

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
August 30, 2022

In attendance:

Tim Alix, Colliers	Kathryn Dufour	Alan Minkus
Tina Bell	Ed Hill	Helena Neves
Glenn Benevides	Paul Jennings	Debbie Pacheco
Brian Bentley	Greg Joynt, KBA	Andrew Rebello
Myles Brilhante	Paul Kitchen	Carl Sawejko
Rebecca Collins	Steven Kitchin	Aaron Soares
Lisa Desrosiers	Thomas Librera	Maria Torres
Donald DiBiasio, Chair	Decio Matos	Katie Warren
	Joan Menard	

Absent:

Paul Beaudoin	Lorne Lawless	Rajiv Nehra, Vice-chair
Emanuel Botelho	Michael McCann	John Pimentel
Steven Cloutier	Holly McNamara	Tracy Priestner
Michael Dion		

***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 June 7, 2022 meeting minutes as presented.

It was moved by Mr. Sawejko, seconded by Ms. Bell and voted unanimously to dispense with the reading of the June 7, 2022 minutes and approve them, as recorded.

Mr. Alix provided an update on the building project. Mr. Alix stated that the walkthrough was well attended. Mr. Alix also stated that nineteen firms picked up the CM at Risk Request for Qualifications and four companies have returned the RFQ's and he feels confident all four companies will pass the prequalification requirements. Mr. Alix stated that the next step is for the Selection Committee to review qualifications and conduct interviews.

Mr. Joynt provided a PowerPoint presentation update of the building project. Mr. Joynt stated that the OPM and Designer contract amendments have been executed. Mr. Joynt also stated that the application for Construction Manager at Risk Procurement was submitted and approved by the Inspector General's office. Mr. Joynt stated that programming meetings with the internal design and the internal structural systems design team will be taking place.

Mr. Joynt stated that due to the delay with the local votes and supply chain issues the move in date will have to be changed to January 2026.

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Mr. Minkus stated that the September 2025 move in date would put serious pressure on the contractor. Mr. Minkus further stated that by pushing out the move in date to the December 2025 break, will allow for the project to move smoothly. Mr. Minkus stated that having a Construction Manager on board will be key to move the project along and will help in getting a more detailed project construction schedule.

Mr. Joynt stated that MSBA will bring in an independent reviewer to make sure the building is in good condition. Mr. Joynt further stated that the extra 10 months after completion, will allow for any adjustments and equipment warranty fulfillment.

Ms. Collins asked if there is an estimate escalation clause.

Mr. Joynt stated that they will reassess if the estimated escalation does not meet the needs but he is not overly concerned as they have a good handle on the construction budget.

Mr. Matos expressed concern regarding the project going over budget.

Mr. DiBiasio stated that the District will not go back to the sending communities to request more funding. Mr. DiBiasio further stated that the contractor and the design team will work together and make decisions early on in the project which will allow for a better control of the budget.

Mr. Joynt stated that MSBA approves the budget and sets the architect fees which are capped and fixed at the end of the schematic design.

Mr. DiBiasio stated that the District stayed within the recommendations made by MSBA and didn't ask for any extras.

Mr. DiBiasio thanked the Outreach Committee for all the work they did in advocating for the project.

Mr. DiBiasio stated that an email was sent to the members of this Committee regarding the reorganization. Mr. DiBiasio stated that members that did not respond to the email will be removed and the following people will be added: Paul Jennings, Brian Bentley, Rebecca Collins, Kathryn Dufour and Neil Arruda. Mr. Steve Kitchin will remain as a voting member.

It was moved by Mr. Bentley, seconded by Mr. Hill and voted unanimously to approve the revised MSBA School Building Committee as presented.

Mr. DiBiasio presented the Selection Committee.

It was moved by Ms. Bell, seconded by Mr. Hill and voted unanimously to approve the Selection Committee as presented.

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There was a discussion on upcoming MSBA SBC meetings. It was agreed that going forward, MSBA SBC meetings will be held on the first Thursday of the month at 5:30 PM. The October meeting will be held on Wednesday, October 5, 2022 at 5:30 pm due to a conflict with another school event.

Mr. DiBiasio called for a motion to adjourn. Mr. Kitchen made the motion, Mrs. Pacheco seconded the motion, the motion was unanimously voted on by attending members. The meeting was adjourned at 6:30 pm.

Materials:

June 7, 2022 Minutes

Colliers Presentation

MSBA SBC List

Selection Committee List

Respectfully submitted,

Helena S. Neves

Helena S. Neves, Executive Secretary