

Greater Fall River Vocational School District  
MSBA School Building Committee Minutes  
251 Stonehaven Road  
Fall River, MA 02723  
October 5, 2022

In attendance:

Tim Alix, Colliers	Lisa Desrosiers	Decio Matos
Neil Arruda	<b>Donald DiBiasio, Chair</b>	Helena Neves
<b>Tina Bell</b>	Kathryn Dufour	<b>Andrew Rebello</b>
<b>Glenn Benevides</b>	<b>Paul Jennings, Vice Chair</b>	<b>Carl Sawejko</b>
<b>Brian Bentley</b>	Greg Joynt, KBA	Aaron Soares
Myles Brilhante	<b>Deborah Kenney</b>	<b>Maria Torres</b>
<b>Rebecca Collins</b>	<b>Steven Kitchin</b>	

Absent:

Paul Beaudoin	<b>Paul Kitchen</b>	<b>Debbie Pacheco</b>
Emanuel Botelho	Thomas Librera	<b>Tracy Priestner</b>
<b>Ed Hill</b>	<b>Joan Menard</b>	<b>Katie Warren</b>

**\*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 August 30, 2022 meeting minutes as presented.

It was moved by Mr. Bentley, seconded by Mr. Jennings and voted unanimously to dispense with the reading of the August 30, 2022 minutes and approve them, as recorded.

Mr. Alix stated that four RFQ's for a Construction Manager at Risk (CM) have been received and recommends inviting the four firms for interviews. The RFP has been sent to the firms and are due October 20, 2022.

Mr. DiBiasio informed the Members that the four firms are Consigli, Gilbane, Skanska and Suffolk. All firms have experience in building typical schools and vocational schools. CM at Risk interviews will take place on November 1, 2022.

Mr. Alix stated that once the CM is on board the next major milestone is to submit the design development.

Ms. Kenney asked when reference checks will be completed.

Mr. Alix stated that references have been completed. The scores are in the upper 90's and the four firms are qualified. References may have to be completed for sub-contractors.

Mr. Joynt stated that if any of the companies had an issue, they would know about it. If there was a failing or low score it would be investigated.

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Mr. Joynt stated that the Capital Skills grant the district was awarded is a welcomed funding source. Equipment to be purchased with grant funds will be suited for the new building.

Mr. Joynt stated that there is an energy efficiency rebate program through MassSave that the project may qualify for, although it is an aggressive target as CTE schools have much higher energy use.

Mr. Joynt stated that once the CM is on board they will have a better sense of a timeline for the first package. Background work such as design refining and simplifying is currently being done. Mr. Joynt provided the example of adding real materials to the front canopy to make it look closer to the end product. A “mill” feel was added as it provides a more cohesive feel to the building. It also simplifies construction and unifies the facade.

Mr. Rebello asked if the athletic fields will be available to use in March.

Mr. Benevides stated that the fields will not be able to be used.

Mr. DiBasio stated the baseball and softball fields will be used for parking and to hold construction materials.

Mr. Alix stated that once a CM is on board they will have a better idea but suggested to not plan on using the fields.

Mr. Benevides stated that there will be a need for an access road and is hopeful that the Fall River Water Department will work with us.

Mr. Joynt stated that the CM RFP will provide a good summary of their plans such as how to address traffic, proximity to neighborhood and interactions with neighbors.

Mr. Alix stated that the logistics of the project was emphasized during the walkthrough.

Mr. Matos asked if MassSave green incentive points qualify for reimbursement.

Mr. Joynt stated that he didn't think it would as the incentive came in after MSBA.

Mrs. Torres asked when will bids go out and when meetings with shop instructors will begin.

Mr. Joynt stated that bids cannot go out until a CM is on board.

Mr. Alix stated that the design team will work with staff. There may be some early packages for site work, drainage, access road, foundation and steel.

Ms. Collins asked if FF & E will go through the CM.

Mr. Joynt stated that some yes but other items will be purchased from current vendors.

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Mrs. Torres asked for an update on utilities (gas, electric & water).

Mr. Joynt stated that there is high pressure gas off of Hyacinth Street. The geothermal wells will provide the energy for heating and cooling. Gas will kick in on low temperature days. The building will have electric and gas. The water pressure issue will be addressed through a domestic water pump.

Mr. DiBiasio asked for financials to be available for the next meeting.

Mr. DiBiasio called for a motion to adjourn. Mrs. Torres made the motion, Mrs. Kenney seconded the motion, the motion was unanimously voted on by attending members. The meeting was adjourned at 6:19 pm.

Materials:

August 30, 2022 minutes

Respectfully submitted,

*Helena S. Neves*

Helena S. Neves, Executive Secretary