

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
June 12, 2023

In attendance:

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

Lisa Desrosiers
Donald DiBiasio, Chair
Ed Hill
Paul Jennings, Vice Chair
Deborah Kenney (remote 5:47)
Paul Kitchen
Decio Matos (remote)

Debbie Pacheco
Andrew Rebello (remote)
Carl Sawejko
Aaron Soares
Maria Torres
Katie Warren

Also in attendance:

Tim Alix, Colliers
Kristen Hodges, Colliers
Charles Roberts, Colliers
Greg Joynt, KBA (remote)

Paul Dominov, KBA
Kevin Chamberland, Suffolk
Erin Kenney, Suffolk
Christian Riordan, Suffolk
Gregory Brilhante, District Legal Counsel

Absent:

Neil Arruda
Myles Brilhante
Kathryn Dufour

Steven Kitchin
Thomas Librera
Joan Menard

Tracy Priestner

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:37 pm

Mr. DiBiasio called for a roll call.

Mr. DiBiasio called for a motion to approve the May 22, 2023 meeting minutes as presented.

It was moved by Mr. Bentley, seconded by Mr. Jennings and voted unanimously on a roll call to dispense with the reading of the May 22, 2023 minutes and approve them, as recorded.

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

Mr. DiBiasio deferred to Mr. Alix for an overview of the 60% construction documents. Mr. Alix stated that project team held a reconciliation meeting to review the estimates and prepare them for submission to MSBA. The 60% Construction Documents summary was broken down in the following five categories: **Owner's Project Manager Deliverables** which is responsible for submittal review & coordination, project schedule and project scope & budget. **Designer Deliverables** provides an updated work plan, design narratives and other information on how the design has developed from previous phases to current phase. **Space Summary** provides a narrative to MSBA as the grant is based on square footage and not the cost of construction. **Project Approvals** and **Cost Estimates** provide the supporting documentation.

Mr. Alix stated that the project is on budget and is tracking to meeting the current construction schedule. School Readiness construction work is on track to start in the summer and the release of early bid packages for foundations, steel, earthwork and pre-purchase of electrical items such as switchgear and generators will also be taking place. The next design milestones will be 90% construction documents and 100% bid documents.

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Mr. Benevides asked if gravel will be used for the temporary parking lot. Ms. Kenney stated that it is the plan to use gravel.

Mr. Alix stated that the project is on schedule with a move in date of summer of 2026 and followed by abatement, demolition of the existing facility and reconstruction of the athletic fields. Mr. Alix provided a summary of the project construction phases and the project scope and budget. Mr. Joynt stated that one of the biggest changes from Value Engineering to Design Development is a slight increase in square footage without over running the budget.

Ms. Collins asked for clarification on the original vs the current square footage of the building. Mr. Joynt stated that during VE there was an 11,000 sf reduction to the main building. A slight square footage increase has been achieved during design development without affecting the budget. Ms. Collins asked if the maintenance and the concessions buildings are reimbursable. Mr. Joynt stated that the concessions building is not reimbursable. Mr. Alix stated that there are areas in the building that are ineligible for reimbursement but the design team will look for tweaks that can be made to maximize reimbursable square footage.

Mr. Alix provided a comparison of the scope and budget. The total project budget remains at \$293,479,760. There was a shift in insurance costs from the CM to an Owner Controlled Insurance Program (OCIP) which provided some savings. The estimators carried the insurance costs which is being backed out of the estimates and a savings of a little over \$5 million was put back into the budget. The savings will be used to cover the OCIP Program and other construction estimates costs.

Mr. Joynt provided an overview of the alternates list which includes alt. # 1 maintenance building, alt. #2 athletic facility, alt. #3 corridor wall tile, alt. #4 roof protection board, alt. #5 CMU walls in the shops and alt. #6 student parking lot. For the purposes of the estimate, the entire portion of the scope for the maintenance building was estimated separately and the cost is roughly \$1.7 million dollars. The athletic facility alternate increased slightly in price but it includes all the associated work for the building, grandstand, field surface, sports lighting and ticket booth. Alternates 3 – 6 identified in VE have been included in the project and carried within the base budget.

Mr. Joynt provided an overview of the designer deliverable updates. The updates reflect the change from geothermal to air source heat pumps and the reduction in area from Design Development VE.

Mrs. Kenney left the meeting at 6:00 PM.

Mr. Joynt provided a summary of the space use by category. There was no change in total area in core academic, special education, and art & music spaces. The vocational education space was aligned to meet Chapter 74 requirements and DESE standards. Administration and Guidance space was reduced by 55 sf and the District Offices were reduced by 150 sf. The reduction of square footage reallocates ineligible to eligible area which is reimbursable by MSBA.

Ms. Collins asked how the vocational square footage of a shop is determined. Mrs. Torres stated that it is based on the particular shop's enrollment.

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Mr. Alix provided an overview of the estimates reconciliation. Suffolk's estimate came in at \$241,075 million and PM & C came in at \$237,574 million. The total estimated construction cost was weighted towards a higher number and more on the conservative side to make sure that the project stays within budget.

Mrs. Torres asked if additional budget cuts were made. Mr. Alix stated additional cuts have not been made and the savings realized in insurance costs have helped with any deficits. Mr. Joynt stated that the reconciliation of the estimates provided a better handle on costs as the team reviewed the documents for corrections and the scope is aligned. Mr. Alix stated that it was not expected that both estimators would produce the same estimate amounts. It is important to make sure that scope, square footage, and construction type are consistent across the board which will make the estimates more accurate and relatively close.

Mr. Matos asked if the committee has discussed turf vs natural grass for the athletic fields and the recent studies on non-contact injuries on turf fields. Mr. DiBiasio stated that it has not been discussed as of yet as and it will be discussed at a later date. Mr. Joynt stated that the turf field covering is in the budget as an alternate and he further stated that either field type can be safe if maintained properly.

It was moved by Ms. Bell, seconded by Mr. Jennings and voted unanimously on a roll call to approve the 60% construction documents as presented by the Project Manager, Colliers for submittal to MSBA.

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

Mr. Alix stated that the contract with Suffolk Construction is being finalized and will be presented to the School Committee on June 15, 2023 for approval.

Mr. Benevides asked if there will be a cement landing at the top of the stairs of the temporary parking lot. Ms. Kenney stated that the temporary parking lot has not been fully designed yet but there will something for stability.

Mr. Chamberland provided the Suffolk Construction update. The team is working to get the bid package out for the summer work. Ms. Kenney stated that meetings have been scheduled with the city engineer and city inspector. A community outreach meeting is scheduled for June 13th.

Ms. Collins asked if the current softball and baseball fields remain in the same location. Mr. Joynt stated that the fields are natural grass and there may be some reconfiguration and grading done during construction but they will stay at the current location.

It was moved by Mr. Bentley, seconded by Ms. Bell and voted unanimously on a roll call to adjourn the meeting at 6:16 PM.

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

Materials:
May 22, 2023 minutes
Project Update PowerPoint Presentation