

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
February 8, 2023

In attendance:

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

Also in attendance:

Tim Alix, Colliers	Alan Minkus, Colliers
Kevin Chamberland, Suffolk	Craig Olsen, KBA
Paul Dominov, KBA	Christian Riordan, Suffolk
Erin Kenney, Suffolk	Charles Roberts, Colliers (remote)
Greg Joynt, KBA	Dave Slomsky, Suffolk

Absent:

Neil Arruda	Joan Menard
Decio Matos	Tracy Priestner

***BOLD – Voting Member**

Mr. DiBiasio called the meeting to order at 5:45 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the January 24, 2023 meeting minutes as presented.

It was moved by Mr. Bentley, seconded by Mrs. Kenney and voted unanimously to dispense with the reading of the January 24, 2023 minutes and approve them, as recorded.

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

Mr. Joynt provided a presentation on the project schedule, budget update and next steps. Mr. Joynt stated that current market conditions has left the team dealing with 18% escalation increase which in turn has created the budget deficit.

Mr. Joynt provided a comparison of the design development and the approved MSBA Project Scope and Budget. During design development the number of geothermal wells were increased and synthetic stadium field was added. As the team looked at Value Management for cost savings, geothermal wells were reduced and the

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February 8, 2023

synthetic stadium field was placed as an alternate. The other alternates identified were the storage outbuilding, stadium building, bleachers, lights, roof protection board and corridor wall tile. The main building square footage was reduced by about 11,000 SF. The base is currently at \$242 million and the alternates at \$10.3 million.

Mr. Joynt explained the process of construction cost estimates, reconciliation of PM & C and Suffolk's estimates, the alternates, and value management. Mr. Joynt stated that value management strategies such as alternates, owner provided, reductions in scope, changes in materials or methods, budget reallocation, scope reallocation, area reductions, construction methods, alternative options and general conditions, were used to bring the project's budget to where it needs to be. Mr. Joynt further stated that most cost reductions were realized through value management.

Mr. Joynt provided an overview of the cost trending by section slide. He stated that the cuts that were made across the board and the items adjusted will provide a sound building for the next 50 years.

The remainder of the presentation slides were comparison images of different areas and views of the building at schematic design, design development-progress and design development – value management phases. Mr. Joynt stated that the building will remain relatively the same although changes were made to eliminate costs.

The following are key points from the slides presented by Mr. Joynt.

- Main entry: the biggest change is the removal of the Terra Cotta wall system due to the cost. Windows and glass. The natural stone CMU in front of the building was changed to split based CMU.
- View from Upper Locust: Parking lot curbs will be changed from granite to asphalt berm. The sidewalks further away from the building will be changed to asphalt and there will be a 50% reduction in plantings. Cast in place portions of building was eliminated and replaced with brick.
- Main Lobby: the main entrance stairs had some open glass parts that were reduced.
- Gymnasium: square footage will be reduced by 2,000 SF, the lower windows on the front side were removed, and the bleacher on the end will be removed but can be added at a later date. Some equipment will be reduced as well.
- Student Commons: no big changes will be made in the cafeteria.
- Typical Classroom Corridor: Floors and ceiling finishes will stay the same. Wall tile will be removed and placed on the alternates list and will be put back on if cost savings permit it. Some of the changes that were made are due to the change of room use.
- Typical Classroom: small changes were made to realize some savings. Doors were changed to solid doors.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
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February 8, 2023

Mr. Joynt opened up the meeting for questions. Mr. Joynt stated that at time of bid, alternates will be ordered in a specific way. This process will provide the opportunity for input as approval is needed by the committee.

Mr. Olsen stated that items listed on alternate & value management plan that was distributed can be added back to the project if bids come in favorably. The list was discussed in detail with the Oversight Committee as difficult decisions needed to be made in order to provide a balanced budget for approval.

Mr. DiBiasio asked Ms. Collins (Oversight Committee and SBC Committee member) to talk about the project and her thoughts on the proposed changes. Ms. Collins experience and understanding of construction will provide a valuable perspective.

Before addressing the members, Ms. Collins asked if alternates have to be listed when early bid packages for site work are submitted.

Mr. Joynt stated that alternates only need to be listed when they affect the package or during public sub-bidding procurement. The State of Massachusetts requires that the order in which alternates will be accepted be listed. Mr. Joynt further stated that as early bid packages are awarded it may change the trajectory a little bit by either pushing more items into alternates or put them back into the project.

Ms. Collins addressed the members by stating that they need to recognize that \$54 million dollars were cut from the project budget which is about 25% of the expected construction costs. Ms. Collins stated that the cuts made will affect the quality of the project, although not enough to stop the project from moving forward. Ms. Collins further stated that with all the cuts that were made, the building that will be presented to the communities, will not be able to host the whole Diman community in one location. Ms. Collins' biggest concern is the replacement of the CMU walls with high impact dry wall with an epoxy paint in the vocational rooms. Ms. Collins stated that as a vocational school, the vocational rooms should be the stage that will hold Diman's reputation as a great vocational school.

Mr. DiBiasio stated that it is unfortunate that such substantial cuts had to be made from the budget but the project needs to move forward. The project has incurred expenses that have to be paid even if the project is put on hold. Mr. DiBiasio further stated that trust needs to be placed on the people that are being paid to do the work on the project.

Mr. DiBiasio gave a number of advantages the new building will provide. There will be more classrooms; more shop space; an energy efficient building; better access and more parking. A 4,000sf trade hall will allow students from multiple shops to collaborate on projects. The media center will be bigger and the space used as it is intended. A music room will allow students to practice in an appropriate space. The auditorium will be more sound efficient and provide a better atmosphere. The whole building will meet all ADA requirements. Mr. DiBiasio stated that he has been a proponent of the project since day one. Members will have the choice to vote

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
February 8, 2023

yes or no, but placing the project on hold will cost more. The project needs to continue and if there's a possibility to bring the alternates back, it will be done.

Mr. Joynt stated that there is a possibility that CMU could be moved to an alternate and brought back into the project. It would take some effort but the possibility is there.

Mr. Olsen stated that the estimates are an educated process by professional estimators that monitor market trends and their values were used in the value management plan. The next round of estimates will be at 60%, 90% of progress documents which at that time the possibility of bringing back some of the alternates will be revisited.

Mrs. Kenney asked to make a motion to accept the alternate and value management plan as presented and move the project forward.

Mr. DiBiasio asked if anyone would entertain a second.

Mr. Kitchin seconded the motion.

Mr. DiBiasio asked for a discussion.

There was a brief discussion on the project and its pros and cons. Mrs. Kenney stated that the project needs to move forward. The building will have a lot positives even though some of the cuts have changed the original plan. Mr. Bentley stated that unfortunately there will be changes to the project but as long as the team promises to go to work and get the biggest bang for our buck, we will have a building the community will be able to use for years to come. Mr. Bentley also stated that everyone needs to be aware that there may be additional cuts that need to take place at a later time. Mr. Hill stated that he has faith in everyone involved in the project and believes that they will do everything within their power to help move the project forward.

Mr. Kitchin asked what the square footage of the new building is and what the new cost per square foot will be.

Mr. Joynt stated that with the reductions made the new building will be 378,824 SF. The building cost per square foot is \$545.

Mr. Kitchin stated that it would be in the best interest of the project that members vote to move the project forward. If it is delayed, it could jeopardize the project as sending communities have their own projects going on and most likely won't vote favorably.

Mrs. Torres stated that she truly supports the yes vote to move forward with the project. She believes that the changes made have not impacted the vocational programs in any way that would hinder them in a negative way.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
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February 8, 2023

Mr. DiBiasio called for a roll call for the motion made by Mrs. Kenney and seconded by Mr. Kitchin to accept the alternate and value management plan as presented and move the project forward. A roll call showed:

Tina Bell: Yes	Ed Hill: Yes	Debbie Pacheco: Yes
Glenn Benevides: Yes	Paul Jennings: Yes	Andrew Rebello: Yes
Brian Bentley: Yes	Deborah Kenney: Yes	Carl Sawejko: Yes
Rebecca Collins: Yes	Paul Kitchen: Yes	Maria Torres: Yes
Donald DiBiasio: Yes	Steven Kitchin: Yes	Katie Warren: Yes

It was moved by Mrs. Kenney, seconded by Mr. Sawejko and voted unanimously to approve the submission of the Design Development Package to MSBA.

Mr. Sawejko left the meeting at 6:50 PM.

Mr. Joynt stated that the next steps will be to incorporate the changes into the design and continue to work with the user groups to bring them up to date on the project.

Mr. Alix stated that once the package is submitted to MSBA, they will review it and issue comments. Today was critical as the project could not move into the next phase.

Mr. DiBiasio asked Mr. Alix to send a letter to MSBA requesting consideration to increase the current SF reimbursement to the new established rate.

It was moved by Mrs. Kenney, seconded by Mr. Hill and voted unanimously to adjourn the meeting at 6:53 PM.

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

Materials:
January 24, 2023 minutes
Alternate & Value Management Plan