

Greater Fall River Vocational School District
MSBA Oversight Committee Minutes
251 Stonehaven Road, Fall River, MA 02723
February 6, 2023

The meeting was called to order at 3:45 p.m. by Chairman Donald DiBiasio, with the following persons in attendance: Paul Jennings, Fr. Jay Mello, Brian Bentley, Rebecca Collins, Paul Kitchen, Tim Alix (joined 4:00 pm), Glenn Benevides (joined 3:48 pm) and Gregory Joynt (remote).

Also in attendance were: Attorney Brilhante, Andrew Rebello, Craig Olsen, KBA, Kevin Chamberland, Suffolk, Erin Kenney, Suffolk, Christian Riordan, Suffolk, Dave Slomsky, Suffolk, Maria Torres, Katie Warren, Paul Dominov, KBA, Deborah Kenney, Myles Brilhante and Helena Neves.

Mr. DiBiasio called for a roll call.

It was moved by Mr. Bentley, seconded by Ms. Collins and voted unanimously on a roll call to dispense with the reading of the January 23, 2023 minutes and approved them, as recorded with Donald DiBiasio, Paul Jennings, Fr. Jay Mello, Brian Bentley, Rebecca Collins, Paul Kitchen, Tim Alix , Glenn Benevides, and Gregory Joynt voting yes.

It was moved by Mr. Bentley, seconded by Mr. Benevides and voted unanimously to dispense with the reading of the December 1, 2022 Selection Committee minutes and approved them, as recorded with Donald DiBiasio, Paul Jennings, Fr. Jay Mello, Brian Bentley, Rebecca Collins, Paul Kitchen, Tim Alix , Glenn Benevides, and Gregory Joynt voting yes.

Mr. DiBiasio stated that the Kaestle Boos, Suffolk Construction and Colliers have been working on the alternate and value management plan and will be discussing in detail the changes that have been made.

Mr. Joynt presented a detailed alternate and value management plan that listed the changes that have been made. The presentation showed the alternate items placed in the project, items removed and or reduced from the project, and all options used to bring the project to budget. Mr. Joynt discussed in detail each of the changes and answered questions. There was a discussion after each of the items presented.

Alternates

Alt. #1 Athletic Fields – changes made to the athletic fields will still provide fully functional fields. Items such as lighting fixtures, irrigation, and grandstand and turf field can be added at a later date using local funds.

Alt. #2 Maintenance Building – pre-manufactured building will be deleted from the project. Foundation and utilities base will remain. Can be completed at a later time or at the end of the project if savings are realized.

Alt. #3 – Geothermal – Geothermal wells will be reduced. This reduction will affect the base building load of HVAC and it will reduce the ability to heat and cool the building during normal days, therefore public utilities will be needed.

There was a discussion and concerns raised were; does the reduction of geothermal wells affect the Mass Save rebate and what the savings would be if geothermal were eliminated.

Mr. Joynt stated that the geothermal reduction will net about \$4 million dollars in savings but there would be a \$1 million dollar loss from the Mass Save rebate. If geothermal was eliminated, there would be a substantial increase in utility costs. Geothermal will provide long term energy savings.

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Alt. #4 Wall Tile – this change/reduction provided immediate savings without major implications and can be added back as savings are realized.

Alt. #5 Roof Protection Board – this can be deleted but it will be a reduction in quality. The roof will be less durable if people walk on it. The removal of the protection board would not affect the life of the roof.

Owner Provided/Contractor Installed Items

HVAC: cooling tower, dust collector, metal fabrication fume extractors and vehicle exhaust were the items identified to be purchased using ESSER grant funds. Items can be procured by the district and supplied to CM for installation.

Ms. Collins raised the concern that contractor installed items on past projects didn't go as planned and it ended up being very costly. Systems were ordered and in the end did not communicate with each other.

Ms. Kenney and Mr. Slomsky stated that if items are explicitly stated to the sub-bidders and communication with whomever is responsible with submittal is in the forefront, the owner provided items process could be managed and done correctly.

Equipment: auto body spray booth, culinary arts equipment and cafeteria foodservice equipment were the items identified. The budget for some of the shops was reduced. There was a discussion of using grant funds to purchase the identified items. Equipment can be bought ahead of time and brought to the new school.

Mr. Jennings asked if clarification from MSBA has been received on using grant funds. Mr. Kitchen stated that equipment can be purchased and will not affect the MSBA grant. Mr. Joynt stated that if using grant funds for construction costs, MSBA would deduct those costs.

Proposed Value Management

Foundations – excess soil will be disposed onsite instead of being exported out. The grade of the softball field will be raised to allow disposal of excess soil. Other unused areas will be used to dispose of excess soil. Excess soil will be processed on site.

Lowest floor construction – changing some slab on grades to different thicknesses to account for some savings. Shops such as automotive, advanced manufacturing, metal fabrication and the trade hall will remain at an 8” slab. The rest of the shops will be reduced to a 6” slab, which is still very durable and adequate for their needs.

Mr. Benevides asked what kind of problems could arise from reducing the under slab insulation. Mr. Joynt stated that there should not be any issues. Mr. Olsen stated that insulation would be at 4ft vertical and 4ft horizontal, which will provide the adequate insulation.

Upper floor construction – eliminating from the roof structure the fireproofing spray in areas where roof is 20ft from the floor. Fireproof sound isolation ceiling assembly materials can be purchased. Other areas of the building will be finished with intumescent paint.

Roof construction – reducing the structural steel from 15 ½psf to 14psf. This provides significant savings with zero impact and no change to the quality of the building. Removing the screen wall framing. Mechanical equipment will be seen from Stonehaven road.

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Exterior closure – simplifying or reducing different materials in order to avoid some costs that have escalated since the design estimate. Curtain wall was reduced to save on square footage. The front façade was changed to concrete masonry units instead of the concrete stone veneer. Changes made will keep in line with the original design but will provide some cost savings.

Window testing will be moved to the owner’s side testing budget for some savings. The standalone mock up building will be deleted.

Ms. Kenney stated that although a physical mock up building is not available, samples of items are received and an in place mock up is a standard process to evaluate then and to ensure the correct items are put in place.

Mr. Joynt presented renderings of the building’s main entry at the original design and value management design.

Mr. DiBiasio stated that it is important to stay within the design that was promised to the sending communities.

Mr. Joynt stated that there has been a substantial reduction in windows. Mr. Kitchen asked who would perform the window testing. Mr. Alix stated that there’s a line item in the budget for testing. Mr. Kitchen asked who is responsible for the commissioning. Mr. Joynt stated that MSBA is responsible for commissioning and will perform spot checks.

Roofing – the roof top patio on the second level of the building will be eliminated and roof pavers deleted. Removing the patio will provide significant savings that will be recognized later in the design.

Partitions – redesigning opening into classrooms. Deleted operable partition at the auditorium balcony. Deleted three operable partitions that separated classrooms and replaced with standard wall. Storage space in shops have been changed to mesh wire partitions. Changing back up walls and intermediate walls from CMU to stud will provide savings. These are not as durable but will be abuse resistant drywall that has some resiliency to impact. The majority of the wall in Metal Fab, Advanced Manufacturing and the trade hall will be cast in place concrete and the remaining areas will change to CMU. Studs will be 6” metal studs.

Ms. Collins raised the concern with the gymnasium not having CMU walls. Mr. Jennings raised the concern with shops such automotive, which should have CMU walls. Mr. Joynt stated that a more reliable paint could be used that would provide a little more protection.

Interior doors – sectional overhead doors in science classrooms were deleted.

Specialties/millwork – deleted cantilever racks, deleted waiting desks and moved to FF&E, reduced the gym lockers to 750.

Staircases – center of building staircases treads and landings were changed from tile to rubber

Interior wall finishes – reduced finishes. Deleted sound absorbing panels from the restaurant. Bathroom walls proposed as three non-tiled walls, toilet wall with tile. This could change to all non-title walls in bathrooms if additional savings are needed.

Interior floor finishes – moving some floor finishing around to reduce tile. Changed polished concrete to sealed concrete. An epoxy sealant will be used. The sealants available in today’s market are a good quality sealant. Reduced poured resinous floor in certain areas. Advanced Manufacturing will maintain the poured resinous floors.

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Interior ceiling finishes – reduced sound insulation ceiling quantity as estimates were more than needed. Changing around some ceiling types to account for significant cost increases in the more specialized ceiling types.

Plumbing- eliminated piped overflow roof drains and replaced with overflow scuppers on the one-story portions of the building. Looking at an alternative fixture package to target some savings.

HVAC – Lab fume hoods were reduced. Eliminated some air handling units and consolidated them with others. Reduced the scope of duct work. In some shops fabric duct will be used. Deleted 64 geothermal wells that were added during schematic design to account for domestic hot water.

Mr. Benevides asked how many geothermal wells are left in the project. Mr. Joynt stated that there will be 104 geothermal wells left that will be used to heat the building and provide some domestic hot water.

Fire Protection- changed sprinkler heads to standard heads instead of concealed.

Electrical – removed the bypass on the ATC. Reduced the generator size to 750Kw. Reduced lighting scope. Electrical feeders of 400 amps or above will be changed from copper to aluminum. Network switches, wireless access points and telephone will be moved to the technology budget of the project. Auditorium, gymnasium and cafeteria sound system were removed as they were duplicated.

CTE Equipment – CTE equipment budget was reduced to \$100,000. Overhead bridge crane in the trade hall was deleted. Sports equipment: suspended batting cage, sports whirlpool, mat hoist were removed. Lab glass washers were deleted, plumbing will be in place and residential dishwashers may be used as replacements. Reduction in the bleachers in the gym.

Fixed furnishings- deleted casework square footage allowance in the project due to cost. Due to high demand and supply issues with epoxy countertops, these may be changed to phenolic.

HazMat-Project owner has done a significant abatement since survey in 2020, took money out to account for work done. Foundation Mastic disposal, taking a \$500,000 reduction from the estimate. May need additional exploratory work to confirm.

Site Prep- construction signage removed. Diman students can build.

Site Improvements – changes are dollar for dollar savings. No MSBA reimbursement for these items. Reducing concrete pavers, changing concrete walks to asphalt, changing site walls to segmental retaining walls, reducing chain-link fence, curbing will be changed to asphalt berm, removing islands from main entry, deleting irrigation system, reducing plantings by 50% and changing the pavers in the front of the building to stamped concrete. Water connectors for water cannons will be provided. Track and Field equipment was reduced, bike racks, trash bins and bollards were reduced, landscape benches removed, reduced amount of wooden guardrail. Can use boulders around site if necessary.

Site utilities – reduced the number of light poles. EV charging stations reduced to 14 dual charging stations.

Alternative Construction Methods

Change District Admin to a modular constructed building – did not produce substantial savings.

Use District Admin as construction trailer – District would be displaced -minimal savings

Retain Autobody area of existing structure – no savings realized

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Retain Existing Gym and Auditorium – this is the worst part of the existing building - no savings realized and affects the circulation pattern.

Area Reductions

Removing ISSN Program. Reducing the square footage of electronics shop, gymnasium, auditorium, fitness center, media center and trade hall. Reducing the student enrollment to 1450 – does not realize substantial savings.

General Conditions

Builders risk insurance – a transfer cost from CM budget to Owner’s budget.

Suffolk was able to find roughly \$500,000 in general requirements that could be reduced. Construction sign is a requirement by MSBA. Suffolk has reduced their CM contingency from 2.5% down to a 2.25%, this will net about a \$600,000 reduction.

Mr. Slumski stated that balancing the budget doesn’t mean that all budget challenges have been resolved. Although the decisions being made today are difficult, members need to keep in mind that as the project moves along further cuts may be needed.

Mrs. Torres expressed her concern from the vocational standpoint, that reducing the square footage of the shops will give us a school that will not provide the best for our students.

Mr. Riordan stated that although substantial cuts are needed, a long lasting building will be provided.

Mr. DiBiasio stated that the initial project design was not a high-end project. The new building will provide a better space for students than what we currently have.

Ms. Collins asked would it make more sense to walk away from the project.

Mr. DiBiasio stated that this is a once in a lifetime opportunity for Diman and would like to see the project move forward.

After the presentation and discussions on the individual sections of the value management plan it was determined that a continuation of the meeting was needed to allow time to balance the budget based on the changes made today. A continuation of the meeting was scheduled for Wednesday, February 8, 2023 at 5:00 PM

Agenda item 6 – Discussion of Suffolk Construction Contract

Documents are being finalized and will be sent to the Superintendent for review and approval. Mr. Riordan stated that there was a phone call with the insurance company to address a couple of questions and should have answers tomorrow.

The meeting ended at 6:55 PM.

Materials:

Alternate & Value Management Plan

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February 8, 2023 minutes as a continuation of the February 6, 2023 meeting

The meeting was called to order at 5:00 p.m. by Chairman Donald DiBiasio, with the following persons in attendance: Paul Jennings, Fr. Jay Mello, Brian Bentley, Rebecca Collins, Paul Kitchen, Tim Alix, Glenn Benevides, and Gregory Joynt.

Also in attendance were: Attorney Brillhante, Andrew Rebello, Craig Olsen, KBA, Kevin Chamberland, Suffolk, Erin Kenney, Suffolk, Christian Riordan, Suffolk, Dave Slomsky, Suffolk, Charlie Roberts, Colliers, Maria Torres, Katie Warren Paul Dominov, KBA, and Helena Neves

Mr. DiBiasio called for a roll call.

Mr. DiBiasio state that today's meeting is a continuation of the February 6, 2023 meeting and asked Mr. Joynt to provide an update.

Mr. Joynt stated that the spreadsheet was updated to reflect the changes made. Tweaked the square footage adjustments to balance the bottom line numbers. The fitness room was reduced by 250sf, the auditorium is being reduced by 1000sf and the gymnasium by 2000sf. The bottom line number changed slightly by averaging the PM & C and Suffolk estimates. One of the biggest reductions that was not originally accounted for was the excavation support for the geothermal system. Since geothermal wells were cut in half, the excavation support was also reduced to half and scopes have been aligned.

Mr. Benevides asked what the proposed square footage of the building is.

Mr. Joynt stated that the original square footage was 389,504 and is now 378,604 sf. The square footage reduction will be realized by removing ISSN and reducing the electronics shop. Graphic Communications will pull in a little into that space. The auditorium and gymnasium will shift slightly.

Fr. Jay asked how many geothermal wells are needed to operate the building.

Mr. Joynt explained that in order to estimate the number of wells needed, they took a base load day and tried to operate the system without any outside energy. The original system of 208 wells would fully support the building on a typical 70-degree day. With the reduction by 104 geothermal wells, it will operate at half. The reduction will have the systems running more frequently and will need other fuel source. Further design would be needed in order to further reduce the geothermal wells.

Fr. Jay asked if Geothermal is needed at all.

Mr. Olsen stated that Geothermal is needed to support the energy use of the building as there isn't a sufficient energy source in the immediate area.

Ms. Collins asked if the utility company has been contacted for an update on the status of the energy source.

Mr. Olsen stated that if the design was to change from Geothermal to gas, it would take time to redesign the project and rebate savings would be lost.

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Mr. Joynt stated that other systems would get the project to energy code but it would be more complex system and more complicated to operate.

Mr. Slomsky stated that there is a possibility, based on current data, that the cost of the geothermal system could go down.

Ms. Collins expressed concern that a 25% reduction will significantly change the project and feels that the School Building Committee needs to be provided with detailed information in order to have a clear understanding of what the changes mean. Ms. Collins stated that delaying the project would allow more time to review the design in greater detail could in turn benefit the project.

Mr. Joynt stated that items that have reductions in quality are typically finishes and wouldn't affect the overall project. The team has been working hard on the value management plan and this is the best that could be proposed at this time and due to current market conditions.

Mr. Olsen stated that although cuts were made, if a step back is taken, the new building will provide bigger spaces than what is currently available. The biggest quality change in the project is the lack of CMU in shops. A month of design time has been lost, while working on the balancing of the budget. It would be detrimental to the project if it were placed on hold.

Mr. DiBiasio stated that we can't place the project on hold now. The longer we wait the more money will be taken away from the project.

Ms. Collins stated that she would much rather see the project on hold to make sure we are getting a good building. A building that we can be proud of and a facility that can accommodate whole school community events such as graduation.

Mr. DiBiasio stated that the project needs to move forward.

Fr. Jay asked that the School Building Committee be informed that the proposed value management plan did not receive unanimous consent from the Oversight Committee members.

Mr. DiBiasio stated that the main objective is to build a school that we can be proud of. The team needs to be trusted to do their jobs.

Ms. Collins expressed concern that things are being rushed. Permitting for the Geothermal has not been done and it's unknown if it will be an issue due to its proximity to the city's water supply.

Mr. Olsen stated that if we wait another 30 days, this will add additional costs and will need to make more cuts.

Mr. Joynt stated that the budget needs to be balanced in order for the project to move forward. Geothermal can be reassessed and looked at in more detail.

Mr. DiBiasio stated that Geothermal allows the project to get the upper hand on green energy and to receive the additional grant funds.

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Mr. Joynt stated that the design needs to move forward to get the contingency monies to move from the estimates into the project.

Mr. Alix stated that there will be a financial impact to waiting. It could push the project out and increase its cost.

Ms. Collins expressed concern and requested that the School Building Committee be provided with detailed information on the changes and what the building will look like in order for them to make an informed decision.

Mr. DiBiasio asked for a motion to adjourn.

It was moved by Mr. Jennings, seconded by Mr. Benevides and voted unanimously to adjourn the meeting at 5:38 PM.

Materials:

Revised Alternate & Value Management Plan

Respectfully submitted,

Helena S. Neves

Helena S. Neves, Executive Secretary