

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
February 12, 2024

In attendance:

Paul Beaudoin (remote)	Kathryn Dufour	Joan Menard
Tina Bell	Ed Hill (remote)	Debbie Pacheco
Glenn Benevides (remote)	Paul Jennings, Vice Chair	Andrew Rebello
Brian Bentley	Deborah Kenney	Carl Sawejko
Rebecca Collins (5:34pm)	Paul Kitchen	Maria Torres
Donald DiBiasio, Chair (remote)	Decio Matos (remote)	Katie Warren

Also in attendance:

Tim Alix, Colliers	Paul Dominov, KBA
Alan Minkus, Colliers (remote)	Matteo Batista, Suffolk
Charles Roberts, Colliers	Erin Kenney, Suffolk
Greg Joynt, KBA	Al Oliveira, Director of Operations (Fall River)

Absent:

Neil Arruda	Lisa Desrosiers	Tracy Priestner
Emanuel Botelho	Steven Kitchin	Aaron Soares
Myles Brilhante	Thomas Librera	

***BOLD –Voting Member**

Mr. Jennings called the meeting to order at 5:30 pm

Mr. Jennings called for a roll call.

Mr. Jennings called for a motion to approve the January 8, 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 January 8, 2024 minutes and approve them, as recorded.

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

Mr. Jennings deferred to the Project Team for the project update. Mr. Joynt displayed a presentation that included an update on the project scope and budget, project alternates, budget tracking by buyout package – base bid, direct construction cost forecasting, completed and current procurement, and project schedule. Mr. Joynt stated that about 60% of the work has been procured which includes the RTA’s being presented for approval. The estimated projections from current and pending procurements are trending below budget. The current construction cost is inclusive of the Alternates scope. The recommendation of the Project Team is to execute the RTA’s for the base bid scope of work that include building the alternates (Alternate #1: Fieldhouse, Alternate #2: Storage Building and Alternate #3: Field Coverage). The variation of the RTA’s being presented is expected but the project’s budget is in relatively good shape. The Project Team has gone through six rounds of procurement and is currently in bidding phase for some of the trades. Design documents are at about 100% and private scopes are being vetted for accuracy.

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Ms. Kenney stated that construction is moving right along. Dirt processing is underway and there has been great success in finding what is needed for rock onsite. KR Rezendes has mobilized a lot of their heavy equipment to the site and is expected to meet the 60 day dirt process deadline. The stabilization of the wall is going well and 105 nails have been installed throughout the length of the wall. There was a small hiccup with the drainage work that required asbestos to be abated.

Ms. Kenney stated that students from the Building and Property Maintenance Program were on site to learn about the soil and excavation process.

Ms. Kenney stated that plans for summer work have begun. There will be some drive lane work in preparation for the different mobilizations that go above and beyond what's in the field.

Ms. Kenney stated that there is good soil that is being used for structural fill. Currently, the need for rock and sand is trending on what the projections were and will most likely expend the allowances that are in the budget. The rock usage is a slightly lower and sand usage is a little higher due to needing more sand to get the soil to the right mix. The wet weather has had an impact on the usage of imported soils. As the weather starts to dry out the intent is to avoid using as much imported soils as possible.

Ms. Kenney stated that National Grid has installed poles at the Locust Street corner and will be installing poles along the drive lane to bring power to the trailers.

Ms. Kenney stated that the good weather this past weekend permitted to get the rock crusher going and get some work done. Weekend work is something that has been planned for financially in order to take advantage of good weather days to make up for lost days.

Mr. Alix stated that a construction kickoff meeting was held with representatives of MSBA and the Project Team. MSBA will be holding monthly meetings and alternating between virtual and in person visits. The onsite visits are a standard process where they go through checklists to monitor the project.

Mr. Matos asked when will a decision be made on the field surface. Ms. Kenney stated that a decision could potentially be made by the end of March. Mr. Matos requested that experts and physical education staff be consulted regarding turf vs natural grass injuries before making the final decision. Mrs. Kenney asked what is the difference in costs between the two field surfaces. Mr. Joynt stated that the difference in cost is within the six hundred thousand range. The turf field surface is in the base bid and it has been approved as a deduct alternate.

Ms. Kenney provided an overview of the Recommendations to Award. RTA #009 R2: Masonry and RTA #011R are revisions of the original RTAs. RTA #009 was approved as a *hold* in order to allow time to descope the lowest qualified bidder. The recommendation is to award RTA #009 R2 to Fernandes Masonry, Inc.-Bid Package – EBP 005 Masonry Elevator Waterproof Windows for a total requested authorization value of \$12,286,000. Mr. Joynt stated that RTA #009 R2 does not include the masonry needed for the alternates but the cost accounted for in the budget. An amendment will be issued at the time of GMP to add the amount for the alternates. RTA #11R was approved as a hold. A descope meeting with the lowest qualified bidder was held to ensure that the scope of work was fully captured. The recommendation is to award RTA #011 R to Cherry Hill Glass Co. - Bid Package – EBP 005 Masonry Elevator Waterproof Windows at a total requested authorization value of \$2,509,613.

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Mr. Kitchen asked what was the outcome of the follow up with Cherry Hill due to dollar value difference. Ms. Kenney stated that Cherry Hill confirmed that the bid amount is correct and it encompasses the scope of work.

It was moved by Ms. Menard, seconded by Mrs. Kenney and voted on a roll call to award RTA #009 R2 to Fernandes Masonry, Inc. - Bid Package – EBP 005 Masonry Elevator Waterproof Windows for a total requested authorization value of \$12,286,000 and RTA #011 R to Cherry Hill Glass Co. - Bid Package – EBP 005 Masonry Elevator Waterproof Windows for a total requested authorization value of \$2,509,613.

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

Ms. Kenney stated that there was a very good turnout of bidders and bids were very competitive. The RTAs are inclusive of the add alternates in the base contract value. Ms. Kenney provided an overview of each of the following RTAs: RTA #013: Miscellaneous and Ornamental Iron, RTA #014: Waterproofing, Damp Proofing and Calking, RTA #015: Roofing and Flashing, RTA #016: Glass and Glazing, RTA #017: Tile, RTA #018: Acoustical Tile, RTA #019: Resilient Floors and RTA #020: Painting. The recommendation is to enter into subcontract agreements with the respective bidders.

Ms. Kenney withdrew the approval request for RTA #021: Fire Protection, RTA #022: Plumbing, RTA #023: HVAC and RTA #024: Electrical from consideration. These RTAs represent four of the biggest trades and additional time was needed to thoroughly review the documents. They are expected to be ready for approval within the next week or so.

Mrs. Kenney asked why there is such a big difference in roofing costs. Mr. Joynt stated that roofing is a volatile market. Costs have gone down in the last six months and supply and demand issues have leveled off as the construction market has cooled off. The Project Team is familiar with the roofing contractor who is local. At times 1 or 2 contractors in need of project will submit low bids whereas other contractors that don't need the work submit higher bids.

Mrs. Kenney asked if any local contractors have been awarded any bids. Ms. Kenney stated that there are several local contractors working on the project and a good number of the workers are from the area.

Mr. Kitchen asked how was the turn out for the MEP trades. Mr. Roberts stated that the turnout was very good. There were four for HVAC, two for electrical and four for fire protection. The high turnout is a reflection of how well the documents and bid package were prepared.

It was moved by Mrs. Torres, seconded by Ms. Menard and voted on a roll call to award the following RTAs and enter into subcontract agreements with the respective bidders. *RTA #013: United Steel Inc., BP 006 Landscape & Building - Miscellaneous and Ornamental Iron for a total requested authorization value of \$4,102,000, RTA #014: Armani Restoration Inc., BP 006 Landscape & Building -Waterproofing, Damp Proofing and Calking for a total requested authorization value of \$1,804,750, RTA #015: Capeway Roofing Systems, Inc., BP 006 Landscape & Building - Roofing and Flashing for a total requested authorization value of \$3,935,500, RTA #016: Kapiloff's Glass Inc., BP 006 Landscape & Building - Glass and Glazing for a total requested value of \$1,066,390, RTA #017: Jantile Boston, BP 006 Landscape & Building - Tile for a total requested authorization*

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value of \$1,407,754, RTA #018:H Carr & Son Inc., BP 006 Landscape & Building - Acoustical Tile for a total requested authorization value of \$2,486,000, RTA #019:CJM Services, Inc., BP 006 Landscape & Building - Resilient Floors and RTA #020: First Nick Companies, BP 006 Landscape & Building - Painting for a total requested authorization value of \$1,400,147.

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

Mr. Alix stated that a meeting was held to discuss and plan for the next borrowing. Mr. Kitchen stated that the initial borrowing will expire in September. Looking at the expenditures a short term borrowing may be needed to cover expenditures until December which at that point another borrowing will take place. Ms. Collins asked if a financial update is available for the sending communities. Mr. Kitchen stated that not at the present time as details on the next borrowing are being finalized.

The next meeting will be on Monday, March 11, 2024 at 5:30 PM.

It was moved by Mr. Bentley, seconded by Ms. Menard and voted unanimously on a roll call to adjourn the meeting at 6:12 PM.

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

Materials:

January 8, 2024 minutes

RTA #009 R2 to Fernandes Masonry, Inc.- Bid Package – EBP 005 Masonry Elevator Waterproof

RTA #011 R to Cherry Hill Glass Co. - Bid Package – EBP 005 Masonry Elevator Waterproof Windows

RTA #013: United Steel Inc., BP 006 Landscape & Building - Miscellaneous and Ornamental Iron

RTA #014: Armani Restoration Inc., BP 006 Landscape & Building -Waterproofing, Damp Proofing and Calking

RTA #015: Capeway Roofing Systems, Inc., BP 006 Landscape & Building - Roofing and

RTA #016: Kapiloff's Glass Inc., BP 006 Landscape & Building - Glass and Glazing

RTA #017:Jantile Boston, BP 006 Landscape & Building - Tile

RTA #018:H Carr & Son Inc., BP 006 Landscape & Building - Acoustical Tile

RTA #019:CJM Services, Inc., BP 006 Landscape & Building - Resilient Floors

RTA #020: First Nick Companies, BP 006 Landscape & Building - Painting