

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
December 1, 2022

In attendance:

Tim Alix, Colliers
Paul Beaudoin
Tina Bell
Brian Bentley
Myles Brilhante
Emanuel Botelho
Rebecca Collins

Donald DiBiasio, Chair
Paul Kitchen
Steven Kitchin
Decio Matos
Joan Menard
Alan Minkus, Colliers
Craig Olsen, KBA

Andrew Rebello
Charlie Roberts, Colliers
Carl Sawejko
Aaron Soares
Maria Torres

Absent:

Neil Arruda
Glenn Benevides
Lisa Desrosiers
Kathryn Dufour

Ed Hill
Paul Jennings, Vice Chair
Greg Joynt, KBA
Deborah Kenney

Thomas Librera
Debbie Pacheco
Tracy Priestner
Katie Warren

***BOLD – Voting Member**

Mr. DiBiasio called the meeting to order at 5:35 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the October 5, 2022 meeting minutes as presented.

It was moved by Mr. Kitchin, seconded by Mr. Sawejko and voted unanimously to dispense with the reading of the October 5, 2022 minutes and approve them, as recorded.

The November 3, 2022 meeting minutes are informational only as a quorum was not present at the meeting.

Mr. DiBiasio asked the voting members to attend as many meetings as possible. He stated that it is crucial that a quorum is present at every meeting in order to conduct any necessary votes.

Mr. Alix provided a handout and an overview of the project schedule. The Selection Committee has selected Suffolk Construction as the CM at Risk. The contract is being finalized and it will be presented to the School Committee for their approval. The Design and Development documents have been submitted to the estimator for review. KBA has an independent estimator that will be reviewing the documents. The two groups will meet after the holidays to reconcile both estimates. The design development estimate process will be done again at 60% and 90% construction document completion. This process will help making sure the project is on target financially. MSBA hires an independent commissioning group to review the documents at the current phase and again at 60% and 90% of construction documents.

Colliers is currently working on design review, site civil, building envelope and architectural documents. They also have a commissioning team in house that are reviewing MEP's and performing a thorough review of documents. Documentation is kept and submitted to MSBA for review and questions addressed as needed. MSBA approval is needed in order to move forward.

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Mr. Alix stated that now that a CM at Risk is on board, one of the first things to do will be to think about contractors, sub-contractors and the prequalification process.

Mr. DiBiasio stated that the move in date will remain as January 2, 2026 to allow for a successful transition and move of equipment.

Mr. Alix distributed a financial summary to all members and provided an overview of the format. This form will be used to keep track of costs, expenditures, encumbrances and reimbursable items as the process moves along.

Mr. Matos asked if athletic fields will be available for use for spring sports.

Mr. DiBiasio stated that most likely the fields will not be available for spring sports.

Ms. Menard asked if a plan is in place to address the lack of the fields.

Mr. DiBiasio stated that Mr. Bailey, Athletic Director has been working with local organizations to come up with a plan. The School Committee has tentatively approved the use of the Swansea YMCA fields. The expenditure to rent athletic fields will need to go through the bidding process. The biggest concern is the transportation of athletes to the fields.

Mr. Kitchen notified the members of the sale of the second borrowing bond that took place today. There were four bidders.

Mrs. Torres asked when groundbreaking is expected.

Mr. Alix stated that discussions regarding groundbreaking are taking place. If not able to hold it at the end of June, it would take place in early fall. Students will be able participate in groundbreaking events.

There was further discussion regarding groundbreaking and the loss of parking. New parking spots will be created on the front piece of land by Stonehaven Road. Updates will be provided at future meetings.

Mr. Olsen provided the Kaestle Boos project update. The design development documents were finished on Monday and have been sent to the estimators. Suffolk's team has begun reviewing the documents and questions are being fielded as they come up. The KBA team will be meeting with the Suffolk team to bring them up to speed on the project. Temporary facilities, such as parking, will be at the forefront of initial discussions.

Mr. DiBiasio asked Mr. Olsen if he has finished meeting with administrators, shop instructors, teachers and staff.

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Mr. Olsen stated that he has finished the initial staff meetings but will meet again at a later time. Mr. Olsen also stated that they will be holding meetings with city departments and utility companies to have the discussions regarding the project and to help facilitate the permitting process.

Mr. DiBiasio expressed his gratitude to the members and everyone else that has helped with the new Diman project. Everyone that has been involved one way or the other have been crucial to making the project a reality.

The next meeting will be on Thursday, January 5, 2023 at 5:30 PM.

It was moved by Mr. Bentley, seconded by Mr. Kitchen and voted unanimously to adjourn the meeting at 6:09 PM.

Respectfully submitted,

Helena S. Neves

Helena S. Neves, Executive Secretary

Materials:

Project Schedule

Project Financial Summary