

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
May 22, 2023

In attendance:

Neil Arruda	Kathryn Dufour	Decio Matos (remote)
Paul Beaudoin (remote)	Ed Hill	Joan Menard
Glenn Benevides	Paul Jennings, Vice Chair	Debbie Pacheco
Brian Bentley	Deborah Kenney	Andrew Rebello
Rebecca Collins	Paul Kitchen (remote 5:38)	Carl Sawejko
Lisa Desrosiers (remote 6:14)	Steven Kitchen	Aaron Soares
Donald DiBiasio, Chair	Thomas Librera (remote)	

Also in attendance:

Tim Alix, Colliers	Greg Joynt, KBA
Kristen Hodges, Colliers	Paul Dominov, KBA
Charles Roberts, Colliers	Kevin Chamberland, Suffolk

Absent:

Tina Bell	Tracy Priestner
Emanuel Botelho	Maria Torres
Myles Brilhante	Katie Warren

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:32 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the April 25, 2023 meeting minutes as presented.

It was moved by Mr. Hill, seconded by Mr. Sawejko and voted unanimously on a roll call to dispense with the reading of the April 25, 2023 minutes and approve them, as recorded.

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

Mr. DiBiasio deferred to Mr. Joynt to provide an overview of the proposed design contract amendments. Mr. Joynt stated that in the architects design contract there are designer basic services and other basic services which are reimbursable and are defined within the MSBA contract. Mr. Joynt provided an overview of each of the amendments.

Amendment #003 – Structural Peer Review - \$16,500

Structural peer review is a third party review of the structural design of the building. Three proposals were solicited from reputable firms and the most advantageous proposal is presented for approval.

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Amendment #004 – Traffic Study - \$38,500

The traffic study is a two part piece of the MSBA process. The first part was completed in 2020 during the pandemic. Due to the timing of the study and the feedback received it was determined that an additional traffic study would be advantageous in order to have the most up to date traffic data needed to provide to city officials.

Amendment #005 – Redesign of Mechanical System - \$165,000

The redesign of mechanical systems is a result of switching from geothermal to air source heat pump system. The amendment is limited to the electrical and mechanical portions of the work and it's not a change to structural or other consultants.

Mr. Alix stated that two of the three proposed amendments have line items within the budget as it was anticipated. Mr. Alix stated that budget line item "other A/E costs" has an allocation for miscellaneous costs which the \$16,500 for the structural peer review could be taken out of. In order to fund the amendment for the redesign of the mechanical system, the balance of the "other A/E costs" line item can be expended and can do a transfer from contingencies for the remainder. The goal is to maximize the reimbursable amounts by MSBA.

Mrs. Kenney asked why the proposed amendments wouldn't be reimbursed by MSBA. Mr. Alix stated that if the amendments are not in the base scope of services and are basically being redone which may not be reimbursable.

Ms. Collins asked what the cost of the first traffic study was and why it was done during the pandemic. Mr. Joynt stated that it was about \$30,000 to \$35,000. The traffic study is part of the initial package and required by MSBA. Mr. Joynt further stated that the intent of the additional traffic study is to gather data ahead of the plan review in order to not delay the project. The traffic study is included in the budget and it is reimbursable at the rate in which the MSBA participates in the designers cost. Mr. DiBiasio stated that Mayor Coogan has asked about the traffic study due to increased traffic concerns. Mr. Joynt stated that the second traffic study will analyze current traffic pattern and traffic design.

Mr. Kitchen asked when the traffic study will be conducted as the summer break is right around the corner. Mr. Joynt stated that it would start immediately. Mrs. Kenney stated that the study will not be a true representation of the traffic as seniors have left. Mr. Joynt stated that the concerns are valid and will be passed along to the traffic consultants. The traffic study is geared to the main parameter and takes into account onsite personnel as indicated by Suffolk.

Ms. Collins asked a question regarding the structural peer review. Why a report with comments won't be supplied. Mr. Joynt stated that a report will not be an issue. Ms. Collins asked if a full report is provided will that change the cost. Mr. Joynt stated that the cost will remain the same.

Mr. DiBiasio called for a motion to approve Amendment #003 – Structural Peer Review - \$16,500.

It was moved by Mr. Hill, seconded by Ms. Menard and voted on a roll call to approve Amendment #003 – Structural Peer Review - \$16,500.

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

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Mr. DiBiasio called for a motion to approve Amendment #004 – Traffic Study - \$38,500.

It was moved by Mr. Kitchin, seconded by Ms. Menard and voted on a roll call to approve Amendment #004 – Traffic Study - \$38,500.

8 in favor/4 opposed/1 abstention. Motion Carries

Ms. Collins made the suggestion to amend the motion to state that the final completion date of the traffic study be extended to October 1, 2023 to get a better representation of school traffic.

It was moved by Mr. Kitchin, seconded by Mr. Sawejko and voted on a roll call to reconsider the vote of the previous motion in order to amend the end date of the traffic study report.

10 in favor/2 opposed/1 abstention. Motion Carries

Mr. DiBiasio asked Ms. Collins to state the intended language for the traffic study. Ms. Collins asked that the traffic study be amended to state that the official traffic count won't be completed until the 2023/2024 school year. Mr. Joynt requested if traffic counts could be separated from parking counts in order to have the comments available for the plan review submission.

Mr. DiBiasio asked for a motion to approve Amendment #004 – Traffic Study - \$38,500 as amended with an end date of school year 2023/2024 to get a more accurate traffic count.

It was moved by Ms. Collins seconded by Mr. Kitchin and voted on a roll call to approve Amendment #004 – Traffic Study - \$38,500 as amended with an end date of school year 2023/2024 to get a more accurate traffic count.

9 in favor/3 opposed/1 abstention. Motion Carries

Mr. DiBiasio asked for a motion to approve Amendment #005 – Redesign of Mechanical System - \$165,000. Ms. Collins asked if funding source needs to be determined prior to approving the amendment. Mr. Alix stated that not necessarily as funds are available and just need to determine which line item to charge it to. Mr. DiBiasio asked if a vote is needed to take funds from contingencies. Mr. Alix stated that transfers can be done within the line items and if it's a substantial amount a budget review will be completed and submitted to MSBA for approval. To maximize reimbursement, funds will be taken from the base of the grant. However, sometimes MSBA will not participate in redesign reimbursement.

It was moved by Ms. Menard seconded by Mr. Hill and voted on a roll call to approve Amendment #005 – Redesign of Mechanical System - \$165,000.

9 in favor/3 opposed/1 abstention. Motion Carries

Mr. Alix provided the Colliers project update. He stated that during Phase 1 the Team has been working on the redesign of the HVAC system. Phase 1A School Readiness will start at the end of June. Temporary parking and traffic pattern will be in place when the new school year starts. Phase 1B is the start of major construction for the building will start in October. May of 2026 the new building will be completed and the move of equipment

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and furniture will take place in the summer of 2026. Demolition of current building and start of the new athletic field will begin in the summer of 2026.

Mr. Joynt stated that the Team is working with the District to hold community outreach meetings. The first meeting will be in June and a second meeting will take place in early September. Mr. DiBiasio stated that immediate neighbors will get fliers placed on their doors and information will be posted on the website and social media. The intent of the meetings is to keep the community and neighbors updated on the project.

Mrs. Kenney asked if the Suffolk Construction contract has been executed. Mr. Alix stated that the contract has not been signed but is hopeful that it will be ready soon. Mr. DiBiasio stated that it's a minor issue as the District is trying to get some savings. Mrs. Kenney asked if Suffolk has received payment for the work done. Mr. Chamberland stated that some payments have been received.

Ms. Collins asked what the status of the early bid packages is. Mr. Alix stated the early packages will be released off the 60% construction documents set which is currently at the estimators. The electrical pre-qualifications that was released will have to be resubmitted due to the shift in the schedule. Mr. Chamberland stated that some of the early bid packages for site work, foundation and structure were consolidated and will be released August 1st. MEP purchase equipment will also be released 8/1/2023.

There was a discussion on the cost of materials and if there's any indication that prices are coming down. The construction market is still very active and there's less competition which is raising prices.

Mrs. Pacheco asked if the move in date of summer of 2026 is a true possibility. Mr. Joynt stated that this is the best window of time for a project of this size to move. Mr. Chamberland stated that historically equipment and furniture can be moved prior to getting the certificate of occupancy.

Ms. Collins asked when the foundation and steel permit will be filed and what the typical turnaround time is. Mr. Chamberland stated that permit requests will be filed in August and anticipates a turnaround of one to two months.

Mr. Alix stated that the Supplier Diversity goal has been finalized and issued. An RFP for materials testing has been released. CORI process is in place with the District and is ready to go. Site logistics are being addressed with the District. Estimates are expected back at the end of this week and will be reconciled to be submitted to MSBA. An updated schedule will be provided. Ms. Collins asked if the 90% construction documents submission is still on track for August. Mr. Alix said, yes.

Mr. Joynt stated that meetings with department heads will take place before the end of the school year. Coordination of FF&E samples is being worked on and a sample showing will be in taking place in the near future. The Team continues to look at alternates and will require a vote on the order of which alternates will be accepted. Massachusetts Laws state that alternates need to be accepted sequentially and based on ranking.

Mr. Joynt provided an overview of the alternates identified during Value Management and stated that they will be validated during the 60% estimates. The goal is to put alternates back in the project.

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Mrs. Kenney requested that her concern regarding the Suffolk Contract be noted in the minutes. Mrs. Kenney is very concerned that Suffolk is doing work without a signed contract and is concerned the funds are being disbursed without an executed contract.

Mr. DiBiasio asked Mr. Kitchen to provide an update on the status of the contract. Mr. Kitchen stated that negotiations have been ongoing between HUB and Suffolk. Together they have worked out a lot of the sub-trade coverages. The final issue is the general contractor's insurance percentage and it should be finalized soon. Mr. Alix stated that there was a shift to owner controlled insurance in the early stages of negotiations which have caused delays. There's been some back and forth negotiations but the overall concern is to get additional savings for the District.

Mrs. Kenney asked what happens if the best contract is not attained. Ms. Collins stated that it might go back to contractor provided insurance. Mr. DiBiasio stated that a resolution is close. Mrs. Kenney stated that Suffolk needs to be paid and is concerned that bills are being paid without a contract. If an agreement is not reached an alternative needs to be looked at. Mr. DiBiasio stated that he has been told the contract will be ready for the School Committee meeting in June.

Mr. DiBiasio informed members that the representatives from the sending communities were hosted to a breakfast and were provided with an update on the project. A financial update was not provided but everyone was informed to contact Mr. Kitchen if there were any questions.

It was moved by Ms. Menard, seconded by Mr. Benevides and voted unanimously on a roll call to adjourn the meeting at 6:38 PM.

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

Materials:

April 25, 2023 minutes

Amendment #003 – Structural Peer Review - \$16,500

Amendment #004 – Traffic Study - \$38,500

Amendment #005 – Redesign of Mechanical System - \$165,000

PowerPoint Presentation