

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
April 25, 2023

In attendance:

Paul Beaudoin (remote)	Donald DiBiasio, Chair	Joan Menard
Tina Bell	Kathryn Dufour	Debbie Pacheco (5:32 pm)
Glenn Benevides	Ed Hill (remote)	Andrew Rebello
Brian Bentley	Paul Jennings, Vice Chair	Carl Sawejko
Emanuel Botelho	Paul Kitchen	Maria Torres
Rebecca Collins	Decio Matos (remote)	Katie Warren

Also in attendance:

Tim Alix, Colliers	Alan Minkus, Colliers
Kevin Chamberland, Suffolk	Christian Riordan, Suffolk
Kristen Hodges, Colliers	Charles Roberts, Colliers
Greg Joynt, KBA	

Absent:

Neil Arruda	Steven Kitchin
Myles Brilhante	Thomas Librera
Lisa Desrosiers	Tracy Priestner
Deborah Kenney	Aaron Soares

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:30 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the March 23, 2023 meeting minutes as presented.

It was moved by Mr. Bentley, seconded by Mr. Sawejko and voted unanimously on a roll call to dispense with the reading of the March 23, 2023 minutes and approve them, as recorded.

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

Mr. DiBiasio informed members that the Oversight Committee met to discuss a letter of opposition received from the City of Fall River pertaining to Geothermal. Mr. DiBiasio further stated that Mr. Joynt has prepared a presentation in response to the opposition received.

Mr. Joynt provided a presentation on geothermal and possible alternatives. Mr. Joynt stated that for the past month he has been in communication with Mr. Paul Ferland, Administrator of Community Utilities for the City of Fall River regarding geothermal. Mr. Ferland has issued a letter of opposition in which he essentially states that the city will not approve the proposed geothermal system. There was no specific reason sited other than the risk it poses to the water reservoir.

Ms. Bell stated that she read the letter and there was no rule or regulation sited to justify the opposition of the geothermal system. Mr. Joynt stated that city officials have not sited any rule or regulation either through the

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letter or in any discussion. Mr. Joynt further stated that the geothermal system designed complies with all regulations and that city officials have stated that they have the ability to reject the project during the site review process. Mr. Sawejko stated that there isn't enough information available on geothermal and feels the risk to the water reservoir is not worth it. Ms. Bell stated that geothermal system is safe and is 700ft away and up from the water reservoir. Ms. Collins stated that there is the possibility that drilling will go 500ft down where the aquifer runs through. Ms. Collins expressed concern if one of the wells was to fail it could potentially contaminate the water supply. Mr. Joynt stated that if a well was to fail, a notification would be received and the well would be shut off and capped.

Mr. Joynt stated that the design team have taken steps to address the city's concerns but ultimately they have made it clear that the project would not be approved with the geothermal system.

Mr. Joynt stated that the engineers have designed hundreds of geothermal systems in all most every state. Mass DEP guidelines don't distinguish reservoirs and primarily deal with drinking water wells. Mr. Joynt also stated that Salas O'Brien (Geothermal Engineers) have corresponded with the program coordinator for Mass DEP Drinking Water Program, Underground Injection Control Division and they have stated the proposed geothermal system is in compliance with the guidelines for setbacks and DEP requirements.

Mr. Bentley left the meeting at 5:43 PM.

Mr. Joynt provided an overview of the proposed geothermal system and the alternative replacements. Mr. Joynt stated that the proposed system was moved back further from the reservoir and it's not within the Water Shed Protection District. The two medium/high aquifers located on the Westport side of the reservoir would not be affected by the system. Chemicals used are NSF approved and there's a three level barrier between systems to prevent chemicals from getting out.

Mr. Bentley returned to the meeting at 5:46 PM.

Geothermal – Current design

The benefits of the geothermal system is the simplicity of the system, the energy cost savings, minimal annual maintenance and simplified system operation. This system offers the lowest energy usage and cost, highest redundancy, the lowest control complexity, the highest utility rebates and no impact on design.

Option 1 – Modular Air-to-Water Air-Source Heat Pumps

This option replaces the ground loop heat exchangers with multiple air-to-water air-source heat pumps. Due to the potential reduction in heating capacity in low ambient temperatures, supplemental energy is anticipated to be needed during the peak winter months. This system offers low energy usage, medium energy cost, medium redundancy, medium control complexity, medium to high utility rebates and low impact on current design.

Option 2A – Packaged Rooftop Units with ASHP Heat, VRF and DOAS Units and All-Electric Heating

Option 2B – Packaged Rooftop Units with ASHP Heat, VRF and DOAS Units and Gas Auxiliary Heating

Options 2A and 2B are basically the same system. Option A uses electric hot water boilers and option B uses gas hot water boilers for heating and cooling. The two options offer low energy usage, medium to high energy cost,

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low redundancy, high control complexity and medium to high utility rebates. Both options have a high impact on design, design cost and schedule.

Mrs. Torres left the meeting at 5:53 PM

Option 3 – Conventional Condensing Boilers and Water-Cooled Chillers

This option uses conventional gas-fired, condensing hot water boilers and water-cooled chillers with cooling towers. This option does not meet the MSBA baseline energy requirement for reimbursement or the additional 2%. Option 3 offers high energy usage, highest energy cost, medium redundancy, the lowest controls complexity and low utility rebates. Option 3 is not recommended by the systems engineers.

Mrs. Torres returned to the meeting at 5:55 PM

Mr. Joynt stated that the systems engineers have recommended option 1 as the best replacement to geothermal. Option 1 is the closest system to geothermal, although it has a shorter life span. This option offers less equipment and a more simple management of the system and still qualifies for the Mass Save rebate and the additional MSBA reimbursement.

Mr. DiBiasio apologized for sending the presentation at the last minute but the architects were trying to get the most up to date information to present to the committee. Mr. DiBiasio stated that the Oversight Committee feels that the appeal process is not worth the time and effort and their recommendation is to accept Option 1 as the replacement to the geothermal system. Mr. DiBiasio asked members if they had any questions or wanted to discuss further. He understands that to some members this change is disappointing but the project needs to move forward.

Mr. Matos asked if the \$159,639,809 replacement cost for option 1 is for 50 or 25 year life expectancy. Mr. Joynt stated that it is for a 50 year life expectancy. The amount includes the estimated cost for replacement of major system equipment after 25 years.

Mr. DiBiasio asked for a motion to accept Option 1 as the recommended alternative replacement for the geothermal system.

It was moved by Ms. Menard, seconded by Mr. Jennings and voted unanimously on a roll call to accept Option 1 as the recommended alternative replacement for the geothermal system.

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

Mr. Alix provided the Colliers update. Work is ongoing to get ready for construction. RFP for materials testing has been released. Working with the District to ensure the CORI background checks process is in place. Working with the Supplier Diversity Office to follow the proper procedure to attaining the MBE/WBE goal. Once the first package is available will start with file sub-bidders. RFQ's for Electrical sub-bidders have been posted and have received one so far. The Team* is meeting on a biweekly basis to work on site and schedule logistics and other preconstruction needs.

Mr. Matos left the meeting at 6:04 PM

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Mr. Joynt stated that the 60% estimate is currently at the estimators and once received will be adjusted to account for the removal of geothermal.

Mr. Alix stated that 60% construction documents is one of MSBA requirements milestones which will require a budget review and submittal of an update. This process will be done again at the 90% construction documents.

Mr. Joynt stated that once the estimates are received it provides an opportunity to reevaluate the alternates. This may change the order of the alternates but any changes will be presented to the committee for approval. Mr. Alix stated that part of the bidding process alternates need to be taken in the order that they are listed but change orders may be possible.

Mr. Joynt provided the design update. Meetings with almost every department have taken place to review spacing and equipment needs. Equipment, FF& E and layout revisions and coordination is ongoing. Value Management items are continuously being tracked and additional items identified. Working with the Team* on alternate strategies to access cost and reimbursement to identify savings. The ISSN square footage reduction offers some cost savings in items such as duct work and allows for a simpler structure. Permitting process will shift a bit due to the geothermal change.

Mr. Chamberland provided the Suffolk update. Behind the scenes work is ongoing. At this time the focus is on estimates, coordination, logistics planning, schedule development and further design details. Working to set up meetings with city departments and agencies. Mr. Chamberland stated they are working to refine the construction start date and turn over date due to the delay in the schedule.

Ms. Collins asked if the contract with Suffolk Construction has been executed. Mr. Alix stated that not yet. They are currently working through some insurance issues but the contract is expected to be finalized soon.

Ms. Collins asked if there has been an update or a response from MSBA on the reimbursement rate. Mr. Alix stated that MSBA's response was that the PFA was executed prior to the increase and it would not be adjusted. MSBA suggested working with the Legislative Delegation to advocate for additional funds. Mr. DiBiasio stated that the District is working to have the Legislative Delegation in for a visit and a project update. Mr. DiBiasio further stated that a bill has been proposed and hopefully it will pass and provide additional funds.

Mr. DiBiasio stated that due to the geothermal change, the move in date is no longer January 2026. Suffolk Construction is working with Colliers and KBA to determine a new date which could possibly be in the summer of 2026. A meeting was held with the District to discuss the parking situation and traffic flow. A temporary parking lot will be completed over the summer, the new fence will be installed and a new traffic pattern will be in place for the start of the school year. Ribbon cutting will be discussed over the summer.

Mr. DiBiasio thanked everyone for their understanding due to the removal of the geothermal system.

The next meeting will be scheduled for May 15, 2023 at 5:30 PM

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Mr. DiBiasio stated the KBA has been in contact with the gas company regarding the high pressure gas line and will provide more information as it becomes available.

It was moved by Mr. Jennings, seconded by Ms. Bell and voted unanimously on a roll call to adjourn the meeting at 6:27 PM.

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

Materials:
April 25, 2023 minutes

*Colliers, KBA & Suffolk