

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

In attendance:

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

Lisa Desrosiers (remote)
Donald DiBiasio, Chair
Ed Hill
Paul Jennings, Vice Chair
Paul Kitchen

Steven Kitchin
Joan Menard
Andrew Rebello (remote)
Carl Sawejko
Katie Warren (remote)

Also in attendance:

Tim Alix, Colliers
Crystal Bradwin, Colliers
Alan Minkus, Colliers (remote)
Charles Roberts, Colliers

Greg Joynt, KBA
Matteo Batista, Suffolk
Erin Kenney, Suffolk
Al Oliveira, Director of Operations (Fall River)

Absent:

Neil Arruda
Tina Bell
Kathryn Dufour
Deborah Kenney
Thomas Librera
Decio Matos
Debbie Pacheco
Tracy Priestner
Aaron Soares
Maria Torres

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:32 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve March 11, 2024 meeting minutes.

It was moved by Ms. Menard, seconded by Mr. Sawejko and voted on a roll call to dispense with the reading of the March 11, 2024 minutes and approve them, as recorded.

12 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 #25 – Elevators. She stated that originally there was only one bidder. A second bidder, Kone, Inc., submitted a bid which provides some savings. The recommendation is to award RTA #25 – elevators to Kone, Inc. at a requested authorization value of \$602,500.

It was moved by Mr. Bentley, seconded by Mr. Sawejko and voted on a roll call to award RTA#25: Elevators – Bid Package – BP006 Landscape & Building to Kone, Inc. at a total requested authorization value of \$602,500.

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

Ms. Kenney provided an overview of RTA #26 – Drywall. There was a great turnout with four very competitive trade partners submitting bids. The recommendation is to award RTA #26 – Drywall to Century Drywall, Inc. at a total requested authorization value of \$12,649,000.

Ms. Collins asked for clarification on holds and allowances. Ms. Kenney stated that holds and allowances are placeholders to cover any unexpected needs without having to get additional approval by the School Building Committee. Ms. Kenney provided the example of how roof blocking can at times differ from the design documents. Mr. Joynt stated that if holds and allowances are needed it will be through the change order process.

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Change orders are limited to 1% of total contract value by MSBA. Mr. Beaudoin asked what happens to the funds if they are not expended. Mr. Joynt stated that if holds and allowance are not expended they revert back to the project owner through the change order process.

It was moved by Mr. Jennings, seconded by Mr. Bentley and voted on a roll call to award RTA#26: Drywall – Bid Package – BP006 Landscape & Building to Century Drywall, Inc. at a total requested authorization value of \$12,649,000. ***12 in favor/0 opposed/0 abstention. Motion Carries***

Ms. Kenney provided an overview of RTA #27 – Fireproofing. This package also brought in a good number of bidders. Some of the companies are sole fireproofing companies and others also do drywall work. The recommendation is to award RTA #27 – Fireproofing to Century Drywall, Inc. at a total requested authorization value of \$1,112,000. Century Drywall will do the fireproofing and framing.

It was moved by Mr. Hill, seconded by Mr. Jennings and voted on a roll call to award RTA#27: Fireproofing – Bid Package – BP006 Landscape & Building to Century Drywall, Inc. at a total requested authorization value of \$1,112,000. ***12 in favor/0 opposed/0 abstention. Motion Carries***

Mr. DiBiasio stated that RTA#28 – Foodservice is being withdrawn from consideration. Ms. Kenney stated that RTA #28 is for all the kitchen appliances and all the residential appliances that are within the building. There were four competitive bids received that came in just under budget. RTA #28 will be presented for approval at the next meeting. Ms. Kenney further stated that she is working with the District as there might be some grant funds that can be used. Mrs. Kenney stated bidders are submitting very competitive bids and they are trending under budget. Suffolk has worked with the contractors submitting the bids and has received positive feedback on all of them.

Mr. Kitchen asked what do the approved RTAs put the budget at. Mr. Joynt stated that 76% project is purchased and if all the alternates are cued in, the project budget is a little under. Forecasted projections were factored in which puts the budget at about \$9 million dollars under budget. Mr. Kitchen asked if there's a hard number to show where the budget is at. Ms. Kenney will provide a breakdown of what has been purchased and the budget balance. The remaining RTAs will include lab casework, lockers, theater, fixed seating, millwork, gymnasium equipment, flooring, etc. Descoped meetings take some time but the goal is to have them ready for the next school building committee meeting. Some of the items may not be ready to be purchased and an RTA for a hold will be proposed.

Mr. Bentley asked for a schedule update. Ms. Kenney stated that S&F Concrete has mobilized on site and are forming the first set of footings on the north corner and the first placement is on Thursday. The next big mobilization will be steel. The project is on point for hitting the critical milestones. There have been some bad weather days but the project schedule is currently trending for a turnover at the end of June or beginning of July, 2026. The project's schedule included forty weather days of which four have been used.

Mr. Roberts introduced Crystal Bradwin, Colliers Project Manager. Ms. Bradwin provided a brief overview of her qualifications and experience. Mr. Roberts stated that Ms. Bradwin joins other Colliers employees and will be on site daily. They document what goes on at the job site, file and submit daily and weekly reports and work with Suffolk on documenting the items that are in allowances. They also manage the 3rd party testing agency to ensure quality control and specifications are being met.

Mr. Roberts stated that Mr. Alix has been working with MSBA to get confirmation on the extra funding. MSBA has informed the District that they are waiting for direction from upper executives. The MSBA Project

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Manager is onsite every other month to keep an eye on the project. Colliers continues to provide daily assistance with scheduling, quality control and financials as well as representing the best interest of the District.

Mr. DiBiasio stated that maintenance personnel are being included in all aspects of the new building so that they acquire the knowledge to help maintain it. Students have also been involved.

Mr. Roberts stated that along with Suffolk's closeout procedures, an electronic record of the new building is being prepared and will be turned over to the District.

Mr. Joynt provided the KBA update. The design team continues to work with Suffolk on vetting out bids and supplementing information where necessary to make sure the bids are as final and complete as possible. Contractors and sub-contractors often times offer substitutions that need to be addressed. The design team needs to make sure there's an even playing field for all the bidding contractors so that the best bid price is attained. The design team also continues the submittal reviews to assist with the final selections of materials. Sharp drawings are being reviewed to ensure that the best and most complete set of drawings is available. The design team will be vetting the initial selections of Furniture, Fixtures and Equipment (FFE). KBA is working with Mr. Kitchen to align all the new equipment purchases and ensure they can be moved into the new building.

Mr. Roberts stated that KBA picked up on a discrepancy regarding the warranty for glazing. The vendor stated that it was one year from the manufactured date. KBA pointed out to the vendor that the specifications state one year from the acceptance of the building.

Ms. Kenney provided the Suffolk update. Things are going smoothly. The permanent home for the team is expected to be up and running by early next week. Coordination with the utility companies is ongoing. Mr. DiBiasio asked what the status of the high pressure gas is. Ms. Kenney stated that a work order has been issued. National Grid also has a work order to get the temporary power for the actual building.

Mr. Kitchin asked if the School Committee has responded to a newspaper article about the soaring costs of the Diman project. Mr. DiBiasio stated that the article was directed towards the city of Fall River. The project was approved by the City Council and it is their responsibility to determine how to pay for their share. Mr. Kitchin expressed concern that constituents from Swansea may misinterpret the article and make the assumption that something is amiss in terms of the cost of the project. Ms. Menard agreed that the article was a misrepresentation and it actually insinuated that Diman was going back to the voters for more funding. Mr. DiBiasio stated that Diman will not go back to the voters to ask for more money. Ms. Menard suggested meeting with the reporter and provide an update on the project. Mr. Sawejko will arrange a meeting.

Ms. Kenney invited everyone to visit the site after the meeting.

The next meeting is scheduled for May 20, 2024 at 5:30 pm.

It was moved by Ms. Menard, seconded by Mr. Hill and voted on a roll call to adjourn the meeting at 6:11 pm.

Respectfully submitted,

Helena S. Neves

Helena S. Neves, Executive Secretary

Materials:

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RTA #25: Elevators / RTA #26: Drywall / RTA #27: Fireproofing