

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
December 11, 2023

In attendance:

Paul Beaudoin	Rebecca Collins (5:33 pm)	Joan Menard
Tina Bell	Donald DiBiasio, Chair	Debbie Pacheco
Glenn Benevides (remote)	Ed Hill	Andrew Rebello
Brian Bentley	Paul Jennings, Vice Chair	Carl Sawejko (5:37 pm)
Emanuel Botelho	Paul Kitchen	Maria Torres
Myles Brilhante (remote)	Decio Matos (remote)	Katie Warren

Also in attendance:

Tim Alix, Colliers	Matteo Batista, Suffolk
Alan Minkus, Colliers (remote)	Erin Kenney, Suffolk
Charles Roberts, Colliers	Christian Riordan, Suffolk
Greg Joynt, KBA	Paul Ferland, City of Fall River
Paul Dominov, KBA	

Absent:

Neil Arruda	Deborah Kenney	Tracy Priestner
Lisa Desrosiers	Steven Kitchin	Aaron Soares
Kathryn Dufour	Thomas Librera	

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:31 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the November 13, 2023 meeting minutes as presented.

It was moved by Mr. Bentley, seconded by Ms. Menard and voted on a roll call to dispense with the reading of the November 13, 2023 minutes and approve them, as recorded. *Mr. DiBiasio abstained.*

12 in favor/0 opposed/1 abstention. Motion Carries

Mr. DiBiasio stated that the RTA's were reviewed by the Oversight Committee and the recommendation is to approve them. Ms. Kenney provided a summary of the Recommendations to Award, RTA #08 – Pest Control, RTA #09R1 – Masonry, RTA #10 – Waterproofing, RTA #11 – Metal Windows and RTA #12 – Site Fire Protection. Ms. Kenney stated that RTA #09R1 is a hold for the scope of masonry at a value of \$13,270,000. RTA #11 is also a hold for the scope of metal windows at a value of \$3,299,000. Mr. Joynt stated that the project's budget is trending 1% below budget against the 90% construction documents estimates.

It was moved by Mrs. Torres, seconded by Ms. Bell and voted on a roll call to approve the following: RTA #08 – Pest Control for a total requested authorization value of \$12,220, RTA #09R1 – Hold for Masonry for a total requested authorization for hold of \$13,270,000, RTA #10 – Waterproofing for a total requested authorization value \$337,103, RTA #11 – Hold for Metal Windows for a total requested authorization for hold of \$3,299,000 and RTA #12 – Site Fire Protection for a total requested authorization value of \$539,295.

14 in favor/0 opposed/0 abstention. Motion Carries

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Ms. Kenney provided a summary of Project Change Order - PCO #999999.03 WJ Griffin. The change order is a request to pay WJ Griffin for the work to supply temporary power to the Suffolk and OPM temporary trailers.

Ms. Kenney provided a summary of Project Change Order - PCO #999999.04 Canatal. This change order will add FSC certified materials to Canatal's contract to meet LEED project requirements.

It was moved by Mr. Benevides, seconded by Mr. Bentley and voted on a roll call to approve PCO #999999.03 WJ Griffin – Temporary Power and PCO #999999.04 Canatal – FSC Wood.

14 in favor/0 opposed/0 abstention. Motion Carries

Ms. Kenney provide a brief summary of the Suffolk Contract Amendment 003 & iGMP003. Amendment 003 takes all the approved RTA's and puts them into Suffolk's Contract.

It was moved by Ms. Menard, seconded by Mr. Hill and voted on a roll call to approve Suffolk Contract Amendment 003 & iGMP003.

14 in favor/0 opposed/0 abstention. Motion Carries

Mr. DiBiasio deferred to Mr. Joynt for an overview of the Order of Alternates. Mr. Joynt stated that the order of alternates needs to be approved per state law. The recommendation is to approach the alternates as deduct alternates. This approach is when the package goes out to bid, bidders will bid the entire scope and then give a deduct amount to reduce the scope of the approved items. Mr. Joynt stated that the recommendation of the order of alternates is as follows:

Alternate #1 – Athletic Facilities including the building (concessions area, toilet facilities and storage) related to the athletic facility, the athletic grandstand, the stadium field lighting and the ticket booths.

Alternate #2 – Storage Outbuilding which is to be used for the storage of vocational education materials and general facilities storage.

Alternate #3 – Main Athletic Field would deduct from synthetic field to a natural grass field.

Mr. Joynt further stated that at one point other alternates were on the table that are not relevant anymore or can be incorporated into the base bid. Based on the estimates and current bids it is recommended that the corridor tile and the roof protection board be incorporated into the base bid as the most cost effective approach.

Mr. DiBiasio stated that cuts were made when it was determined that the project was over budget. As bids are coming in and savings attained it has been recommended to add items back in. The corridor tile is an item that is needed to prevent damage to the walls. The roof protection board is also needed to reduce the risk of puncture.

It was moved by Mr. Sawejko, seconded by Ms. Menard and voted on a roll call to approve the order of alternates as deduct alternates as proposed. Alternate #1 – Athletic Facilities, Alternate #2 – Storage Outbuilding and Alternate #3 – Main Athletic Field. *Mr. Benevides opposed.*

13 in favor/1 opposed/0 abstention. Motion Carries

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Mr. Alix provided the Colliers project update. He stated that the biggest change is the construction activity on site.

Mr. Joynt provided the KBA project update. He stated that design team has been busy finalizing the documents for the 100% set which will be sent out for bid. Over the next few months there will be a flurry of activity which will produce quite a few RTA's for approval. Meetings with user groups are ongoing to make sure the design reflects all the needs of the individual programs.

Ms. Kenney provided the Suffolk Construction project update. The track has been ripped up, the bleachers demolished and the field house has been abated. Site drainage layout will start tomorrow and followed by four to five weeks of drainage installation. Behind the scenes work with KRR and Keller for the retaining wall is ongoing. Once the football field goal posts have been removed there will be about twelve weeks of processing dirt to bring the foundation down to good soil. The entrance way was paved last week and it will continue as progress is made with the processing of the dirt. There is continued communication with National Grid to bring in power from Bedford Street and to discuss permanent power. The project is tracking for a twenty nine month build and if weather permits the foundation is expected to go in in the spring.

Mr. DiBiasio asked what the status of the natural gas service is. Ms. Kenney stated that a ticket has been submitted and it is in the works.

Mr. DiBiasio asked when the heavy equipment is expected to start moving in. Ms. Kenney stated that it should be expected within the next couple of weeks.

Mr. DiBiasio stated that once the drainage work is completed the permanent barriers will be put in place on the drive way. School traffic will be impacted for a couple of days.

Mr. DiBiasio informed members that there will be a Community Outreach meeting on January 3, 2024 at 5:00 pm in Room 251.

The next meeting will be on Monday, January 8, 2024 at 5:30 PM.

It was moved by Mr. Bentley, seconded by Mr. Jennings and voted unanimously on a roll call to adjourn the meeting at 6:02 PM.

Respectfully submitted,
Helena S. Neves
Helena S. Neves, Executive Secretary

Materials:
RTA #08 – Pest Control
RTA #09R1 – Hold for Masonry
RTA #10 – Waterproofing
RTA #11 – Hold for Metal Windows
RTA #12 – Site Fire Protection
PCO #999999.03 WJ Griffin
PCO #999999.04 Canatal
Suffolk Contract Amendment 003 & iGMP003 and Alternates List