

Greater Fall River Vocational School District  
MSBA School Building Committee Minutes  
Virtual Meeting  
February 27, 2024

In attendance:

Paul Beaudoin  
**Glenn Benevides**  
**Brian Bentley**  
Emanuel Botelho  
**Rebecca Collins**

Lisa Desrosiers  
**Donald DiBiasio, Chair**  
**Ed Hill**  
**Paul Jennings, Vice Chair**  
**Deborah Kenney**

**Debbie Pacheco**  
**Andrew Rebello**  
**Carl Sawejko**  
Aaron Soares  
**Maria Torres**  
**Katie Warren**

Also in attendance:

Tim Alix, Colliers  
Alan Minkus, Colliers  
Charles Roberts, Colliers  
Greg Joynt, KBA

Paul Dominov, KBA  
Matteo Batista, Suffolk  
Erin Kenney, Suffolk  
Al Oliveira, Director of Operations (Fall River)  
Richard Brewer, Westport Selectman

Absent:

Neil Arruda  
**Tina Bell**  
Myles Brilhante  
Kathryn Dufour

**Paul Kitchen**  
**Steven Kitchin**  
Thomas Librera

Decio Matos  
**Joan Menard**  
**Tracy Priestner**

**\*BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:30 pm. and called for a roll call.

Ms. Kenney provided an overview of RTA #021: Fire Protection, RTA #022: Plumbing, RTA #023: HVAC and RTA #024: Electrical. The RTAs represent the four biggest trades and the recommendation is to enter into subcontract agreements with the identified bidders.

Ms. Collins questioned the almost \$5 million dollar difference between bids for HVAC. Ms. Kenney stated that she did not question why it was so much lower than the other bids. However, during the descope meeting she asked if the company had the full scope of work that was outlined in the contract documents and exhibit B. The company's response was in the affirmative and they are proceeding with the bid. Ms. Collins asked if the bid included pre-purchased items or an older HVAC design from previous construction documents. Mr. Joynt stated that there are still some efficiencies being found from the 90% to 100% design but that wouldn't contribute to the \$5 million dollar difference. The contractor also submitted a bid for plumbing but came in higher. It is possible that they found some savings in the efficiencies and needed work in the HVAC division therefore submitting a lower bid.

It was moved by Mr. Bentley, seconded by Mr. Sawejko and voted on a roll call to award the following RTAs and enter into subcontract agreements with the respective bidders. *RTA #021: Cogswell Sprinkler Co. – BP006 Landscape and Building - Fire Protection for a total requested authorization value of \$3,236,125, RTA #022: Araujo Bros. Plumbing & Heating Inc., BP006 Landscape and Building – Plumbing for a total requested authorization value of \$10,223,200, RTA #023: Arden Engineering Constructors, LLC - BP006 Landscape and Building - HVAC for a total requested authorization value of \$37,202,000 and RTA #024: Wayne J. Griffin Electric, Inc. - BP006 Landscape and Building - Electrical for a total requested authorization value of \$22,605,000. Mrs. Kenney did not respond when called upon for the vote.*

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

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Mr. DiBiasio deferred to Mr. Joynt for the Suffolk Contract Amendment 004 & iGMP004. Mr. Joynt stated that the amendment includes the approved RTAs and puts the corresponding percentages for Suffolk's costs in the contract. Ms. Kenney stated that the approval of the amendment allows Suffolk to enter into contract with each of the trade partners.

Ms. Collins asked if the alternates are back in the project. Mr. Joynt stated that it is trending in that direction but there is still 40% of the contract left to buy. As of right now, it looks like a large majority of alternates will get put back in within the base bid.

Ms. Collins asked for clarification on the PCOs without dollar amounts. Ms. Kenney stated that those PCOs are part of housekeeping management to move funds within line items and has no impact on the budget.

Mrs. Torres asked for clarification if the athletic fields are back in and if it will be turf. Mr. Joynt stated that at this time the budget allows for those items to be in but a final decision has not been made. The field surface in the base bid calls for synthetic turf.

It was moved by Mr. Bentley, seconded by Mrs. Torres and voted on a roll call to approve the Suffolk Contract Amendment 004 & iGMP004. *Mrs. Kenney did not respond when called upon for the vote.*

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

Mr. DiBiasio deferred to Mr. Joynt for the Kaestle Boos Proposal for Reimbursable Services. Mr. Joynt stated that the proposal is for money that was in the budget originally but not given to KBA in their contract until the construction phase. The funding is to cover onsite services for hazardous materials monitoring, geotechnical and geo-environmental monitors, site survey and wetlands. The funds will be moved from the budget and put into KBA's contract. The work is billed on an hourly basis and if funds are not expended they are returned back to owner in a deduct change order.

Ms. Collins asked for clarification if the proposal would be an increase to the budget. Mr. Joynt stated that it does not increase the budget. Typically, reimbursable services are not added to the designer's contract until construction starts because if something were to happen to the project those funds would have to be given back.

It was moved by Mr. Jennings, seconded by Mr. Sawejko and voted on a roll call to approve Kaestle Boos Proposal for Reimbursable Services for a total amount of \$730,000. *Mrs. Kenney did not respond when called upon for the vote.*

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

It was moved by Mr. Jennings, seconded by Mr. Bentley and voted on a roll call to adjourn the meeting at 5:51 pm.

Respectfully submitted,

*Helena S. Neves*

Helena S. Neves, Executive Secretary

**Materials:**

RTA #021: Cogswell Sprinkler Co - Fire

RTA #022: Araujo Bros. Plumbing & Heating Inc – Plumbing

RTA #023: Arden Engineering Constructors, LLC - HVAC

RTA #024: Wayne J. Griffin Electric, Inc. - Electrical

Suffolk Contract Amendment 004 & iGMP004

Kaestle Boos Proposal for Reimbursable Services