

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 22, 2024

In attendance:

Paul Beaudoin	Donald DiBiasio, Chair	Joan Menard
Tina Bell (remote)	Ed Hill (remote)	Andrew Rebello
Glenn Benevides	Paul Jennings, Vice Chair	Carl Sawejko
Brian Bentley	Paul Kitchen	Aaron Soares
Myles Brilhante (5:08 PM)	Steven Kitchin	Maria Torres
Rebecca Collins	Decio Matos (remote)	Katie Warren (remote)

Also in attendance:

Crystal Bradwin, Colliers	Greg Joynt, KBA
Alan Minkus, Colliers (remote)	Luke McCoy, KBA
Charles Roberts, Colliers	Erin Kenney, Suffolk
Paul Dominov, KBA	Al Oliveira, Director of Operations (Fall River)

Absent:

Neil Arruda	Kathryn Dufour	Debbie Pacheco
Emanuel Botelho	Deborah Kenney	Tracy Priestner
Lisa Desrosiers	Thomas Librera	

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:05 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve April 22, 2024 meeting minutes.

It was moved by Mr. Bentley, seconded by Mr. Sawejko and voted on a roll call to dispense with the reading of the April 22, 2024 minutes and approve them, as recorded.

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

Mr. DiBiasio deferred to Mr. Joynt for an overview of PCO 999999.16, KRR Granite Curb, Summer Work Only. Mr. Joynt stated that during the value engineering process the granite curb up the main lane was removed from the project and replaced with asphalt berm. The change order is needed to put the granite curb back in the project. The amount of work is achievable within the budget but needs approval now to get it in efficiently as summer work is being planned.

Ms. Kenney stated that Suffolk is seeking approval for PCO 999999.16, KRR Granite Curb, Summer Work Only for a total amount of \$53,711.38. The change order is for the furnishings and installation of granite curb in lieu of 6” asphalt berm which is currently owned by KRR in their base bid.

It was moved by Mr. Kitchin, seconded by Mr. Jennings and voted on a roll call to approve PCO 999999.16, KRR Granite Curb, Summer Work Only for a total amount of \$53,711.38.

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

Mr. DiBiasio deferred to Ms. Kenney for a summary of the recommendations to award.

Ms. Kenney provided an overview of RTA #29: Doors/Frames/Hardware and RTA #30: Overhead Doors & Grilles. RTA #28: Foodservice and RTA #31: Lab Casework and Equipment were withdrawn from consideration. The recommendation is to award RTA #29: Doors/Frames/Hardware to Eaton Door & Frame at a total requested authorization value of \$2,437,500. This will be for the doors and hardware. It will also include the installation. Ms.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 22, 2024

Kenney stated that there are different ways of handling doors and hardware. One way is to ship and assemble onsite and the other is to assemble offsite. The recommendation is to have the hardware installed offsite and then deliver the doors already assembled. There are some holds and allowances for sequence deliveries, installation, and repairs for door frames. A representative will also be onsite to assist with any issues and manage the process.

It was moved by Mr. Kitchin, seconded by Mr. Jennings and voted on a roll call to award RTA #29: Door/Frame/Hardware – Bid Package - BP006 Landscape & Building to Eaton Door & Frame at a total requested authorization value of \$2,437,500. *14 in favor/0 opposed/0 abstention. Motion Carries*

Ms. Kenney provided an overview of RTA #30: Overhead Doors and Grilles. The recommendation is to award RTA #30 to Collins Overhead Doors, Inc. at a total requested authorization value of \$830,000. The RTA includes a hold in the amount of \$10,000 for coordination with other trades.

It was moved by Mr. Sawejko, seconded by Mr. Jennings and voted on a roll call to award RTA #30: Overhead Doors and Grilles – Bid Package - BP006 Landscape & Building to Collins Overhead Doors, Inc. at a total requested authorization value of \$830,000.

Ms. Kenney stated that RTA #31: Lab Casework and Equipment is not finalized. It is tracking within budget and should be available for the next meeting. A Suffolk contract amendment will also be presented for approval.

Mr. Roberts provided the Colliers project update. Colliers is collaborating with the District to put together a monthly update that can be shared. The monthly update will contain information such as buyout status, project schedule and the budget. It will also include upcoming project activities and the latest financial information. Mr. DiBiasio stated that the monthly update will be made available once it has been finalized.

Mr. Joynt provided the KBA project update. The foundations are on schedule. The Team trailers are set and being used. The construction site is very active with the couple of trades that are onsite. There are roughly fifty workers currently on the job. Mr. DiBiasio asked about the parking for the workers. Ms. Kenney stated that more parking will be made after the dirt processing is completed. Mr. Joynt stated that the alternate on the field surface will need to be decided upon in the near future.

Mr. Joynt introduced Luke McCoy, Principal Landscape Architect, a nationally recognized expert on sports fields. Mr. McCoy provided a presentation that addressed synthetic turf performance, maintenance, safety and quality. The guidelines by the European Synthetic Turf Organisation, the Synthetic Turf Council and the FIFA offer the most recent information on the comparison between natural grass versus turf field coverage. Field performance such as ball/surface interactions and player/surface interactions have been reviewed and technology has offered great advancements in components currently used. The goal is to ensure that a player gets consistent ball behaviors and footing all over the surface. Testing such as ball rebound, ball roll and behavior, and force reduction will take place as the surface is being installed. Vertical deformation, a measure of how much a surface compresses when an athlete runs on it, will be tested under a range of temperatures. A head injury test is also performed using a range of head impact risk assessments including sport and play application. Toxicology tests are also performed to ensure student safety.

Mr. McCoy stated that synthetic turf offers an eight year warranty and it has a lifespan of 10 years but some fields may get 12 to 15 years. The synthetic field's drainage properties includes a vertical water infiltration that is designed to allow vertical flow of water that should have a minimum water infiltration rate of 20 inches per hour. The overall goal of the synthetic turf field is to perform as natural grass and low key maintenance, enhance and/or provide impact protection to players, enhance and/or provide consistent dynamic properties of the field, reduce compaction/prolong the life of the surface, maintain consistent ball interaction properties of the surface, and reduce implications of inadequate maintenance.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 22, 2024

Mr. Bentley asked if the proposed synthetic surface is similar to Durfee's and Greater New Bedford Vocational Technical High School. Mr. McCoy stated that the carpet is similar but the infill is different. Mr. Benevides asked if there's any concern of mold due to the organic compound of the fill. Mr. McCoy stated that extensive testing has been done and it has shown that the water dries out because of the ability of the air to move through up and down therefore there won't be sitting water. The organic fill will help in the summer by reducing the effect of the summer heat, up to 30 degrees.

Mrs. Torres asked how often does the fill need to be replaced. Mr. McCoy stated that stock will be made available to be used as regular maintenance. If the field is regularly maintained it won't need to be replaced. The manufacturer of the infill does warranty it for the full life of the eight year warranty. Regular maintenance is simple. A hard bristle push broom and a 5 gallon bucket will mostly be used for the high use areas. There's also a piece of equipment that pushes and distributes the infill evenly. Mrs. Torres asked if the equipment needed for the maintenance of the field is within the scope of the project. Mr. Joynt stated that it is, however, the athletic field surface is currently in the project as an alternate.

Ms. Collins asked how are hazmat situations such as blood handled. Mr. McCoy stated that blood can simply be hosed down. A cleaner can also be used as everything vertically drains.

Mr. Kitchin asked if there is a long term cost analysis on turf versus natural grass.

Mrs. Torres and Dr. Warren left the meeting at 5:42 PM.

Mr. McCoy stated that there is. Natural grass costs less to build but turf will cost less in the long term. The high usage on a natural grass field will require constant maintenance which makes it less cost effective. Mr. DiBiasio asked what is the percentage of injuries. Mr. McCoy stated that the types of fields need to be looked at to determine that. A natural grass field can change with weather, making it more likely for injuries to happen.

Ms. Kenney provided the Suffolk project update. S & F Concrete has mobilized and are onsite. Summer work is tentatively scheduled to begin June 20th. Utilities will start on the Locust Street side. Superior will begin waterproofing when 100% done with backfill. Suffolk continues to work with KBA on NEP coordination. Making sure things are in place for the summer crew and the job site crew. Masonry is expected to start in early July. Steel is expected to start at the beginning of August.

Mr. Bentley and Mr. Rebello left the meeting at 5:53 PM.

Ms. Collins asked when will the next community outreach meeting be. Ms. Kenney stated that she is working with the District on coming up with a date.

The next meeting is to be determined.

It was moved by Ms. Menard, seconded by Mr. Jennings to adjourn the meeting at 5:53 PM.

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

Materials:

April 22, 2024 Minutes
PCO 999999.16, KRR Granite Curb, Summer Work Only
RTA #29: Doors/Frames/Hardware
RTA #30: Overhead Doors & Grilles

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 22, 2024