

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
August 19, 2024

In attendance:

Paul Beaudoin Tina Bell Glenn Benevides Brian Bentley Emanuel Botelho	Myles Brilhante Donald DiBiasio, Chair Ed Hill Paul Jennings, Vice Chair Deborah Kenney Paul Kitchen	Decio Matos (remote) Joan Menard Debbie Pacheco Carl Sawejko Maria Torres Katie Warren
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Also in attendance:

Tim Alix, Colliers (remote) Crystal Bradwin, Colliers Alan Minkus, Colliers (remote) Charlie Roberts, Colliers (remote)	Michael Zajac, Assistant Principal of Student Affairs Greg Joynt, KBA Matteo Batista, Suffolk Erin Kenney, Suffolk Al Oliveira, Director of Operations (Fall River)
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Absent:

Neil Arruda Rebecca Collins Lisa Desrosiers	Kathryn Dufour Steven Kitchin Thomas Librera	Tracy Priestner Andrew Rebello Aaron Soares
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***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:00 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve June 17, 2024 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Jennings and voted unanimously to dispense with the reading of the June 17, 2024 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers project update. Colliers continues to monitor the construction progress. Cataloging of furniture, fixtures, and equipment in the existing building is currently underway.

Mr. Joynt provided the KBA project update. The design team continues to update documents as needed. The majority of the work is taking place behind the scenes reviewing submissions for products that are going in. Staff are onsite weekly monitoring the progress of the work. Coordination is ongoing with Colliers and Suffolk to ensure the main drive lane is ready for the safe return of students and staff.

Ms. Kenny provided the Suffolk project update. The summer was busy with work on the existing main drive lane which is expected to be completed next week. The work involved installing drainage from Locust Street and water for the fire hydrants. A new parking lot area, which will remain for the new athletic fields, was added to the left of the drive lane. Foundations are about 98-99% finished and almost all the interior piers are completed. Two more foundation pieces, one for the staging auditorium area and one for the storage building will be done at a later time. Fernandes Masonry mobilized onsite to work on elevator towers and major stairwells. They have also begun working on the exterior CMU walls along the lower level of the shops. Steel work is expected to start on Thursday and is the focus point for the month of September. A crane has been mobilized. Concrete work will begin again after steel and a lot of the MEP trades will be mobilized to do underground work. The intent is to have the steel up and get it fireproofed. The front wall is being prepped with a waterproofing product and a drainage board.

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Mr. Joynt displayed the livestream camera and provided an overview of the different areas of the building. Mr. DiBiasio stated that the site is very impressive to look at and is hoping that Members will be able to do a walkthrough at the next meeting. There is a link on the Diman website to the livestream camera.

Mr. DiBiasio stated that the next celebratory event will be the beam signing. A date has not been determined yet but members will receive an invitation.

Mr. DiBiasio began the discussion of the additional funds received from the MSBA. The additional funds were to help offset the extreme inflation and allow the District to add back into the project scopes that were cut. If the School Building Committee Members agree on the items being proposed, it will go to the School Committee to approve Project Funding Agreement (PFA) increase. Once the School Committee approves the increase it will go back out to the sending communities for their approval. The original PFA was for \$293,479,760. The additional MSBA funds and the Capital Skills grant will increase the PFA to \$305,213,446. The new estimated District cost after MSBA reimbursement is \$132,103,663.94.

Mr. Joynt stated that MSBA has never adjusted previous projects but due to the pandemic escalation it is increasing the District's per sq. ft. reimbursement rate. The increase will provide more net reimbursement which will cost less for the sending communities. Mr. DiBiasio stated that the sending communities will benefit as not all the additional funds are expected to be spent.

Mr. Joynt provided an overview of the Value Management list of the potential scope to be added back to the project.

- A10 Lowest Floor Construction – refund contingency due to unsuitable soils.
- B20 Exterior Closure – adds additional exterior building signage.
- C10 Specialties/Millwork – adds back Canteliver pipe racks.
- C30 Interior Floor Finishes – changes sealed to polished concrete floors.
- D30 HAVC – adds industrial air cleaners
- D50 Electrical – adds lighting for the two lower sports fields not originally in the project. Network & switches, wireless access, telephone were put in the owner's budget during VE this will bring them back into the project's budget.
- E10 Equipment – adds back CTE equipment and sports equipment. Adds an electric fork lift in lieu of a gantry crane.
- F20 HazMat – refunds contingency due to site abatement
- G20 Site Improvements – adds back concrete walkways, general parking curbing, secondary drives curbing, plantings, bike racks, etc. Funds will also be reestablished to add supplemental irrigation around the site.

Mr. Joynt stated that the direct construction cost additions, which also includes general conditions, general requirements, subcontractor default insurance, general liability, CM payment and performance bond, is estimated at \$8,147,338. Some of the added items will require additional design services that will result in a contract amendment. The CM and OPM will also need to issue a contract amendment for the added items.

Mr. DiBiasio stated that field lighting is important as it allows for night games. The electric fork lift will allow to move a large item such as a shed to be moved around with more ease. The reestablishment of contingency funds is important to cover any unexpected expenses such as contaminated pipe, ledge, and the unknowns of the demolition of the existing building. The granite curbing is more durable and make the grounds look much nicer. The smaller items, such as benches, will be something students will enjoy an benefit from.

Mr. DiBiasio further stated that there was a discussion about adding solar panels in the student parking lot but due to the unknowns of the area and not enough funds, the solar project has been put aside.

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Mrs. Torres asked if were there any other contingencies that were not added back in. Mr. Joynt stated that the adding back of contingency funds provides a bit of a buffer. The three alternates on the project are not fully procured yet. The storage building is on track to get it back in the project. The field surface, stadium grandstand and the building in the upper area are close to being on budget. If they procure higher, the contingency funds will help backfill some overruns.

Ms. Bell asked if the additional funds can be used to cover the cost of the alternates. Mr. Joynt stated that the way the budget is tracking the alternates are falling within the original project budget to get them in. There are a couple of bigger scopes such as the abatement of the existing building, the metal for the storage building and the synthetic fields that the costs are unknown as they are not fully bought out yet but the Team is confident that they will be added back in the project.

Mrs. Torres asked what the disadvantage of adding the three alternates is. Mr. DiBiasio stated that by adding the alternates back in under the original project budget it will allow for \$12 million dollars be given back to the sending communities. Mrs. Torres asked how much do the three alternates cost and what happens if contingencies are used. Ms. Kenney stated that the alternates are in the \$8 to \$9 million dollar range. Mr. Batista stated that contingencies will not go over \$8 million if anything they will be in the \$2 million dollar range.

Mr. DiBiasio stated that the proposed list adds the items back in the project and the additional funds will help the sending communities.

Mr. Kitchen asked what the timeline for the sending communities is once the School Committee votes to approve the additional funds. Mr. DiBiasio stated that once the School Building Committee approves it, it will be brought to the School Committee. The sending communities will have 60 days from the School Committees vote to bring it to voters for approval. Mr. Kitchen asked what communication has been had with the four sending communities as they need to prepare for town meeting. Mr. Jennings expressed concern as some towns don't have their town meeting until the spring. Mr. Kitchen asked if towns need to have a special town meeting, will the District have to cover the cost. Mr. DiBiasio stated that the District would cover the cost only if there's a need to go for majority. Mr. Joynt stated that the timeline can be extended if needed.

It was moved by Mr. Sawejko, seconded by Mr. Hill and voted unanimously to raise the total MSBA project budget to \$305,213,446.

Mr. DiBiasio deferred to Ms. Kenney for an overview of the recommendations to award. RTA #32: Furnish and Install of Pre-Cast Stairs. The recommendation is to enter into subcontractor agreements with CoreSlab Structures for the scope of Furnish of the Pre-Cast Stairs, Site Work and to Canatal Steel for the scope of installation of the Pre-Cast Stairs, Site Work.

It was moved by Mr. Kitchen, seconded by Mr. Jennings and voted unanimously to award RTA #32: Furnish and Install of Pre-Cast Stairs, Bid Package – BP 006 Landscape & Building to CoreSlab Structures for the scope of Furnish of the Pre-Cast Stairs, Site Work at a requested authorization value of \$129,600 and to Canatal Steel for the scope of installation of the Pre-Cast Stairs, Site Work at a requested authorization value of \$174,141. The total requested authorization value of RTA #32 is \$303,741.

Ms. Kenney provided an overview of RTA #33: Polished Concrete, Wood Flooring, Resinous Flooring, Tile Carpeting, and Sheet Carpeting. The recommendation is enter into subcontractor agreement with Select Title Marble & Flooring.

It was moved by Ms. Menard, seconded by Mr. Jennings and voted unanimously to award RTA #33: Polished Concrete, Wood Flooring, Resinous Flooring, Tile Carpeting, and Sheet Carpeting – Bid Package –BP006 Landscape & Building to Select Tile Marble & Flooring at a total requested authorization value of \$1,182,990.

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Ms. Kenney provided an overview of several Potential Change Orders (PCO). Some of the PCO's are for holds and allowances that were in previous GMPs that were approved and are now being transferred over to the contractor for scopes. Most of the PCOs are for revisions and clarifications and do not have a dollar value. The Project Team reviews and vets each PCO to ensure accuracy. The following PCO's have a dollar value and are for out of scope changes.

- PCO 999999.26 PR-001 Misc. Architectural Revisions, \$19,728.26
- PCO 999999.31 PR-004,Culinary Arts Electrical Revisions, \$5,409.58
- PCO 999999.39 ASI 002, HVAC Revisions, \$6,160.98
- PCO 999999.49OS Out of Scope, KRR, Over Excavation Above and Beyond Payline \$861,800
- PCO 999999.052OS Out of Scope, PR-006, Piping Revisions and Advanced Manufacturing, \$68,073.32
- PCO 999999.059OS Out of Scope, PR-003, Retaining Wall Coordination with existing Walls, \$83,889.93
- PCO 999999.063OS Out of Scope, KRR, Additional Requested Pre-Blasting Surveys of Local Residents Homes, \$3,745.35

Mrs. Kenney left the meeting at 6:47 PM.

Mr. Benevides left the meeting at 6:47 PM and returned at 6:49 PM.

Mr. DiBiasio asked for a motion to approve the Suffolk Contract Amendment #006 and iGMP 006. The amendment and iGMP include all the RTAs and PCOs previously approved.

It was moved by Mr. Hill, seconded by Ms. Bell and voted unanimously to approve the Suffolk Cotntract Amendment 006 and iGMP 006 for a total value of \$301,337,851.

The next meeting will be determined.

It was moved by Mr. Hill, seconded by Mr. Jennings to adjourn the meeting at 6:58 PM.

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

Materials:

June 17, 2024 Minutes

Value Management List of Potential Scope Added Back to Project

RTA #32: Furnish and Install of Pre-Cast Stairs.

RTA #33: Polished Concrete, Wood Flooring, Resinous Flooring, Tile Carpeting, and Sheet Carpeting

List of PCOs for Approval

Suffolk Amendment 006 and iGMP 006