

Greater Fall River Vocational School District  
MSBA School Building Committee Minutes  
December 2, 2024

In attendance:

Paul Beaudoin  
**Tina Bell**  
**Glenn Benevides**  
**Brian Bentley**  
Emanuel Botelho  
Myles Brilhante  
**Rebecca Collins**

**Donald DiBiasio, Chair**  
Kathryn Dufour  
**Paul Jennings, Vice Chair**  
**Deborah Kenney**  
**Paul Kitchen**

**Joan Menard**  
**Debbie Pacheco**  
**Carl Sawejko**  
**Maria Torres**  
**Katie Warren**

Also in attendance:

Tim Alix, Colliers  
Crystal Bradwin, Colliers  
Charlie Roberts, Colliers  
Greg Joynt, KBA

Matteo Batista, Suffolk  
Paul Freeman, Suffolk  
Cristian Riordan, Suffolk  
Leslie Weckesser, Assistant Superintendent-Principal  
Greg Brilhante, District Legal Counsel

Absent:

Neil Arruda  
Lisa Desrosiers  
**Ed Hill**

**Steven Kitchin**  
Thomas Librera  
Decio Matos

**Tracy Priestner**  
Aaron Soares

**\*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 November 4, 2024 meeting minutes.

It was moved by Mr. Swaejko, seconded by Ms. Menard, and voted to dispense with the reading of the November 4, 2024 minutes and approve them, as recorded. *Mrs. Kenney abstained.*

Mr. DiBiasio stated that agenda item 6 – Project Update, will be discussed first as Mr. Batista from Suffolk is running a few minutes late. Mr. Alix provided the Colliers project update. Steel work is moving right along. The materials testing company is now looking at steel connections and fire proofing. Rough mechanical and plumbing work is going in. MSBA will be coming for a site visit on Friday and will be doing a walkthrough. The Topping Off ceremony is scheduled for December 11, 2024 at 1:00 PM.

Mr. Joynt played a flyover video of the project. The first roof is down on a portion of the building. The new student commons deck will be made out of a wood structure using an emerging building technology that will give a warm feel to the space. Mr. Botelho stated that he was happy that his students were able to witness the process. Students researched and discussed the building technology used. Mr. Joynt stated that the goal is to continue to engage students as much as possible and offer them the opportunity to experience all aspects of the construction of the building.

Mr. Joynt stated that there's a lot of behind the scenes paperwork that is being reviewed to keep up with any new equipment that is being purchased outside of the project's budget. Trusses are delivered in two pieces and assembled on site due to size. Roofing has started. Building enclosures are also going up. Stud work has started on the exterior of the building.

Mr. Freeman provided a brief Suffolk construction update. Winterization has allowed for floor slab pours, as well as mechanical, plumbing and electrical work. Steel work is expected to be completed at the end of January. Interior framing is going in and the first drywall was delivered this week.

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Mr. Bentley stated that the Topping Off ceremony is scheduled for December 11, 2024 at 1:00 PM. Students and staff will have the opportunity to sign the beam on December 9<sup>th</sup> and 10<sup>th</sup>. The placing of the beam will be taking place at about 2:15 PM.

Mr. Batista provided a brief overview of the Final Guaranteed Maximum Price (GMP). Suffolk is proud to offer a successful GMP that includes the alternates for the storage building, the field house and field surface. Some things had to be moved around and construction contingency was lowered to get it to \$240,727,443. The Team feels confident in terms of procuring the last ten percent of the project within the final GMP. Ms. Collins asked if there are any potential change orders pending that are not included in the GMP. Mr. Batista stated that there are some out of scope PCO's totaling a couple hundred thousand dollars. An allowance has been carried for the alternates scope of work. It is expected that there will be additional costs associated with the alternates but those costs will be taken out of the overall construction budget. Mr. Joynt stated that one of the important aspects of the Final GMP is that Suffolk's construction contingency was lowered from 2.25% to 1.82%. The Team has reviewed the GMP and felt that lowering the construction contingency at this time offers a significant lower risk because of the phase in which the buyout is at.

Mr. Batista stated the most of the qualifications have carried over from the multiple iGMP's. The qualifications were reviewed and simplified in terms of items that are not pertinent to the GMP process. Unnecessary language was also removed.

Ms. Collins asked a question in reference to the general trade exclusions pertaining to the owner purchasing furniture, fixtures and equipment (FF&E). Who will be responsible for making sure that the correct mechanical, electrical and plumbing (MEPs) connections for the equipment being purchased by the District are in place. Mr. Batista stated that Suffolk owns some rigging that will be used to move some of the equipment into the new building. If a new piece of equipment is purchased, a change order for the MEPs may be needed to ensure the proper installation. Any MEPs that are in the documents are already accounted for within the construction budget. Mr. Joynt stated that the design documents are geared towards making the building as repurposable as possible but changes will be inevitable. The design team has tried really hard to set the building up so that when things come up, they are easily addressable. There are contingencies in place to cover the costs associated with these changes.

Ms. Collins asked what the process for disposal of excess soil and rock is. Mr. Batista stated that the only material that is currently being stockpiled is the loam. Mr. Joynt stated that excess loam is being exported at the contractor's cost. Rock is paid for primarily out of an allowance that is within the contract. A change order would be needed if allowances are exceeded. Mr. Batista stated that added cost for the over excavation and the blasting of the ledge is included within the GMP value. Mr. Joynt stated that roughly \$1.1 million dollars of change orders are incorporated in the final GMP and without going out into the owner's contingency. The GMP is written to get all of the work that the District wanted but yet keeping in place a fair amount of contingency funds to cover any unexpected costs if they should arise.

Ms. Collins asked if ledge is expected to be found at the time of the current building's demolition. Mr. Joynt stated that ledge is totally expected to be encountered. There are allowances in the budget for mass rock and trench rock. The unit rate is tied in to the allowance ensuring that it cannot be raised. There is a good chance that both rock allowances will be exceeded. The majority of the rock in the bigger portion of the building has already been absorbed within the budget but there are contingency funds if needed.

Mr. Benevides asked if the loam that has been stockpiled is being used. Mr. Joynt stated that if the contractor imports loam it will be at their cost.

Mr. Kitchen asked where within the GMP is the hold for the abatement. Mr. Batista stated that there are holds in section five for subcontractor costs for scopes of work that have not been procured and for subcontractors that are on board but bid packages that have not gone through the de-scoping process. Mr. Kitchen asked if due diligence has been done on examining potential costs for the remaining 10% of work to be procured. Mr. Batista stated that Suffolk has

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costs for all the major scopes. Suffolk would not feel comfortable presenting a final GMP if good numbers were not known.

Mr. DiBiasio requested a motion to approve the final GMP as presented and send it to the School Committee for final approval.

It was moved by Mr. Bentley, seconded by Ms. Bell, and voted unanimously on a roll call to approve the Final Guaranteed Maximum Price (GMP) in the amount of \$240,727,443.

***13 in favor/0 opposed/0 abstention. Motion Carries***

Mr. DiBiasio deferred to Mr. Batista for a summary of the Recommendations to Award. Mr. Batista stated that RTA 036 is for the scope of work related to the storage building. The recommendation is to award the scope of metal building systems to Industrial Building Systems, LLC at a total requested authorization value of \$600,441.

It was moved by Mr. Sawejko, seconded by Ms. Menard, and voted unanimously on a roll call to award RTA #036: Metal Building Systems – Bid Package – EBP 006 Landscape & Building to Industrial Building Systems, LLC at a total requested authorization value of \$600,441.

***13 in favor/0 opposed/0 abstention. Motion Carries***

Mr. Batista stated that RTA 037 is for the scope related to theater rigging, drapery, lighting and controls. The recommendation is to award the scope of work for theater rigging, drapery, lighting and controls to Barbizon Lighting Company at a total requested authorization value of \$529,331. There is no overage or budget savings for this scope.

It was moved by Mr. Bentley, seconded by Mrs. Kenney, and voted unanimously on a roll call to award RTA #037: theater rigging, drapery, lighting and controls – Bid Package – EBP 006 Landscape & Building to Barbizon Lighting Company at a total requested authorization value of \$529,331.

***13 in favor/0 opposed/0 abstention. Motion Carries***

Mr. Batista stated that RTA 038 is for the scope of work for the gymnasium flooring. The recommendation is to award the scope for gym flooring to Pavilion Floors, Inc. at a total requested authorization value of \$376,500.

It was moved by Ms. Menard, seconded by Ms. Bell, and voted unanimously on a roll call to award RTA #038: Gym Flooring – Bid Package – EBP 006 Landscape & Building to Pavilion Floors, Inc. at a total requested authorization value of \$376,500.

***13 in favor/0 opposed/0 abstention. Motion Carries***

Mr. Batista stated that RTA 039 is for the scope of work for fixed upholstered seating. The recommendation is to award the scope for fixed upholstered seating to Highland Seating at a total requested authorization value of \$371,700. Mrs. Torres asked which seating is included. Mr. Batista stated that it's only for the seating in the auditorium which is for in the high five hundreds. Mr. Joynt stated that 5% of the seating is handicap accessible and companion seating. Mr. Benevides asked if a sample of the chair will be provided. Mr. Batista stated that a sample could be requested. Mr. Joynt stated that the chairs will be held to the specifications and will be a better quality chair than the ones currently being used. Dr. Warren asked if there is any additional seating. Mr. Joynt stated that the additional seating in the music room was removed during value engineering.

It was moved by Mrs. Torres, seconded by Ms. Bell, and voted unanimously on a roll call to award RTA #039: Fixed Upholstered Seating – Bid Package – EBP 006 Landscape & Building to Highland Seating at a total requested authorization value of \$371,700.

***13 in favor/0 opposed/0 abstention. Motion Carries***

Mr. Benevides asked if the gym flooring will be the action pro-air flooring. Mr. Joynt stated that the flooring is made up using 2 ¼" maple strips.

The next meeting will be on Monday, January 6, 2025 at 5:30 PM.

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Ms. Collins asked Mr. DiBiasio if he could discuss a question that was raised through an email. Mr. DiBiasio stated that since the item is not on the agenda it cannot be discussed but offered to speak with Ms. Collins to address the concern.

It was moved by Ms. Menard, seconded by Mr. Bentley to adjourn the meeting at 6:19 PM.

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

**Materials:**

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Final GMP

RTA 036 – Storage Building

RTA 037 – Theater Equipment

RTA 038 – Gym Flooring

RTA 039 – Fixed Upholstered Seating