

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
251 Stonehaven Road
Fall River, MA 02723
November 13, 2023

In attendance:

Paul Beaudoin (remote)	Lisa Desrosiers (remote)	Debbie Pacheco
Tina Bell	Paul Jennings, Vice Chair	Andrew Rebello
Glenn Benevides (remote)	Deborah Kenney	Carl Sawejko
Brian Bentley	Paul Kitchen	Aaron Soares
Myles Brilhante	Decio Matos	Maria Torres
Rebecca Collins	Joan Menard	Katie Warren

Also in attendance:

Tim Alix, Colliers	Matteo Batista, Suffolk
Charles Roberts, Colliers	Christian Riordan, Suffolk
Greg Joynt, KBA	Greg Brilhante, Legal Counsel

Absent:

Neil Arruda	Kathryn Dufour	Thomas Librera
Emanuel Botelho	Ed Hill	Tracy Priestner
Donald DiBiasio, Chair	Steven Kitchin	

***BOLD –Voting Member**

Mr. Jennings called the meeting to order at 5:32 pm

Mr. Jennings called for a roll call.

Mr. Jennings called for a motion to approve the October 10, 2023 meeting minutes as presented.

It was moved by Mr. Sawejko, seconded by Ms. Menard and voted on a roll call to dispense with the reading of the October 10, 2023 minutes and approve them, as recorded. *Ms. Collins, Mr. Jennings and Mrs. Kenney abstained.*

10 in favor/0 opposed/3 abstention. Motion Carries

Mr. Jennings deferred to Mr. Riordan for a summary of the Suffolk Contract Amendment 002 and iGMP002. Mr. Riordan stated that the amendment is necessary to account for the previously approved recommendations to award. *RTA #02: W.J. Griffin- Make-Safe Electrical, RTA #3: Kohler – Generator Scope, RTA #4: Square D – Electrical Equipment Buy-Out, RTA #5: S & F Concrete – Site & Structure, RTA #6: Canatal Industries – Site & Structure, RTA #07: KR Rezendes – Site & Structure and the revised RTA #3rev: Milton CAT – Generator Scope.*

Attorney Brilhante stated that *RTA #3: Kohler – Generator Scope* has been revised and a new recommendation to award was presented to the Oversight Committee for approval. Attorney Brilhante further stated that in order to maintain transparency and good business practices. It is recommended to rescind the original motion and a new motion taken to approve the revised version.

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Item five on the agenda - Reaffirmation of Recommendations to Award, was taken out of order due to agenda item four - Suffolk Contract Amendment 002 & iGMP 022, which includes the RTA's being presented for approval.

Mr. Riordan provided an overview of RTA #03 Rev: Milton CAT Bid Package – EBP 003 Electrical Equipment Buy-Out. A revised version is being presented due to the sub-contractor's notification that the lead time for the generator was longer than anticipated. The new contract provides an opportunity to get the generator onsite by March 2024. The recommendation is to approve the Pre-Purchase Generator Scope at a total requested authorization value of \$378,000.

It was moved by Ms. Bell, seconded by Mr. Sawjeko and voted on a roll call to rescind RTA #3: Kohler – Generator Scope. *Ms. Collins, Mr. Jennings and Mrs. Kenney abstained.*

10 in favor/0 opposed/3 abstention. Motion Carries

Mr. Jennings called for a motion to approve RTA #05: S & F Concrete – Bid Package – EBP 002 Site & Structure at a total requested authorization value of \$11,036,000.

It was moved by Ms. Menard, seconded by Mrs. Torres and voted on a roll call to award RTA #05: Bid Package – EBP 002 Site & Structure to S & F Concrete at a total requested authorization value of \$11,036,000.

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

Mr. Jennings called for a motion to approve RTA #03 REV: Milton CAT Bid Package – EBP 003 Electrical Equipment Buy-Out at a total requested authorization value of \$378,000.

It was moved by Ms. Menard, seconded by Mr. Sawejko and voted on a roll call to award RTA #03 REV: Bid Package – EBP 003 Electrical Equipment Buy-Out to Milton CAT at a total requested authorization value of \$378,000.

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

Mr. Jennings called for a motion to approve RTA #06: Canatal Industries, Inc. Bid Package – EBP 002 Site and Structure at a total requested authorization value of \$12,380,000.

It was moved by Ms. Menard, seconded by Mrs. Torres and voted on a roll call to award RTA #06: Bid Package – EBP 002 Site and Structure to Canatal Industries, Inc. at a total requested authorization value of \$12,380,000.

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

Mr. Riordan provided an overview of RTA #07 which came in over budget. The recommendation is to award the Earthwork Scope to K.R. Rezendes (KRR) at a total requested authorization value of \$22,297.500 which is \$2,665,826 over budget. Mr. Joynt stated that although the Earthwork Scope is over budget it was determined that awarding it to KRR to be advantageous. The biggest thing that is driving the differential in cost between the bidders is the allowances for offsite import of rock. The Team made a concerted effort to have comparable bids based on the need to import rock and the soils that are on site. Mr. Joynt further stated that by putting it into allowances allows the district to only pay for what is used. Mrs. Torres asked what happens if to unused allowances. Mr. Roberts stated that unused allowances stay within the project.

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Ms. Collins asked for clarification on the difference between holds and allowances. Mr. Batista stated that if an allowance goes over it is reimbursed outside of the project through a change order. A hold gets replenished from within the contract.

Mr. Jennings called for a motion to approve RTA #07: K. R. Rezendes Bid Package – EBP 002 Site & Structure at a total requested authorization value of \$22,297,500.

It was moved by Ms. Menard, seconded by Mrs. Kenney, and voted on a roll call to award RTA #07 Bid Package - EBP 002 Site & Structure to K R Rezendes at a total requested authorization value of \$22,297,500. *Mr. Kitchen opposed.*
12 in favor/1 opposed/0 abstention. Motion Carries

Mr. Joynt stated that the amendment takes all the approved RTA's, change orders, general conditions and requirements and incorporates them into Suffolk's contract. Mr. Jennings called for a motion to approve the Suffolk Contract Amendment 002 & iGMP002.

Mrs. Pacheco asked who is responsible to monitor the GMP. Mr. Joynt stated that it is the responsibility of the project Team (Colliers, KBA and Suffolk) and ultimately the School Building Committee. Ms. Collins stated that typically there's one person that reviews the GMP, general requirements and conditions to make sure it's fair and accurate. Mr. Alix stated that it's a combination of Team members. Colliers will work with KBA who signs off on requisitions. Mr. Joynt stated that through a monthly process, requisitions are reviewed and certified by KBA and passed along to Colliers. Mrs. Kenney asked who reviews the GMP on the owner's side. Mr. Batista stated that if the owner doesn't have anyone on the outside it will be the OPM, architect and contractor. Mr. Alix stated that MSBA also performs a preliminary audit every time a requisition is submitted for reimbursement.

It was moved by Ms. Menard, seconded by Mrs. Kenney, and voted on a roll call to approve the Suffolk Contract Amendment 002 & iGMP002. *Dr. Warren opposed/Mr. Benevides did not respond to roll call.*
11 in favor/1 opposed/0 abstention. Motion Carries

Mr. Joynt provided an overview of procurement status. The RTA's approved account for roughly 25% of the project being procured for construction costs. There are five bid packages that will be in next week and will be presented at the next meeting.

Mr. Joynt provided a summary of the 90% construction documents to be submitted to MSBA. The project is on budget and is tracking to meeting the current construction schedule. The Phase 1 temporary occupancy date is April of 2026, move in and demolition of the existing building will be in July of 2026. Mr. Joynt stated that the OCIP savings have been added to the administration category of the project budget. The alternates are still on the table and will work through them as bidding takes place. Some alternates added back into the base bid were CMU walls, corridor wall tile and protection board for the roof. There are no changes in designer deliverables just some updates to reflect current design. The project is on budget and trending in the right direction.

Mrs. Kenney asked who is approving to bring back the alternates. Mr. Joynt stated that KBA took some liberties based on prior discussions with the School Building Committee. Mrs. Kenney asked that Mr. Bentley and Mr. Rebello be involved in making the decisions and also requested a list of alternates. Mr. Bentley stated that the District needs to be part of making those decisions. Mr. Alix stated that the alternates that are not able to

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put back in the base scope will need approval and will work to get a list of the items that were identified as alternates through Value Engineering.

Mr. Bentley informed members that Owner, Architect, Contractor (OAC) meetings have started and taking place on a weekly basis. These meetings are very informative and provide the opportunity to ask questions and add input.

Mr. Bentley further stated that the project schedule has hit a delay and asked Mr. Joynt to provide a summary of the reason. Mr. Joynt stated that the foundation permit was received last week but the site plan permit was not issued. The city requested additional information on a culvert that is outside of Diman's property. City officials have asked that drainage work not start until the site plan review is finalized and approved. Mr. Joynt further stated that the comments received from the city were minor in nature and he does not foresee any further issues. Suffolk has mobilized and work proceeding. The site contractor is onboard and has been doing behind the scenes work.

Ms. Bell stated that Suffolk was the contractor for the new Durfee and they are familiar with the requirements by city officials and expressed concern that the Diman project is not being treated in the same manner as the Durfee project. The request for the additional analysis and the delay can ultimately cause a financial burden on the four sending communities.

There was further discussion on the request by the city for additional analysis of the culvert, the delay in receiving the site plan review and the delay it's causing the project.

Mr. Jennings asked for a motion to approve the 90% Construction Documents submission to the MSBA.

It was moved by Ms. Menard, seconded by Ms. Bell and voted on a roll call to the submission of the 90% Construction Documents to MSBA. *Mrs. Pacheco abstained.*

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

Mr. Alix provided the Colliers project update. The groundbreaking ceremony was a great day and positive feedback has been received. The 90% Construction Documents set was submitted to MSBA and a response is expected in a couple of weeks.

Mr. Alix provided a summary of the project budget worksheet. Invoices totaling \$18,118,734 million have been approved and it is anticipated that \$14,543,314 will be eligible for reimbursement. Invoices are submitted to MSBA and payment is issued. MSBA audits each Pro Pay submission and will request paperwork if any information is missing. MSBA will hold the final 5% of the reimbursement grant funds until final closeout. Cash flow was forecasted and the District borrowed \$25 million which is anticipated to get the project through the summer. Mr. Kitchen stated that a decision will be made for a second borrowing by September which will be based on the current cash flow.

Mr. Bentley left the meeting at 6:33 PM and returned at 6:34 PM

Mrs. Torres asked when the District will receive the additional \$22 million dollars granted by MSBA and announced by Treasurer Goldberg at the groundbreaking ceremony. Mr. Alix stated that an email was sent to

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MSBA requesting an increase in the per square foot reimbursement rate. It is assumed that the District may receive roughly \$10 million out of the \$22 million based on the reimbursement rate. If the project budget was to be increased by \$22 million, it would have to go back to the sending communities for a vote to increase the bonding amount. Once the project's buyouts and bids are completed, a bid amendment will be submitted and it will account for the reimbursement rate increase that was approved by MSBA.

Dr. Warren left the meeting at 6:38 PM.

Mrs. Pacheco left the meeting at 6:40 PM.

Mr. Matos asked if there are any construction bonds available that are structured similar to a line of credit that can be used so that the District is not paying interest on monies that are not being used. Mrs. Kenney stated that the District is very limited due to being a municipality.

Dr. Warren and Mrs. Pacheco returned to the meeting at 6:41 PM.

Mr. Joynt displayed updated renderings of the building. Mr. Sawejko requested that the PowerPoint presented be emailed.

Mr. Joynt informed members that a Community Outreach meeting has been scheduled for December 6, 2023 at 5:00 PM in Room 251. Mr. Bentley stated that flyers will be distributed to the immediate neighborhood.

Mr. Riordan provided the Suffolk Construction update. Suffolk is ready to begin construction work once the site plan is approved.

The next meeting will be on Monday, December 11, 2023 at 5:30 PM.

It was moved by Mr. Hill, seconded by Ms. Collins and voted unanimously on a roll call to adjourn the meeting at 6:46 PM.

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

Materials:
RTA 3 Rev. - Pre Purchase Generator
RTA 5 – Concrete
RTA 6 – Structural Steel
RTA 7 – Earthwork
Suffolk Contract Amendment 002 & iGMP002
90% Construction Documents