

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
March 23, 2023

In attendance:

Paul Beaudoin (remote)	Lisa Desrosiers (remote)	Decio Matos (remote)
Tina Bell	Donald DiBiasio, Chair	Debbie Pacheco
Glenn Benevides	Kathryn Dufour	Andrew Rebello
Brian Bentley (5:43 pm)	Ed Hill	Carl Sawejko
Myles Brilhante	Paul Jennings, Vice Chair	Aaron Soares
Emanuel Botelho	Deborah Kenney	Maria Torres
Rebecca Collins	Thomas Librera (remote)	Katie Warren

Also in attendance:

Tim Alix, Colliers	Al Oliveira, City of Fall River
Kevin Chamberland, Suffolk	Craig Olsen, KBA
Mayor Paul Coogan	Christian Riordan, Suffolk
Erin Kenney, Suffolk	Charles Roberts, Colliers
Greg Joynt, KBA	Jonathan Sligar, Suffolk

Absent:

Neil Arruda	Joan Menard
Paul Kitchen	Tracy Priestner
Steven Kitchin	

***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 February 8, 2023 meeting minutes as presented.

It was moved by Ms. Collins, seconded by Mrs. Kenney and voted unanimously on a roll call to dispense with the reading of the February 8, 2023 minutes and approve them, as recorded.

Mr. DiBiasio stated that a project update will be provided by Colliers, Kaestle Boos and Suffolk.

Mr. DiBiasio deferred to Mr. Joynt for the KBA project update.

Mr. Joynt shared a slide presentation and provided an overview of the project update. He stated that KBA, Colliers and Suffolk have been working on pre-construction planning. Early bid packages will allow the project to stay on schedule and realize some cost savings. The next package of construction documents (60%) is scheduled to be sent to the estimator on April 20th and the 90% construction documents package will be sent around mid/end of July. A reconciliation of estimates will be conducted after each package to make sure the

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budget is on track with the Value Management Plan. Site enabling packets for items such as fencing, site work, soil improvements, will go out to contractors at 60% construction documents. This will provide whole numbers which will give an overall picture of the budget. The next early bid packages will be for foundations, steel, geothermal and early buys of electrical and mechanical equipment. This will allow the purchase of items with long lead times and it will help to define the budget as it provides hard costs. The remainder of the work bid package will be sent out to bid in October 2023. This schedule puts in line the ceremonial groundbreaking for the middle of June.

Mr. Joynt provided an update on the Value Management Plan. Since the last meeting, the walls of auto technology and auto collision have been changed to load bearing masonry. Savings from foundation and steel allowed for this change. These savings will be validated at 60% construction documents. If it doesn't validate out in the estimates, CMU walls will remain as alternates.

Mr. Joynt provided a list of alternate strategies to attain funds that the Team will use throughout the project. Some of the strategies are grants such as MSBA, Mass Save, and Capital Skills. The MSBA grant reimburses for square footage and we may be able to get more reimbursable things based on the order of accepting portions of the work.

Mr. Joynt provided a review of the geothermal options and the qualifications for the Mass Save grant. The grant is generated off utility bills and MSBA does not take back those grant funds. The Value Management selection with less wells provides an estimated eleven year payback. The grant has an added Tier for heat pumps and the ground source for geothermal may provide additional grant funds. The Value Management option places the building at 25% below energy code and it qualifies for the MSBA and Mass Save rebates. An all-electric option was also reviewed. A large amount of mini splits would be needed, which in turn would have higher maintenance costs. Mr. Joynt stated that the figures provided are draft estimates. Due to Value Management changes, there was a \$10 million dollar budget reduction and roughly \$1 million dollars has been lost from the Mass Save rebate.

After the presentation Mr. Joynt asked if there were any questions.

Ms. Collins asked if the geothermal designer has met with the city's Water Board.

Mr. Joynt stated that there has been email communications and there are two scheduled meetings coming up within the next couple of weeks.

Mrs. Kenney asked if meetings with department heads have taken place since the last meeting.

Mr. Joynt stated meetings will be taking place within the next two weeks.

Mr. DiBiasio deferred to Mr. Alix for the Colliers project update.

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Mr. Alix provided an update on the submission of the design development package to MSBA. MSBA has provided comments which were expected and reasonable due to the changes made. A virtual meeting took place last week with MSBA to discuss the Value Engineering list. MSBA provide some positive feedback based on other current projects. The next upcoming milestone is the submission of the 60% construction documents set which is scheduled to be completed and submitted to MSBA in April.

Mr. Alix stated that the contract with Suffolk Construction is almost finalized. An option to use a different insurance program that could offer some cost savings was suggested and it is being reviewed. Mr. Alix further stated that today he met with Mr. Kitchen and a representative from the District's insurance carrier and will be meeting with Suffolk next week to finalize the contract.

Ms. Collins asked how Suffolk Construction is getting paid.

Mr. Alix stated that Suffolk has received one initial payment for the early preconstruction services and have been working at risk. Mr. Jennings stated that the School Committee verbally approved Suffolk Construction as the CM at Risk. Mr. DiBiasio stated that the District is carrying the burden of the project. The School Committee governs the funds and has obtained a bond, which is used to pay the bills.

Mrs. Kenney asked if it is unusual to be this far in the project without a contract.

Mr. DiBiasio stated that this is a very extensive contract and it needs to be reviewed carefully to make sure everything is in place. Suffolk has been doing work even though they don't have a signed contract. Mr. DiBiasio stated that the intent is to have the contract finalized and presented to the School Committee at the April 12th meeting.

Mrs. Torres asked if the ceremonial groundbreaking could take place in May.

Mr. DiBiasio stated that he will work with Mr. Bentley, MSBA and the Team on the groundbreaking ceremony and will provide more information as it becomes available.

Mr. Chamberland (Suffolk) stated that a lot of work is happening behind the scenes. Jonathan Sligar has been assigned full time to the project. The Team is constantly meeting and exploring different options and methods of doing things to attain savings. Exploratory work is being done to find the underground utilities. Suffolk is in constant communication with Colliers and KBA regarding work orders for temporary and permanent power, utilities and permits.

Mr. Jennings asked when construction equipment will be onsite. Mr. Chamberland stated that it is anticipated to have equipment onsite by the middle of June. This is driven by steel, which currently has an eight month lead time. The work trailers, access road and fence will be the first onsite things to be done.

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Mr. DiBiasio stated that work is moving right along. The parking lot will not be stripped until the summer. The athletic fields are still available to be used but may need some safety barriers.

Mr. DiBiasio stated that as more detailed information is available he will provide it at the next meeting.

It was moved by Ms. Collins, seconded by Mrs. Kenney and voted unanimously on a roll call to adjourn the meeting at 6:18 PM.

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

Materials:
February 8, 2023 minutes