

Greater Fall River Vocational School District
MSBA Oversight Committee Minutes
251 Stonehaven Road, Fall River, MA 02723
August 29, 2023

The meeting was called to order at 4:32 p.m. by Chairman Donald DiBiasio, with the following persons in attendance: Fr. Jay Mello, Brian Bentley, Rebecca Collins and Paul Kitchen.

Absent: Paul Jennings and Glenn Benevides

Also in attendance were: Andrew Rebello, Tim Alix, Colliers, Kristen Hodges, Colliers, Greg Joynt, KBA, Erin Kenney, Suffolk, Jeff Martin, Suffolk, Christian Riordan, Suffolk, Attorney Brilhante, Myles Brilhante, and Helena Neves.

Mr. DiBiasio called for a roll call.

It was moved by Fr. Jay, seconded by Ms. Collins and voted unanimously to dispense with the reading of the May 15, 2023 minutes and approved them, as recorded.

Mr. DiBiasio deferred to Attorney Brilhante for an overview of the traffic study. Attorney Brilhante explained that a vote was taken at the May 22, 2023 School Building Committee meeting to authorize a traffic study to be conducted in October once all the students were back on campus. However, due a miscommunication with KBA, the traffic study was completed prior to the May 22nd meeting. Attorney Brilhante stated that the study should not be duplicated as an accurate depiction of traffic is reflected in the completed study. Mr. DiBiasio agreed that the traffic study does not need to be duplicated. The traffic study was completed after concerns raised by city officials and when all students were still present. Mr. Joynt stated that it was an oversight on KBA's part but the study completed took current enrollment and extrapolates to the projected enrollment. The new building's design in terms of parking is well in excess for the size of the school. The study took into account different enrollment numbers and the results were favorable.

Mr. DiBiasio asked if there were objections. There were none. A recommendation will be made to the School Building Committee to rescind the vote taken on May 22nd and accept the traffic study that was completed. Attorney Brilhante stated that the recommendation will be made to rescind the motion that approved amendment #4 – traffic study and a new vote will be taken.

Mr. DiBiasio deferred to Mr. Alix for an overview of the recommendation to award for materials testing and inspection services. Mr. Alix stated that an RFP for testing services was advertised per Massachusetts General Laws. Testing services will be for items such as soil, concrete, steel, fireproofing, etc. and will be a pay as you go service. Eight testing agencies requested copies of the RFP and six submitted proposals. All six agencies are well known in the design and construction industry and are considered well qualified. Upon review of the proposals the recommendation is to award for construction testing to the lowest qualified and responsible bidder Yankee Engineering & Testing Inc.

Mr. DiBiasio asked if there were any objections. There were no objections. A recommendation will be made to the School Building Committee to approve the recommendation to award for construction testing to the lowest qualified and responsible bidder Yankee Engineering & Testing Inc.

Ms. Collins asked for clarification on the math corrections made to the proposals. Mr. Alix stated that corrections were made due to a math calculation that didn't carry through but the overall estimated cost did not change.

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Mr. DiBiasio deferred to Mr. Alix for an overview of the filed sub-bidder prequalification process. Mr. Alix stated that a prequalification of general contractors and filed subcontractors for public projects with an estimated overall construction cost of over 10 million dollars is required by Massachusetts General Law. The subcontractor procurement process is a two phase process. Phase 1 is the request for qualifications and Phase 2 is the bidding phase. A Prequalification Committee needs to be established to vote on the qualifications of potential bidders. The committee will consist of four members. One person representing the Design Firm, one person representing the OPM and two people representing the Project Owner (Awarding Authority). Massachusetts does not require all trades to be prequalified and only prequalified subcontractors can be chosen for a particular trade category.

Mr. DiBiasio made the recommendation to appoint Mr. Bentley, Superintendent-Director, Mr. Paul Kitchen, Director of Finance and Operations, a representative from Colliers and a representative from KBA.

Mr. Alix stated that the process gives the awarding authority limited discretion in three distinct aspects of the prequalification process. The awarding authority can determine the allocation of points and weight assigned for each of the required statutory evaluation subcategories, define the definition of “similar project experience” for the specific project and has the discretion to evaluate the responses to the RFQ to determine which firms shall be prequalified to bid on the project. The prequalification process provides a larger pool of experienced contractors and makes it difficult to exclude anyone from bidding.

Ms. Collins asked if Suffolk Construction, CM at Risk, can vote. Mr. Alix stated that they cannot but can provide their opinion and make recommendations.

Mr. Alix stated that at times and in order to meet MBE and WBE goals the lowest bidder is not chosen for the project. Past experiences also play a big role in scores which can't technically be challenged if the proper procedure is followed. The OPM typically does all the prequalification legwork and scoring to make it consistent and provides the information for discussion and approval.

Mr. Alix provided the Colliers project update. The next milestone is the 90% construction documents set. It will soon be available for the estimators. Estimates reconciliation is expected around October 17th and submission to MSBA by the 25th. 100% construction documents is expected to be completed by the end of the year.

Fr. Jay asked when groundbreaking will take place. Mr. Alix stated that the ceremony is tentatively scheduled for October 27th. More details will be provided as they are finalized.

Mr. Joynt provided the KBA project update. The design team has been working on the 90% construction documents set and coordinating finale details with consultants. An update meeting with building officials has taken place and the next two months of permitting was discussed. The design documents are aligned with the project budget as this is the last big chance to make major adjustments and make sure nothing is missed.

Mr. DiBiasio asked if there's any indication that the cost of construction materials is going down. Mr. Riordan stated that most items are holding steady. Mr. Joynt stated that the Bristol Plymouth project just came in with some good results and is hopeful to see the same positive results.

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Ms. Collins asked if it's cost effective to save the stadium lights. Mr. Joynt stated that this is something that is currently being looked at and will be saved if cost effective. Mr. DiBiasio asked if they can be used for the baseball fields. Mr. Joynt stated that the new layout does not align with the foundations.

Mr. DiBiasio asked Suffolk representatives why the jersey barriers are not in place. Ms. Kenney explained that on the main drive lane there are existing drainage structures that collect all the rain water and run off from the existing building. The Suffolk team has been working with KBA to put in the final drainage structures to avoid flooding of the new site. The decision to not place the jersey barriers until this work was completed was to eliminate any unneeded traffic changes for students and staff. The plan is to place temporary fencing as work begins and once the jersey barriers are in place they will stay until the project is completed. Meetings with National Grid and city officials are ongoing. Mr. Sligar will be onsite on Friday shooting grading on the existing drive lanes in preparation for phase two of the job. School readiness package and the testing pits went well. The Suffolk team is working on logistics, exhibits and a lot of behind the scenes planning with the intent of starting earthwork in the beginning of October. Bids for foundation, steel and earthwork will be coming in, reviewed and fine tune details with the intent to have a contractor onboard by the end of the month for the three scopes.

Mr. Riordan introduced Jeff Martin as the new VP of Operations for the project.

It was moved by Fr. Jay, seconded by Ms. Collins and voted unanimously to adjourn the meeting at 5:10 PM.

Respectfully submitted,

Helena S. Neves

Helena S. Neves, Executive Secretary

Materials:

May 15, 2023 Minutes

Materials Testing & Inspection Services Analysis/Recommendation

Subcontractor Prequalification Committee Overview