Proper facility wiring will result in better functions for security, reliability, and speed of digital technologies including, computers, video surveillance, and phone systems. A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	When is the asset needed:					Estimated Cost
				FY2022	FY2023	FY2024	FY2025	FY2026	
Technology Issues - Facility wiring upgrades			Current facility wiring has caused many obstacles to implement other digital technology initiatives. Proper facility wiring will result in better functions for security, reliability, and speed of digital technologies including, computers, video surveillance, and phone systems. A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	15,000	15,000	15,000	15,000	15,000	75,000
Computer Replacements - Police, Fire, City Hall			A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	35,000	35,000	35,000	35,000	35,000	175,000
Police Cruiser Replacements			A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	30,600	30,600	30,600	30,600	30,600	153,000
Office 2019 Upgrades			A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	72,600					72,600
Technology Issues - Switches and related equipment and software			A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	WAITING FOR QUOTE					-
Technology Issues -Cisco Meraki Wireless access points and related software			A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	WAITING FOR QUOTE					-
Technology Issues -Police Community Room Technology Update	Y	Poor	A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	50,000					50,000
Technology Issues - Police & Fire RMS & CAD System			A majority of the City's current computers are end of their replacement cycle and will need to be updated as part of this cycle. Majority of the City's police cruiser laptops are end of their replacement cycle and will need to be updated as part of this cycle. In-service 57 vehicles. (Schedule 12 a year) Currently utilizes Windows 7 which is no longer supported. This will be for Police, Fire and City Hall. Software the staff currently uses is in need of an upgrade to keep up with market conditions and capabilities. The City's current switches at the Police, Fire and City Hall The City current WAPs are End of Life (EOL) and will need to be replaced Hardware the staff currently uses is in need of an upgrade currently 7 years old to keep up with market conditions and capabilities. Speakers, Receiver, DVD Blue Ray player, Projector, clickers. Current system has many issues that Police have tried working with vendor unsuccessfully. Vendors being evaluated are: Mark43, Next Gen, and Tyler Technologies.	-	500,000	500,000	500,000	500,000	2,000,000

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

FINANCE 2

Description Technology Issues - Police	Replacement (Y/N)	If YES, condition of	If NO, what is the reason for Need (Increased Safety; Reduce Personnel Times; New Operations; Software Umbrella Insights - Per User (150)/Year. Stop threats before they reach your network or endpoints First line of defense against threats Cisco Umbrella is a cloud security platform built into the foundation of the internet.	When is the asset needed:				Estimated Cost
				FY2022	FY2023	FY2024	FY2025	
Technology Issues - Police			Software Cisco Advanced malware Protecting 1 year 150 users.	15,450	15,450	15,450	11,800	59,000
Technology Issues - Police			Switches are End of Life and must be replaced. Cisco Catalyst 3850-24P-S - Switch - L3 -managed - 24 x 10/100/1000 (PoE+) -desktop, rack-mountable - PoE+ (435 W) Cisco Catalyst 3650-24PS-L - Switch - managed - 24 x 10/100/1000 (PoE+) + 4 x SFP desktop, rack-mountable - PoE+ (390 W) Cisco Catalyst 3650-48PS-L - Switch - managed - 48 x 10/100/1000 (PoE+) + 4 x SFP desktop, rack- mountable - PoE+ (390 W)	51,240				51,240
Technology Issues - Fire			Software Umbrella Insights - Per User (40)/Year. Stop threats before they reach your network or endpoints First line of defense against threats Cisco Umbrella is a cloud security platform built into the foundation of the internet.	3,800	3,800	3,800	3,800	19,000
Technology Issues - Fire			Software Cisco Advanced malware Protecting 1 year 150 users.	4,400	4,400	4,400	4,400	22,000
Technology Issues - City Hall			Switches are End of Life and must be replaced. Cisco Catalyst 3850-24P-S - Switch - L3 -managed - 24 x 10/100/1000 (PoE+) -desktop, rack-mountable - PoE+ (435 W) Cisco Catalyst 3650-24PS-L - Switch - managed - 24 x 10/100/1000 (PoE+) + 4 x SFP desktop, rack-mountable - PoE+ (390 W) Cisco Catalyst 3650-48PS-L - Switch - managed - 48 x 10/100/1000 (PoE+) + 4 x SFP desktop, rack- mountable - PoE+ (390 W)	102,140				102,140
FRPD/CH Switching Upgrade	Y	END OF LIFE	Due to End of Life and increasing bandwidth requirements, switching will need to be replaced at CH and PD. The current switching was acquired in 2013 and will need to be retired in 2020 per CH's Hardware Life Cycle. During the upgrade cycle, the city of Fall River should move to 10 Gigabit Connectivity between their switching infrastructure, including inter-floor network traffic.	153,379				153,379

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

FINANCE 2

Description	Replacement (Y/N)	If YES, condition of	If NO, what is the reason for Need (Increased Safety; Reduce Personnel Time; New Operation; Equipment is failing and the technology is outdated making it impossible to use when agencies bring their own devices that are current. This room is utilized 4 – 5 days out of the week. This room is utilized for Inservise, CPR, and Defense Tactic training with other Law Enforcement Agencies. Also, the community utilizes this room. Youth court, Mass state police sex offender, sex training. Press conferences with media outlets, Boy Scouts, Relay for Life, Traffic crossing guards, Alan Silvia (State Rep) accreditation purposes. Some of the new technology needed: Video Conferencing, Digital Display screen, Projection, Microphones & Speakers, Creston (Control Panel), Wireless technology, Interactive whiteboard, PC Replace all City Hall VDI Think Clients due to End of Support/Life (160)	When is the asset needed:					Estimated Cost
				FY2022	FY2023	FY2024	FY2025	FY2026	
Fall River Police Community room outdated audio visual equipment	Y	Poor		50,000					50,000
VDI think Client Replacement	Y	Good		56,000					56,000
Virtual Host Expansion (Servers)	N			40,000					40,000
Total Management Information Systems				691,409	916,550	616,050	616,050	616,050	3,456,109
Description	Replacement (Y/N)	If YES, condition of	If NO, what is the reason for Need (Increased Safety; Reduce Personnel Time; New Operation; Equipment is failing and the technology is outdated making it impossible to use when agencies bring their own devices that are current. This room is utilized 4 – 5 days out of the week. This room is utilized for Inservise, CPR, and Defense Tactic training with other Law Enforcement Agencies. Also, the community utilizes this room. Youth court, Mass state police sex offender, sex training. Press conferences with media outlets, Boy Scouts, Relay for Life, Traffic crossing guards, Alan Silvia (State Rep) accreditation purposes. Some of the new technology needed: Video Conferencing, Digital Display screen, Projection, Microphones & Speakers, Creston (Control Panel), Wireless technology, Interactive whiteboard, PC Replace all City Hall VDI Think Clients due to End of Support/Life (160)	When is the asset needed:					Estimated Cost
				FY2022	FY2023	FY2024	FY2025	FY2026	
Cemetery:									
Tree Truck	Y	Poor			175,000				175,000
Storage Facility/Bullock St.	N		Construction of storage facility on existing foundation			250,000			250,000
Total Cemetery					175,000	250,000			425,000
City Clerk:									
None									

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

Description	Replacement (Y/N)	If YES, condition of	If NO, what is the reason for Need (Increased Safety; Reduce Personnel Time; New Operation;	When is the asset needed:				Estimated Cost
				FY2022	FY2023	FY2024	FY2025	FY2026

FIRE/EMERGENCY MEDICAL SERVICES

			IMPROVE SERVICES/NEED MORE SPACE This space is needed desperately we have no more space to store equipment or medical rescues. We are currently looking to expand services however cannot until we have to office space and garage built. The building would enable ems to have office space and vehicle /equipment storage with the ability to have a rescue run 24/7 out of this building.	1,800,000					1,800,000
GARAGE /OFFICE SPACE	NO		COMMAND UNIT/ RESCUE ESU UNIT	250,000					250,000
LENCO RESCUE VEHICLE	NO			2,050,000					2,050,000
Total Ems									
Heads:									
None									
Library:									
Included in facilities - building upgrades									
Other - none									
Total Library									

Police:				571,730	350,000	350,000	350,000	350,000	350,000	571,730
Window replacement, glass block removal	Y	P								1,750,000
7 Marked police cruisers	Y	G-P								375,000
3 Unmarked police cruisers	Y	G-P								111,928
1 Police Tahoe	Y	P								45,834
20 Active Shooter Kits	N									150,000
15 Portable radios	Y	G-P								52,000
1 Passenger van	Y	G-P								95,000
1 Patrol Boat	Y	G-P								153,702
2 Police motorcycles	Y	G-P								25,000
1 Land based pumpout station	N									150,000
1 Bucket truck with equipment lift	Y	G								50,000
Kubota - snow removal equipment	N									300,000
Space building	N									10,600
Gas Tank Rehab	Y	Poor								350,000
Traffic signal light upgrades	Y	P								4,190,794
Total Police				1,643,832	709,464	624,002	588,464	625,032		

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

Description	Replacement (Y/N)	If YES, condition of current asset (Excellent, Good, Poor)	If NO, what is the reason for Need (Increased Safety; Reduce Personnel Time; New Operation; Improve Service to the Community; etc)	FY2022	FY2023	FY2024	FY2025	FY2026	Estimated Cost
Replace existing windows	Schools		Edmond P Talbot Middle School		1,450,000				1,450,000
Convert Bldg. from Elect. to NG	Schools		Edmond P Talbot Middle School			600,000			600,000
Asbestos removal	Schools		Edmond P Talbot Middle School			264,150			264,150
Drainage & Parking Lot Improvements	Schools		Edmond P Talbot Middle School	570,000					570,000
Window replacement	Schools		Henry Lord Middle School		340,000	300,000	300,000	300,000	1,240,000
Replace EDPM roof	Schools		Henry Lord Middle School		35,000	1,600,000			1,635,000
Replace a Redundancy Boiler System	Schools		Henry Lord Middle School	490,000					490,000
Access Road Improvements	Schools		Henry Lord Middle School	165,000					165,000
Durfee Athletic Fields	Schools		Durfee High School	1,800,000	4,900,000				6,700,000
Install retaining wall	Schools		Westall School		120,000				120,000
Boiler replacement & Gas	Schools		Administration Building		125,000				125,000
Playground improvements	Schools		AS Letourneau School		25,000				25,000
Repair play area and equipment	Schools		Carlton Viveiros			43,000			43,000
Replace Windows	Schools		John J Doran School		130,000				130,000
Rubberized play surface	Schools		John J Doran School		55,000				55,000
Repair concrete walks and walls	Schools		John J Doran School		67,000	67,000			134,000
Phase II of Renovation Project	Schools		Samuel Watson School	4,900,000					4,900,000
Playground improvements	Schools		Spencer Borden School			90,000			90,000
Playground improvements	Schools		William S Greene School	42,000					42,000
Upgrade electrical system	Schools		Resiliency Preparatory Academy			1,564,940	1,000,000		2,564,940
Upgrade plumbing system	Schools		Resiliency Preparatory Academy				1,393,944	1,000,000	2,393,944
Asbestos removal	Schools		Resiliency Preparatory Academy		287,750				287,750
Window replacement all levels	Schools		Resiliency Preparatory Academy		940,000	940,000			1,880,000
Installation of a fire suppressions	Schools		Resiliency Preparatory Academy			538,964	1,000,000		1,538,964
Upgrade elevator	Schools		Resiliency Preparatory Academy		210,000				210,000
Total Facilities				10,382,000	9,254,750	6,238,054	4,393,944	2,525,000	32,793,748

CITY OF FALL RIVER, MA – CAPITAL IMPROVEMENT PLAN

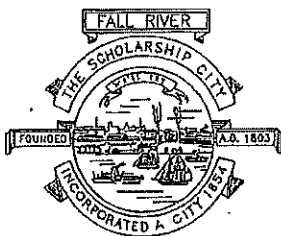
Description	Replacement (Y/N)	If YES, condition of	HNO, what is the reason for Need (Increased Safety, Reduce Personnel Time, New Operation)	FY2022	FY2023	FY2024	FY2025	FY2026	Estimated Cost
<i>Department of Community Maintenance:</i>									
Road Repair				2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
DPW Facility Repairs and Maintenance	N	Poor	Supplement Chapter 90 10 Lewiston St	100,000	100,000	100,000	100,000	100,000	500,000
Excavator	N		Currently a rental	240,000					240,000
Front End Loader	Y	Good				175,000			175,000
DPW Fuel Depot	Y	Poor	10 Lewiston St			125,000			125,000
Brine System	Y	Fair	10 Lewiston St			100,000			100,000
Salt Storage Building	Y	Poor	10 Lewiston St			75,000			75,000
Transfer/DPW Facility				5,000,000	5,000,000	5,000,000			15,000,000
Total DCM				7,340,000	7,100,000	7,575,000	2,100,000	2,100,000	26,215,000
Total Capital Needs									
				23,163,241	18,362,764	17,098,106	8,248,458	6,812,082	73,684,651
City									
				13,146,241	9,678,014	11,090,052	4,554,514	5,512,082	43,980,903
School									
				7,967,000	8,684,750	6,008,054	3,693,944	1,300,000	27,653,748
Enterprise Funds - EMS									
				2,050,000					2,050,000
Total Capital Needs				23,163,241	18,362,764	17,098,106	8,248,458	6,812,082	73,684,651

Project Funding

FINANCE

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PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2021 FEB 18 P 1:42

CITY CLERK _____
FALL RIVER, MA

February 18, 2021

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

Dear Honorable Council Members:

Chief Operating Officer Kenneth Pacheco is respectfully requesting that the City appropriate the sum of \$4,911,047 for the purpose of Phase II repairs to the Samuel Watson Elementary School. This appropriation is requested in the form of a loan order.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,

Paul E. Coogan
Paul E. Coogan
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL

FEB 23 2021

*Objected to and laid on
the table in accordance
with the City Charter
(objection filed by Councilor
Cadine)*

City of Fall River, *In City Council*

LOAN ORDER

(WATSON SCHOOL REPAIRS PHASE II)

ORDERED: That the City appropriates the amount of Four Million Nine Hundred Eleven Thousand and Forty-seven Dollars (\$4,911,047) for the purpose of paying costs for accessibility improvements (ramps and entrances, elevator, bathroom, and railing), new lighting system, electrical system upgrade, new acoustical ceiling system, new HVAC system/improvements at the Samuel Watson Elementary School, located at 935 Eastern Avenue in Fall River, including the payment of all other costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program.

To meet this appropriation, the City Treasurer, with the approval of the Mayor, is authorized to borrow said sum under and pursuant to G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor. Any premium received by the City upon the sale of any bonds or notes approved by this vote, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under M.G.L. c. 44A any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.

CITY OF FALL RIVER
IN CITY COUNCIL
FEB 23 2021



FALL RIVER PUBLIC SCHOOLS

Facilities & Operations

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

2021 FEB 18 P 1:42

Kenneth C. Pacheco
Chief Operations Officer

CITY CLERK _____
FALL RIVER, MA

February 23, 2021

The Honorable Paul E. Coogan, Mayor
City of Fall River
1 Government Center
Fall River, MA 02722

Dear Mayor Coogan:

I am attaching herewith, for your information and request through you to the City Council for the approval of a loan order in the amount of \$4,911,047 for the cost of Phase II of the renovation project at the Samuel Watson Elementary School. The Project is in Phase I construction with 70% of the prescribed work completed. Phase II work will begin on authorization of the loan order. I have attached a description of the phase II project along with a cost estimate sheet.

Sincerely,

Kenneth C. Pacheco,
Chief Operations Officer

Samuel Watson Renovation Project

Based upon the proposed scope of the project, the Samuel Watson School Project is broken into two phases. Phase I of the project includes work associated with the MSBA Accelerated Repair Program and life safety, while Phase II of the project focuses on Accessibility improvements, plumbing code requirements, and miscellaneous upgrades. Below is a summary of the two Proposed Phases:

- **Phase I (MSBA ARP Project)**

- Window Replacement
- Roof Replacement and Structural Improvements
- Boiler Replacement
- New Fire Suppression System
- New Fire Alarm System

- **Phase II (City Project)**

- Accessibility Improvements
 - Ramps and Entrances
 - Elevator
 - Bathroom Improvements
 - Railing Improvements
- New Lighting System
- Electrical System Upgrade
- New Acoustical Ceiling System
- New HVAC system/Improvements

CITY CLERK
FALL RIVER, MA

2021 FEB 18 P 1:42

RECEIVED

1

CSI Code	Description	Phase I Cost	Phase II Cost (with escalation)
Base Bid Total		\$ 4,390,285	\$ 4,943,955
CO#1	Electrical T&M for Wood Stair Wall Demo	\$ 2,321	
	Wood Blocking at Masonry Gap	\$ 26,207	
	Steam Trap Replacement	\$ 11,077	
	Remove and Replace Conc Floor for Sprinkler	\$ 2,991	
CO#2	Window Abatement T&M	\$ 63,685	
	Boiler Louver	\$ 4,261	
	HVAC Demo of Unit Vents & Floor Units	\$ 14,057	\$ (14,057)
	Fire Rated Doors & Frames	\$ 13,404	
	Door Hardware	\$ 3,899	
	Temp Roofing	\$ 64,459	
	Exit Signs	\$ 20,232	\$ (20,232)
	Steam Trap Insulation Abatement	\$ 3,297	
	Masonry Infill Around Basement Pipes	\$ 6,017	
	Remove Existing Window Shade Brackets	\$ 3,566	
	Clean Misc. Materials in Boiler Room	\$ 2,545	
	Louver Plenum	\$ 1,465	
	Relocate Boiler Gas Line	\$ 1,993	
CO#3	Electrical Service	\$ 265,799	\$ (265,799)
	Change at Back Door/ Bridge	\$ 1,959	
	Large Masonry Lintels	\$ 26,220	
	Credit Hot Water Fuel	\$ (5,140)	
	Replacement of Existing Window Frame	\$ 13,138	
	Remove Gas & Oil Piping in Boiler Room	\$ 2,047	
	1st Floor HVAC Demo for Walls	\$ 12,756	
	Basement Insulation Abatement	\$ 2,090	
	Carpentry at Unit Vents	\$ 19,643	
	Credit Plaster Scope	\$ (297,300)	
CO#4	Additional Gas Pipe Demo in Boiler Room	\$ 1,026	
	Masonry Overtime 10/9-10/17	\$ 13,219	
	Existing Boiler Electrical and Controls	\$ 7,310	
	Additional Masonry at 1st and 2nd Floor Lintels	\$ 16,510	
CO#5	Replace Remaining Steam Traps	\$ 22,638	
	Emergency Boiler Switches	\$ 3,305	
	JJC and Masonry OT 10/24-10/31	\$ 26,315	
CO#6	Existing Boiler Trap Height	\$ 1,157	
	Upper Masonry Stone Band Joints	\$ 6,837	

CSI Code	Description	Phase I Cost	Phase II Cost (with escalation)
	Electrical Study	\$ 4,935	
	JJC and Masonry OT 11/7-12/5	\$ 53,462	
	Electrical T&M for Generator	\$ 2,089	
CO#7	Steam Pipe Insulation	\$ 918	
	Masonry Unit Price Credit	\$ (6,140)	
RFP#7	**Approx.** Demo heaters in basement shafts	\$ 50,000	
	Approx. Roof	\$ 150,000	
Change Order Total		\$ 640,269	\$ (300,088)
Total Contract Plus Change Orders		\$ 5,030,554	\$ 4,643,867
	General Conditions (10%)		\$ 464,387
	General Requirements (3%)		\$ 139,316
	Insurance & Bond (2%)		\$ 92,877
	Building Permit (1%)		\$ 46,439
	Contractor's GC Fee (5%)		\$ 232,193
	Design/ Estimating Contingency (5%)		\$ 232,193
Total with Phase 2 Contingency			\$ 5,851,272
Current Contracts			
	exPERTcon Current Contract	\$ 411,825	
	Tighe & Bond (Through Amendment 5)	\$ 728,170	
Subtotal		\$ 1,139,995	
Expected Contracts (add subtotal)			
	exPERTcon Phase 2 Contract	\$ 175,000	
	Tighe & Bond Phase 2 Bidding and Construction (Includes rate adjustments through 2021)	\$ 146,500	
	Phase I/II Drawing/Scope Amendment - Estimated	\$ 65,000	
Subtotal		\$ 386,500	
Total with Design/OPM fees		\$ 6,557,049	\$ 5,851,272
<u>Move to Phase 1</u>			
RFP#9	Main Entrance Steps, Ramp, Sitework	\$ 304,834	\$ (304,834)
RFP#10	Interior Handrails	\$ 114,630	\$ (114,630)
RFP#11	Basement Bathrooms	\$ 299,516	\$ (299,516)
Subtotal		\$ 718,980	\$ (718,980)
Total After Moving Scope to Phase 1		\$ 7,276,029	\$ 5,132,293
Project Budget		\$ 7,426,775	\$ 5,000,000
Remaining Budget		\$ 150,746	\$ (132,293)



FALL RIVER PUBLIC SCHOOLS
Facilities & Operations

RECEIVED

2021 FEB 25 P 4:00

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

Kenneth C. Pacheco
Chief Operations Officer MA

February 25, 2021

The Honorable Cliff Ponte
President, City Council
City of Fall River
1 Government Center
Fall River, MA 02722

Dear President Ponte:

I am sending you this letter regarding the actions of the City Council on Tuesday February 23, 2021 meeting. I have attached documents which you have already received and included a waiver request and an approval notification on the ADA requirements at the Watson Elementary School. The much needed repairs at the 116 year old building are transforming this structure into a modern 2 unit educational structure with all the amenities of our other schools within the district. We are currently at approximately 75% completion for phase 1 of the renovations at Watson which is the MSBA Accelerated Repair Program portion. The ADA compliant part of construction is Phase 2, which was presented to the Council as an agenda item on February 23, 2021 to be advertised and referred to the Council's Committee on Finance scheduled for March 9, 2021. I am hopeful that on March 9th the Council will move this loan order request for the Watson Phase 2 project to the Committee on Finance meeting scheduled for March 23, 2021. I cannot stress enough how important this request is to the school department and especially to the Watson School Community.

The attached documents contain the waiver approval notification which has a completion date of November 30, 2021 for all ADA compliance articles. I am stressing the importance of having most if not all items completed on or before the date indicated in the waiver document.

In closing the District has made many improvements across most of our facilities in the last 4 and half years using school department funds, CPA grants and insurance proceeds to make necessary repairs, upgrade physical plants and improve technology infrastructure. The School Committee has approved the use of School funds over this time period totaling \$1,656,322, Insurance proceeds \$5,485,758 and CPA grants \$470,000 for a total of \$7,612,080.

I am looking forward to presenting the two loan orders to the Council and I will provide any additional information needed to you in advance of the meeting.

Sincerely,

Kenneth C. Pacheco
Chief Operations Officer

emailed Councilors

copy to

2/25/21



**CITY OF FALL RIVER
MASSACHUSETTS**
Department of Facilities Maintenance

JASIEL F. CORREIA II
Mayor

CHRIS GALLAGHER
Director

November 20, 2018

Mr. Walter White, Chairman
Massachusetts Architectural Access Board
One Ashburton Place, Room 310
Boston, MA 02108

Re: Request for Variance – Samuel Watson Elementary School

Dear Chairman White:

The City of Fall River and the Fall River Public Schools, as the owner of the Samuel Watson School building, have reviewed the proposed Application for Variance that is intended to be submitted to the Massachusetts Architectural Access Board for the Samuel Watson School in November 2018. The City of Fall River and the Fall River Public Schools takes no exception to the Application for Variance and grants permission to Tighe & Bond, Inc, the engineer on the proposed project, to submit the Application for Variance to the Architectural Access Board.

Respectfully,

Chris Gallagher, Director
City of Fall River, Facilities Maintenance



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Ashburton Place, Rm 1310 • Boston • Massachusetts • 02108
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-826-2511

JOHN C. CHAPMAN
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

TO: Local Building Inspector
Local Disability Commission
Independent Living Center

Docket Number V18 375

FROM: ARCHITECTURAL ACCESS BOARD

RE: Samuel Watson Elementary School
935 Eastern Avenue
Fall River

Date: 12/17/2018

Enclosed please find the following material regarding the above location:

___ Application for Variance

☒ Decision of the Board

___ Notice of Hearing

___ Correspondence

___ Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.

SERVICE NOTICE

I, Joseph Viamari, as Engineer,
(name) (relationship to the applicant)
 for the Petitioner Kenneth Pacheco, submit a
(name of the applicant)
 variance application filed with the Massachusetts Architectural Access Board on 11/6/18,
(date variance submitted)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Fall River Building Department One Government Center Room 524 Fall River, MA 02722	Mail	
2 Local Commission on Disability (if Applicable)	Disability Commission One Government Center Fall River, MA 02722	Mail	
3 Independent Living Center	Southeast Center for Independent Living 66 Troy Street Suite #3 Fall River, MA 02720	Mail	

AND CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE ABOVE STATEMENTS TO THE BEST OF MY KNOWLEDGE ARE TRUE AND ACCURATE.

JPV
 Signature: Appellant or Petitioner

On the 6th Day of November, 2018
 PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

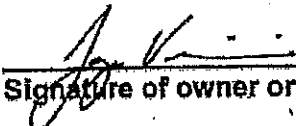
Joseph P. Viamari
 (Type or Print the Name of the Appellant)

Patrice A. Ream
 NOTARY PUBLIC

8-16-2024
 MY COMMISSION EXPIRES

17. State the phase of design or construction of the facility as of the date of this application:
Schematic Phase
18. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:
Tighe & Bond, Inc.
53 Southampton Road
Westfield, MA 01085
Joseph P. Viamari - Senior Project Manager
E-mail: jpviamari@tighebond.com
Telephone: (413) 572-3281
19. State the name and address of the building inspector responsible for overseeing this project:
Glen Hathaway
E-mail: buildings@fallriverma.org
Telephone: (508) 324-2500

Date: 11/6/18


Signature of owner or authorized agent (required)

PLEASE PRINT:

JAY VIAMARI
Name

TIGHE+BOND
Organization (if Applicable)

53 SOUTHAMPTON RD.
Address

Address 2 (optional)

WESTFIELD MA 01085
City/Town State Zip Code

jpviamari@tighebond.com
E-mail

413-572-3281
Telephone

9. Is the building historically significant? ____yes Xno. If no, go to number 10.

9a. If yes, check one of the following and indicate date of listing:

____ National Historic Landmark
____ Listed individually on the National Register of Historic Places
____ Located in registered historic district
____ Listed in the State Register of Historic Places
____ Eligible for listing

9b. If you checked any of the above and your variance request is based upon the historical significance of the building, you must provide a letter of determination from the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125.

10. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable (*use additional sheets if necessary*), including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

See attached

11. Which section of the Board's Jurisdiction (*see Section 3 of the Board's Regulations*) has been triggered?

3.2 ____ 3.3.1a ____ 3.3.1b ____ 3.3.2 X 3.4 ____ Other (List Section) ____

12. List all building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>

(Use additional sheets if necessary.)

13. List the anticipated construction cost for any work not yet permitted:

MSBA Project Costs (not including work associated with 521 CMR) - \$6,050,000

Work associated with 521 CMR - \$2,650,000

14. Has a certificate of occupancy been issued for the facility? Yes ____ No X

If yes, state the date it was issued: ____

15. To the best of your knowledge, has a complaint ever been filed on this building relative to accessibility? Yes ____ No X

a. If so, list the AAB docket number of the complaint: ____

16. For existing buildings, state the actual assessed valuation of the BUILDING ONLY, as recorded in the Assessor's Office of the municipality in which the building is located:

\$853,800.

Is the assessment at 100%? ____

If not, what is the town's current assessment ratio? ____

SECTION NUMBER**LOCATION OR DESCRIPTION**See Attached

If requesting relief to 5 or more sections, use the Large Variance Tally Sheet available on the "Forms and Applications" page of the Board's website (<http://www.mass.gov/aab>)

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the owner of the building/facility:

City of Fall River, Fall River Public Schools
417 Rock Street
Fall River, MA 02720
E-mail: kenpacheco@fallriverschools.org
Telephone: (508) 675-8420 Ext 53704

2. State the name and address of the building/facility:

935 Eastern Ave
Fall River, MA 02723

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

The Samuel Watson Elementary School consists of an approximately 45,000 square foot building located on a parcel of approximately 1.2 acres. The school building is a multi-story brick and cast stone masonry building constructed in 1905. The school currently serves approximately 300 students from kindergarten through 5th grade. The sub-basement level of the building consists of mechanical and electrical equipment for building heating and hot water. The basement level consists of the gymnasium, cafeteria, bathrooms, storage areas, and custodial offices. The 1st through 3rd levels contain the core classroom space, as well as the school office, teachers' lounges, and administrative offices.

4. Total square footage of the building: 45,332 square feet Per floor: _____
a. total square footage of tenant space (if applicable): _____

5. Check the work performed or to be performed:

☐ New Construction ☐ Addition
☒ Reconstruction/Remodeling/Alteration ☐ Change of Use

6. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

The primary scope of work for this project is window, exterior door, boiler, and roof replacement through the Massachusetts School Building Authority Accelerated Repair Program. Accessibility improvements will be required due to the project's construction cost exceeding 30% of the building's assessed value. Accessibility upgrades are proposed to commence in 2020, contingent upon this variance request.

7. Are you seeking temporary relief? Yes ☒ No ☐

a. If temporary relief is sought, what is the proposed deadline? Commencement of construction activities, of the items outlined in this variance request, is anticipated to begin by November 2020 and to be complete by November 2021.

8. State each section of the Architectural Access Board's Regulations for which a variance is being requested. (Please note the Board will NOT consider requests for relief from Section 3, please list the specific items triggered by Section 3 where relief is being sought):

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT



Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Ashburton Place, Rm 1310 • Boston • Massachusetts • 02108
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-727-0665

JOHN C. CHAPMAN
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

APPLICATION FOR VARIANCE

Docket: _____
(Staff Only)

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Please ensure that attached documents are no larger than 11" x 17". Common attachments include but do not require documents such as:
 - a. Floor plans,
 - b. Site plans which include the location of buildings and the meets and bounds of the property,
 - c. Cross-sectional drawings,
 - d. Color photographs,
 - e. Test drawings,
 - f. Cost estimates,
 - g. Copies of the Property Card, and/or
 - h. Narratives, including accommodation plans.
- 4) Sign the Application.
- 5) If the applicant is not the owner of the building or his or her agent, include a letter from the owner granting permission for you to apply for variance.
- 6) Burn copies of the application and all attached documents onto a Compact Disc (CD or DVD only, no flash drives will be accepted).
- 7) Provide full copies of the application and all attached documentation, on both Paper and CD/DVD to the:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 8) Provide to the Board:
 - a. A completed copy of the application and all attached documents,
 - b. A copy of the CD/DVD,
 - c. The completed, signed, and notarized Service Notice (included as Page 5 of this application).
 - d. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.

M-1215-15
November 7, 2018

Mr. Walter White, Chairman
Massachusetts Architectural Access Board
One Ashburton Place, Room 310
Boston, MA 02108

Re: Request for Variances – Samuel Watson Elementary School

Dear Chairman White:

The City of Fall River is currently considering potential renovations to the Samuel Watson Elementary School building as part of the Massachusetts School Building Authority's Accelerated Repair Program. The scope of the proposed work primarily consists of building envelope and energy efficiency upgrades to the school, including window, door, roof, and boiler replacement. The City has recently completed a Schematic Design evaluation of the proposed project and the anticipated cost of the renovations will be greater than 30% of the current assessed value of the building. As outlined in 521 CMR, renovations costing greater than 30% of the full and fair cash value of the building, require that the entire building be brought into compliance with 521 CMR.

The Accelerated Repair Program funding reimbursement does not cover any portion of the required accessibility upgrades once the anticipated scope of work exceeds 30% of the full and fair cash value of the building. Due to City funding restrictions, the exclusion of the required accessibility upgrades from the MSBA funding makes the proposed project infeasible. Therefore, the City of Fall River is requesting temporary relief from 521 CMR requirements, as outlined below, in order to complete the building upgrade project in phases to comply with funding requirements. It is the City's intention to complete full design of the school renovation project, including all required accessibility upgrades, and then complete construction in two phases. Phase I will include the window, door, roof, and boiler replacements partially funded by MSBA, and Phase II will include all of the accessibility upgrades required to bring the school into compliance with 521 CMR. These upgrades include construction of a new accessible entrance and elevator, installation of new handrails, door hardware, drinking fountains, signage, and wall-mounted fixtures; and the renovation of the building's bathrooms. As detailed in the variance application, the City of Fall River is requesting temporary relief for a period of 2-years (November 2020) to commence construction of the Phase II accessibility upgrades. It is anticipated that construction of the scope of work required to bring the School building into compliance with 521 CMR can be completed within a 1-year period, after the commencement of construction.

The following conditions have been identified which do not currently meet the requirements set forth in 521 CMR, and for which the City is seeking temporary relief:

- Variance Request #1 – Elevator
- Variance Request #2 – Accessible Entrances
- Variance Request #3 – Handrails
- Variance Request #4 – Door Hardware
- Variance Request #5 – Public Toilet Room Water Closets and Sinks
- Variance Request #6 – Drinking Fountains
- Variance Request #7 – Signage

Tighe & Bond

- Variance Request #8 – Accessible Tables and Seating
- Variance Request #9 – Wall Mounted Fixtures

Attached you will find the Application for Variance Form. We will be happy to provide any additional information or materials that the Board may require. Thank you for your attention to this matter.

Very truly yours,

TIGHE & BOND, INC.



Jay P. Viamari
Senior Project Manager

J:\M\1215\08 Fall River\AAS Compliance\Cover letter.doc



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2021 FEB 18 P 1:42

CITY CLERK _____
FALL RIVER, MA

February 18, 2021

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

Dear Honorable Council Members:

Chief Operating Officer Kenneth Pacheco is respectfully requesting that the City appropriate the sum of \$1,800,000 for the purpose construction of a synthetic turf varsity baseball field at Durfee High School. This appropriation is requested in the form of a loan order.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,

Paul E. Coogan
Paul E. Coogan
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL
FEB 23 2021

*Objected to and laid on
the table in accordance
with the City Charter
(Objections filed by Councilors
Cadene and Dione)*

City of Fall River, *In City Council*

2

LOAN ORDER

(Durfee High School Baseball Field)

ORDERED: That the City appropriates the amount of One Million Eight Hundred Thousand Dollars (\$1,800,000) to be used for the construction of a synthetic turf varsity baseball field, including the payment of all cost incidental or related thereto.

To meet this appropriation, the City Treasurer, with the approval of the Mayor, is authorized to borrow said sum under and pursuant to G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor. Any premium received by the City upon the sale of any bonds or notes approved by this vote, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under G.L. c. 44A any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.

CITY OF FALL RIVER
IN CITY COUNCIL

FEB 23 2021



FALL RIVER PUBLIC SCHOOLS
Facilities & Operations

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

Kenneth C. Pacheco
Chief Operations Officer

February 23, 2021

The Honorable Paul E. Coogan, Mayor
City of Fall River
1 Government Center
Fall River, MA 02722

RECEIVED
2021 FEB 18 P 1:43
CITY CLERK
FALL RIVER, MA

Dear Mayor Coogan:

I am attaching herewith, for your information and request through you to the City Council for the approval of a loan order in the amount of \$1,800,000 for the construction of a synthetic turf varsity baseball field at Durfee High School. I have attached a cost estimate sheet.

Sincerely,

Kenneth C. Pacheco,
Chief Operations Officer



2
RECEIVED

2021 FEB 18 P 1:43

CITY CLERK
FALL RIVER, MA

Opinion of Probable Cost - Synthetic Turf Baseball

Item	Quantity	Unit	Unit Price	Total
Site Preparation/Demolition				
Strip Top Soil (assume 6")	2,400	CY	\$6	\$14,400
Additional Cut and Fill	6,700	CY	\$12	\$80,400
Erosion Control and Temporary Facilities	660	LF	\$3	\$2,000
Subtotal				\$96,800
Synthetic Turf Varsity Baseball Field				
New Dugouts	2	LS	\$40,000	\$80,000
New Backstop	1	LS	\$60,000.00	\$60,000
Fine Grading of Synthetic Turf Field	1	LS	\$25,000	\$25,000
PCC Field Curb	1,580	LF	\$40	\$63,200
Synthetic Turf	124,000	SF	\$4.25	\$527,000
Shock Pad	124,000	SF	\$1.00	\$124,000
New Mound	1	LS	\$12,000.00	\$12,000
12' Black Vinyl Chainlink Fence	40	LF	\$100.00	\$4,000
8' Black Vinyl Chain Link Fence	80	LF	\$75.00	\$6,000
6' Black Vinyl Chain Link Fence	1,150	LF	\$60.00	\$69,000
Field Barrier Netting	200	LF	\$140.00	\$28,000
Base and Finishing Stone Subbase	3,100	CY	\$50	\$155,000
12" HDPE Pipe and Stone Drainage Trench	1,350	LF	\$36	\$48,600
Manhole	1	LS	\$5,000	\$5,000
New Batting Cage	1	LS	\$40,000	\$40,000
Bases foul Poles, Bull Pens, etc.	1	LS	\$22,000	\$22,000
Scoreboard	1	LS	\$24,000	\$24,000
Safety Netting	266	LF	\$140	\$37,300
Utilities: Water and Electric	1	LS	\$7,500	\$7,500
Synthetic Turf Testing	1	LS	\$12,000	\$12,000
Subtotal				\$1,349,600
Subtotal				\$1,446,400
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$1,446,400
ENGINEERING AND DESIGN				\$94,016
GENERAL CONDITIONS, BOND, CONTRACTOR OH&P				\$144,640
CONTINGENCY				\$144,640
TOTAL				\$1,830,000



City of Fall River
Massachusetts
Office of the Mayor

3a+b

PAUL E. COOGAN
Mayor

CITY CLERK
FALL RIVER, MA

2021 MAR -3 A 9:58

RECEIVED

March 2, 2021

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

Dear Honorable Council Members:

In accordance with the provisions of Chapter 44, Section 32 of the Massachusetts General Laws, I recommend the following appropriations to your Honorable Body.

1. \$1,282,529 That the sum of \$1,282,529 be, and the same is, hereby appropriated to the SCHOOL APPROPRIATION from the EMPLOYER TRUST FUND.
2. \$456,151 That the sum of \$456,151 be, and the same is, hereby appropriated to the SCHOOL APPROPRIATION from the STATE AND COUNTY ASSESSMENTS

If you have any questions or concerns regarding this, please feel free to contact me.

Best Regards,

Paul E. Coogan
Paul E. Coogan
Mayor

City of Fall River, In City Council

3 a+b

March 09, 2021

1

ORDERED:

That the sum of \$1,738,680 be, and the same is, hereby appropriated to the
SCHOOL APPROPRIATION from:

EMPLOYER TRUST FUND

\$1,282,529

STATE AND COUNTY ASSESSMENTS

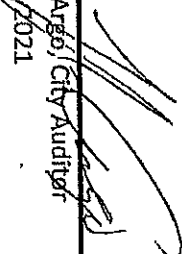
\$ 456,151

3a+b

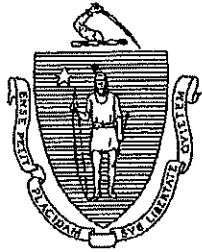
FY21 Appropriation/Transfer Number Analysis

Line	Original/Revised Appropriation	Amount Transferred	Adjusted Balance
Employer Trust Fund (FY20)	\$ 3,887,534.00	\$ (1,282,529.00)	\$ 2,605,005.00
State & County Assessments	\$ 29,477,999.00	\$ (456,151.00)	\$ 29,021,848.00
School Appropriation	\$ 114,789,675.00	\$ 1,738,680.00	\$ 116,528,355.00

I certify that there are sufficient funds available for these transfers.


 Jennifer Argo, City Auditor
 March 9, 2021

3a+b



Massachusetts Department of Elementary and Secondary Education

75 Pleasant Street, Malden, Massachusetts 02148-4906

Telephone: (781) 338-3000
TTY: N.E.T. Relay 1-800-439-2370

Jeffrey C. Riley
Commissioner

February 23, 2021

Matthew H. Malone, Superintendent
Fall River Public Schools
417 Rock Street
Fall River, MA 02720

Dear Superintendent Malone:

As you know, the Commonwealth's school finance statute, Chapter 70 of the General Laws, establishes an annual minimum local contribution requirement for each Massachusetts school district. This local contribution, when added to a district's Chapter 70 aid, equals its net school spending requirement. Failure to comply with this requirement may result in the loss of Chapter 70 aid, delays in the approval of your municipal tax rate by the Department of Revenue, and/or enforcement action by the Attorney General.

Fall River's End of Year Financial Report shows that the district **did not** meet its spending requirement in FY20. Its required net school spending was \$163,981,553. Reported net school spending was \$160,939,667 which was \$3,041,887 below the required amount. This shortfall falls within the five percent range allowed by law and will be added to the district's FY21 spending requirement.

Fall River's FY21 requirement, including the \$3,041,887 carryover, is \$172,964,683. Schedule 19 budget data show that the district plans to spend \$171,226,003, which represents a shortfall of \$1,738,680. By law, districts are required to appropriate sufficient funds to meet their net school spending requirements, G.L. c. 70, § 6. Please work with your local officials to appropriate these funds to the school budget by March 31, 2021 and submit the necessary amendments to your FY20 End of Year Report.

If you have any questions concerning this information, please contact Rob O'Donnell in the School Finance unit at (781) 338-6512 or Robert.F.O'Donnell@mass.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jay Sullivan".

Jay Sullivan
Associate Commissioner, District and School Finance

Cc: Paul Coogan, Mayor, City of Fall River

Enclosure: One

3a+b

Massachusetts Department of Elementary and Secondary Education

Office of School Finance

Chapter 70 Net School Spending Compliance, Budgeted FY21

Fall River

	School Committee	City/Town	Total
1 Administration (1000)	5,144,125	1,371,029	6,515,154
2 Instruction (2000)	82,492,886	0	82,492,886
3 Attendance-Health (3100, 3200)	2,678,381	0	2,678,381
4 Food Services (3400)	0	0	0
5 Athletics/Student Activities/Security (3500, 3600)	2,454,580	0	2,454,580
6 Maintenance (4000)	13,048,340	100,000	13,148,340
7 Employer Retirement Contributions (5100)	220,000	6,483,952	6,703,952
8 Insurance (5200)	1,855,000	18,144,920	19,999,920
9 Retired Employee Insurance (5250)	0	6,625,080	6,625,080
10 Rentals (5300)	76,190	0	76,190
11 Short Term Interest (5400)	0	0	0
12 Tuition (9000)	8,529,273	24,007,473	32,536,746
13 FY20 Budgeted School Spending (lines 1 through 12)	116,498,775	56,732,454	173,231,229
14 FY21 Budgeted School Revenues			
14a) FY21 Budgeted School Revenues	0	0	0
14b) FY21 Charter Reimb (local districts)	0	2,005,226	2,005,226
14c) Subtotal, NSS Revenues (36a + 36b)	0	2,005,226	2,005,226
15 FY21 Net School Spending (13 - 14)	116,498,775	54,727,228	171,226,003
16 FY21 Chapter 70 Required Net School Spending			169,922,796
17 Carryover from FY20			3,041,887
18 Total FY21 Requirement (16 + 17)			172,964,683
19 Shortfall in Budgeted FY21 Net School Spending (15 - 18)			-1,738,680
20 Carryover/Penalty Calculation, Percent Unexpended (19 / 16)			-1.0%

3a+b

FALL RIVER PUBLIC SCHOOLS
AS OF 10/28/2020 - END OF YEAR REPORT - PROJECTED NET SCHOOL SPENDING SHORTFALL

Most Recently Updated Figures:

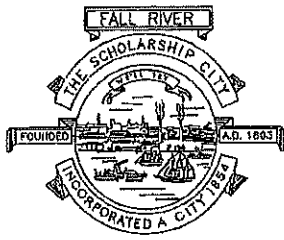
<u>Preliminary Cherry Sheet: Division of L</u>	Originally Reported Out		Change
	As of 10/28/2020	As of 2/25/2021	
Net School Spending Shortfall	1,274,750.00	1,738,680.00	463,930.00

Changes Broken Down as follows:

The GFOA has announced the moderniz:	169,915,018.00	169,922,796.00	7,778.00
	3,041,886.00	3,041,887.00	1.00

This 19-page eBook identifies the 12 major and minor criteria changes, describes what is necessary to comply, and provides concrete best practices and examples that will help you create award-winning budget books.

SPED Assessment	66,312.00	66,312.00	
School Choice	1,182,601.00	1,250,684.00	(68,083.00)
Charter School	25,603,704.00	24,371,170.00	1,232,534.00
Total Assessments, (Tuition 9000)	26,852,617.00	25,688,166.00	1,164,451.00
Charter Tuition Reimbursement	(4,394,219.00)	(3,685,919.00)	(708,300.00)
Total Budgeted School Revenues	(4,394,219.00)	(3,685,919.00)	(708,300.00)
Assessments, Net Revenue (15)	22,458,398.00	22,002,247.00	456,151.00
Total Change			463,930.00



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

4
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2021 MAR -4 P 4: 25

CITY CLERK _____
FALL RIVER, MA

March 4, 2021

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

Dear Honorable Council Members:

Director of Facilities & Maintenance Christopher Gallagher is respectfully requesting that the City appropriate the sum of \$2,100,000 for the purpose of improvements of several City buildings. This appropriation is requested in the form of a loan order.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,

Paul E. Coogan
Mayor

City of Fall River, In City Council

4

LOAN ORDER

(City Building Improvements)

ORDERED: That the City appropriates the amount of Two Million One Hundred Thousand Dollars (\$2,100,000) to be used for the improvements of several City buildings, including the payment of all cost incidental or related thereto:

Police Station – Windows replacements, HVAC, & Chiller	\$975,000
Library – Boiler	\$250,000
Fire Departments – Overhead doors, boiler, & generator	\$515,000
Parking Garages – Roof repairs & lighting	\$360,000

To meet this appropriation, the City Treasurer, with the approval of the Mayor, is authorized to borrow said sum under and pursuant to G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; the amount of the borrowing is to be reduced by any federal or state funds that the City may receive on account of the projects prior to the issuance of any bonds or notes hereunder. Any premium received by the City upon the sale of any bonds or notes approved by this vote, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the “Commonwealth”) to qualify under G.L. c. 44A any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.

4



**City of Fall River
Massachusetts**

Department of Facilities Maintenance

· Groundskeeping · Electrical · Carpentry · Plumbing · Custodial · Painting · HVAC

PAUL E. COOGAN
Mayor

CHRIS GALLAGHER
Director

TAMMY MOUTINHO
Project Manager & Purchasing Agent

March 4, 2021

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

Dear Honorable Council Members:

As the Director of Facilities Maintenance, I am respectfully requesting authorization in the amount of \$2,100,000 for building repairs. Currently the Library is in need of a boiler; both the 3rd Street Garage as well as the Pearl Street Garage need roof and other repairs including additional spaces and lighting; the windows need replacement at the police station and the HVAC & Chiller are in poor condition and need replacement; and lastly the fire department needs, the boiler and controls need to be replaced at the Candeias fire station, the generator needs replacement as well as a transfer to natural gas from propane at the Central station and the complete the overhead door projects the remaining doors at headquarters and Candeias need replacement.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,

Christopher Gallagher,
Director of Facilities Maintenance

TREASURER'S
21 MAR 4 PM 2:44

CITY CLERK
FALL RIVER, MA

2021 MAR -4 P 4:26

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PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

5
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2021 MAR -4 P 4:25

CITY CLERK _____
FALL RIVER, MA

March 4, 2021

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

Dear Honorable Council Members:

Director of Community Maintenance John Perry and Police Chief Jeffrey Cardoza are respectfully requesting that the City appropriate the sum of \$390,000 for the purpose of an excavator for the Department of Community Maintenance and a bucket truck with lift for the Police Department. This appropriation is requested in the form of a loan order.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,

Paul E. Coogan
Paul E. Coogan
Mayor

City of Fall River, *In City Council*

5

LOAN ORDER

(Departmental Equipment)

ORDERED: That the City appropriates the amount of Three Hundred Ninety Thousand Dollars (\$390,000) to be used for the purchase of departmental equipment, including the payment of all cost incidental or related thereto:

Dept of Community Maintenance – Excavator	\$240,000
Police Department – Bucket Truck with Lift	\$150,000

To meet this appropriation, the City Treasurer, with the approval of the Mayor, is authorized to borrow said sum under and pursuant to G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; the amount of the borrowing is to be reduced by any federal or state funds that the City may receive on account of the projects prior to the issuance of any bonds or notes hereunder. Any premium received by the City upon the sale of any bonds or notes approved by this vote, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under G.L. c. 44A any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.

5

City of Fall River
Massachusetts
Department of Community Maintenance
CEMETERIES • TREES • PARKS • SANITATION • ENGINEERING
STREETS & HIGHWAYS • TRAFFIC & PARKING • VEHICLES

Administrative Services Division

PAUL E. COOGAN
Mayor

JOHN A. PERRY JR.
Director

March 4, 2021

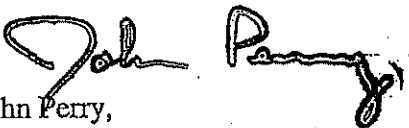
The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Honorable Council Members:

As the Director of Community Maintenance, I am respectfully requesting authorization in the amount of \$240,000 for purchase of an excavator. Currently the department is rental an excavator for an annual rental of \$48,000.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,


John Perry,
Director of Community Maintenance

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2021 MAR -4 P 4:26
CITY CLERK
FALL RIVER, MA



City of Fall River, Massachusetts
Police Department

Office of the Chief of Police

RECEIVED

Jeffrey Cardoza
Chief of Police

2021 MAR -4 P 4: 26

CITY CLERK _____
FALL RIVER, MA

685 Pleasant St.
Fall River, MA 02721
Tel. 508-324-2787
Fax: 508-324-2809
TDD: 508-324-2790

Mrs. Mary Sahady

March 4, 2021

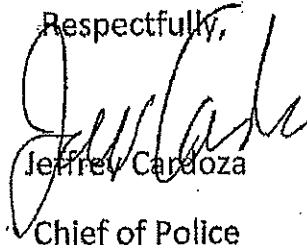
City of Fall River

Treasurer Office

Mrs. Sahady,

I would like to respectfully request the purchase of a bucket truck for our Signal Division. I have attached documentation from our Electrician, Chris Hathaway that articulates the work the truck would be used for as well as safety concerns.

Respectfully,



Jeffrey Cardoza

Chief of Police

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5

2021 MAR -4 P 4: 26

To: Chief Jeff Cardoza
From: Chris Hathaway, Electrician I, FRPD
Date: 3/4/2021

CITY CLERK _____
FALL RIVER, MA

RE: Signal Division FY22 Vehicle Request

Sir, the Signal Division maintains 60 Traffic Signals, 5 intersection flashing signals, 26 School zone signals and also Cameras throughout the City. The current Bucket truck we have is a 2009 Ford F350, with a 29' boom. The bucket has a capacity of 300lbs with a liner weighing 50lbs and tools at 25lbs, which leaves the person in the bucket to weigh a maximum of 225lbs. These weight figures also do not include any of the traffic signals we bring up with us in hand.

The current bucket truck also does not have the capability of hoisting materials which are needed when working on traffic signals. In order to perform our duties with the bucket truck we need to assemble the traffic lights while in the air - hovering over an intersection. Assembling traffic signals on scene causes the intersection to be down longer than necessary as well as causing a safety hazard by assembling parts overhead with the possibility of dropping heavy items onto the roadway.

The standards for traffic signals have change drastically in recent years which has made the mast arms and span poles that hold traffic signals over the roadway much larger in height and length. With the current truck only being a 29' boom we are limited to reaching the top of some of the newer poles and that makes it difficult to safely do our job with the equipment. With the increased traffic signal budget over the past 4 years we have been able to do much needed maintenance to the traffic signals and a new bucket truck will allow us to do our job efficiently and safely.

The current truck has a lot of rust on the undercarriage and with the age of vehicle it will slowly start to need costly repairs in excess to the repairs that were already done.

I am respectfully asking that the new Bucket Truck be purchased in this FY22 budget in order to do our job efficiently and safely abiding by OSHA and the Department of Public Safety regulations. The cost for a new bucket truck with equipment needed would be \$150,000.00

Thank You,

Chris Hathaway



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

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2021 MAR -4 P 4:25

CITY CLERK _____
FALL RIVER, MA

March 4, 2021

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

Dear Honorable Council Members:

Fire Chief Lynch and Director Oliveira is respectfully requesting that the City appropriate the sum of \$2,700,000 for the purpose of constructing a building at fire headquarters (140 Commerce Drive). The purpose of the building will house Rescue-7 and the crew. In addition, the second floor will be for storage of medical supplies and a classroom to train ems/fire and police department personnel. This appropriation is requested in the form of a loan order.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,

Paul E. Coogan

Paul E. Coogan
Mayor

City of Fall River, *In City Council*

6

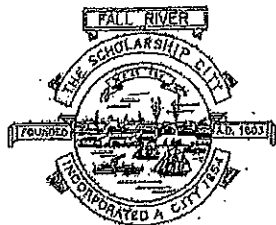
LOAN ORDER

(EMS Equipment Storage Building)

ORDERED: That the City appropriates the amount of Two Million Seven Hundred Thousand Dollars (\$2,700,000) to be used for the construction of a metal building to store EMS equipment, including the payment of all cost incidental or related thereto.

To meet this appropriation, the City Treasurer, with the approval of the Mayor, is authorized to borrow said sum under and pursuant to G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; the amount of the borrowing is to be reduced by any federal or state funds that the City may receive on account of the projects prior to the issuance of any bonds or notes hereunder. Any premium received by the City upon the sale of any bonds or notes approved by this vote, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under G.L. c. 44A any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.



**City of Fall River
Massachusetts**
Fire Department Headquarters
Emergency Medical Services

PAUL E. COOGAN
Mayor

JOHN D. LYNCH
Fire Chief

TIMOTHY OLIVEIRA
EMS Director

9/15/2020
Mayor Paul E. Coogan
1 Government Center
Fall River< Ma 02722

The Emergency Medical Services Division is seeking to build a building at the 140 Commerce Drive location. The building will house Rescue-7 and the crew.

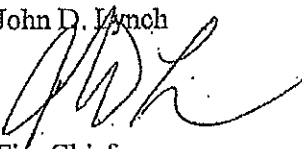
The increased space will also house our spare medical rescues which at the moment we do not have space in the fire stations. This causes some rescues to be stored outdoors. The department also has been forced to store medical supplies in a connex box due to lack of space.

The building will have 4 apparatus bays with crew quarters. It will have a second floor for storage of medical supplies with a classroom to train ems/fire and police department personnel.

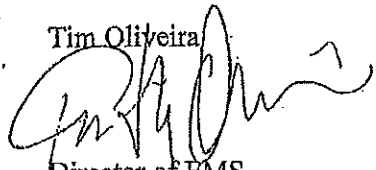
The cost of the building through Chris Gallagher would be approximately 1.2 million dollars. The city has completed the conservation survey and the exploratory drilling process. Diman Regional High School students will be taking part in the erection of this building to cut costs for the build. This is a critical Capital Project which we hope to proceed with immediately, with the Administrations approval.

We are hopeful this project can move forward.

John D. Lynch


Fire Chief
City of Fall River

Tim Oliveira


Director of EMS

Cc: Mary Sahady, CFO
Chris Gallagher, Director of Buildings and Grounds

CITY CLERK
FALL RIVER, MA

2021 MAR -4 P 4:27

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KEOUGH
CONSTRUCTION MANAGEMENT

6

Construction Cost Estimate

Conceptual Cost Estimate

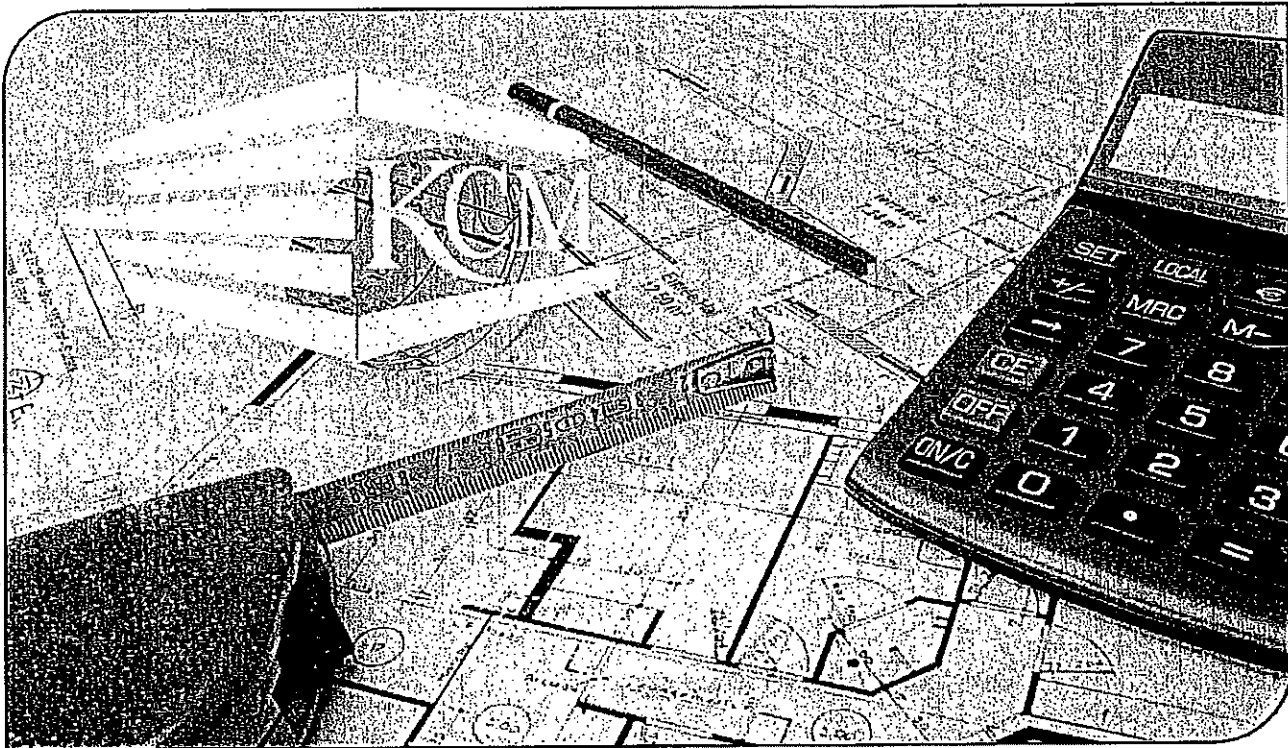
Project: Fall River Ambulatory Addition
140 Commerce Drive
Fall River, MA 02720

Prepared for: William Starck Architects
126 Cove Street
Fall River, MA 02720

CITY CLERK
FALL RIVER, MA

2021 MAR -4 P 4: 27

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Prepared by: Keough Construction Management
312 Waterman Ave
East Providence, RI 02917

Date: Monday, November 23, 2020

Revision 3

CONFIDENTIAL

File: Fall River Ambulatory_Concept Estimate_11.23.20_Rev3



KEOUGH
CONSTRUCTION MANAGEMENT

6

Clarifications

Monday, November 23, 2020

Revision 3

Basis of Estimate

l/f = Linear Foot, s/f = Square Foot, cy = Cubic Yard, cf = Cubic Foot, ea. = each, Allow = Allowance, ls = Lump Sum, gal = Gallons, fmo = Fully Maintained and operated, RW = regular weight, cmd = Crew man day, N.I.C.-Not In Contract, cfm = cubic feet per minute

This Probable Cost Opinion is based on the to scale floor plans and elevations supplied by William Starck Architects dated 11/20/20. The proposed project location is in Fall River, MA

FF&E cost have been excluded. We have carried a 10% contingency for unanticipated estimating/design unknowns. An Owner's contingency is not included. The labor cost associated with this estimate reflects open shop wages. We exclude a Project Labor Agreement. We assume Escalation is at 4% per year for 12 months, since we do not know when the project will be awarded. Cost estimate provided is prepared with no special requirements stipulated by project funding. Owner's project management fee is included.

Excluded Items

- Owner's Contingency
- Hazardous material/environmental reports and testing
- Property surveys
- Removal of hazardous building materials
- Rock/ledge removal
- Tel/data equipment and wiring
- Security equipment and infrastructure including card access readers
- Audio and paging systems
- AV equipment and infrastructure
- Furniture, Fittings & Equipment



KEOUGH
CONSTRUCTION MANAGEMENT

6

Prepared for: **William Starck Architects**

Revision 3

Date: 23-Nov-20

Project: **Fall River Ambulatory Addition**

Estimator: TD

Location: Fall River, MA 02720

S/F: 9,120 gsf

Description: **Conceptual Cost Estimate**

Projected Construction Duration: 7 months

Description	Division Total	Total Cost	Cost / SF
ARCHITECTURAL			
DIVISION 02 - EXISTING CONDITIONS	\$ 13,459	0.5%	\$1.48
DIVISION 03 - CONCRETE	\$ 149,705	5.4%	\$16.42
DIVISION 04 - MASONRY	\$ 53,288	1.9%	\$5.84
DIVISION 05 - METALS	\$ 29,537	1.1%	\$3.24
DIVISION 06 - WOOD, PLASTICS, & COMPOSITES	\$ 8,041	0.3%	\$0.88
DIVISION 07 - THERMAL & MOISTURE PROTECTION	\$ 8,908	0.3%	\$0.98
DIVISION 08 - OPENINGS	\$ 277,115	10.0%	\$30.39
DIVISION 09 - FINISHES	\$ 98,431	3.6%	\$10.79
DIVISION 10 - SPECIALTIES	\$ 3,390	0.1%	\$0.37
DIVISION 11 - EQUIPMENT	\$ 1,120	0.0%	\$0.12
DIVISION 12 - FURNISHINGS	\$ 960	0.0%	\$0.11
DIVISION 13 - SPECIAL CONSTRUCTION	\$ 370,077	13.4%	\$40.58
DIVISION 14 - CONVEYING EQUIPMENT	\$ -		
MECHANICAL			
DIVISION 21 - FIRE SUPPRESSION	\$ 39,341	1.4%	\$4.31
DIVISION 22 - PLUMBING	\$ 80,174	2.9%	\$8.79
DIVISION 23 - HVAC	\$ 87,452	3.2%	\$9.59
ELECTRICAL			
DIVISION 26 - ELECTRICAL	\$ 125,830	4.6%	\$13.80
DIVISION 27 - COMMUNICATIONS	\$ 3,777	0.1%	\$0.41
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ 25,965	0.9%	\$2.85
SITEWORK			
DIVISION 31 - EARTHWORK	\$ 107,753	3.9%	\$11.82
DIVISION 32 - EXTERIOR IMPROVEMENTS	\$ 34,890	1.3%	\$3.83
DIVISION 33 - EXTERIOR UTILITIES	\$ 174,862	6.3%	\$19.17
TRADE CONTRACTORS SUBTOTAL	\$ 1,690,076	61.3%	\$185.75
PROCUREMENT, GENERAL CONDITIONS & ESCALATION			
DIVISION 00 - PROCUREMENT & CONTRACTING REQUIREMENTS	\$ 299,269	10.8%	\$32.81
DIVISION 01 - GENERAL REQUIREMENTS	\$ 69,728	2.5%	\$7.65
4% Construction Escalation Compounded Over 1 years	\$ 82,523	3.0%	\$9.05
TOTAL CONSTRUCTION COST	\$ 2,145,576	74.7%	\$235.26
DESIGN, CONTINGENCIES, & OWNER COSTS			
Design and Estimating Contingency (10% of Construction Cost)	\$ 214,560	7.8%	\$23.53
Design Cost (10% of Construction Cost)	\$ 236,016	8.5%	\$25.88
FF & E	nil		
Owner's Project Management Fee	\$ 165,211	6.0%	\$18.12
Owner's Project Contingency (0% of Project Cost)	owners master budget		
TOTAL PROJECT COST	\$ 2,771,382	100.0%	\$302.78

**KEOUGH**
CONSTRUCTION MANAGEMENT

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Prepared for	William Starck Architects	Revision 3	Date:	23-Nov-20
Project:	Fall River Ambulatory Addition		Estimator:	TD
Location:	Fall River, MA 02720		S/F:	9,120 gsf
Description:	Conceptual Cost Estimate		Projected Construction Duration:	7 months

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotal
DIVISION 02 - EXISTING CONDITIONS						
02 06 00	Schedules for Existing Conditions			\$ -	\$ -	
02 06 14	Geotechnical Data Report			\$ -	\$ -	
02 21 00	Surveys					
02 21 13	Site Layout	2.0	day	\$ 2,500.00	\$ 5,000	
02 26 00	Hazardous Material Assessment					
02 26 23	Asbestos Assessment			\$ -	by owner	
02 41 00	Demolition					
02 41 13	Selective Site Demolition	2	cmd	\$ 4,000.00	\$ 8,000	
	Paving Removal				inc	
	Site Lighting				inc	
02 41 16	Structure Demolition			\$ -	\$ -	
02 41 19.16	Selective Interior Demolition			\$ -	\$ -	
02 56 00	Site Containment				nic	
02 82 00	Asbestos Remediation					
	Asbestos Abatement				nic	
02 83 00	Lead Remediation				nic	
	Permits and fees	1	ls	\$ 260.00	\$ 260	
	Trade contractor bond	1	ls	\$ 198.90	\$ 199	
Division 02 - Existing Conditions Sub-Total						\$ 13,459
DIVISION 03 - CONCRETE						
03 11 00	Concrete Forming					
03 11 13	Structural Cast-In-Place Concrete Forming			\$ -	\$ -	
	Foundation Form Work			\$ -	\$ -	
	Continuous footing	720	sfca	\$ 8.00	\$ 5,760	
	Continuous footing - Interior CMU Walls	0	sfca	\$ 8.00	\$ -	
	Continuous wall	4320	sfca	\$ 8.50	\$ 36,720	
	Brick shelf	0	lf	\$ 12.00	\$ -	
	Exterior pad footings	576	sfca	\$ 8.00	\$ 4,608	
	Exterior pad footings - Canopy	0	sfca	\$ 8.00	\$ -	
	Exterior piers - Canopy	0	sfca	\$ 10.00	\$ -	
	Interior pad footings	64	sfca	\$ 8.00	\$ 515	
	Labor - Anchor bolts/levelling plates	21	set	\$ 75.00	\$ 1,575	
03 21 00	Reinforcement Bars					
03 21 11	Plain Steel Reinforcement Bars			\$ -	\$ -	
	Footings & Foundation Walls	6.5	tons	\$ 1,400	\$ 9,030	
	Slab on Grade (110# per cy)	11	tons	\$ 1,400	\$ 15,092	
	Welded wire fabric reinforcing	1,320	sf	\$ 0.85	\$ 1,122	
03 30 00	Cast-In-Place Concrete					
03 30 53	Miscellaneous Cast-In-Place Concrete			\$ -	\$ -	
	Foundations					
	Building			\$ -	\$ -	
	Continuous footing	40	cy	\$ -	\$ -	
	Continuous footing - Interior CMU Walls	0	cy	\$ -	\$ -	
	Continuous wall	86	cy	\$ -	\$ -	
	Exterior pad footings	43	cy	\$ -	\$ -	
	Exterior pad footings - Canopy	0	cy	\$ -	\$ -	
	Exterior pier - Canopy	0	cy	\$ -	\$ -	
	Interior pad footings	3	cy	\$ -	\$ -	
	Slabs					
	Slab on grade	196	cy	\$ -	\$ -	
	Slab on deck	15	cy	\$ -	\$ -	
	Concrete on pan stair	2	cy	\$ -	\$ -	
	Total concrete +10% waste	423	cy	\$ 128.00	\$ 54,167	
	Labor - Place Concrete					
	Foundations, slabs, misc	423	cy	\$ 15.00	\$ 6,348	
	Slab Finish	9,120	sf	\$ 0.75	\$ 6,840	
	Pump Rental	5	day	\$ 1,200.00	\$ 6,000	
	Trade contractor bond	1	ls	\$ 1,928.83	\$ 1,929	
Division 03 - Concrete Sub-Total						\$ 149,705
DIVISION 04 - MASONRY						
04 20 00	Unit Masonry			\$ -	\$ -	
04 21 00	Clay Unit Masonry					
04 22 00	Concrete Unit Masonry			\$ -	\$ -	
04 22 19	Insulated Concrete Unit Masonry					



KEOUGH
CONSTRUCTION MANAGEMENT

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Prepared for **William Starck Architects**

Revision 3

Date: 23-Nov-20

Project: **Fall River Ambulatory Addition**

Estimator: TD

Location: Fall River, MA 02720

S/F: 9,120 gsf

Description: **Conceptual Cost Estimate**

Projected Construction Duration: 7 months

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotal
125	Exterior Masonry				\$ -	
126	Split-face/Stone Veneer - 3 ft high	120	sf	\$ 38.00	\$ 4,560	
127	Brick Veneer	1,370	sf	\$ 34.00	\$ 46,580	
131	Interior Masonry					
136	Precast Units					
137	Precast sills/trim	34	lf	\$ 40.00	\$ 1,360	
139	Staging				Included	
140	Equipment				Included	
141	Trade contractor bond	1	ls	\$ 787.50	\$ 788	
Division 04 - Masonry Sub-Total						53,288
DIVISION 05 - METALS						
145	05 12 00 Structural Steel Framing					
146	05 12 23 Building Structural Steel			\$ -	\$ -	
147	Beams			\$ -	with PEMB	
148	Column			\$ -	with PEMB	
149	Braced frames			\$ -	with PEMB	
150	Column - Canopy			\$ -	with PEMB	
151	Connections			\$ -	with PEMB	
152	Mezzanine			\$ -	with PEMB	
153	Wash Bay Platforms				\$ -	
159	05 21 00 Steel Joist Framing				nlc	
160	05 31 00 Steel Decking				with PEMB	
161	05 42 00 Cold-Formed Metal Joist Framing				nlc	
162	05 45 00 Metal Support Assemblies					
163	05 51 00 Miscellaneous Metals					
169	Overhead Door sill angles	64	lf	\$ 25.00	\$ 1,600	
170	05 51 00 Metals stairs					
171	05 51 13 Metal Pan Stairs - Including handrail & guardrails	2	flight	\$ 12,500.00	\$ 25,000	
172	05 51 33 Metal Ladders				nlc	
173	05 52 00 Metal Railings					
174	Metal railing @ Mezzanine Access (removable section)	0	lf	\$ 150.00	\$ -	
175	05 70 00 Decorative Metal				nlc	
176	05 70 10 Entrance Canopy - Decorative Steel	0	allow	\$ 25,000.00	\$ -	
177	Rigging	1	day	\$ 2,500.00	\$ 2,500	
178	Trade contractor bond	1	ls	\$ 436.50	\$ 437	
Division 05 - Metals Sub-Total						29,537
DIVISION 06 - WOOD, PLASTICS & COMPOSITES						
183	06 10 00 Rough Carpentry					
184	06 10 53 Miscellaneous Rough Carpentry					
185	Blocking in wall	200	lf	\$ 5.00	\$ 1,000	
186	(casework, shelving, accessories etc)					
187	Backer boards	96	sf	\$ 2.75	\$ 264	
188	06 10 63 Exterior Rough Carpentry				\$ -	
189	06 20 00 Millwork/Finish Carpentry					
190	06 20 13 Exterior Finish Carpentry					
191	06 20 23 Interior Finish Carpentry - Allowance	1	allow	\$ 2,000.00	\$ 2,000	
192	06 24 10 Casework					
193	Manufactured Plastic-Laminate-Clad Casework					
194	Base & wall cabinets	8	lf	\$ 350.00	\$ 2,800	
195	Countertops					
196	06 30 10 Plastic Laminate Countertops				\$ -	
197	Solid surface countertops		sf		\$ -	
198	Kitchen	20	sf	\$ 35.00	\$ 700	
199	Mens/Womens Locker Room	18	sf	\$ 35.00	\$ 630	
200	Plastic-Laminate countertops				nlc	
201	06 46 00 Standing & Running Trim					
202	06 46 13 Wood Door and Window Casings				nlc	
203	06 46 19 Wood Base				nlc	
204	06 46 23 Closet Materials				nlc	
205	06 46 26 Wood Cornices			\$ -	nlc	
206	06 46 29 Wood Fascia and Soffits			\$ -	nlc	
207	06 46 33 Sills & aprons - Solid Surface				nlc	
208	FRP - Wainscoting at Toilet Rooms	66	sf	\$ 8.00	\$ 528	
220	Trade contractor bond	1	ls	\$ 118.83	\$ 119	
Division 06 - Wood, Plastics, & Composites Sub-Total						8,041



KEOUGH
CONSTRUCTION MANAGEMENT

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Prepared for	William Starck Architects	Revision 3	Date:	23-Nov-20
Project:	Fall River Ambulatory Addition	Estimator:	TD	
Location:	Fall River, MA 02720	S/F:	9,120 gsf	
Description:	Conceptual Cost Estimate	Projected Construction Duration:	7 months	

DIVISION	Description	Qty	Unit	Cost	Line Item Total	DIVISION Subtotal
DIVISION 07 THERMAL & MOISTURE PROTECTION						
07 21 00 Thermal Insulation						
07 21 13 Board Insulation		1,440	sf	\$ 2.50	\$ 3,600	
	Foundation perimeter insulation					
	Under slab rigid insulation	0	sf	\$ 2.50	\$ -	
07 21 26 Wall Insulation					with PEMB	
	Roof Insulation				with PEMB	
07 22 00 Waterproofing						
07 22 16 Oil Drum Storage Containment		0	sf	\$ 10.00	\$ -	
07 24 00 Exterior Insulation and Finish Systems						
07 26 00 Vapor Retarders						
07 26 16 Below-Grade Vapor Retarders		8,800	sf	\$ 0.07	\$ 616	
07 42 00 Wall Panels					with PEMB	
07 53 00 Elastomeric Membrane Roofing						
07 53 12 EDPM Roofing - Flat section Entrance		0	sf	\$ 22.00	\$ -	
07 62 00 Sheet Metal Flashing and Trim					with PEMB	
07 71 00 Roof Specialties						
07 71 13 Manufactured Copings					nlc	
07 71 16 Manufactured Counterflashing Systems					with PEMB	
07 71 23 Manufactured Gutters and Downspouts				\$ -	\$ -	
	Gutters at dormers				with PEMB	
	Downspouts				with PEMB	
07 72 00 Roof Accessories						
07 72 13 Manufactured Curbs					n/a	
	Snow Guards				nlc	
07 81 00 Applied Fireproofing					nlc	
07 84 00 Firestopping						
07 84 13 Penetration Firestopping		9,120	gsf	\$ 0.25	\$ 2,280	
07 91 00 Preformed Joint Seals						
07 92 13 Elastomeric Joint Sealants		9,120	gsf	\$ 0.25	\$ 2,280	
	Trade contractor bond	1	ls	\$ 131.64	\$ 132	
Division 07 Thermal & Moisture Protection Sub-Total						8,908
DIVISION 08 OPENINGS						
08 12 00 Metal Frames						
08 13 00 Doors, Frames & Hdw						
08 13 16 Exterior						
	(door and frame material)					
	3070	3	ea	\$ 850.00	\$ 2,550	
08 15 12 Interior						
	(door and frame material)					
	3070 Swing - Wood Door	2	ea	\$ 600.00	\$ 1,200	
	3070 Swing - Wood Door - Connecting Door to existing	1	ea	\$ 650.00	\$ 650	
	3070 Swing - Wood Door rated - stairs	2	ea	\$ 800.00	\$ 1,600	
	3070 Swing - Wood Door with dble sidelight	0	ea	\$ 620.00	\$ -	
	3070 Swing - Wood Door with triple sidelight	0	ea	\$ 670.00	\$ -	
	6070 Swing - Wood Door	0	ea	\$ 800.00	\$ -	
	3070 Swing - Steel Door	0	ea	\$ 770.00	\$ -	
	6070 Swing - Steel Door	0	ea	\$ 1,300.00	\$ -	
	Door, Frame and Hardware Labor	32	mh	\$ 85.00	\$ 2,720	
08 31 00 Access Doors and Panels						
08 31 16 Access Panels and Frames					nlc	
08 41 00 Entrances and Storefronts						
	Aluminum Windows				w/PEMB	
08 71 00 Door Hardware						
08 71 10 Standard Door Hardware						
	Cylindrical Hdw with Hinges	3	ea	\$ 400.00	\$ 1,200	
	Cylindrical Hdw with Closer, Hinges	2	ea	\$ 575.00	\$ 1,150	
	Panic Set with Closer, Hinges	2	ea	\$ 600.00	\$ 1,200	
	Panic Set with Closer, Hinges, Weather Stripping	3	ea	\$ 750.00	\$ 2,250	
08 71 13 Automatic Door Operators					nlc	
08 71 53 Security Door Hardware - Allowance					nlc	
08 83 00 Mirrors					div 10	
08 87 00 Glazing Surface Films					nlc	
08 88 00 Sectional & Coiling Doors						
08 88 10 Overhead Doors		4	ea	\$ 35,000.00	\$ 140,000	
	Replace Overhead Doors at existing building	3	ea	\$ 39,500.00	\$ 118,500	
	(includes removal of existing doors)					

**KEOUGH**
CONSTRUCTION MANAGEMENT

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Prepared for **William Starck Architects**

Revision 3

Date: 23-Nov-20

Project: **Fall River Ambulatory Addition**

Estimator: TD

Location: Fall River, MA 02720

S/F: 9,120 gsf

Description: **Conceptual Cost Estimate**

Projected Construction Duration: 7 months

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotal
Door Operators						
Inc with doors with mechanical						
08 91 00	Louvers	1	ls	\$ 4,095.30	\$ 4,095	
Trade contractor bond						
Division 08 - Openings Sub-Total:						\$ 277,115
DIVISION 09 - FINISHES						
09 21 00 Plaster and Gypsum Board Assemblies						
09 21 13	Plaster Assemblies			\$ -	\$ -	
09 21 16	Gypsum Board Assemblies			\$ -	\$ -	
Exterior Assemblies						
3 5/8" MS, fg insul, 5/8" gwb, dens glas, VP		2,400	sf	\$ 12.00	\$ 28,800	
Interior Wall Assemblies						
3 5/8" MS, fg insul, 5/8" gyp es - Full ht		1,260	sf	\$ 10.50	\$ 13,230	
3 5/8" MS, fg insul, 5/8" gyp es - 10 ft		1,700	sf	\$ 10.50	\$ 17,850	
3 5/8" MS, fg insul, 5/8" gyp ls - 10 ft		1,200	sf	\$ 8.00	\$ 9,600	
3 5/8" MS, fg insul, (2) 5/8" gyp es		0	sf	\$ 16.00	\$ -	
09 21 16.23	Gypsum Board Ceiling Assemblies			\$ -	\$ -	
Metal Framing & GWB						
0		0	sf	\$ 8.50	\$ -	
09 28 00 Backing Boards and Underlayment						
09 28 13	Cementitious Backing Boards (shower walls)	200	sf	\$ 2.25	\$ 450	
09 31 00 Thin-Set Tiling						
09 31 13	Thin-Set Ceramic Tiling			\$ -	\$ -	
Wall Tile						
Wet Walls at Toilet Rooms						
200		200	sf	\$ 15.00	\$ 3,000	nlc
Shower Walls						
279		279	sf	\$ 3.50	\$ 977	
Waterproofing membrane						
79		79	sf	\$ 15.00	\$ 1,188	
Floor Tile						
Toilet Rooms						
Shower Floors						
09 51 00 Acoustical Ceilings						
09 51 23	Acoustical Tile Ceilings			\$ -	\$ -	
ACT I		1,120	sf	\$ 5.85	\$ 6,552	
09 65 00 Resilient Flooring						
09 65 13.13	Resilient Base	800	lf	\$ 2.00	\$ 1,600	
09 65 13.23	Resilient Stair Treads and Risers	16	tread	\$ 125.00	\$ 2,000	
Rubber tile landings (front stair only)						
0		0	sf	\$ 7.00	\$ -	
09 65 16	Resilient Sheet Flooring			\$ -	\$ -	
09 65 19	Resilient Tile Flooring	1,232	sf	\$ 3.00	\$ 3,696	
09 68 00 Carpeting						
09 78 00 Floor Coatings						
09 91 00 Painting						
09 91 13	Exterior Painting			\$ -	\$ -	
1,490		1,490	sf	\$ 0.85	\$ 1,267	
Masonry Sealer						
1		1	cmd	\$ 1,200.00	\$ 1,200	
Misc. rails, stairs etc						
1		1	ls	\$ 500.00	\$ 500	
Paint & misc materials						
Overhead doors						
nlc						
09 91 23	Interior Painting			\$ -	\$ -	
2,520		2,520	sf	\$ 0.85	\$ 2,142	
Interior Walls						
0		0	sf	\$ 1.05	\$ -	
Interior Masonry Walls						
0		0	sf	\$ 0.85	\$ -	
Interior ceilings						
0		0	sf	\$ 1.05	\$ -	
Exposed Deck						
0		0	sf	\$ 1.85	\$ -	nlc
Exposed structure						
2		2	cmd	\$ 1,200.00	\$ 2,400	
Interior Stairs/rails						
7		7	ea	\$ 75.00	\$ 525	
Interior doors & frames						
Trade contractor bond						
1		1	ls	\$ 1,454.65	\$ 1,455	
Division 09 - Finishes Sub-Total:						\$ 98,431
DIVISION 10 - SPECIALTIES						
10 11 00 Visual Display Units						
10 13 00 Directories						
10 14 00 Signage						
10 14 23	Signage Allowance					nlc
10 21 00 Compartments and Cubicles						
10 22 00 Partitions						
10 28 00 Toilet, Bath, and Laundry Accessories						
10 28 13	Toilet Accessories			\$ -	\$ -	
2		2	ea	\$ 175.00	\$ 350	
Mirrors						



KEOUGH
CONSTRUCTION MANAGEMENT

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Prepared for William Starck Architects	Revision 3	Date: 23-Nov-20
Project: Fall River Ambulatory Addition		Estimator: TD
Location: Fall River, MA 02720		S/F: 9,120 gsf
Description: Conceptual Cost Estimate	Projected Construction Duration: 7 months	

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotal
431	Paper towel dispenser	2	ea	\$ 45.00	\$ 90	
432	Waste receptacle	2	ea	\$ 150.00	\$ 300	
433	Soap dispenser	2	ea	\$ 25.00	\$ 50	
434	Toilet paper holder	2	ea	\$ 25.00	\$ 50	
435	Sanitary napkin disposal	0	ea	\$ 175.00	\$ -	
436	Coat hooks	2	ea	\$ 35.00	\$ 70	
437	Shower curtain rod/curtain	2	ea	\$ 85.00	\$ 170	
438	Sleeping Room rod/curtains	6	ea	\$ 85.00	\$ 510	
439	Grab bars	0	ea	\$ 85.00	\$ -	
440	HC Shower seats	0	ea	\$ 350.00	\$ -	
441	Labor install	10	mh	\$ 70.00	\$ 700	
442	10 28 19.16 Shower Doors				nlc	
443	10 28 23 Laundry Accessories			\$ -	nlc	
444	10 43 00 Emergency Aid Specialties					
445	10 44 00 Fire Protection Specialties					
446	10 44 16 Fire Extinguisher Cabinets - Semi-recessed	1	ea	\$ 350.00	\$ 350	
447	10 44 16 Fire Extinguishers	3	ea	\$ 250.00	\$ 750	
448	10 51 00 Lockers			\$ -	\$ -	
449	Double tier metal lockers	0	ea	\$ 350.00	\$ -	
450	10 56 00 Storage Assemblies			\$ -	by owner	
451	10 56 13 Metal Storage Shelving			\$ -	by owner	
452	10 56 23 Wire Storage Shelving			\$ -	nlc	
453	10 75 00 Flagpoles			\$ -	nlc	
454	10 81 00 Pest Control Devices			\$ -	nlc	
455	Division 10 - Specialties Sub-Total: \$ 3,390					3,390
456	DIVISION 11 - EQUIPMENT					
457	11 12 00 Parking Control Equipment					nlc
458	11 13 00 Loading Dock Equipment					nlc
459	11 30 00 Residential Equipment					
460	Appliances					
461	Garbage Disposal	1	ea	\$ 120.00	\$ 120	
462	Refrigerator	1	ea	\$ 1,000.00	\$ 1,000	
463	Dishwasher				nlc	
464	Microwave				nlc	
465	11 40 00 Foodservice Equipment			\$ -	by owner	
466	11 52 00 Audio-Visual Equipment			\$ -	nlc	
467	11 66 00 Athletic Equipment			\$ -	nlc	
468	Division 11 - Equipment Sub-Total: \$ 1,120					1,120
469	DIVISION 12 - FURNISHINGS					
470	12 10 00 Art			\$ -	\$ -	
471	12 20 00 Window Treatments					
472	12 24 13 Window Shades	160	sf	\$ 6.00	\$ 960	
473	12 30 00 Casework				div 06	
474	12 36 00 Countertops				div 06	
475	Division 12 - Furnishings Sub-Total: \$ 960					960
476	DIVISION 13 - SPECIAL CONSTRUCTION					
477	13 34 00 Fabricated Engineered Structures					
478	13 34 13.13 Pre-Engineered Metal Building	8,000	sf	\$ 40.50	\$ 324,000	
479	Primary & Secondary Framing				Included	
480	Canopy Framing	0	sf	\$ 15.00	\$ -	
481	Parapet Framing			\$ 12.00	\$ -	
482	Bracing				Included	
483	Mezzanine Framing (Beams & Columns)	4.5	ton	\$ 4,600.00	\$ 20,608	
484	Mezzanine Joist Framing				Incl with mezz framing	
485	Steel Floor Decking				Incl with mezz framing	
486	Roof Panel				Included	
487	Canopy Roof Panel	0	sf	\$ 7.00	\$ -	
488	Wall Panel				Included	
489	Interior Liner Panel				nlc	
490	Insulation					
491	Roof Insulation - R38				Included	
492	Wall Insulation - R20				Included	
493	Windows				Included	
494	Gutters				Included	
495	Downspouts				Included	
496	Rigging & equipment	1	ls	\$ 20,000.00	\$ 20,000	



KEOUGH
CONSTRUCTION MANAGEMENT

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Prepared for	William Starck Architects	Revision 3	Date:	23-Nov-20
Project:	Fall River Ambulatory Addition		Estimator:	TD
Location:	Fall River, MA 02720		S/F:	9,120 gsf
Description:	Conceptual Cost Estimate	Projected Construction Duration:	7 months	

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotal
23 05 05	Selective Demolition for HVAC			\$ -	\$ -	
23 07 00	HVAC Equipment					
23 07 16	HVAC Equipment					
	Mini Splits - Mezzanine	2	ea	\$ 6,000	\$ 12,000	
	Exhaust fans	2	ea	\$ 500	\$ 1,000	
	Electric heaters					
	Carbon Monoxide Removal Units	1	ls	\$ 40,000	\$ 40,000	
	Unit Heaters	2	ea	\$ 15,000	\$ 30,000	
23 11 00	System Piping					
23 31 00	HVAC Ducts and Casings					
23 33 00	Air Duct Accessories					
23 37 00	Air Outlets and Inlets					
23 84 00	Humidity Control Equipment					
	Controls		gsf	\$ 4.00	\$ -	
	Rigging	1	ls	\$ 1,500.00	\$ 1,500	
	Permits and fees	1	ls	\$ 1,660.00	\$ 1,660	
	Trade contractor bond	1	ls	\$ 1,292.40	\$ 1,292	
Division 23 - HVAC Sub-Total						\$ 87,452
DIVISION 26 - ELECTRICAL						
26 05 05	Selective Demolition for Electrical					
26 10 00	Electrical Distribution					
26 11 13	Switchgear Panels & Feeders	9,120	gsf	\$ 3.00	\$ 27,360	
						included in distribution
26 24 00	Switchboards and Panelboards					
26 27 00	Voltage Distribution Equipment					
26 27 13	Electricity Metering					included in distribution
26 27 16	Electrical Cabinets and Enclosures					included in distribution
26 32 00	Packaged Generator Assemblies					existing
26 32 13.13	Diesel-Engine-Driven Generator Sets					existing
26 36 00	Transfer Switches					
26 41 00	Facility Lightning Protection			\$ -	\$ -	n/c
26 41 13	Lightning Protection for Structures			\$ -	\$ -	
26 50 00	Voltage Distribution Wiring and Devices					
26 50 19	Voltage wiring - receptacles, switching, etc	9,120	gsf	\$ 4.50	\$ 41,040	
	Power Wiring					
	Equipment	1	ls	\$ 5,000.00	\$ 5,000	
	HVAC	9,120	gsf	\$ 1.50	\$ 13,680	
	Boiler	1	ls	\$ 1,000.00	\$ 1,000	
26 51 00	Interior Lighting					
26 51 19	LED Interior Lighting			\$ -	\$ -	
	LED light fixtures - office area	1,120	gsf	\$ 8.00	\$ 8,960	
	LED light fixtures - other	8,000	gsf	\$ 2.75	\$ 22,000	
				\$ -	\$ -	included
26 52 00	Safety Lighting					included
26 52 13	Emergency and Exit Lighting					
26 56 00	Exterior Lighting					
26 56 13	Lighting Poles and Standards - Relocate Existing	1	ea	\$ 2,500.00	\$ 2,500	
26 56 19	LED Exterior Lighting - Walkway bollard lighting	0	ea	\$ 1,050.00	\$ -	n/c
	Permits and fees	1	ls	\$ 2,430.80	\$ 2,431	
	Trade contractor bond	1	ls	\$ 1,859.56	\$ 1,860	
Division 26 - Electrical Sub-Total						\$ 125,830
DIVISION 27 - COMMUNICATIONS						
27 51 00	Distributed Audio-Video Communications Systems					
	Communications, Tel/Data					by owner
	Communications, Tel/Data - Pull string & box	9,120	gsf	\$ 0.40	\$ 3,648	
	Permits and fees	1	ls	\$ 72.96	\$ 73	
	Trade contractor bond	1	ls	\$ 55.81	\$ 56	
Division 27 - Communications Sub-Total						\$ 3,777
DIVISION 28 - ELECTRONIC SAFETY & SECURITY						
28 33 00	Security Monitoring and Control			\$ -	\$ -	
	Security & Monitoring Allowance					by owner
28 46 00	Fire Detection and Alarm					
28 46 12	Fire Alarm Systems	9,120	gsf	\$ 2.75	\$ 25,080	
28 46 12.11	Fire Alarm Pull Stations			\$ -	\$ -	included
28 46 12.13	Fire Alarm Level Detector Switches			\$ -	\$ -	included
28 46 12.15	Fire Alarm Flow Switches			\$ -	\$ -	included
28 46 12.17	Fire Alarm Pressure Sensors			\$ -	\$ -	included



KEOUGH
CONSTRUCTION MANAGEMENT

6

Prepared for **William Starck Architects**

Revision 3

Date: 23-Nov-20

Project: **Fall River Ambulatory Addition**

Estimator: TD

Location: Fall River, MA 02720

S/F: 9,120 gsf

Description: Conceptual Cost Estimate

Projected Construction Duration: 7 months

Division	Description	Qty	Unit	Cost	Unit Cost	Division Subtotal
762	28 46 12.19 Sprinkler Supervisory Devices			\$ -	Included	
763	28 46 21.11 Addressable Fire-Alarm Systems			\$ -	Included	
764	28 46 23.11 Fire Alarm Horns and Strobes			\$ -	Included	
765						
766	Permits and fees	1	ls	\$ 501.60	\$ 502	
767	Trade contractor bond	1	ls	\$ 383.72	\$ 384	
768	Division 28 - Electronic Safety & Security Sub-Total					
769						25,965
770	DIVISION 31 - EARTHWORK					
771	31 10 00 Site Clearing			\$ -	\$ -	
772	31 11 00 Clearing and Grubbing					
773	Construction entrance	1	ea	\$ 1,500.00	\$ 1,500	
774	31 13 13 Tree and Stump Removal	0.75	ac	\$ 15,000.00	\$ 11,250	
775	31 13 16 Selective Tree and Shrub Trimming			\$ -	\$ -	
776	31 14 00 Earth Stripping and Stockpiling					
777	31 14 13 Soil Stripping and Stockpiling	1,778	cy	\$ 3.50	\$ 6,222	
778	Spread material on site	1,778	cy	\$ 3.00	\$ 5,333	
779	31 20 00 Earth Moving			\$ -	\$ -	
780	31 22 00 Grading					
781	31 22 13 Rough Grading			\$ -	\$ -	
782	31 23 00 Excavation and Fill					
783	31 23 13 Subgrade Preparation			\$ -	\$ -	
784	Removal of Unsuitable Materials					
785	31 23 16 Excavation			\$ -	\$ -	
786	Building excavation	576	cy	\$ 15.00	\$ 8,640	
787	Misc building excavation	1	cmd	\$ 2,400.00	\$ 2,400	
788	31 23 16.26 Rock Removal			\$ -	nic	
789	31 23 19 Dewatering			\$ -	nic	
790	31 23 23 Fill - Building Footprint	1,422	cy	\$ 35.00	\$ 49,778	
791	31 23 23.13 Backfill			\$ -	\$ -	
792	Building foundation backfill	461	cy	\$ 22.00	\$ 10,138	
793	Misc building backfill	1.5	cmd	\$ 3,000.00	\$ 4,500	
794	31 23 23.23 Compaction			\$ -	\$ -	
795	31 23 23.33 Flowable Fill			\$ -	\$ -	
796	31 25 00 Erosion and Sedimentation Controls	800	lf	\$ 8.00	\$ 6,400	
797	31 30 00 Earthwork Methods			\$ -	\$ -	
798	31 31 00 Soil Treatment			\$ -	nic	
799	31 32 00 Soil Stabilization			\$ -	nic	
800	31 35 00 Slope Protection			\$ -	nic	
801	31 37 00 Riprap			\$ -	nic	
802	31 41 00 Shoring			\$ -	nic	
807	31 60 00 Special Foundations and Load-Bearing			\$ -	nic	
808	31 62 00 Driven Piles			\$ -	nic	
812	31 63 00 Bored Piles			\$ -	nic	
818						
819	Trade contractor bond	1	ls	\$ 1,592.41	\$ 1,592	
820	Division 31 - Earthwork Sub-Total					
821						107,753
822	DIVISION 32 - EXTERIOR IMPROVEMENTS					
823	32 10 00 Bases, Ballasts, and Paving			\$ -	\$ -	
824	32 11 00 Base Courses					
825	32 11 13 Subgrade Modifications			\$ -	\$ -	
826	Building gravel 8"	238	cy	\$ 32.00	\$ 7,623	
827	Site gravel			\$ -	\$ -	
828	Paving gravel 12"	53	cy	\$ 32.00	\$ 1,707	
829	Sidewalks, pads gravel 12"	0	cy	\$ 32.00	\$ -	
830	32 12 00 Flexible Paving					
831	32 12 16 Asphalt Paving			\$ -	\$ -	
832	3" bituminous asphalt - Patch at Existing	133	sy	\$ 25.00	\$ 3,333	
844	32 16 00 Curbs, Gutters, Sidewalks, and Driveways					
845	32 16 13.23 Stone Curbs			\$ -	nic	
846	32 16 13.33 Asphalt Curbs	0	lf	\$ 4.50	\$ -	
847	32 16 13.43 Precast Concrete Curbs			\$ -	\$ -	
848	Concrete curb	0	lf	\$ 32.00	\$ -	
849	(entrances & islands)					
850	Curb lock	0	cy	\$ 150.00	\$ -	
851	Saw cut & prep	0	ls	\$ 800.00	\$ -	
852	Asphalt patch	0	ls	\$ 2,000.00	\$ -	
853	32 16 23 Sidewalks			\$ -	\$ -	
854	Concrete sidewalk	0	sf	\$ 12.00	\$ -	



KEOUGH
CONSTRUCTION MANAGEMENT

6

Prepared for William Starck Architects	Revision 3	Date: 23-Nov-20
Project: Fall River Ambulatory Addition	Estimator: TD	
Location: Fall River, MA 02720	S/F: 9,120 gsf	
Description: Conceptual Cost Estimate	Projected Construction Duration: 7 months	

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotal
855	Monolithic Curb	0	lf	\$ 6.00	\$ -	
856	Concrete Aprons @ Doors	0	sf	\$ 12.00	\$ -	
857	Transformer pad	0	sf	\$ 15.00	\$ -	
858	Generator pad	0	sf	\$ 15.00	\$ -	
859	Dumpster pad	0	sf	\$ 15.00	\$ -	
860	32 17 00 Paving Specialties			\$ -	\$ -	
862	32 17 23 Pavement Markings	0	ea	\$ 225.00	\$ -	
863	Handicap parking sign	0	ea	\$ 22.00	\$ -	
864	Parking spaces	0	ls	\$ 1,000.00	\$ -	
865	Stop Bars & Directional Arrows	0	ea	\$ 450.00	\$ -	
866	32 17 26 Tactile Warning Surfacing			\$ -	\$ -	
871	32 30 00 Site Improvements			\$ -	\$ -	
872	32 31 11 Gate Operators			\$ -	\$ -	
873	32 31 13 Chain Link Fences and Gates	0	lf	\$ 75.00	\$ -	
874	Trash enclosure			\$ -	\$ -	
875	32 31 19 Decorative Metal Fences and Gates			\$ -	\$ -	
876	32 31 29 Wood Fences and Gates			\$ -	\$ -	
877	32 31 40 Misc. Site Improvements	0	ea	\$ 225.00	\$ -	nlc
878	Installation of steel pipe bollards	1	ea	\$ 600.00	\$ 600	nlc
879	Concrete light pole bases			\$ 350.00	\$ -	nlc
880	Concrete light bollard bases			\$ -	\$ -	nlc
881	32 32 00 Retaining Walls			\$ -	\$ -	
884	32 33 00 Site Furnishings			\$ -	\$ -	
885	32 80 00 Irrigation			\$ -	\$ -	
886	32 82 00 Irrigation Pumps			\$ -	\$ -	
887	32 84 13 Drip Irrigation			\$ -	\$ -	
888	32 84 23 Underground Sprinklers			\$ -	\$ -	
889	32 90 00 Planting			\$ -	\$ -	
890	32 91 00 Planting Preparation			\$ -	\$ -	
891	32 91 13 Soil Preparation	222	cy	\$ 32.00	\$ 7,111	
892	Import top soil 6"			\$ -	\$ -	
893	32 91 13.16 Mulching	20,000	sf	\$ 0.50	\$ 10,000	
894	32 91 19 Landscape Grading			\$ -	\$ -	
895	32 92 00 Turf and Grasses			\$ -	\$ -	
896	32 92 13 Hydro-Mulching	20,000	sf	\$ 0.20	\$ 4,000	
897	32 92 19 Seeding			\$ -	\$ -	
898	32 92 23 Sodding			\$ -	\$ -	
899	32 93 00 Plants			\$ -	\$ -	
905	32 94 00 Planting Accessories			\$ -	\$ -	nlc
908	32 96 00 Transplanting			\$ -	\$ -	
909	Trade contractor bond	1	ls	\$ 515.61	\$ 516	
910	Division 32 - Exterior Improvements Sub-Total					\$ 34,890
911						
912						
913	DIVISION 33 EXTERIOR UTILITIES					
914	33 14 00 Water Utility Transmission and Distribution			\$ -	\$ -	existing
923	33 16 00 Water Utility Storage Tanks			\$ -	\$ -	existing
924	33 19 00 Water Utility Metering Equipment			\$ -	\$ -	
926	33 30 00 Sanitary Sewerage			\$ -	\$ -	
927	33 31 00 Sanitary Sewerage Piping			\$ -	\$ -	
928	33 31 13 Site Sanitary Sewerage Gravity Piping	1	ls	\$ 15,000.00	\$ 15,000	
929	Allowance - Connection to Existing			\$ -	\$ -	with allow
930	Road patch			\$ -	\$ -	
934	33 32 00 Sanitary Sewerage Equipment			\$ -	\$ -	nlc
935	33 32 26 Pneumatic Sewage Ejectors			\$ -	\$ -	
941	33 40 00 Stormwater Utilities			\$ -	\$ -	
942	33 41 00 Subdrainage			\$ -	\$ -	nlc
943	33 41 13 Foundation Drainage			\$ -	\$ -	nlc
944	33 41 19 Underslab Drainage			\$ -	\$ -	
945	33 42 00 Stormwater Conveyance			\$ -	\$ -	
946	Relocate existing Drain Piping from beneath Building footprint	1	ls	\$ 140,000.00	\$ 140,000	
947	Relocate/Reconstruct headwall			\$ 55.00	\$ 5,500	Included above
948	33 42 11 Stormwater Gravity Piping - Interior drain discharge	100	lf	\$ 55.00	\$ 5,500	
949	33 44 36 Oil and Stormwater Separators	1	ea	\$ 6,000.00	\$ 6,000	
962	33 46 00 Stormwater Management			\$ -	\$ -	existing
963	33 46 11 Stormwater Ponds			\$ -	\$ -	
964	33 70 00 Electrical Utilities			\$ -	\$ -	
987	Underground Electrical		lf	\$ 85.00	\$ -	
988				\$ -	\$ -	



KEOUGH
CONSTRUCTION MANAGEMENT

6

Prepared for **William Starck Architects**

Revision 3

Date: 23-Nov-20

Project: **Fall River Ambulatory Addition**

Estimator: TD

Location: Fall River, MA 02720

S/F: 9,120 gsf

Description: **Conceptual Cost Estimate**

Projected Construction Duration: 7 months

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotal
989	Fire alarm		lf	\$ 25.00	\$ -	
990	Concrete encasement		cy	\$ 150.00	\$ -	
991	Road Patch		ls	\$ 3,000.00	\$ -	
992	Site lightning - relocate existing	100	lf	\$ 24.00	\$ 2,400	
1032						
1033	Permits and fees	1	ls	\$ 3,378.00	\$ 3,378	
1034	Trade contractor bond	1	ls	\$ 2,584.17	\$ 2,584	
1035	Division 33 - Exterior Utilities Sub-Total					\$ 174,862
1036						
1037	DIVISIONS 02 thru 33 SUB-TOTAL					\$ 1,494,074

DIVISION 01 - GENERAL REQUIREMENTS						
1040	01 41 00 Regulatory Requirements					
1041	01 41 23 Plan review fees	0.5%			nic	
1042	01 41 26 Building Permit fees	9,120	sf	\$ 0.22	\$ 2,006	
1043	Certificate of Occupancy	1	ea	\$ 125.00	\$ 125	
1044	01 45 00 Quality Control					
1045	01 45 23 Testing and Inspecting Services	0	day	\$ 1,500.00	By owner	
1046	01 45 33 Code-Required Special Inspections and Procedures	0	ea	\$ 600.00	By owner	
1047	01 50 00 Temporary Facilities & Controls					
1048	01 51 13 Temporary Electricity	7	mo	\$ 350.00	By owner	
1049	01 51 23 Temporary Heating, Cooling, and Ventilating	2	mo	\$ 800.00	\$ 1,600	
1050	01 51 26 Temporary Lighting	9,120	sf	\$ 0.40	\$ 3,648	
1051	01 51 33 Temporary Telecommunications	7	mo	\$ 300.00	\$ 2,100	
1052	01 51 36 Temporary Water	7	mo	\$ 150.00	\$ 1,050	
1053	01 52 13 Field Offices and Sheds	7	mo	\$ 700.00	\$ 4,900	
1054	01 52 19 Sanitary Facilities	7	mo	\$ 550.00	\$ 3,850	
1055	01 54 13 Temporary Elevators				nic	
1056	01 54 23 Temporary Scaffolding and Platforms	0	sf	\$ -	with trades	
1057	01 56 16 Temporary Dust Barriers				nic	
1058	01 56 26 Temporary Fencing	800	lf	\$ 12.00	\$ 9,600	
1059	01 56 33 Temporary Security Barriers - Building	1	ls	\$ 2,000.00	\$ 2,000	
1060	01 56 39 Temporary Tree and Plant Protection				nic	
1061	01 57 13 Temporary Erosion and Sediment Control				Div 31	
1062	01 57 23 Temporary Storm Water Pollution Control				nic	
1063	01 58 13 Temporary Project Signage	1	ls	\$ 2,500.00	\$ 2,500	
1064	01 62 15 Winter/Summer Conditions Allowance				nic	
1065	01 71 33 Protection of Adjacent Construction				nic	
1066	01 74 00 Cleaning and Waste Management					
1067	01 74 13 Progress Cleaning	277	mh	\$ 65.00	\$ 18,013	
1068	01 74 19 Construction Waste Management and Disposal	24	ea	\$ 650.00	\$ 15,600	
1069	01 74 23 Final Cleaning	9,120	sf	\$ 0.30	\$ 2,736	
1070	Division 01 - General Requirements Sub-Total					\$ 69,728
1071						
1072	DIVISIONS 01 thru 33 SUB-TOTAL					\$ 1,763,804

DIVISION 00 - PROCUREMENT & CONTRACTING REQUIREMENTS						
1075	00 72 00 General Conditions					
1076	00 72 23 GC's General Conditions/Project Management	7	mo	\$ 26,341	\$ 184,386	
1086	00 72 73 Contractor fee	4.00	%		\$ 70,552	
1087	00 73 00 Supplementary Conditions					
1088	00 73 16 Insurance Requirements	\$9.0/K			\$ 15,874	
1089	00 73 19 Health and Safety Requirements	1	ls	\$ 2,000.00	\$ 2,000	
1090	00 73 39 Minority Business Enterprise Requirements				Not applicable	
1091	00 73 43 Prevailing Wage Rate Requirements				Not applicable	
1092	00 73 63 Bonding Requirements	1.50	%		\$ 26,457	
1093	00 73 83 Builders Risk Insurance				By Owner	
1094	Division 00 - Procurement & Contracting Requirements Sub-Total					\$ 299,269

TOTAL CONSTRUCTION COST						\$ 2,063,073
4% Construction Escalation Compounded Over 1 years						\$ 82,523
TOTAL CONSTRUCTION COST INCLUDING ESCALATION						\$ 2,145,596

DESIGN CONTINGENCIES & OWNER COST						
1103	Design and Estimating Contingency (10% of Construction Cost)	10.0	%			\$ 214,560
1104	Design Cost (10% of Construction Cost)	10.0	%			\$ 236,016
1105	FF & E					nic
1106	Owner's Project Management Fee	7.0	%			\$ 165,211
1106	Owner's Project Contingency (0% of Project Cost)	0.0	%			owners master budget

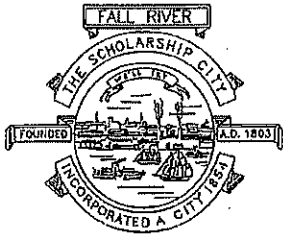


KEOUGH
CONSTRUCTION MANAGEMENT

6

Prepared for William Starck Architects		Revision 3	Date:	23-Nov-20
Project: Fall River Ambulatory Addition			Estimator:	TD
Location: Fall River, MA 02720			S/F:	9,120 gsf
Description: Conceptual Cost Estimate		Projected Construction Duration:		7 months

Division	Description	Qty	Unit	Cost	Item Total	Division Subtotal	
1107	Design & Estimating Contingency; Design Cost & Owner's Project Contingency Summary					\$1,145,786	615,786
TOTAL PROJECT COST						\$2,761,382	



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

7a

RECEIVED

2021 FEB 25 A 10:44

CITY CLERK _____
FALL RIVER, MA

February 24, 2021

Members of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Council President and Members of the Honorable Council:

I hereby make the following appointment:

Name: Aja Andrea Grice

Address: 58 North 7th Street, Apt#2
Fall River, MA 02720

Position: Library Trustees

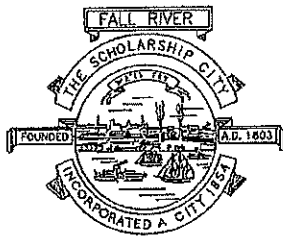
Effective: February 24, 2021

Term to expire: February 24, 2023

Replacing: Donna Williams

Sincerely,

Paul Coogan
Mayor



PAUL E. COOGAN
Mayor

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

7b

RECEIVED

2021 FEB 25 A 10:44

CITY CLERK _____
FALL RIVER, MA

February 24, 2021

Members of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Council President and Members of the Honorable Council:

I hereby make the following appointment:

Name: James V. Terrio, Jr.

Address: 53 Delcar Street
Fall River, MA 02720

Position: Watuppa Water Board

Effective: February 24, 2021

Term to expire: February 24, 2023

Replacing: Robert Alan Pinnell

Sincerely,

Paul Coogan
Mayor



City of Fall River
Massachusetts
Office of the Mayor

7c

RECEIVED

2021 FEB 26 A 10:21

CITY CLERK _____
FALL RIVER, MA

PAUL E. COOGAN
Mayor

February 25, 2021

Members of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

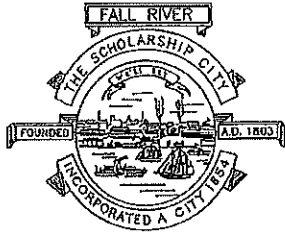
Council President and Members of the Honorable Council:

I hereby make the following appointment:

Name: Danielle J. Pixley
Address: 5300 North Main Street, Unit 7
Fall River, MA 02720
Position: Community Preservation Committee
Effective: February 24, 2021
Term to expire: November 15, 2021
Replacing: James Souza

Sincerely,

Paul Coogan
Mayor



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2021 MAR -4 P 3:59

CITY CLERK
FALL RIVER, MA

March 4, 2021

Members of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Council President and Members of the Honorable Council:

I hereby make the following appointment:

Name: Thomas J. Faris, Jr.

Address: 80 Salisbury Street
Fall River, MA 02724

Position: Traffic Commission

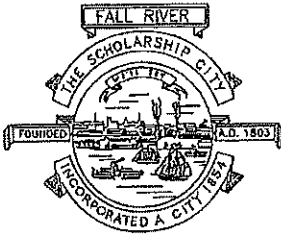
Effective: March 2, 2021

Term to expire: n/a

Replacing: Jose Barbosa

Sincerely,

Paul Coogan
Mayor



City of Fall River
Massachusetts
Office of the Mayor

8a

RECEIVED

2021 FEB 25 A 10:45

CITY CLERK _____
FALL RIVER, MA _____

PAUL E. COOGAN
Mayor

February 24, 2021

Members of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Council President and Members of the Honorable Council:

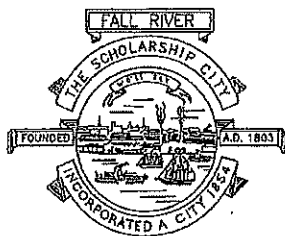
I hereby make the following reappointment:

Name: Ronald Caplain
Address: 295 Albany Street
Fall River, MA 02720
Position: Library Trustees
Effective: March 31, 2021
Term to expire: March 31, 2023
Replacing: Reappointment

Sincerely,

Paul Coogan
Mayor

86



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

PAUL E. COOGAN
Mayor

RECEIVED

2021 FEB 25 A 10:44

CITY CLERK _____
FALL RIVER, MA _____

February 24, 2021

Members of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Council President and Members of the Honorable Council:

I hereby make the following reappointment:

Name: Attorney David Assad

Address: 368 Dunbar Street
Fall River, MA 02720

Position: Appeals, Board of

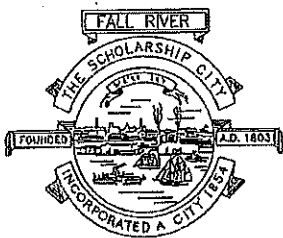
Effective: January 16, 2021

Term to expire: January 15, 2026

Replacing: Reappointment

Sincerely,

Paul Coogan
Mayor



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

8c

RECEIVED

2021 MAR -4 P 3:59

CITY CLERK
FALL RIVER, MA

PAUL E. COOGAN
Mayor

March 4, 2021

Members of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Council President and Members of the Honorable Council:

I hereby make the following reappointment:

Name: Rev. James Hornsby
Address: 260 Lake Avenue
Fall River, MA 02721
Position: Conservation Commission
Effective: October 31, 2020
Term to expire: October 31, 2023
Replacing: n/a

Sincerely,

Paul E. Coogan
Paul Coogan
Mayor



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

RECEIVED

Paul E. Coogan
Mayor

2021 FEB 25 P 4:39

LAURA FERREIRA
Parking Clerk

February 24, 2021

CITY CLERK
FALL RIVER, MA

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 17, 2021 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Barnes Street	South	Starting at a point 322 feet west of County Street, for a distance of 20 feet westerly.

Gordon Eddy
137 Barnes Street
Fall River, MA 02723

Very truly yours,

Laura Ferreira
Parking Clerk

9

✓
cont



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division
RECEIVED

Paul E. Coogan
Mayor

2021 FEB 25 P 4:39

LAURA FERREIRA
Parking Clerk

February 24, 2021

CITY CLERK
FALL RIVER, MA

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 17, 2021 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Rockland Street	South	Starting at a point 60 feet west of S. Main Street, for a distance of 20 feet westerly.

Sharon Sutton
187 Rockland Street
Fall River, MA 02724

Very truly yours,

Laura Ferreira
Parking Clerk

9



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division
RECEIVED

Paul E. Coogan
Mayor

2021 FEB 25 P 4: 39

LAURA FERREIRA
Parking Clerk

February 24, 2021

CITY CLERK _____
FALL RIVER, MA

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 17, 2021 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

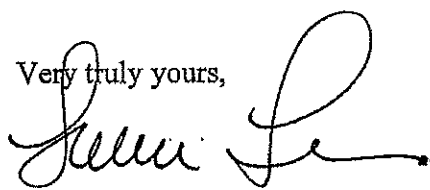
Article: 70
Section: 387 Handicapped Parking

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Stockton Street	North	Starting at a point 108 feet west of Rodman Street, for a distance of 20 feet westerly.

Linda Barros
42 Stockton Street
Fall River, MA 02721

Very truly yours,

Laura Ferreira
Parking Clerk

✓
L. Ferreira



CITY OF FALL RIVER
MASSACHUSETTS

RECEIVED Traffic & Parking Division

Paul E. Coogan
Mayor

2021 FEB 25 P 4:39

CITY CLERK _____
FALL RIVER, MA

LAURA FERREIRA
Parking Clerk

February 23, 2021

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 17, 2021 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

STRIKE OUT

Name of Street	Side	Location
Bowen Street	East	Starting at a point 510 south of Globe Street, for a distance of 20 feet southerly.

Very truly yours,

Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

RECEIVED

Paul E. Coogan²⁰²¹ FEB 25 P 4:39
Mayor

LAURA FERREIRA
Parking Clerk

CITY CLERK
FALL RIVER, MA

February 23, 2021

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 17, 2021 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

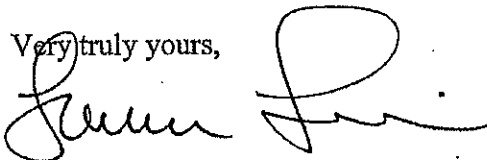
Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

STRIKE OUT

Name of Street	Side	Location
Robeson Street	West	Starting at a point 96 feet north of Walnut Street, for a distance of 20 feet northerly.

Very truly yours,


Laura Ferreira
Parking Clerk



CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division
RECEIVED

Paul E. Coogan
Mayor

LAURA FERREIRA
Parking Clerk

2021 FEB 25 P 4:39
CITY CLERK
FALL RIVER, MA

February 23, 2021

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, February 17, 2021 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

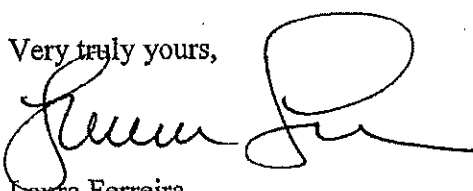
Article: 70
Section: 387 Handicapped Parking

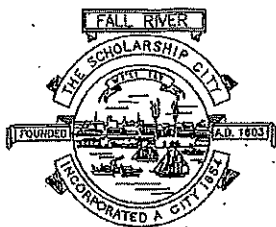
By striking out in proper alphabetical order the following.

STRIKE OUT

Name of Street	Side	Location
Vale Street	West	Starting at a point 65 feet north of Aetna Street, for a distance of 20 feet northerly.

Very truly yours,


Laura Ferreira
Parking Clerk



PAUL E. COOGAN
Mayor

**City of Fall River
Massachusetts**

Planning Department

RECEIVED

2021 FEB 26 A 10:45

CITY CLERK
FALL RIVER, MA

WILLIAM G. KENNEY, AICP
City Planner

MEMO

To: Alison Bouchard, City Clerk
From: Bill Kenney, Planning Director
Date: February 26, 2021
RE: Request Under Sec. 66-186

Dear Ms. Bouchard:

Transmitted herewith please find a request that has been submitted to my office by Vernon Tripp under Sec. 66-186 for permission to post and maintain a plaque on certain public property as a memorial in honor of Roy Rogers, late of Belmont Street in the City.

I understand that this will be presented to the City Council for possible referral to the Planning Board for its recommendation.

Thank you,


Bill Kenney

10

Vernon Tripp
495 David St.
Fall River, MA 02720
508-558-0122

Hon. City Councillors
City of Fall River
One Government Center
Fall River, MA 02722

Dear Councillors,

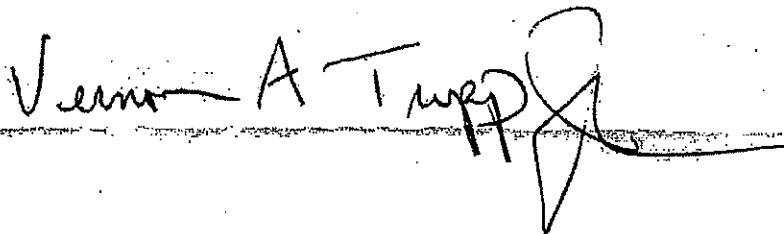
Please accept this as my request, under Section 66-186 of the Revised Ordinances of the City of Fall River, for permission to post and maintain a permanent plaque on the wall at the end of Remington Street (a portion of the remains of the former Slade's Ferry Bridge) in honor of a beloved member of our Fall River community, the late Roy Rogers, of Belmont Street, who passed away on May 30 of this year.

A photo of the proposed location is below, along with a detailed statement prepared to explain the reason for this request.

Thank you very much for your consideration,

Sincerely,

Vernon Tripp

A handwritten signature in black ink that reads "Vernon A. Tripp". The signature is written in a cursive style with a large, stylized "V" and a long horizontal stroke at the end.

In Memory of Roy Rogers
Lifelong Fall River Resident

On May 30th of this year, a loving and life-long member of the Fall River family passed away in his sleep. His name was Roy Rogers (68 yrs). He was a true friend to all and is being mourned widely throughout the city. He was an outdoorsman through and through and loved his family dearly. He was more than my cousin, he was my close friend.

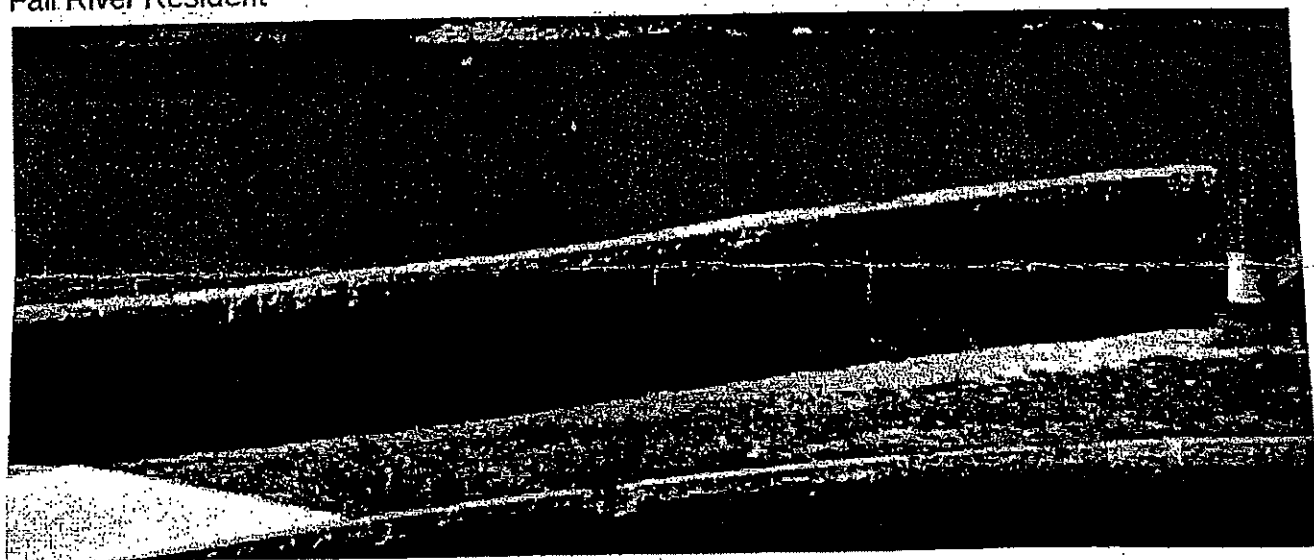
Every day Roy would wake up before the sun and drive down to the Taunton River (Slades Ferry Bridge, Fall River side) and drink his coffee. Then he would get a coffee for his wife Carol and bring it to her as she arose from bed. He would fish and be with family and friends very often at this location. It was a special place to him, to me, and others.

There is a stone wall at the end of Remington Street (part of the old bridge). I would like to post a plaque on that wall memorializing him at that place. I would like to ask your permission and even, if granted, invite you for the brief ceremony.

He was a special man. If we were to bring his wife, of 50 years (since high school), to that spot and reveal the plaque within a modest brief ceremony, it would mean so much to her, his daughters, his grandkids, his numerous friends, and me.

I will get the plaque which I envision to be small and screwed into or bolted to the rock wall. Thanks for making it to the end and for anything you may be willing to do for this great man. He loved this city and was a student of its history.

Thanks for your consideration,
Vernon Tripp
Fall River Resident



11

City of Fall River, *In City Council*

(Councilor Christopher M. Peckham)

WHEREAS, many residents of Wilson Road continue to have concerns regarding large commercial trucks using this road to access the Industrial Park area, and

WHEREAS, these large commercial trucks should be accessing this area using exit 10 (formerly exit 8B) Innovation Way, Fall River – Freetown from Route 24 and not traveling city streets, and

WHEREAS, area businesses were notified and requested to assist in resolving the issue by instructing their drivers and delivery companies to utilize the Industrial Park exit ramps via Route 24, and yet large commercial vehicles continue to travel on Wilson Road, now therefore

BE IT RESOLVED, that the Committee on Public Safety convene with the Director of Traffic and the Chief of Police to discuss this public safety concern.

12

City of Fall River, In City Council

(Councilor Christopher M. Peckham)
(President Cliff Ponte)

WHEREAS, prior to the 9C cuts of 2008, the then Administration mandated that the Fall River Little League, Fall River Youth League and local Babe Ruth Baseball Leagues take over the financial responsibility of paying for and maintaining the lights at the baseball fields, and

WHEREAS, our children, parents, coaches and volunteers work tremendously hard to give our children the best experience possible during the baseball season, and

WHEREAS, it has always been challenging for these baseball leagues to raise enough funds in order to maintain the lighting as well as their normal expenses, now therefore

BE IT RESOLVED, that the Committee on Finance convene as soon as possible to discuss this matter, and the Administration be prepared to present what the costs would be to the City in order to take this burden away from the local non-profit baseball leagues starting this year.

17

Michael J. Reed, Jr.*
Randall Johnson*
Jeffrey Pethick*
Sean S. Lancey
Jackie Aoude
Kimberly Downing
Richard Bradley
Calvin Carrasco
Dana L. Deaso
David F. Lanoie

LAW OFFICES OF MICHAEL J. REED, JR.

STAFF COUNSEL

*All Staff Members are Employees of
Allstate Insurance Company*

This Office is not a Partnership or a Corporation

**144 Turnpike Road, Suite 250
Southborough, Massachusetts 01772-2122**

Fax: (877) 223-6308

**Admitted to practice in
Rhode Island*

**Attorney
(508) 416-1205**

**Administrative Assistant
(860) 293-7042**

**Paralegal
(860) 293-7042**

February 18, 2021

Please send all correspondence to:

Law Offices of Mark S. Gilcreast
Attn: Subrogation Department
21 Oak Street, Suite 201
Hartford, CT 06106

**Via U.S. Certified Mail
Return Receipt Requested
7019 2970 0001 0144 4490
Fall River City Clerk
1 Government Center
Fall River, MA 02722**

NOTICE PURSUANT TO M.G.L. c. 258

Re: Allstate a/s/o Tony M. Rodrigues
VS: City of Fall River
Date of Loss: April 24, 2019
Our Claim Number: 0543429260.1
Your Claim Number: 19-61
Location of Loss: 664 Quarry Street, Fall River, Massachusetts

RECEIVED
2021 MAR - 1 P 12:30
CITY CLERK #19-61B
FALL RIVER, MA

Dear Sir/Madam:

Allstate Insurance Company has referred the above subrogation claim to our office to initiate litigation to recover the damages caused by your insured on the date of the accident listed above. I have enclosed a copy of the police report, insured's appraisal, rental bill and proof of payments for your review.

The amount of subrogation damages we seek to recover are as follows:

Repairs	\$2,075.86
Rental	\$570.00
TOTAL	\$2,645.86

Law Dept ✓
City Clerk ✓
City Councilor ✓
DPW ✓



RECEIVED

17

City of Fall River
Notice of Claim

2021 FEB 22 P 3:29

CITY CLERK #21-15
FALL RIVER, MA

1. Claimant's name: Carol Kuriothowski
2. Claimant's complete address: 324 Henry St. Fall River, Ma 02721
3. Telephone number: Home: 508-642-5725 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Property damage
5. Date and time of accident: 2-19-21 Amount of damages claimed: \$ 500.00
6. Exact location of the incident: (include as much detail as possible):
Snowplow hit and crashed both mailbox and flower pot leaving them both destroyed!
7. Circumstances of the incident: (attach additional pages if necessary):
See pictures attached
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 2-19-2021Claimant's signature: Carol Kuriothowski

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☐ Law ☐ City Council ☐ City Administrator ☒ DCMDate: 2-22-21



City of Fall River
Notice of Claim

RECEIVED

2021 FEB 25 A 9:32

CITY CLERK #21-16
FALL RIVER, MA

17

1. Claimant's name: Alice Harkins
2. Claimant's complete address: _____
3. Telephone number: Home: _____ Work: 800-841-2920
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
vehicle was parked and hit by police car
5. Date and time of accident: 2/13/2021 Amount of damages claimed: \$ 970.42
6. Exact location of the incident: (include as much detail as possible):
446 Whipple St Apt 3N Fall River
7. Circumstances of the incident: (attach additional pages if necessary):
Claim was filed with Geico claim # is 0560359330101037, we are submitting this for subro

8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☒ Yes ☐ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 2/23/2021 Claimant's signature: _____

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

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Claim Number 0669359330101037
Pay To The Order Of CARL S COLLISION CENTER

17

Financials
Gross Amount \$300.00
Net Amount \$300.00
Backup Withholding \$0.00

Payment Identification
Issued Date 02/20/2021
Mail To Name CARL S COLLISION CENTER
Mail To Address
Memo COLLISION COVERAGE
Payment Type System Check
Check Number 221908221

Related Documents

Document Name

Reserve Line Allocation

Expense	Reserve Line	Cost Type	Amount
Alice M Martins - Collision (2020 NISSAN)	Collision	Loss	\$300.00

Citycheck ✓
City Council ✓
Police Dept ✓

RECEIVED
2021 MAR -1 P 12:31
CITY CLERK #21-1614
FALL RIVER, MA

RECEIVED

2021 FEB 26 P 2:19



17

CITY CLERK #21-17
FALL RIVER, MA

City of Fall River
Notice of Claim

1. Claimant's name: Alyson Lessard
2. Claimant's complete address: 214 Lynwood St. Fall River MA
3. Telephone number: Home: 774 451 6187 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
damaged tire due to unmarked street
5. Date and time of accident: 2/22/2021 Amount of damages claimed: \$ 2116.55
6. Exact location of the incident: (include as much detail as possible):
Lynwood St. Entire street is a mess
7. Circumstances of the incident: (attach additional pages if necessary):
See photos + orange fence in yard to prevent drivers from driving on their grass because of such large pot holes.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 2/22/21

Claimant's signature: [Signature]

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this form to: City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator

ADPW

Date: 2-1-2021

17
RECEIVED

2021 MAR -4 P 2:14

City of Fall River
Notice of ClaimCITY CLERK #21-18
FALL RIVER, MA

1. Claimant's name: Sonya Braga
2. Claimant's complete address: 51 Richmond St Raynham MA 02767
3. Telephone number: Home: 508 965-5234 Work: 508 6790011 Ext 149
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Auto Accident
5. Date and time of accident: 2/2/21 APPROX 11:15 Amount of damages claimed: \$ 11,200.00
6. Exact location of the incident: (include as much detail as possible):
74 Waring St FALL RIVER MA
7. Circumstances of the incident: (attach additional pages if necessary):
Drove up to 74 Waring St. and parked my vehicle. Removed my son from the vehicle and dropped him off at his aunt's house. I came out of the house when the neighbor stated my vehicle slid down the icy road into utility pole at the bottom of the street.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☒ Yes ☐ No
Commerce Insurance 1468 Pleasant St FALL RIVER MA 02723

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 2/18/21 Claimant's signature: [Signature]

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator ☒ DPW Date: 3/4/2021

REGULAR MEETING OF THE CITY COUNCIL

MEETING: Tuesday, January 19, 2021 at 7:00 p.m.
Zoom (Virtual Meeting Application) pursuant to the Governor's Declaration of State of Emergency due to the Coronavirus (COVID-19) pandemic

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne,
Bradford L. Kilby, Pam Laliberte-Lebeau, Trott Lee, Christopher M. Peckham,
Leo O. Pelletier and Linda M. Pereira

ABSENT: None

IN ATTENDANCE: Attorney Kenneth J. Fiola, Jr., Executive Vice President
Bristol County Economic Development Consultants
139 South Main Street, Suite 400, Fall River, MA 02721

President Cliff Ponte called the meeting to order at 8:14 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.

PRIORITY MATTERS

1. Order authorizing dismissal of Fall River City Council v. Jasiel F. Correia, II, Bristol Superior Court, C.A. No. 1973CV00885, and, in conjunction therewith, approval and authorization of the release of minutes of the September 18, 2019 Special City Council Meeting

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to adopt the order.

Approved, January 21, 2021, Paul E. Coogan, Mayor

2. Mayor and Five Year Capital Improvement Plan

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to refer the matter to the Committee on Finance.

3. Mayor and Five Year Financial Forecast of City Revenues and Expenditures within the General Fund Operating Budget

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to refer the matter to the Committee on Finance.

4. Mayor and Fiscal Year 2021 - Quarter 2 Budget Report

On a motion made by Councilor Shawn E. Cadime and seconded by Councilor Linda M. Pereira, it was voted 9 yeas that the report be accepted and placed on file.

5. Mayor and proposed ordinance re: structures on/over public ways

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas that the proposed ordinance be referred to the Committee on Ordinances and Legislation.

6. Mayor requesting approvals as follows:

- a. TIF Amendment for Hutchens Holding III, LLC – Innovation Way – Lot 1
(a portion of Fall River Assessors Map W-19, Parcel 185)
- b. TIF Amendment for Seafox Holdings LLC – 0 Airport Road

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Trott Lee, it was voted 9 yeas to waive the rules to allow Attorney Kenneth J. Fiola, Jr. to answer questions. Council President Cliff Ponte called for a 2 minute recess at 8:23 p.m. due to technical difficulties. The meeting reconvened at 8:24 p.m. Attorney Kenneth J. Fiola, Jr. provided a brief overview of the TIF amendments for Hutchens Holding III, LLC and Seafox Holdings, LLC. He stated that these are only technical amendments to the TIF Agreements that were previously approved by the City Council in September of 2020. He then mentioned that applications were filed for state investment tax credits, which were subsequently granted by the Economic Assistance Coordinating Council (EACC) subject to the technical additions to the existing TIF Agreements. Attorney Kenneth J. Fiola, Jr. then expressed that the amendments to the TIF Agreements add the following language:

- a. The terms contained herein should not be altered without prior authorization from the EACC and the City of Fall River with a written amendment to the agreement.

- b. The company would be required to provide the EACC with an annual report as required by state law.

- c. The agreement shall be binding upon subsequent owners of such real property.

He then stated that the approval of these amendments into the TIF Agreements does not alter any of the benefits that the companies are receiving from the City, but does allow the companies to receive the state investment credits. Councilor Linda M. Pereira stated that it was helpful that Attorney Kenneth J. Fiola, Jr. was present to provide this information. Councilor Trott Lee asked Mr. Fiola if the EACC is the governing body regarding TIF Agreements and he stated that the EACC stands for the Economic Assistance Coordinating Council. He then mentioned that this is a Council that works through the Department of Business and Development under the auspices of the Department of Housing and Community Development and they evaluate all applications for State Investment Tax Credits. By law all companies with TIF Agreements must submit an annual report to the state and the City requires quarterly reports. He also stated that both the Commonwealth of Massachusetts and the City of Fall River have the ability to rescind the TIF Agreement for non-compliance.

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Linda M. Pereira, it was voted 9 yeas to adopt the resolutions for both items #6a and #6b.

Approved, January 21, 2021, Paul E. Coogan, Mayor

PRIORITY COMMUNICATIONS

7. Traffic Commission recommending amendments to traffic ordinances

On a motion made by Councilor Linda M. Pereira and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to refer the matter to the Committee on Ordinances and Legislation.

8. Community Preservation Committee re: City Council appointments
 Council President Cliff Ponte suggested that this matter be referred to the Committee on Economic Development and Tourism to review the four candidates and then recommend two candidates to the full council for consideration. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 7 yeas, 2 nays to refer the matter to the Committee on Economic Development and Tourism, with Councilors Trott Lee and Linda M. Pereira voting in the negative.

COMMITTEE REPORTS

Committee on Human Services, Housing, Youth & Elder Affairs recommending:

Grant leave to withdraw:

9. Resolution – Stocking epinephrine to facilitate emergency treatment in Fall River Schools

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas that the resolution be granted leave to withdraw.

10. Resolution – Preservation of affordable housing and displacement at Riverview Towers
 On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Leo O. Pelletier, it was voted 9 yeas that the resolution be granted leave to withdraw.

ORDINANCES – None

RESOLUTIONS

11. Committee on Finance convene to determine response to Governor's COVID-19 Order No. 54 advocating for the balance of financial preservation and public safety measures
 On a motion made by Councilor Linda M. Pereira and seconded by Councilor Bradford L. Kilby, it was voted 3 yeas, 6 nays that the resolution be granted leave to withdraw, with Councilors Michelle M. Dionne, Bradford L. Kilby and Linda M. Pereira voting in the affirmative and the motion failed to carry. Councilor Trott Lee stated that some of the regulations in Order No. 54 are hurting many small businesses in the city and that is the reason for filing this resolution. He then stated that it may provide some clarification and allow these businesses a voice in changing some of these regulations. Councilor Christopher M. Peckham stated that he has received many questions from constituents regarding the 9:30 p.m. curfew and was looking for answers from the Baker Administration. Councilor Bradford L. Kilby stated that this pandemic is not just a local problem and these guidelines are implemented with the best interest for the residents of the Commonwealth of Massachusetts. Councilor Shawn E. Cadime stated that the 9:30 p.m. curfew may affect some restaurants in the city, but he doesn't believe that the majority are affected because it is nearly impossible to find a restaurant open for dinner at 9:00 p.m. after a City Council Meeting other than a chain restaurant. Councilor Linda M. Pereira stated that Governor Charlie Baker is working with the most respected Boston doctors for guidance. She then stated that these decisions must be respected, as they have the medical expertise needed for these matters. Councilor Pam Laliberte-Lebeau stated that she agrees with the intent of the resolution, but does not believe that the City can change these regulations. Councilor Trott Lee stated that even though the original resolution may have been "aiming too high", he is agreeable to amendments. On a further motion made by Councilor Bradford L. Kilby and seconded by Councilor Trott Lee, it was voted 9 yeas to amend the resolution by changing the discussion to be held in the Committee on Health and Environmental Affairs and that Tess Curran, Director of Health and Human Services, be invited to this meeting to discuss vaccine rollouts and determine whether the City can help area businesses with issues related to the COVID-19 restrictions. On yet a further motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to adopt the resolution, as amended.

CITATIONS

12. Sharon Dahlstrom – Decades of service to the Fall River Board of Elections
On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to adopt the citation.

13. Kobe Palva – Outstanding hard work collecting personal care items for the homeless
On a motion made by Councilor Linda M. Pereira and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to adopt the citation.

ORDERS – HEARINGS

Curb removals:

14. Cumberland Farms, Inc., 165 Flanders Road, Westborough, MA – total of 230' at
 · Brayton Avenue and Stevens Street
On a motion made by Councilor Linda M. Pereira and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to adopt the order.
Approved, January 21, 2021, Paul E. Coogan, Mayor

15. BCBBL, LLC, 465 Rock Street – total of 72' at 697 Davol Street (removal on Davol
 Street and Turner Street)
On a motion made by Councilor Linda M. Pereira and seconded by Councilor Bradford L. Kilby, it was voted 9 yeas to adopt the order.
Approved, January 21, 2021, Paul E. Coogan, Mayor

16. Daniel Walsh, 9 Riverview Street – total of 35' 5" at 9 Riverview Street
On a motion made by Councilor Linda M. Pereira and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to adopt the order.
Approved, January 21, 2021, Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS

17. Police Chief's report on licenses:

2021 Taxicab Drivers:

Russell J. Draine	Mark D. Edmondson	William Louis	Jeff C. Middleton
Yanylyz Navarro Nieves	Jonathan Riopelle	Carl Shepard	James Silvia Jr.
Ashley Leah Ward	Mostafa Yakob		

2021 Private Livery Vehicles:

Princess Limo

Freightliner Chassis	Ford F-550	Glava Universe Van	Ford Transit
Lincoln MKT	Chrysler 300	Chevy Suburban	

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to adopt the order.

18. Auto Repair Shop License Renewals:

Dave's Tire and Auto Service, Inc. at 325 Bedford Street
 David J. Motta d/b/a Action Cycles at 326 Pleasant Street
 Michael Carvalho d/b/a County Street Collision and Customizing at 946 County Street
 Globe Auto, Inc. at 165 Tucker Street
 Luis Pereira d/b/a L.P. Auto Repair at 1201 Slade Street

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to adopt the order.
Approved, January 21, 2021, Paul E. Coogan, Mayor

19. Auto Body Shop License Renewal:

Globe Auto, Inc. at 165 Tucker Street

On a motion made by Councilor Michelle M. Dionne and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to adopt the order.

Approved, January 21, 2021, Paul E. Coogan, Mayor

20. City Council meeting schedule from February through December 2021

On a motion made by Councilor Linda M. Pereira and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to adopt the order.

COMMUNICATIONS – INVITATIONS – PETITIONS

21. Claims

On a motion made by Councilor Leo O. Pelletier and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to refer the matter to Corporation Counsel.

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to take items #22 through #28 together.

City Council Meeting Minutes:

22. Public Hearings – November 17, 2020

23. Public Hearings – December 1, 2020

24. Committee on Finance – November 17, 2020

25. Committee on Finance – December 1, 2020

26. Regular Meeting of the City Council – November 17, 2020

27. Regular Meeting of the City Council – December 1, 2020

28. Special Meeting of the City Council – January 5, 2021

On a motion made by Councilor Michelle M. Dionne and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to approve items #22 through #28.

29. Thank you card from the Amaral Family

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas that the communication be accepted and placed on file.

30. Law Office of Nicholas A. Gomes, P.C. re: Request for Host Community Agreements for Delivery Marijuana Establishments Tradesman Exchange LLC, 195 East LLC

Councilor Linda M. Pereira stated that she had a conversation with Attorney Nicholas A. Gomes regarding his request and he would like to open a marijuana facility in Fall River that would allow a customer to place an order for marijuana and have it delivered. She then stated that marijuana licenses and zoning regulations need to be reviewed, as the former Administration did not want to place any restrictions on these facilities. Councilor Michelle M. Dionne stated that she would like to discuss zoning regulations for marijuana facilities. Councilor Pam Laliberte-Lebeau stated that she had a conversation with the former City Planner regarding zoning for these establishments and he stated that he had experience from work he had done in Fairhaven, Massachusetts. She then mentioned that the former City Planner stated that the former Administration was not interested in implementing any zoning regulations for marijuana establishments. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to refer the communication to Corporation Counsel.

31. Street opening request for pavement less than 5 years – 140 Manchester Street
 Councilor Linda M. Pereira stated that the request does not list the name of the applicant. She also stated that the City needs to institute stricter guidelines for street opening permits, as new streets are ruined very quickly by excavations. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Trott Lee, it was voted 9 yeas that the street opening request be referred to the Committee on Public Works and Transportation.

BULLETINS – NEWSLETTERS – NOTICES – None

ITEMS FILED AFTER THE AGENDA DEADLINE:
CITY COUNCIL MEETING DATE: JANUARY 19, 2021

OTHER POTENTIAL MATTERS (to be acted upon if recommendations are received)

Ad Hoc Committee to Review Subdivisions

32. Communication regarding zoning rules and regulations for subdivisions
 Councilor Pam Laliberte-Lebeau provided a brief history of this matter. Councilor Linda M. Pereira stated that she felt this matter should have been discussed in the Committee on Ordinances and Legislation. Councilor Bradford L. Kilby stated that the Planning Board and Zoning Board of Appeals should be able to make decisions that are in the best interest of the City without the Administration being allowed to influence those decisions. Councilor Trott Lee stated that he believes changes need to be made at the local and state levels to improve regulations for subdivisions. Councilor Leo O. Pelletier stated that this is not only a problem in the City of Fall River, but throughout the state. Councilor Shawn E. Cadime stated that the recommendations in the communication to Representative Carole Fiola are issues that need to be changed at the state level. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to approve this communication be sent to Representative Carole Fiola regarding possible changes to zoning rules and regulations for subdivisions (copy of said letter is attached hereto and made a part of these minutes).

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Michelle M. Dionne, it was voted 9 yeas to adjourn at 9:57 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

DVD of meeting

A true copy. Attest:


 City Clerk



**City of Fall River
Massachusetts
City Council**

PAM LALIBERTE-LEBEAU
Vice-President
City Council
January 19, 2021

Representative Carole Fiola
307 Archer Street
Fall River, MA 02720

Dear Representative Fiola:

I am writing to you as an outreach effort regarding potential amendments to the Subdivision Control Law. So many cities and towns in our Commonwealth struggle with Subdivision Control Law and its inadequacies in providing our community and constituents with the proper and necessary oversight and protection against abysmal workmanship involving developments. As a city councilor, I receive numerous complaints regarding subdivisions. Most if not all responses to these complaints are "it is a civil matter and the city has no recourse" and that "the Subdivision Control Law does not provide the city with the proper enforcement authority."

I have had numerous and lengthy discussions with various planning board members and planners in and around our community. Below are recommended changes that I have been able to compile based on those conversations, which the State Legislature should strongly consider.

Approval Not Required Subdivisions

1. **Issue:** Currently the Subdivision Control Law allows for unlimited number of new lots for development via the creation of frontage lots, so long as, frontage and area requirements can be met with no notice to abutters being required regardless of the number of new lots being created for development. A possible solution would be to require any ANR creating more than a certain number of lots (3 proposed below) for development to be reviewed as a definitive subdivision.

Amendment: 41 MGL 81L Definitions "Subdivision" line 15 add the following language:

"...thereon, d) and provided that, not more than 3 new lots for development are being created by such division. Such frontage..."

Intent: Any plan creating 4 or more new lots for development would be defined as a subdivision and no longer be exempted from definitive plan review.

Purpose: To allow planning board review and input with regard to public services, infrastructure, and stormwater drainage where four or more new lots for development are being created by a plan of division as well as notice to abutters via the definitive plan review.

2. **Issue:** A planning board only has 21 days to review ANR plans despite the fact that planning board may only meet once a month. A possible solution would be to provide for a minimum 40 day review period for ANR proposing new lots for development.

Amendment: Amend 41 MGL 81P "Approval of plans not subject to control law; procedure" Paragraph 1 lines 12-13 as follows:

"...If the board shall determine that...it shall within ~~twenty-one~~ forty days of such submittal..." and

Paragraph 1 lines 17-22 as follows: "If the board fails to act...within ~~twenty-one~~ forty days after its submission...the city or town clerk shall issue a certificate to the same effect...."

Intent: Allow for 40 days for review a plan not believed to require approval.

Purpose: To provide for adequate time for review of approval not required submissions. With the current 21 day time frame a Planning Board may not have the opportunity to conduct anything more than a superficial review or seek additional information regarding a proposal as an applicant can refuse to grant a continuance and further, if a planning board only conducts monthly meetings, a plan could be filed immediately after a board's meeting one month and the twenty one day review period would expire prior to their next meeting leading to an approval by lack of action on the part of the planning board.

Preliminary Subdivisions

1. **Issue:** Preliminary plan submission is not mandatory regardless of the number of lots proposed to be created. Requiring preliminary subdivision plan review for larger subdivisions would allow for early identification of issues/ concerns to be addressed at the definitive stage.

Amendment: Amend 41 MGL 81S "Submission of preliminary plan; approval or disapproval; recording" Paragraph 1 lines as follows:

"In the case of a subdivision showing nine lots or less in a residential zone, any person, before submitting his definitive plan...may submit to the planning board...a preliminary plan..." and,

Paragraph 2 as follows:

"In the case of a nonresidential subdivision or a subdivision showing 10 or more lots in a residential zone, any person,

before submitting his definitive plan...shall submit to the planning board...a preliminary plan..."

Intent: Require preliminary plan submission for all subdivisions of 10 or more lots.

Purpose: Allows for Planning Board input and identification of concerns, issues, and informational needs with regard to a potential subdivision of 10 or more lots at an early stage in the development process and before significant engineering development cost are incurred by requiring the submission of a preliminary plan.

2. **Issue:** There is currently no requirement for notice to abutters of a planning board's review of a preliminary plan.

Amendment: Amend 41 MGL 81S "Submission of preliminary plan; approval or disapproval; recording" Paragraph 3 line 8 by adding the following language:

"...reasons therefor. A planning board shall require and request evidence of the same that an applicant, at the applicant's expense, provide and has provided notice of the date, time, and place and specifics of the plan to be considered of a preliminary subdivision submission to all abutting property owners within 300 feet of the property shown on the preliminary plan submission by registered mail return receipt requested."

Intent: Require notice to abutters within 300 feet of a property that is the subject of a preliminary plan submission of a planning board review of such a plan.

Purpose: Allows for abutter input and identification of concerns, issues, and informational needs with regard to a potential subdivision at an early stage in the development process and before significant engineering development cost are incurred by requiring the submission of a preliminary plan.

Definitive Subdivision (for discussion of potential amendments)

1. **Issue:** Surety provisions do not allow for adequate input as to the appropriate form of surety and is prone to abuse. It is difficult for communities to compel completion of incomplete developments. The use of covenants as currently provided for and described in the General Laws fails to adequately ensure the completion of public improvements or provide clear direction as to when a Planning Board should undertake completion of a developers commitments.

Amendment a: Amend 41 MGL 81U Approval Modification or disapproval of plan by board; prerequisites for decision paragraphs 7 and 10 by amending the language as follows:

"Before endorsement of its approved plan, a planning board shall require that the construction of ways and installation of municipal services be secured by one or in part by one and in part by

another, of the methods described in the following clauses (1), (2), (3), and (4) which method or combination of methods may be selected and specifically approved by the Planning Board and from time to time may be proposed to be varied or changed by the applicant."...

(4) By a covenant, duly recorded by the owner of record, running with the land and including all parcels proposed for development as approved by the definitive plan, whereby.....from the date of such deed, Partial covenants over individual lots shall not be permitted.

Intent: Allow for the Planning Board to choose the form of surety to secure the improvements approved as part of a definitive subdivision and specifically eliminate partial covenants.

Purpose: Strengthen the position of cities and towns in the approval of surety for public improvements and provide for additional penalties or avenues of redress where developer fail to complete and more accurately reflect the costs that would be incurred by the municipality to complete a development.

Amendment b: Amend 41 MGL 81U Approval Modification or disapproval of plan by board; prerequisites for decision paragraph 13 by adding the following language to the end of the first sentence and at the end of the paragraph:

"...necessary to complete the work, including the prevailing wage costs of labor that would be incurred by the city or town to do so. Such amount or amounts...work remaining to be completed. However in no way shall the approval of a definitive plan or reduction of the penal sum held in surety be deemed to constitute the laying out or acceptance of any roadway or improvement thus proposed."

Intent: Require inclusion of prevailing wage costs to construction cost estimates and clarify that the Planning Board does not hold the authority to layout or accept a proposed road as a public way.

Purpose: Strengthen the position of cities and towns in the approval of surety for public improvements and provide for additional penalties or avenues of redress where developer fail to complete and more accurately reflect the costs that would be incurred by the municipality to complete a development.

2. **Issue:** The process of notification of residents of Homeowners Associations which they are required to be a part of in order to maintain

open space or common infrastructure does not appear to currently be provided for within the general law language.

Amendment: Amend 41 MGL 81Y Restrictions on construction of public ways, improvements and buildings; liability of grantors, etc.; court jurisdiction as follow by adding the following new paragraph 5 after paragraph 4:

"If a subdivision has been made in a city or town while the subdivision control law is in effect in such city or town and the Planning Board has endorsed a plan showing the subdivision or the subdivision has otherwise been recorded due to the Planning Board's failure to act and where ownership of any or all lots shown on such plan are to be subject to easements, declarations or other legal encumbrances, such as legal restrictions and obligations related to homeowner associations, drainage easements, recreation amenities or other legally granted or placed easements, restrictions, or obligations; then the person who made the subdivision or any successor in interest with notice, actual or record, of such legally recorded easements, restrictions, or obligations shall inform any successors to their interest to any lot shown on such approved subdivision plan of such easements, restrictions, or obligations, the details related thereto and a copy of the documents from which such easements, restrictions, or obligations originate no later than the execution of the final deed transferring ownership from person making the subdivision or their successor in interest and the successor interest to whom the deed is being granted."

Intent: Codify a requirement that developers and property sellers inform purchasers of property within a definitive subdivision having a homeowners association of the presence, details and obligations appurtenant thereto of any such homeowners association or other legally binding arrangements for the maintenance of common open space, stormwater drainage or other facilities the obligations of which are to be shared among homeowners. This office has some concern with this provision as it would seem to super-cede the theory of "record notice" whereby parties are deemed to have knowledge of a document or plan based on the fact that such document has been record in the land evidence records.

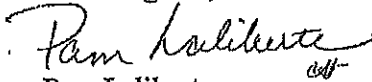
Purpose: Better facilitate notification to purchasers of properties within approved definitive subdivisions of the presence of and obligations related to homeowner's associations.

Other Considerations

1. Inclusionary zoning to require the construction of affordable units (or payments in lieu) as part of any definitive subdivision required (determination from Town Counsel requested)

2. While this does not necessarily pertain to the Subdivision Control Law, the legislature should strongly consider delegating more authority to communities to allow for the denial of projects based on an individual's involvement in another LLC that has not complied with the subdivision plans as approved by the planning board or finished subdivision projects to the satisfaction of the community. It is difficult for communities to compel completion of incomplete developments. Too often subdivision are not completed and contractors file bankruptcy under one LLC just to create another LLC for a new subdivision project, which in turn leads to more uncompleted projects. This impacts the community's ability to officially accept roadways and to maintain the infrastructure in developments.

Kind Regards,



Pam Laliberte

Vice-President, Fall River City Council

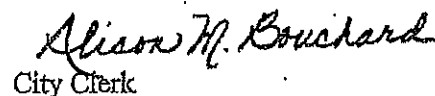
Chair: Ad Hoc Committee to Review Subdivisions

(508) 367-6819

In City Council, January 19, 2021

Approved, 9 yeas

A true copy. Attest:


City Clerk

COMMITTEE ON FINANCE

MEETING: Tuesday, January 19, 2021 at 6:00 p.m.
Zoom (Virtual Meeting Application) pursuant to the Governor's Declaration of State of Emergency due to the Coronavirus (COVID-19) pandemic

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne,
Bradford L. Kilby, Pam Laliberte-Lebeau, Trott Lee,
Christopher M. Peckham, Leo O. Pelletier and Linda M. Pereira

ABSENT: None

IN ATTENDANCE: Mary Sahady, Director of Financial Services
Attorney Lauren F. Goldberg, KP Law, P.C.
101 Arch Street, 12th Floor, Boston, MA 02110

The chair called the meeting to order at 6:04 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

In accordance with a resolution adopted, as amended, on May 8, 2012, persons are allowed to address the Council for a period of three minutes prior to the beginning or at the conclusion of business in the Committee on Finance. Due to the COVID-19 Essential Services Advisory, citizen input had to be submitted by email by Tuesday, January 19, 2020 at 3:00 p.m. to be read at the meeting.

The City Clerk read communications received from city residents, copies of which are attached hereto and made a part of these minutes.

1. Citizens' Input
Ryan Kennedy, 407 William Street – Council leadership during difficult times
Collin Dias, 560 Ray Street – City Charter and citizen participation
Patrick Higgins, 1197 Robeson Street – Open Meeting Law and minutes
2. Discussion regarding authorization of the dismissal of Fall River City Council v. Jasiel F. Correia, II, Bristol Superior Court, C.A. No. 1973CV00885
Attorney Lauren F. Goldberg gave a brief overview of the matter and stated that to bring an injunction against an elected official is always difficult. She then stated that the judge decided in favor of the Mayor and not the City Council, but an appeal could be filed if the City Council was so inclined to do so. Attorney Lauren F. Goldberg then stated that the week after this decision was made, former Mayor Jasiel F. Correia II announced that he was taking a leave of absence and the City Council President became the Acting Mayor. As such, it was her opinion that no further litigation was needed at that time. She then stated that since that time the matter has been

pending and no action has been taken by either party. She also mentioned that a dismissal of the case means that neither party will take any further action in the matter. Council President Cliff Ponte thanked Attorney Lauren F. Goldberg for her sound professional legal advice and thanked her for providing the City Council with an update on the pending case and the authorization for dismissal. Councilor Bradford L. Kilby also thanked Attorney Lauren F. Goldberg for her assistance in the matter. Councilor Linda M. Pereira asked Attorney Lauren F. Goldberg if the City should appeal this case and she stated that there doesn't seem to be a reason to appeal the matter.

President Cliff Ponte called for a recess at 6:24 p.m. to address technical issues. The Committee on Finance reconvened at 6:41 p.m.

3. Discussion of Fiscal Year 2021 – Quarter 2 Budget Report

The Director of Financial Services provided a brief overview of the Fiscal Year 2021 – Quarter 2 Budget Report. She stated that 47.2% of total revenue has been collected, which is consistent with the prior year. She also mentioned that the tax bills are sent out at the end of December for the 3rd and 4th quarter and this is when the City will realize the tax increase. She then acknowledged that motor vehicle excise taxes are low at this point, as most invoices are mailed in February of each year. She also noted that building permits have increased significantly at 85.1%, but parking fines are very low which can be attributed to fewer residents traveling within the City due to the pandemic. She then stated that income from the Pearl Street Garage is very low due to the courthouse being closed. Mrs. Sahady then stated that expenses are at 52.1%, which is approximately the same as last year. She also mentioned that the Mayor's Office expenses are at 61%, due to the Massachusetts Municipal Association (MMA) dues, which are payable in July. Mary Sahady then stated that the MIS Department is at 78% due to \$352,000.00 being paid for MUNIS software. She also stated that the Employer Trust Fund should finish the year with a surplus, as employees are not visiting doctors as often and elective surgeries are down, due to the COVID-19 pandemic.

Councilor Michelle M. Dionne asked why the revenue line item was low for Northeast Alternatives. Mrs. Sahady stated that only five payments are listed in the report, but the sixth payment has now been received, which is consistent with the projected estimates for Northeast Alternatives. Councilor Michelle M. Dionne then stated that Traffic and Parking receipts are low, but these fees were recently increased so that should increase revenue. She then asked the Director of Financial Services if these increases will make up for lost revenue. The Director of Financial Services stated that unless changes occur quickly regarding the COVID-19 pandemic, she does not feel that the shortfall in this account will be eradicated. She then stated that parking meters are not being utilized as much because residents are not leaving their homes to visit restaurants and stores due to the pandemic and she does not anticipate that changing quickly. Council President Cliff Ponte asked the Director of Financial Services if Attorney Gary Howayeck was paid \$10,000.00 for work on litigation regarding the nonpayment of school bus transportation vendors due to the COVID-19 pandemic. The Director of Financial Services stated that is correct and since Attorney Gary Howayeck is an employee he is unable to be paid as a vendor. She also stated that this \$10,000.00 payment will not affect the budget as this will be paid from CARES ACT funds. Councilor Trott Lee asked the Director of Financial Services for an update on the reduction of Liquor License Fees. The Director of Financial Services stated that the 25% reduction for all liquor licenses is being calculated so that refunds can be refunded to the license holders. Councilor Trott Lee asked Mary Sahady if the closing is complete on the former police station and she stated that it was finalized approximately one week ago. Councilor Linda M. Pereira asked the Director of Financial Services how much money was the City awarded from the CARES ACT. The Director of Financial Services stated that the City was awarded \$7.9 million dollars. Councilor Shawn E. Cadime asked the Director of Financial Services why the revenue

for rentals was low. She replied that it was an issue of timing since the Community Development Agency (CDA) and Bristol County Training Consortium (BCTC) pay their rental fees annually. Councilor Shawn E. Cadime then stated that he believes that Attorney Gary Howayeck is an asset to the Office of the Corporation Counsel, but if he is underpaid then a pay increase should be discussed instead of a \$10,000.00 stipend. Councilor Pam Laliberte-Lebeau asked the Director of Financial Services when Attorney Gary Howayeck received the \$10,000.00 stipend and she stated in December of 2020. Councilor Pam Laliberte-Lebeau then stated that since the City of Fall River is responsible for any lawsuits against the Superintendent of Schools, she believes the City Council should have some input in the matter. Councilor Leo O. Pelletier stated that he would like an update on the line item for snow removal. The Director of Financial Services stated this is one item that the City can overspend as needed. She then stated that as of December 31, 2020, \$421,000.00 was budgeted with \$35,781.00 spent, and \$18,700.00 encumbered, leaving an approximate balance of \$366,000.00 in that account. Councilor Leo O. Pelletier then asked the Director of Financial Services if the City was paying for the police details at Northeast Alternatives. The Director of Financial Services stated that the City is paying for those police details from the 3% impact fees received. Councilor Leo O. Pelletier then asked if the City could increase the impact fee to 4%. The Director of Financial Services stated that is not possible, as 3% is the maximum allowed by the state. Councilor Leo O. Pelletier then asked the Director of Financial Services what the proposed salary is for the City Administrator. Mary Sahady stated that the compensation is by contract, but she believes that the previous salary was at \$144,000.00 annually. Councilor Leo O. Pelletier then asked the Director of Financial Services if the pay scale is too low to attract qualified candidates. The Director of Financial Services stated that she does not know. Council President Cliff Ponte stated that he had a conversation with the Mayor regarding the search for a City Administrator, and the salary was changed to a range dependent on experience. Councilor Michelle M. Dionne stated that she had a conversation with Corporation Counsel and he is comfortable with litigation, but he stated that he could use some assistance with Open Meeting Law complaints and compilation of ordinances. She also stated that although the City Council has not been involved with any of the discussions regarding the Superintendent of Schools, it is her belief that the Superintendent's apology was an admission of guilt, which would make people believe that the accusations were valid. Councilor Bradford L. Kilby stated that the City Council's discussion of this matter is totally inappropriate, as the City Council has no authority over the decisions of the School Committee. Councilor Linda M. Pereira stated that she agrees that the City Council should not be involved in the discussion of this matter. She also stated that she has no firsthand knowledge of what transpired regarding the Superintendent of Schools. Councilor Shawn E. Cadime stated that if the City is going to pay for the actions of the Superintendent of Schools and the School Committee, then the City Council should have a say in the matter. Councilor Cliff Ponte stated that \$40,000.00 was allocated for Civic Celebrations and has not been used. He then asked Mary Sahady if there were any plans for the use of these funds. Mary Sahady stated not at this time, but these funds could be transferred to another department, as needed. Council President Cliff Ponte then stated that the City is building a new high school at the cost of \$263 million dollars and now an additional \$5 million dollars is needed for a baseball field and the football field may need renovations. He then stated that we have challenging times ahead and may need to pause and look at our expenses. Councilor Linda M. Pereira stated that the reason that things are so expensive is because the City does not maintain any municipal buildings and then the repairs are more extensive thereby costing more money.

Citizens' Input Time – After Discussion of Financial Matters:

None

On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Christopher M. Peckham, it was voted 9 yeas to adjourn at 8:14 p.m.

List of documents and other exhibits used during the meeting:

Citizens' Input Communications

Agenda packet (attached)

DVD of meeting

William A. Taylor
Clerk of Committees

JANUARY 19, 2021

COMMUNICATIONS

SUBMITTED

FOR

CITIZENS' INPUT

1/19/2021

Mail - City_Council@fallriverma.org

19

Re: [EXTERNAL] Citizens Input

Ryan Kennedy <mr_ryankennedy@icloud.com>

Tue. 1/19/2021 10:06 AM

To: City Council <City_Council@fallriverma.org>;

Good morning,

I hope you're staying warm on this chilly morning.
My full address is 407 William Street, Fall River, Mass. Thank you for the submission of my citizens input again.

I hope you, and the office of city council, have a great and productive day.

Humble regards,

Ryan K.

On Jan 19, 2021, at 9:38 AM, City Council <City_Council@fallriverma.org> wrote:

Good morning Mr. Kennedy,

Thank you for your submission.

Your communication will be read this evening, Tuesday January 19, 2021, during citizen's input time.

For our records, could you please provide your full address on William Street?

Sincerely,
Cathy

Cathy A. Howard

Assistant Clerk of Committees

Office of the City Council

One Government Center

Fall River, MA 02722

19

508-324-2233 O

508-324-2234 F

city_council@fallriverma.org

From: Ryan Kennedy <mr_ryankennedy@icloud.com>

Sent: Sunday, January 17, 2021 11:37:30 PM

To: City Council

Subject: [EXTERNAL] Citizens Input

Good Late Evening,

Attached is a copy of my citizens input to be read in council. I appreciate the opportunity to offer my input into the city record. Of course, safe wishes to the office of City Council, during these trying times.

Humble Regards,

Ryan P. Kennedy

19

*Office of City Council
One Government Center
Fall River, Massachusetts, 02721
Citizen's Input*

RECEIVED
2021 JAN 19 A 10:19
CITY CLERK
FALL RIVER, MA

Honorable Council,

In light of this tumultuous year we have witnessed, I feel a sense of duty, to speak for our fellow citizens of this great city.

We call upon our City Council to remember our fellow residents, and their families, who are struggling during these trying times.

In the new year, we seek to combat the 3 issues our residents have faced: Economic Disparity, Social Justice, and Community Infrastructure. These fundamental issues are crucial to an active and engaged community. With the arrival of a global pandemic, conditions have only worsened. Leadership in these times is so very crucial.

We should all know the story of our City Motto: "We'll Try." In the face of the great fire of 1843, the citizens put up a sign among the smoke and destruction, the words, "we'll try." Humble, reverent, and compassionate, with the determination to approach the challenges of our burned city.

We see such parallels today among the sick and hurting citizens of our city today, with the citizens of Fall River during that great fire. We need the same leadership our Alderman had at that time as well. We still see that leadership in 1843 all around us today, in our mills, and rich local history known around the world. With an active and engaged citizenry, facilitated by our city leadership, we can achieve our promise of giving our citizens the opportunity to succeed.

Remember to execute your duties faithfully, and without bias, as the men and women have done so before you. In these hard times, "We'll Try" means so much to the residents of this wonderful city, a harrowing echo from our past.

New, and effective ways to promote civic engagement, legislative transparency, and economic development are great building blocks in the vitality of Fall River. We implore the council to take these issues to heart, and to mind, and to remember the constituents you were elected to serve. This body of nine serves at a time of great distress for our city. With faith and determination, we give well wishes, and hope for success to The Council during the rest of the year ahead.

19

Our citizenry counts on you, immensely. I close with a quote: "The spirit of the people is the fabric of Fall River." And it certainly is.

With humble regard,

Ryan P. Kennedy

William Street, Fall River, Mass.

City Council

RECEIVED

19

From: Collin Dias <collind00@aol.com>
Sent: Tuesday, January 19, 2021 11:58 AM
To: City Council
Subject: [EXTERNAL] Citizens Input Fall River City Council

2021 JAN 19 P 12:02

CITY CLERK
FALL RIVER, MA

Fall River City Council Citizens Input 1/19/21 Meeting

Collin Dias, 560 Ray Street, Fall River, Massachusetts 02720

Good afternoon Council President and members of the City Council,

I wish to shed some light on the abhorrent, disgrace of a city charter that we have. I believe this charter is a disgrace to the community. The worst part of this charter, is the citizens participation mechanisms. For a mere citizen to put together a binding petition to go before the voters, that person needs to structure together a notarized affidavit, along with 250 signatures, with rules and regulations on where they can be collected, then if and when the city council denies the petition, then the petitioners need to gain the signatures of over 5000 city registered voters, just to go on the ballot. I believe this was cynically placed in the charter by the charter committee to discourage citizen participation. The charter allows for elected officials to be recalled and re elected on the same ballot. The charter has language that is legally inadequate.

The city council has powers granted by the state to amend the charter whenever it pleases. And if and when I'm on the city council, I would utilize that power by submitting home rule petitions to amend the great errors of this charter, and send this charter back to Charmin where it belongs.

I also wish to discuss today ways the city can save money. I believe we should amend the ordinances to remove salary for all boards and commissions. I can not understand why we have voluntary boards, and boards who barely meet and do nothing but violate the open meeting law, such as the sewer commission, earns a salary. We should remove salaries for the zoning board, the sewer commission, the board of assessors, and finally, the city council. We could save the city of Fall River over 144,000 dollars per year. We could staff a policeman, or a firefighter, or waste it on health insurance.

I hope the city council takes steps to amend our city charter to provide more citizen participation and work to provide more revenue to our City residents.

Thank you very much for your time.

Respectfully submitted,

Collin Dias

Sent from my iPhone

1/19/2021

Mail - City_Council@fallriverma.org

19

[EXTERNAL] public input

Patrick Higgins <patrick@patrickhiggins.co>

Tue 1/19/2021 2:57 PM

To: City Council <City_Council@fallriverma.org>;

Importance: High

RECEIVED

2021 JAN 19 P 3:26

CITY CLERK
FALL RIVER, MA

I don't know what it takes for y'all to comply with the open meeting law. The minutes to be accepted tonight do NOT properly reflect the role call votes that are required when a remote meeting is taken place.

Thanks

Patrick Higgins

CITY COUNCIL PUBLIC HEARINGS

MEETING: Tuesday, February 23, 2021 at 5:55 p.m.
Zoom (Virtual Meeting Application) pursuant to the Governor's Declaration of State of Emergency due the Coronavirus (COVID-19) pandemic

PRESENT: President Cliff Ponte, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Bradford L. Kilby,
Pam Laliberte-Lebeau, Trott Lee, Christopher M. Peckham, Leo O. Pelletier
and Linda M. Pereira

ABSENT: None

IN ATTENDANCE: None

Pursuant to the Governor's Declaration of State of Emergency due the Coronavirus (COVID-19) pandemic, this public hearing was held virtually. Persons interested and wishing to be heard at the public hearing were advised to submit written comments by letter addressed to the City Clerk, One Government Center, Fall River, MA 02722 or email to city_council@fallriverma.org by Tuesday, February 23, 2021 at 3:00 p.m. to be read at the meeting.

The President called the meeting to order at 5:57 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium and that the purpose of the hearing was to hear all persons interested and wishing to be heard on the following:

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Bradford L. Kilby, it was voted 9 yeas that the hearing be opened.

1. Five Year Capital Improvement Plan

The President asked the City Clerk if any proponents or opponents submitted testimony and the City Clerk stated that there were no proponents or opponents. On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Leo O. Pelletier, it was voted 9 yeas that the hearing be closed.

On a motion made by Councilor Christopher M. Peckham and seconded by Councilor Leo O. Pelletier, it was voted 9 yeas to adjourn at 6:00 p.m.

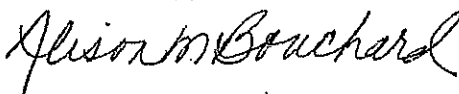
List of documents and other exhibits used during the meeting:

Agenda (attached)

DVD of meeting

Five Year Capital Improvement Plan

A true copy. Attest:



City Clerk