

Greater Fall River Vocational School District
MSBA Oversight Committee Minutes
251 Stonehaven Road, Fall River, MA 02723
May 15, 2023

The meeting was called to order at 3:33 p.m. by Chairman Donald DiBiasio, with the following persons in attendance: Paul Jennings, Fr. Jay Mello, Brian Bentley, Rebecca Collins, Paul Kitchen (3:34PM), and Glenn Benevides

Also in attendance were: Andrew Rebello, Greg Joynt, KBA, Paul Dominov, KBA, Erin Kenney, Suffolk, Tim Alix, Colliers, Kristen Hodges, Colliers, Charles Roberts, Colliers, Attorney Brillhante, Maria Torres, Myles Brillhante, and Helena Neves.

Mr. DiBiasio called for a roll call.

It was moved by Mr. Benevides, seconded by Mr. Bentley and voted unanimously to dispense with the reading of the April 25, 2023 minutes and approved them, as recorded.

Mr. Joynt, Mr. Alix and Ms. Kenney provided the project update.

Ms. Kenney stated that Phase 1A is the school readiness phase and work will begin at the end of the school year and is targeted to be completed by August 15, 2023. The work entails site preparation such as establishing the new site logistics, temporary parking, a new student parking lot entrance and installing the primary fence. Parent and bus drop off location will remain as is. Phase 1B will take place in the fall as the prep and earthwork begins in preparation for the foundations and concrete. Steel will be the primary focus going into 2024 and it's expected to take place in June. Phase 1 is expected to be completed in July of 2026 and Phase 2A – demolition will begin and Phase 2B Fields and site features is expected to be completed in the summer of 2027. Move in is on track for the summer of 2026.

Mr. Joynt stated that Suffolk and Colliers have been working with the District to make sure the logistics of the site are set and settled before next school year to make for an easier transition. This will also enable the construction, once it starts, to be seamless and fluid as site logistics will be in place. Ms. Kenney stated the site logistics information will be provided to the District to share with staff before the end of the school year. Mr. Bentley stated that staff will be made aware of site changes and questions/concerns will be addressed.

Mr. Joynt stated that the duration of the construction will get the project to May of 2026. This will give the District a little more time to move in equipment, provides time to flush things out and get systems up and running before the summer break. It will also allow for a bigger move in window and a more comfortable move for the District.

Mr. Joynt stated that community outreach meetings will be scheduled and will focus on construction updates. Ms. Kenney stated that two meetings have tentatively been scheduled for June and September. The June meeting allows for an update on what to expect over the summer and the September meeting will provide more information as planning ramps up for construction work. Mr. Bentley stated that once a date is determined notification to the neighbors will be provided through going door to door, flyers, website and social media postings.

Mr. Joynt provided an overview of the targeted dates for building permits. The school readiness, site mobilization and curb cut permits are targeted for June. Foundations and Steel for August 2023, trailer permit for October 2023 and the full building permit for December 2023. Demolition is targeted for July 2026.

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Ms. Collins asked where the underground infrastructure work falls under. Ms. Kenney stated that it would fall under the individual trade. There will not be any utilities work done this summer.

Mrs. Torres asked if the entrance to the temporary staff parking lot could be on Stonehaven instead of the current parking lot. The concern raised at a staff meeting is that if staff needs to leave right at the end of the day, they won't be able to due to being blocked in by the buses. Ms. Keeney stated that it's open for discussion. Mr. Joynt stated that there will be a discussion with city officials regarding curb cut permits. The current plan would avoid a curb cut as it would cut through the existing parking lot.

Mr. Alix provided an update on the Suffolk contract which is being finalized. There have been discussions with the insurance carrier and Suffolk to coordinate the use of OCIP insurance. Supplier Diversity MBE/WBE goals have been distributed. Electrical Filed Sub prequalification bid packages were sent out but will need to be re-sent due to the schedule change. Mr. Roberts stated the two bids were received but not opened. Ms. Kenney stated that Suffolk's intent is to reach out to some of trades that have bid before in the public sector and advertise the project. Suffolk's pre-purchase of electrical equipment will benefit the project's budget.

Mr. Alix stated that the materials testing package was released. This will be a pay as you go process and will be charged against the budget line item. Mr. Roberts stated that the materials testing package was very competitive and seven proposals have been received and are being analyzed. A recommendation is expected within the next few weeks. Ms. Collins asked if fire stopping testing is included. Mr. Roberts stated that the MSBA commissioning agent will request a certain number of tests. The materials testing package included an estimated quantity of tests, travel costs, etc. Mr. Alix stated that tests will be coordinated in order to get the most out of allocated funds. Mr. Joynt stated that fire proofing and fire stopping will be tested throughout the entire project and at the specified rate of building code.

Mr. Alix stated that CORI process is being worked on with the District. Logistics meetings are also taking place. An internal constructability review of the 60% construction documents is taking place and comments will be provided to the KBA team as part of a quality control process. Once the estimates are reconciled a new submission of documents will be sent to MSBA.

Mr. Joynt provided the project design update which included an overview of equipment coordination, layout revisions, structural peer review, FF & E, Value Management, and Alternates. The 60% set of construction documents is at the estimators. Geothermal was included but an interim update has been provided to the estimators with reductions and additions.

Mr. Joynt displayed updated renderings of the project that reflected the ISSN reduction, mechanical system changes due to the removal of geothermal. The cooling tower, water cooled chillers, indicated heat exchangers, indicated pumps, and piping related to geothermal were removed. Heat exchangers, chilled water and hot water piping between the main mechanical room and air source heat pump arrays will be added in place of geothermal specific equipment. Mr. Joynt stated that the geothermal system allowed for an exemption for not putting in heat recovery into some of the air handling units which have now been added in to meet code requirements. Site Plan review filing was pushed back to May 25th to address comments received by city officials. Site Plan approval is expected to take place by June 2023. Zoning and hearing filing were pushed back by a couple of weeks but won't have any impact on the project schedule. Wetlands Notice of Intent is targeted to be filed on May 24th which will simplify things as permits should be finalized without any restrictions.

Mr. DiBiasio asked what the status of the project budget is. Mr. Joynt stated that an updated budget will be available once the estimates are reconciled.

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Ms. Kenney provided the Suffolk project update. A work order with National Grid has been established and a meeting is being held on Friday to review site logistics. A follow up meeting with the fire and police departments will take place once fully established and logistics are set.

Attorney Brilhante informed members that a resolution has been filed by City Councilor Linda Pereira regarding the Diman Project and the removal of geothermal. If the resolution moves forward to the Finance Committee a team representing the District should plan on attending the meeting to address any questions. Mr. DiBiasio stated that the removal of geothermal was due to the opposition received and suggested waiting to see if the resolution moves forward.

Mr. Bentley asked if any work will start before the end of the school year. Ms. Kenney stated that drawings are being prepared. If any work is to take place before the end of the school year it will be the temporary parking lot.

It was moved by Mr. Jennings, seconded by Fr. Jay and voted unanimously to adjourn the meeting at 4:26 PM.

Respectfully submitted,

Helena S. Neves

Helena S. Neves, Executive Secretary

Materials:
Project PowerPoint Presentation