

Greater Fall River Vocational School District
Selection Committee Minutes
251 Stonehaven Road, Fall River, MA 02723
November 1, 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

Members of the Selection Committee introduced themselves to each of the firms before their presentations.

The following interview questions were asked:

- 1) **Mr. Kitchen** - How do you plan to handle current inflation and cost escalation issues and extended lead times for materials? How long after bid doc availability do you anticipate submitting a GMP? Do you feel the overall project schedule included in the RFP is adequate for the size and scope of this project? How long after Substantial Completion will it take to close out the project?
- 2) **Mr. Bentley** - Explain you're experience and approach to site and construction logistics, factoring in working on an occupied site, Safety concerns, school operations and neighbor relations?
- 3) **Mr. Jennings** - Explain your firm's quality control program and your approach to quality control during design and construction of this project.
- 4) **Ms. Collins** - Explain your process for MEP, low voltage coordination and integration during design, construction, and occupancy.
- 5) **Mr. Benevides** - Provide examples of past projects using a Geothermal system and lessons learned from these projects.
- 6) **Fr. Jay Mello** - Why do you feel your firm is best suited to manage this project? What would you consider your firms "X-factor" that differentiates it from other Construction Management firms?

Suffolk Team: John Fish, Chairman & CEO, Christian Riordan, Chief Operating Officer, Kevin Chamberland, VP Operations/Project Executive, Erin Kenney, Sr. Project Manager, Jonathan Sligar, General Superintendent, Dave Mollicone, Sr. Superintendent, Andrew Card, Superintendent and Dave Slomsky, VP Pre Construction.

Suffolk provided a presentation.

Question 1 – escalation is coming down. Working with local subcontractors provides information on what is happening in the industry. Staying on top of project allows to put options in place and in the final GMP. Procurement-early packages for MEP's will help with lead times. Close out change orders 2-3 months after school is built.

Question 2 –using a left to right approach with construction will create natural barriers. Constant communication through social media, memos and newsletters to neighbors. Met local neighbors by going door to door and

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completed local site surveys. Establish blackout dates up front and communicate with Administration and community. Proper signage. Daily fence checks to ensure safety and cleanliness.

Question 3 – quality control program is similar to the Army Corps Engineers and is broken down into three important steps – 1. First delivery inspection, 2. Review scopes of work, 3. Execution and follow through. Constructability review is performed and any issues get into the final documents.

Mr. Alix asked a follow up question: If there is a quality issue on site, how is it tracked, handled, etc.? If there's nonconformance and something is not right, raise hand, list it, identify, work on it and bring it to solution. ProCor, which is a shared file, is used to track all observations.

Question 4 – in house engineering department as part of the constructability review. Review design documents and meet with the design team. Will be part of writing the scopes of work and determining who owns what and each piece is figured out as part of the constructability review.

Mr. Benevides asked a follow up question- Who will be responsible for making sure that all software packages/controls work together? There's no way to catch issues during design. Work with trades, work with manufacturers to understand the details of the systems, bring everyone to the table and work through the scope from install to the commissioning. There will be a mechanical coordinator on site.

Question 5 – Completed a project in New England with 390 wells that were 500ft deep. Boston University project - 33 wells on a tight site, 3 wells under building. Hired 3 separate drillers with different drilling methods to run test wells. Drilling is everything. Environmental controls and water management are key and the hardest. Once the system and loops are built, maintenance becomes half. The cost to run system is probably half of a typical system.

Question 6 –Built Durfee through COVID. Didn't miss one day. It wasn't perfect but lessons were learned and gave 110%. Picked the most experienced people in the office and brought the A Team for the Diman project. Committed to the Diman project – 6 days per week / 10-12 hours per day. Safety – complicated site, experienced staff. Have 24 data analysts on board that review change orders, scheduling, and sub-contractor performance. Future: Vocational Schools are what is needed to help the country move forward. Proud to be involved and will give 100% effort to the project.

Gilbane Team: Michael O'Brien, SR Vice President/Principal in Charge, Kevin Cooke, Lead Project Manager, Karen Colby, Assistant Project Manager, Mark Lyons, Sr. General Superintendent, David DeForest, General Superintendent, Danielle Crafford, Quality Control, Joe McCoy, Chief Estimator, Mark Winslow, Sustainability Expert.

Gilbane provided a presentation.

Question 1 – Have a supply chain group that was brought together prior to the pandemic. Goal is to monitor market place, lead times and pricing. They look at materials purchased and lead times and feed that information to the estimator and pre-construction team. Volatility is known now and team is all over. Lessons were learned

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during the last 2 years. Working on a similar project and through the work done were able to bring it back to budget. Design development and team collaboration are important.

Question 2 – Sequencing of work to provide a buffer, natural barrier. Constant communication with community – go door to door if necessary to make a personal connection. Safety is at the forefront of the project. Sub-contractors provide a safety assessment and analysis on how they will perform work safely. 2-6 week look aheads and communicate with Team. Write good scopes with sub-contractor. Dust control won't be an issue because proper equipment will be used. There will be a person at bus pick up and drop off. Will perform random visits to check air control, emissions and noise control.

Question 3 – Quality starts in pre-construction. Have a very robust support operations team. Use VDC (Virtual Design Construction) which takes drawings with a model and run a clash detection program to catch problems before they hit the final drawings.

Question 4 – Live safety review. Former fire chief will complete a full code review of all drawings. Once the sub-contractors and MEP trades are on board will hold a pre-planning commissioning meeting to go through commission specs and sequence of operations to flush out most issues.

Question 5 – Closest project completed was an elementary school in Westborough. GeoThermal was completed after building was built and has become operational within the last month.

Question 6 – This is an important project and great community. The Team present is a seasoned team with many years of experience to handle a complicated project. Large project experience and building voc-tech schools is our core market. Commitment to Diman students through learning lab, introduction to unions, clients and firms. The goal is to build a mutual beneficial partnership.

Consigli Team: Matt Consigli, President, Jeff Navin, Project Executive/Team Leader, Chuck Williams, Senior Superintendent, Rachel Flynn, Assistant Project Manager, Chris Hanel, Senior MEP Manager, Kristy Lyons, Senior Pre-Construction Manager, Tim Ericson, Chief Estimator, and Steve Johnson, Senior Project Manager.

Consigli provided a presentation

Question 1 – Lead times – keep in touch with sub-contractor partners. Working on many schools at any given time there is knowledge of lead times. Look to pre-purchase. Escalation – best way to stay on top of it is through bid history and engage sub-contractors early in the estimating process. Looking at 6% for next year, curve that can stay ahead of.

Mr. Kitchen asked a follow up question: How much work can you self-perform? Have laborers, carpenters and masons. Ability to self-perform concrete foundation, carpentry, façade elements. It would be looked at which trade would make most sense? Would it add value to the project? Would it pick up time in schedule? Something that would be discussed with the whole team.

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Question 2 – Arlington site was an occupied site and tightest site in experience. Weekly communication to the neighbors on weekly happenings. Weekly school staff communications. Work with staff. Proper signage. Stay behind the site. Hold public forums. Black out times – absolutely no trucks or deliveries during student pick up /drop off.

Question 3 – Have corporate quality manager that is involved in all projects from constructability at the beginning of a job, mock ups during the job to site visits. Make sure quality is part of the buyout process. Verify materials in the field. Pre-ops before activity starts, invite architect /team, look at past jobs and lessons learned. Spend a lot of time on mock ups to make sure quality meets expectations. Overall quality program is based on the Army Corp of Engineers.

Question 4 – Low voltage concern- work that into supplemental instructions. Have in house VDC group that will be able assist and will step in to help sub-contractors if needed.

Question 5 – Vast experience. Biggest concern is water quality. Water needs to be compatible as it can create gelling and cause improper system function. Rigorous check off process to make sure both the building and well side contain the proper materials before opening valves and tie the two systems together. Underground well system, can shut down separate circuit and resume operation with remaining wells. Most manufacturers provide a 50-100 year warranty. Test well program is critical to understand how much water will be yielded and have a dewatering plan. GeoThermal sub-contractor should be decided as a team what best suits the project. Exterior and interior require two separate sub-contractors, design documents identify where one scope ends and where the next one begins.

Mr. DiBiasio asked a follow up question: Once the system is built, will the maintenance department have a hard time understanding and managing the system? All the components will be in the mechanical room. Training is provided, videos and documents. One system once connected together.

Question 6 – Proud to be a 4th generation building company. Biggest distinction is the self-perform capability that has been kept through four generations. Have carpenters, laborers and masons directly on payroll. Having more red hard hats on site provides an elevated sense of pride in building a voc/tech school. It would be a privilege to contribute to the community.

Skanska Team: Dan Lanneville, SVP/Account Manager, Jim Craft, Project Executive, Mike Morrison, Sr. Project Manager, Mike Gear, Sr. Superintendent, Sam Smith, Superintendent, Jim Fikiet, MEP Manager, and Matt Impastato, VP Preconstruction.

Skanska provide a presentation.

Question 1 – Lead times – work with project manager to identify long lead materials. Every time a spec is received, materials will be outlined and calls will be made to get lead times, may need to direct purchase or early packages. Will direct purchase equipment and assign out to trade contractors once hired. Weekly conversations

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with national supply chain group with direct contact to over twenty manufacturers to under supply issues. Cost certainty – build through value management to build buffer so that when issues arise there’s money in the budget and can have the add-ons of wish list items.

Question 2 – Communication is the key part of a project like Diman. Getting input from different stakeholders so they know what is happening. Communicate and get input from neighbors. Hold public forums to provide an opportunity for the community to give input. Have a call center with a 24 hour live monitored hot line. Coffee with the contractor to build a rapport and relationship with neighbors.

Question 3 – Quality – series of checklists process – check materials when they are delivered to the site, building construction – building inspections, concrete inspection, reinforcing steel, wall inspections. Take 3D pictures of every walls and ceilings. At the end of the project a file of the 3D photos, as built, will be left. Use of augmentative technology- virtual reality glasses. Quality starts in preconstruction - constructability reviews, meet with design team to address issues. Field staff – plan to have materials on hand but flexible if materials are not available and come up with another plan.

Question 4 – Personal issue – easy to see where pieces go but don’t fit right. Comb through things to find those issues. Double check submittals to make sure they work together. Everything is interconnected. Experience helps to understand component level. Reviewing specs - building management system (BMS) controls HVAC system and lighting control system are two different vendors, two different specs that at the end need to talk. Engineer and supplier need to have constant communication.

Question 5 – It’s about physics and understanding how the system interconnects. Each site is different. Water quality – needs to be compatible. Lessons learned from past projects.

Question 6 – X-Factor – different experiences and backgrounds the team brings. Builders at heart but come at it from different backgrounds. Accessibility to the team.

The team is important to a successful project. Team is passionate about the project. Students – helping the future. Provide hands on experience.

The next meeting will be on:

November 7, 2022 – ranking and possible selection of the CM at Risk

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

Materials:
Interview questions

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