

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
August 29, 2023

In attendance:

Paul Beaudoin (remote)	Kathryn Dufour	Joan Menard
Tina Bell	Ed Hill	Andrew Rebello
Brian Bentley	Paul Kitchen	Carl Sawejko (5:38 pm)
Rebecca Collins	Steven Kitchin (remote)	Maria Torres (6:00 pm)
Lisa Desrosiers (remote)	Thomas Librera (remote)	Katie Warren
Donald DiBiasio, Chair	Decio Matos	

Also in attendance:

Tim Alix, Colliers	Christian Riordan, Suffolk
Kristen Hodges, Colliers	Jeff Martin, Suffolk
Greg Joynt, KBA	Gregory Brilhante, District Legal Counsel
Erin Kenney, Suffolk	Helena Neves, Executive Secretary

Absent:

Neil Arruda	Myles Brilhante	Debbie Pacheco
Glenn Benevides	Paul Jennings, Vice Chair	Tracy Priestner
Emanuel Botelho	Deborah Kenney	Aaron Soares

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:36 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the July 12, 2023 meeting minutes as presented.

It was moved by Mr. Bentley, seconded by Ms. Menard and voted unanimously on a roll call to dispense with the reading of the July 12, 2023 minutes and approve them, as recorded.

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

Mr. DiBiasio deferred to Attorney Brilhante for discussion of the traffic study. Attorney Brilhante began the discussion on agenda items 4 & 5. At the May 22, 2023 SBC meeting two votes were taken one to approve Amendment #4 – Traffic Study at a cost of \$38,500 and the other was to reconsider the vote and to amend the original vote to have the traffic study completed in October 1st or later. The intent was to complete the traffic study when a full complement of students were present and get an accurate depiction of the traffic. There was a miscommunication between Mr. Joynt and Mr. Olsen from KBA which resulted in the traffic study having been completed on May 3rd through May 5th when a full complement of students were present and in anticipation of any questions from city officials. The traffic study completed was favorable and there's no need to repeat it. Attorney Brilhante made the recommendation that members rescind both votes and take a new vote to accept the traffic study completed on May 3rd through May 5th.

Mr. Joynt apologized for the miscommunication and stated that the traffic study completed was favorable and shows that the design as it currently stands is adequate for the expected student population of the new building. The draft traffic study documents will be made to city officials for the site plan review.

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Mr. Matos stated that the traffic study shows a lack of a connection to the bike path and asked if data can be shared with the City of Fall River to promote more walkers and alleviate some parking. Mr. Joynt stated that once the document is finalized it will be shared with the traffic department.

It was moved by Mr. Kitchin, seconded by Ms. Menard and voted unanimously on a roll call to rescind the vote from May 22, 2023 to approve Amendment #4-Traffic Study for \$38,500.

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

It was moved by Mr. Kitchin, seconded by Mr. Sawejko and voted unanimously on a roll call to rescind the vote from May 22, 2023 to amend the original vote to approve Amendment #4-Traffic Study.

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

It was moved by Ms. Collins, seconded by Mr. Kitchin and voted unanimously on a roll call to rescind the vote from May 22, 2023 to approve Amendment #4-Traffic Study with an end date of school year 2023/2024.

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

It was moved by Ms. Bell, seconded by Mr. Sawejko and voted unanimously on a roll call to approve Amendment #4-Traffic Study for \$38,500 to be attributed to the traffic study that was completed on May 3, 2023 and May 4, 2023.

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

Mr. DiBiasio deferred to Mr. Joynt, Colliers for an overview of the materials testing and inspection services. Mr. Alix stated that as the team is getting ready to start construction they need to bring on materials testing services for things such as soil, concrete, fireproofing, welding, steel, etc. In order to provide a fair proposal an estimated scope of work was prepared. There is no way of knowing how much the materials testing cost is which makes this service a pay as you go service. The RFP was advertised as per Massachusetts General Law for procurement and seven firms have submitted bids. The recommendation is to award the material testing & inspection services to Yankee Engineering & Testing, Inc. based on the review of the bids submitted. Colliers has had a good experience working with the firm in the past.

Mr. DiBiasio asked if anyone had any questions. There were no questions asked.

It was moved by Ms. Menard, seconded by Ms. Bell and voted unanimously on a roll call to accept the recommendation to award the materials testing and inspection services to Yankee Engineering & Testing.

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

Mr. DiBiasio deferred to Ms. Hodges, Colliers for an overview of the filed sub-bidder prequalification process. Ms. Hodges stated that a Pre-Qualification Committee required for all the bidders that fall under the filed sub-bidder trades. Massachusetts General Law and DCAMM layout the requirements on who needs to be represent on the committee. It's a four person committee with three representatives of the project owner, one of which is the project manager and the fourth person is a representative of the designer.

Mr. DiBisaio stated that upon a discussion with the Oversight Committee, it is recommended that Mr. Bentley, Superintendent-Director and Mr. Kitchen, Director of Finance and Operations be the two members

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representing the project owner, a representative from the OPM firm Colliers and a representative from the design firm Kaestle Boos.

It was moved by Mr. Sawejko, seconded by Mr. Hill and voted unanimously on a roll call to appoint Mr. Bentley, Superintendent-Director, Mr. Kitchen, Director of Finance, a representative from Colliers and a representative from Kaestle Boos as the four members of the Pre-Qualification Committee.

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

Mr. DiBiasio deferred to Mr. Alix, Colliers, Mr. Joynt, KBA and Ms. Kenney, Suffolk for the project updates. Mr. Alix stated that the next milestone is the submission of the 90% construction documents to the estimators. Estimates reconciliation will take place in October and submission to MSBA will take place in late October. Mr. Joynt stated that the 90% construction documents are being finalized and will be sent to the estimators. This is the last estimate and the last chance to make large scale adjustments, reconcile and make any corrections needed prior to submitting to MSBA. The design team will also be scheduling meetings with department heads and shop teachers to discuss latest updates and equipment purchases. Ms. Kenney stated that the School Readiness phase work was successful and is completed.

Mrs. Torres joined the meeting at 6:00 p.m.

Ms. Kenney stated bids for earthwork, foundation and steel are out to be. Over the next couple of weeks Colliers, KBA and Suffolk will be holding de-scope meetings to have a dialogue with sub-trade bidders to get everyone on the same page as what the job expectations, requirements and specifications are. Test bits of the field were completed and there were no surprise issues. The results align with the initial design which was productive and reassuring. Programming and logistics meetings with the District are ongoing. There has been a discussion on how to engage students in the project. Conversations with teachers will take place soon to determine which areas of the project will be more appropriate to safely involve students.

Mr. DiBiasio stated that the initial date selected for the Groundbreaking Ceremony did not work for the MSBA Representatives and it has been rescheduled for October 27th. More information will be provided as details are finalized.

Mr. DiBiasio stated that the site walkthrough was being cancelled due to the rain. The new parking lot provides ample parking for staff and the new student parking entrance is ready.

Ms. Collins asked if the construction traffic pattern to the fields is the same as the access path football players will be using to go to Talbot. Mr. Rebello stated that student athletes will not be using the access path. Mr. DiBiasio stated that due to safety concerns that plan with cancelled.

Ms. Collins reminded the Suffolk team that the robot dog Spot was promised for the Diman project.

Mr. DiBiasio stated that he is looking to have a set schedule of SBC meetings. Ms. Kenney asked if SBC meetings could take place the same week as the School Committee. Starting in October SBC meetings will be held on the second Monday of the every month and if falls on a holiday it will be on the Tuesday at 5:30 pm. A Google invitation will be sent to all members.

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Mrs. Torres asked who will be responsible for maintaining the lines in the new parking lot. Ms. Kenney stated that touch up of the lines for a couple of seasons was in the scope of the project. Ms. Collins' suggested painting the barriers.

It was moved by Mr. Hill, seconded by Ms. Bell and voted unanimously on a roll call to adjourn the meeting at 6:43 PM.

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

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

Materials:
July 12, 2023 minutes
Material Testing & Inspection Services Bid Summary
Sub-Bidder Prequalification Process