

Greater Fall River Vocational School District  
Selection Committee Minutes  
251 Stonehaven Road, Fall River, MA 02723  
November 7, 2022

The meeting was called to order at 1:02 p.m. by Chairman Donald DiBiasio, with the following persons in attendance: Paul Jennings, Fr. Jay Mello, Brian Bentley, Paul Kitchen, Glenn Benevides, Rebecca Collins, Tim Alix, and Gregory Joynt.

Also in attendance were: Gregory Brilhante, Charlie Roberts, Andrew Rebello and Helena Neves

It was moved by Mr. Bentley, seconded by Mr. Jennings and voted unanimously to dispense with the reading of the October 28, 2022 minutes and approve them, as recorded.

Mr. DiBiasio asked Members to rank the CM at Risk firms on the ballot distributed.

Ballots were tallied by Attorney Brilhante and Mrs. Neves. Attorney Brilhante reported the results as follows:

	1 <sup>st</sup> choice	2 <sup>nd</sup> choice	3 <sup>rd</sup> choice	4 <sup>th</sup> choice
Suffolk	6	3		
Gilbane		3	5	1
Consigli	3	3	2	1
Skanska			1	8

Mr. DiBiasio asked for a discussion.

Mr. Benevides stated that he was impressed by Suffolk's presentation.

Ms. Collins stated that Jonathan Sligar, Superintendent from Suffolk, saved the Durfee project.

Mr. DiBiasio asked when Mr. Sligar joined the Durfee team.

Ms. Collins stated that it was at the end and Mr. Sligar is the reason why the Durfee project was finished.

Mr. Joynt cautioned members that Mr. Sligar's time on the project is not on the RFP as being assigned to the project 100% of his time. He is slated at 17% of his time which is about 34 hours per month during the heavy construction phase. Suffolk presented something much different during their presentation.

Mr. Kitchen asked if this is subject to negotiation.

Mr. Joynt stated that yes but will change the cost of the proposal

Mr. Alix stated that it could add over 1 million dollars to the project if Suffolk doesn't honor what was presented during the interview.

Mr. Joynt stated that the billing rate for Mr. Sligar is significantly higher than the other firms.

Mr. Alix stated the billing rate on the RFP for Mr. Sligar is \$291.27 per hour.

Mr. DiBiasio stated that Suffolk had the best presentation. However, he is concerned that it was all a show and once construction starts the staff that was present will not be available.

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Mr. Joynt stated the in Suffolk's staffing plan proposal, Mr. Sligar is listed as needed through the solicitation of bids but in the hours section they didn't carry him for pre-construction services. Having him early on would help head off any issues that would be seen later. In the proposal, Mr. Sligar is slated to start when construction starts at 25 hours per month from May 2023 through November 2025 and then he is off the project. Suffolk's proposal is unclear as to when Mr. Sligar is available.

There was further discussion on Suffolk's proposal, negotiation and Mr. Sligar's availability for the project.

Mr. DiBiasio stated that the Selection Committee, once the CM at Risk is selected, will become the Oversight Committee. The Oversight Committee will continue to meet and oversee the project and any issues that may come up. The Oversight Committee will also have the support of the OPM and Designer and can count on them to keep an eye on the project.

Mr. Alix stated that collaboration with Mr. Benevides will be needed to help with coordination of shut downs and other activities. There are procedures in place by the OPM and Design team to ensure quality control.

The discussion continued regarding the hourly allotments listed on the proposals, the concern if Suffolk does not honor what was presented vs the RFP, rise of cost, proposals cost difference, man power alignment, and items not included in the proposals that require further clarification.

Mr. DiBiasio asked what happens if an agreement is not reached with the top ranked firm.

Attorney Brillhante stated that the committee would move to the second ranked firm.

Mr. Joynt stated that costs will adjust with the hourly adjustment. Things such as building information coordination (coordination of the trades), virtual design construction group (VDC) needed to be in the proposal and require clarification during negotiations.

There was further discussion regarding the construction costs difference between the first ranked and second ranked firm. Firms made assumptions without being able to ask questions in order to submit their RFP. In the end, construction costs may increase or decrease.

Mr. Kitchen raised the concern that only one company addressed the transition/move in plan in their proposals.

Attorney Brillhante asked when doing the actual contract do specific issues get brought into the contract.

Mr. Joynt stated that most likely the RFQ would have to be amended. The general conditions budget is negotiable as where the fee is not negotiable.

Mr. Alix stated that any of the four firms are qualified to complete the project. It is up to the Selection Committee to decide which firm to enter into negotiations with based on the interviews and the details in the proposals. Negotiations will allow for the concerns raised to be addressed. MSBA sets the overall budget.

There was discussion regarding warranties and how companies handle them once the project is completed and they are no longer under contract.

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There was further discussion on how having an established working relationship with city employees will help for a smoother project. Suffolk has established those relationships due to the Durfee project. Consigli's team is very familiar with the documents and systems by Kaestle Boos, which would give them the leg up on the pre-construction aspect of the project.

Mr. Alix expressed concern that Suffolk is still very much active working on the Gillette Stadium project and the team may not be readily available for the Diman project.

Mr. Joynt stated that when looking at the outlay of the Suffolk schedule, some key role players in the pre-construction phase such as the Senior Project Manager, Assistant Superintendent, Senior Superintendent and Geothermal Specialist are all on the Gillette Stadium project with runs through the third quarter of 2023. This would affect some of the early packages due to not having their specialty due to availability.

Mr. DiBiasio stated that once contract negotiations begin, the concerns raised will need to be clarified.

Mr. Alix reminded members to keep in mind the following topics when making a determination: cost, management team, planned approach to the project, experience, community relations and litigations.

Mr. DiBiasio asked Members if they felt the need to take another vote, to which Members said no.

It was moved by Fr Jay, seconded by Mr. Jennings, and voted unanimously on a roll call with Mr. DiBiasio, Mr. Jennings, Fr. Jay, Mr. Bentley, Mr. Kitchen, Mr. Benevides, Ms. Collins, Mr. Alix and Mr. Joynt voting yes:

*"In accordance with Massachusetts General Law, Chapter 149A, the Greater Fall River Vocational School District Selection Committee ranks the CM at Risk Firms as follows: 1. Suffolk Construction Company, Inc., 2. Consigli Construction Co. Inc., 3. Gilbane Building Company, 4. Skanska USA Building Inc.*

*The Greater Fall River Vocational School District Selection Committee further votes to have the Selection Committee or its designees, enter into non-fee contract negotiations with Suffolk Construction Company, Inc. also in accordance with Massachusetts General Law, Chapter 149A."*

Next meeting is to be determined pending contract negotiations.

It was moved by Mr. Bentley, seconded by Mr. Jennings and voted unanimously to adjourn the meeting at 5:10 pm.

Materials:

Respectfully submitted,

Ballot

*Helena S. Neves*

Helena S. Neves, Executive Secretary