

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
October 7, 2024

In attendance:

Paul Beaudoin (remote) Tina Bell Brian Bentley Myles Brilhante (remote) Lisa Desrosiers (5:55 pm/remote)	Donald DiBiasio, Chair Ed Hill Paul Jennings, Vice Chair Paul Kitchen Steven Kitchin	Joan Menard Debbie Pacheco (remote) Carl Sawejko Maria Torres (remote) Katie Warren (remote)
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Also in attendance:

Charlie Roberts, Colliers Paul Dominov, KBA Greg Joynt, KBA	Matteo Batista, Suffolk Al Oliveira, Director of Operations (Fall River)
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Absent:

Neil Arruda Glenn Benevides Emanuel Botelho Rebecca Collins	Kathryn Dufour Deborah Kenney Thomas Librera	Decio Matos Tracy Priestner Aaron Soares
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***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:35 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve August 19, 2024 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Hill and voted on a roll call to dispense with the reading of the August 19, 2024 minutes and approve them, as recorded. *Mr. Kitchin abstained.*

11 in favor/0 opposed/1 abstention. Motion Carries

Mr. DiBiasio deferred to Mr. Joynt and Mr. Batista for a summary of RTA #034R- Rain screen, Fixed Louvers, Fiber Cement Panels & Prefabricated Canopy and RTA #035 – Millwork.

Mr. Joynt stated that the RTA is for rain screen, fixed louvers, fiber cement panels & prefabricated canopy. The total value of RTA #034R is \$1,554,888 which is under budget by \$97,822. Mr. Batista stated that RTA 034R is for the portion of the building’s exterior. Mr. Joynt stated that the original façade was terracotta which was switched to fiber cement during Value Management. Roof screens are to be placed around mechanical equipment, particularly for the culinary arts kitchen roof. This will help with visual impact and sound for the neighboring houses. The prefabricated canopies will provide cover for entry doors.

Mr. Kitchin asked if there is a substantial difference in the life of the fiber cement panels vs the terracotta. Mr. Joynt stated that fiber cement loses its vibrancy and may need to be painted after twenty years.

It was moved by Mr. Hill, seconded by Mr. Sawejko, and voted on a roll call to award RTA #034R: - Rain screen, Fixed Louvers, Fiber Cement Panels & Prefabricated Canopy – Bid Package – BP 006 Landscape & Building to Advanced Exteriors & Glazing at a total requested authorization value of \$1,554,888.

12 in favor/0 opposed/0 abstention. Motion Carries

Mr. Batista provided an overview of RTA #035 – Millwork. The RTA is for millwork, fabric wrapped panels, display cases and visual displays. The recommendation is to award to New England Finish Systems. The RTA includes \$175,000 in holds and allowances and is over budget by \$1,437,073.

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Mr. DiBiasio asked why RTA #035 is substantially over budget. Mr. Joynt stated that the RTA for lab casework was under budget by about \$500,000. Market conditions have impacted the cost of the RTA. Bidding was competitive with a total of five bidders. Mr. Kitchen asked why wasn't all the casework combined. Mr. Joynt stated that science lab casework was bid separately because some vendors cannot perform the work. Mr. Batista stated that if all the casework was combined it would be less competitive as there aren't many vendors that can do all of the work. Mrs. Torres asked if the trophy cases needed for the building are included. Mr. Joynt stated that yes. Mr. Kitchen asked if the furnishings for the science classrooms are included. Mr. Joynt stated that furnishings are not included but the counter tops, fume hoods, and acid waste cabinets are.

It was moved by Ms. Bell seconded by Mr. Jennings, and voted on a roll call to award RTA #035: Millwork, Fabric Wrapped Panels, Display Cases and Visual Cases – Bid Package – BP 006 Landscape & Building to New England Finish Systems, Inc. at a total requested authorization value of \$2,930,573. *Paul Kitchen, Steven Kitchin and Maria Torres voted no. 9 in favor/ 3 opposed/0 abstention. Motion Carries*

Mr. Batista provided a summary of PCO 999999.064IS – In Scope, Hold Budget Transfer, S & F PR-013, Concrete Admix Revision. The PCO is necessary due to the removal of concrete moisture vapor reduction admixture in the concrete mixes. The admixture is a moisture mitigation that is usually needed in slab mixes but the evolution in flooring adhesives eliminates the need for it.

Mr. DiBiasio asked why the admixture is being recommended to be removed, when in the past there was a big push by KBA to put it in. Mr. Joynt stated it was included in the original design documents but industry advances in technology are now producing adhesive materials that can go up to 99% relative humidity. This offers substantial savings as a topical applied finish will only be used if needed. Mr. Sawejko asked if the topical treatment is effective. Mr. Joynt stated that the adhesive manufacturers stand by their product. One of the benefits of not doing the admixture is that the warranty of the floors will remain with the flooring subcontractor instead of transferring it to the admixture vendor.

Mrs. Torres asked what floors will the finish be applied to and how does it affect the finish of the floors. Mr. Joynt stated that the topical finish would only be applied if needed. Mr. Joynt stated that it won't have any finish effect on the exposed concrete slabs. Sealed concrete floors is one of the items that is on the list of things to put back into the project should the School Committee vote to increase the project's budget.

Mr. DiBiasio asked Mr. Batista what experience has Suffolk had with not including the admixture. Mr. Batista stated that the admixture was removed from the last two new school projects as it was not needed. Mr. Batista further stated that it is extremely hard for an admixture vendor to pay for warranties when there are issues. Mr. Batista stated that the recommendation to remove the admixture is appropriate due to the evolution of the industry.

Mr. Kitchen asked if the ground level floors have the admixture. Mr. Joynt stated that most of the floors on the lower level won't receive a finish that would require moisture mitigation. There will most likely be places around the building that will need topical treatment.

It was moved by Mr. Sawejko, seconded by Mr. Jennings, and voted on a roll call to approve PCO No. 999999.064IS as submitted.

12 in favor/ 0 opposed/0 abstention. Motion Carries

Mr. DiBiasio deferred to Mr. Roberts for the Colliers project update. Mr. Roberts stated that starting next month financial report will be issued and distributed to the School Building Committee . The report predication a traditional financial summary of the budget, expenditures, transfers, encumbrances, receipts and projected MSBA reimbursement. Not every line item is approved for reimbursement by MSBA. Once an invoice is submitted via ProPay, the District receives payment within a couple of weeks.

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MSBA School Building Committee Minutes
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Mr. Roberts stated that discussions with District key players on move management have started. Two Colliers staff members have inventoried every single room in the current building to prepare for the move. Suffolk will primarily be moving the shop's heavy equipment using riggers. Movers will be hired to assist with the move as there will be a short timeframe to move. A plan will be set up and discussed with the District on what can be purged, what can be auctioned and what will be moved into the new building.

Mr. Joynt provided the KBA project updated. He stated that equipment coordination is ongoing. KBA staff continue to review submittals and respond to requests for information (RFIs). They also walk the site on a weekly basis to make sure that they are keeping abreast of what is happening, keeping an eye on the work and addressing any issues that may come up in the field. Discussions about next summer's work have already begun. KBA is pleased with the progress of the construction and the quality of the construction work.

Mr. Roberts acknowledged the great work done by KBA and Suffolk.

Mr. DiBiasio asked how much of the project is still left to bid. Mr. Joynt stated that roughly 87%-97% has been expended. Demolition & abatement, athletic fields, landscaping and signage are a couple of trades left to bid.

Mr. DiBiasio asked for an update on the pre-engineered storage building. Mr. Joynt stated that hopefully an RTA will be presented at the November meeting. The storage building currently is within striking distance of it being within the budget.

Mr. Roberts stated that the Colliers, KBA and Suffolk will be meeting tomorrow to discuss the GMP. Mr. Batista stated that Suffolk is ready to go to a final GMP. Holds will be kept for smaller items that are outstanding.

Mr. DiBiasio stated that the Project Team and the District met with representatives of the four sending communities to provide them with an update and information on the Project Funding Agreement (PFA) increase. Mayor Coogan was please as the City of Fall River will see about a \$6 million dollar savings. Somerset, Swansea and Westport will see smaller savings. The PFA increase will be on Thursday's agenda for the School Committee's approval.

Mr. Batista provided the Suffolk project update. Work is going well and the project remains on schedule. The building is broken into five sequences for steel erection. Sequence one has been completed and tomorrow the trades are going in sleeving. Sequence two will be starting on Thursday. Masons have demobilized. Plumbers and electricians are putting in underground utilities below slab.

The next meeting will be on Monday, November 4, 2024 at 5:30 PM.

It was moved by Mr. Sawejko, seconded by Mr. Hill to adjourn the meeting at 6:16 PM.

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

Materials:

August 19, 2024 Minutes

RTA #034R: - Rain screen, Fixed Louvers, Fiber Cement Panels & Prefabricated Canopy

RTA #035: Millwork, Fabric Wrapped Panels, Display Cases and Visual Cases

PCO No. 999999.064IS, Concrete Admix Revision