

Greater Fall River Vocational School District  
Selection Committee Minutes  
251 Stonehaven Road, Fall River, MA 02723  
September 29, 2022

The regular meeting of the Greater Fall River Vocational School District Selection Committee was called to order at 4:06 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, Myles Brilhante and Helena Neves

It was moved by Mr. Jennings, seconded by Mr. Benevides and voted unanimously to dispense with the reading of the September 8, 2022 minutes and approve them, as recorded.

Mr. Alix began the meeting by asking members of their thoughts on the CM at Risk RFQ proposals. Mr. Alix stated that electronic reference surveys were sent and Consigli was the highest ranking firm. Mr. Alix stated that five references were sent out for each company but not all 5 were received. Four responses were received for Consigli with an average score of 90, three responses were received for Gilbane with an average score of 79, two responses were received for Skanska with an average score of 79 and three responses were received for Suffolk with an average score of 82. Mr. Alix stated that the interview process will be key in making a decision.

Mr. DiBiasio stated that Consigli in their proposal stated that they have a staff of 650 and will not be hiring as many employees and/or subcontractors.

Mr. Alix stated that a big company such as Consigli sometimes will self-perform site work, carpentry, etc. They also have in house expertise that will help but doesn't mean they will do site work on this project.

Mr. Joynt stated that due to the size of the project, companies will most likely not do self-perform work.

Mr. DiBiasio stated that all four companies have extensive experience building schools and at least two of them have experience building vocational schools.

Mr. Alix noted that Suffolk is currently working on a project at Gillette Stadium.

Mr. Joynt stated that the Gillette project is on schedule and it won't affect the Diman project. Suffolk was honest about staff being tied up on the project.

Mr. Jennings stated that some projects listed on the proposals were over budget.

Mr. Joynt stated that once the Guaranteed Maximum Price (GPM) is executed, this sets in stone the contract value and duration which doesn't mean the overall budget will go over. Mr. Joynt further stated that MSBA projects do not go over budget.

Ms. Collins inquired as to why Skanska didn't list litigations.

Mr. Alix stated that litigation is normal and expected for the amount of work completed but there wasn't anything major and nothing that was willful or negligent.

Mr. Joynt stated that Skanska is a public trading company and that liability with the four companies is not likely as they are fiscally very stable due to make conditions and the high volume of work.

Mr. DiBiasio asked if members would like to come up with a question for the interviews.

Fr. Jay asked if there was a pool of questions to choose from.

Mr. Joynt stated that any questions members have can be included in the RFP. The RFP will address issues such as site logistics, schedule, traffic, community relations, staff roles, etc.

Mr. Alix stated that there is a list of questions that have been used in the past. The RFP will be finished tomorrow, as he would like to get the basic RFP to the companies sooner than later.

Ms. Collins stated that her biggest concern is the quality of the work as this is the biggest issue currently in the trade. Ms. Collins asked if there will be a quality officer assigned.

Mr. Joynt cautioned members to pay attention to the time on project assigned to staff instead of job titles.

Ms. Collins asked if new equipment purchased can be brought to the new building and would that transition look like.

Mr. Joynt stated that companies have done same type of work and are very familiar with the process of moving equipment.

Mr. DiBiasio stated that Skanska and Consigli described in detail their plan for the geothermal wells.

Mr. Benevides expressed concern of finding good technical support after the initial purchase. There will be multiple energy sources and controls to integrate.

Mr. Joynt stated that companies have staff that can provide training.

Mr. Alix stated that it is important that the CM and NEP Coordinator work together to make the systems work well. Mr. Alix further stated that staff will be walking around looking at things and available to assist.

Ms. Collins asked if there will be a mass notification system.

Mr. Joynt stated that a mass notification system is not planned as it brings on additional requirements.

The next meetings will be scheduled as follows:

- October 28, 2022 - discuss the interview process and interview questions
- November 1, 2022 - interview the four firms for the CM at Risk
- November 7, 2022 – selection of the CM at Risk

It was moved by Mr. Jennings, seconded by Mr. DiBiasio and voted unanimously to establish the four firms, Consigli, Gilbane, Skanska and Suffolk as qualified firms and not to rank them.

It was moved by Fr. Jay, seconded by Mr. Bentley and voted unanimously to adjourn the meeting at 4:59 pm.

Materials:  
September 8, 2022 minutes

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