

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
October 10, 2023

In attendance:

Tina Bell	Kathryn Dufour	Andrew Rebello
Glenn Benevides	Ed Hill	Carl Sawejko
Brian Bentley	Paul Kitchen	Aaron Soares
Myles Brillhante	Steven Kitchin	Maria Torres
Lisa Desrosiers	Thomas Librera	Katie Warren
Donald DiBiasio, Chair	Decio Matos	

Also in attendance:

Tim Alix, Colliers	Erin Kenney, Suffolk
Charles Roberts, Colliers	Christian Riordan, Suffolk
Greg Joynt, KBA	Jeff Martin, Suffolk

Absent:

Neil Arruda	Rebecca Collins	Joan Menard
Paul Beaudoin	Paul Jennings, Vice Chair	Debbie Pacheco
Emanuel Botelho	Deborah Kenney	Tracy Priestner

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:34 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the August 29, 2023 meeting minutes as presented.

It was moved by Mr. Sawejko, seconded by Mr. Kitchin and voted unanimously on a roll call to dispense with the reading of the August 29, 2023 minutes and approve them, as recorded.

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

Mr. DiBiasio began the discussion on the increase of the change order dollar amount for Mr. Bentley and/or Mr. Kitchen to sign off on. Mr. DiBiasio stated that most of the change orders are coming in higher than \$50,000 and asked if the amount could be increased to \$75,000.

It was moved by Mr. Hill, seconded by Mrs. Torres and voted on a roll call to increase the Change Order dollar amount from \$50,000 to \$75,000 and allow Mr. Bentley and/or Mr. Kitchen to approve those change orders.

9 in favor/0 opposed/2 abstention. Motion Carries

Mr. DiBiasio deferred to Ms. Kenney for a summary of Change Order #999999.02-KRR, Enabling Site Drainage. Ms. Kenney stated that the recommendation is to have the summer earthwork contractor (KR Rezendes) supply the catch basins and perforated pipe that is needed for site drainage. These materials currently have long lead times and onboarding a new vendor will cause further delays. Mr. Joynt stated that this recommendation does not change the scope of the work. It takes scope from the larger project and puts it in the early earthwork contractor to get a jump on the purchasing of materials.

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Mr. DiBiasio called for a motion to approve Change Order #999999.02-KRR, Enabling Site Drainage.

It was moved by Mr. Sawejko, seconded by Ms. Bell and voted unanimously on a roll call to reaffirm and approve Change Order #999999.02-KRR, Enabling Site Drainage.

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

Mr. Alix provided the Colliers project update. He stated that the Pre-Qualifications Committee has met to review, score and approve filed sub-bidders. The sub-bidders have been notified of pre-approvals and the bidders list has been completed. The 90% estimates are due today and the reconciliation process will begin within the next few days. The groundbreaking ceremony is scheduled to take place on November 3rd. MSBA and the State Treasurer have confirmed their attendance.

Mr. Joynt provided the KBA project update. The design team has been preparing the 90% construction documents to submit to MSBA. The 90% estimates reconciliation will ensure that the numbers align and accurately cover the scope of the project. The design team is in the process of responding to the site plan review comments received from city officials. A response will be submitted within the next week or two in preparation for the permitting process. Departments and shop meetings have taken place to review items such as security, layout, and sequence of entrances and exits of the building.

Mr. Benevides asked if there was an issue with the culvert under Route 24. Mr. Joynt stated that a concern was raised in a question through the permitting process but he doesn't believe it will be an issue. The overall outflow of drainage has been reduced which will improve the site. An additional analysis of the site is currently being done to provide city officials with the requested information.

Ms. Kenney provided the Suffolk update. Ms. Kenney stated that the RTA's being presented are critical to keep the project on schedule. One is for the Make-Safe Electrical and the other two are for Electrical Equipment Buy-Out. Bids have been received totaling roughly \$53 million dollars' worth of scope for the structural, earthwork, and concrete trades. A meeting with the building inspector has taken place and the application and payment is in hand to submit as soon as the site plan review process is approved. A meeting with the fire and police departments will take place tomorrow to go through the updated design review. If it all goes well with the building permit, the target date for the start of construction is November 1st.

Mr. DiBiasio asked if there has been any change in the construction market trend. Ms. Kenney stated that most of the bids are coming in on budget and some under budget. There will be a phase that some will be over, some under but it will level out as the project moves forward.

Ms. Kenney provided a summary of RTA #02. Suffolk's recommendation for EBP 004 Make-Safe Electrical is to award the contract to W. J. Griffin Electrical. The total RTA value is \$24,900.

It was moved by Mr. Hill, seconded by Mrs. Torres and voted unanimously on a roll call to award RTA #02 – EBP 004 Make-Safe Electrical to W. J. Griffin.

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

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Ms. Kenney provided a summary of RTA #03. The request for RTA #03 – EBP 003 Electrical Equipment Buy-Out – Kohler (Kraft Power) is to allow Suffolk to pre-purchase the generator scope. The intent is to pre-purchase the scope of work directly from the Kohler and handover the mechanical and electric equipment to the approved electrician. The total RTA value is \$368,500.

It was moved by Ms. Bell, seconded by Mr. Hill and voted unanimously on a roll call to approve RTA #03 – EBP 003 Electrical Equipment Buy-Out – Kohler (Kraft Power).

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

Ms. Kenney provided a summary of RTA #04. The request for RTA #04 – EBP 003 Electrical Equipment Buy-Out – Square D (Graybar) is to award the contract to Square D (Graybar) to pre-purchase the switchgear scope. The total RTA value is \$988,120.

It was moved by Mr. Hill, seconded by Mr. Sawjeko and voted unanimously on a roll call to approve RTA #04 – EBP 003 Electrical Equipment Buy-Out – Square D (Graybar).

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

The next meeting will be on Monday, November 13, 2023 at 5:30 PM.

It was moved by Mr. Hill, seconded by Ms. Bell and voted unanimously on a roll call to adjourn the meeting at 6:01 PM.

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

Materials:

August 29, 2023 minutes

Change Order #999999.02-KRR, Enabling Site Drainage

RTA #02 – EBP 004 Make-Safe Electrical – W. J. Griffin

RTA #03 – EBP 003 Electrical Equipment Buy-Out – Kohler (Kraft Power)

RTA #04 – EBP 003 Electrical Equipment Buy-Out – Square D (Graybar)

BSB/hsn