

DeValles School Building Committee (SBC) Meeting Minutes ⁱ

Meeting Date: October 17, 2023

Location: Paul Rodrigues Administration Building, 455 County Street, Room 224, New Bedford, MA 02740

Also remote via New Bedford Public Schools website

Reported: Laura K. Neves, Executive Assistant for Finance & Operations, New Bedford Public Schools (NBPS)

Attendees:

Molly Gilfeather, Purchasing Director, City of New Bedford (City)
(remote)

Janet Barbosa, Director of Special Projects & Programs,
Designee of Mayor Jonathan Mitchell, City (remote)

Bruce Oliveira, School Committee Member/Chair, NBPS

Andrew O'Leary, Interim Superintendent, NBPS

Douglas Brites, Director of Facilities, NBPS

Mario Pires, John B. DeValles Elementary School Principal, NBPS

Justine Santos, James B. Congdon Elementary School Principal,
NBPS

Darcie Aungst, Interim Deputy Superintendent, NBPS

Emily Arpke, Auditor, City

Barry Rabinovitch, Interim Asst. Supt. of Finance & Operations,

NBPS

Shane Burgo, City Council Member, City

Jennifer Carloni, Director of City Planning, City

Jonathan Carvalho, Neighborhood Resident

Jillian Zangao, President, New Bedford Federation of
Paraprofessionals (remote)

Daniel Pallotta, Owner's Project Manager, P-Three, Inc. (P3)

Peter Turowski, Principal Architect/Owner, Turowski2
Architecture, Inc. (T2)

Elizabeth Turowski, Principal Designer/Owner, T2

Timothy Brennan, Associate Architect, T2

Alison Paiva, Architectural Associate, T2

Lee Jennings, Senior Associate, Dodson & Flinker (remote)

Mr. Bruce Oliveira called the meeting to order at 4:30 PM. A roll call of attendance was taken. Mr. Oliveira declared there was a quorum of at least 14 out of 19 Committee members present. Minutes from the September 19, 2023 meeting were reviewed. A roll call vote was taken to approve the minutes. Voted unanimously on a motion by Mr. Shane Burgo and seconded by Mr. Doug Brites to approve. A roll call vote was taken. Minutes from the Building Systems Subcommittee September 19, 2023 meeting were reviewed. Voted unanimously on a motion by Mr. Shane Burgo and seconded by Mr. Douglas Brites to file. A roll call vote was taken.

Mr. Timothy Brennan presented and discussed the Final Schematic Design Review, including site plan, exterior renderings, floor plans, and interior renderings. He explained that the exterior renderings incorporated colors from the neighborhood with a mill aesthetic to maintain area uniformity. T2 is working on the window design. Mr. Brennan presented the space for future PV systems, a bus loop, a canopy and covered drop-off areas, curbside drop-off, and entrance on Bolton Street. He expounded that the playground area is being developed in the area north of the classroom wing. There will be an outdoor seating area off of the cafeteria and gymnasium, and they are also working on developing a sensory area with the possibility of outdoor learning. Mr. Brennan indicated that the main level floor plan included special classrooms, 2nd and 3rd grade classrooms, Special Education classrooms, 3rd stair and classroom wing for egress, and administration offices. He explained that the lower-level floor encompasses Kindergarten and 1st grade classrooms, as well as art classrooms, and that the 3rd floor encompasses 4th and 5th grade classrooms and Special Education classrooms. The interior renderings showcased a main desk space in the middle section, together with reading areas, casework storage, flex spaces, and small group spaces with lockers and big windows. Mr. Brites asked if a safety vestibule has been designed, to which Mr. Brennan responded affirmatively, indicating that the ground entrance would require visitors to be buzzed in multiple times, the outer doors would be locked, the nurse would have a separate door to dismiss students, and there would be a secured door at the administration entrance. Mr. Jonathan Carvalho asked what material would be used for the building exterior to which Mr. Brennan replied that it would be brick, with both traditional and larger sizes.

Mr. Daniel Pallotta presented and discussed the Cost Estimate and Project Budget Review. Mr. Pallotta distributed project scope and budget handouts to the Committee. He indicated that the design team and OPM provided 2 separate estimates which have been reconciled. Mr. Pallotta showed that the main construction cost summary is \$96,578,877, and the designer estimate contract award is \$96,422,541. He indicated that the time between the present and the bidding cost will increase the total by 6.7%. Mr. Pallotta indicated that the MSBA's rate for the maximum eligible cost is 80%, and that they have not declared any ineligible space for the DeValles project, meaning that the designer was precise in staying within the square footage limits set by the MSBA. Mr. Pallotta indicated that \$2.4 million paid directly by the City of New Bedford will be needed for the designer. He explained that the MSBA caps designer reimbursement at 10% and OPM reimbursement at 3.5%, making the ineligible costs \$2,468,198 for the designer and \$399,958 for the OPM. He also explained that the MSBA caps sitework at 10%

¹ The Open Meeting Law requires public bodies to create and approve minutes in a timely manner. A "timely manner" is considered to be within the next three public body meetings or 30 days from the date of the meeting, whichever is later, unless the public body can show good cause for further delay.

of eligible construction costs and any building construction costs greater than \$393 per square feet, making ineligible costs \$7,574,062 for sitework and \$32,766,307 for building construction. Mr. Pallotta indicated that the MSBA also caps FFE costs (technology and furniture) at \$1,200 per student, making \$1,079,666 ineligible for furniture and \$788,000 ineligible for technology. Mr. Pallotta explained the grant calculation cost. The grant calculation comes out to 124,158 square feet of eligible space and a total project cost of \$114,377,961, excluding contingency. All ineligible costs excluding contingency is \$47,878,443. The basis of maximum facilities grant is \$66,499,518. The reimbursement rate from the MSBA is 80%. The total facilities grant from the MSBA is \$53,199,614, if the project has no changes. The eligible additional contingencies is \$1,158,946. The maximum MSBA grant will be \$54,368,560. Mr. Pallotta expounded that the Total Project Budget is \$119,689,799, which includes the already-funded Feasibility Study appropriation of \$1,200,000, and that the maximum MSBA grant is \$54,358,560. With \$6,000,000 for IRA/Eversource estimated rebates, the final cost to the City of New Bedford would be \$58,121,239. However, a solar alternate above the grant would cost an additional \$4,593,428 for the building to have solar installed. Ms. Emily Arpke asked if the Goodyear site acquisition is an additional cost, to which Mr. Pallotta responded affirmatively, indicating that it is an ineligible cost. Dr. Barry Rabinovitch indicated that \$6 million from Eversource would be subtracted from the final cost of \$58,121,239 which would require appropriation. He indicated that \$58,121,239 will be the permanent bond most likely at the end, with a percentage of reimbursement as the project progresses.

Ms. Arpke expressed concern about the Goodyear site acquisition in relation to the MSBA's deadlines. She asked for the date the City would need to show site control so as not to lose funding. Mr. Pallotta responded that the deadline would be December 13, 2023, the date that the MSBA Board votes on the Project Funding Agreement (PFA). He explained that there is a policy advisory wherein funding would not be lost, however, the City would not be able to tap funding. Project Advisory 45 indicates site control is defined as full ownership and access of the site, however, it is conditional upon the district taking full ownership, needing to show significant progress toward ownership. Mr. Pallotta indicated that there would be a delay in MSBA funding if the City solicited appropriation and did not acquire the land. He also explained that inflation requires us to keep schedule, with a 2% increase each month. A clean PFA with the acquired land would make for an easier process. After the MSBA Board meeting, the PFA would come out a week later and there is usually a 120-day clock for appropriation. We should start the process even if the grant has not been appropriately granted.

Dr. Rabinovitch indicated that the taking order was sent to the City of New Bedford Finance Committee recently to send to the November City Council meeting as well. Mr. Burgo indicated that the October 26, 2023 City Council meeting may want to refer to the Finance Committee meeting, and the November 9, 2023 Finance Committee meeting would need to have another meeting on November 6, 2023 to get it in by the November 9, 2023 meeting date. Dr. Rabinovitch asked Mr. Burgo if we could meet the deadlines, and Mr. Burgo responded affirmatively. Mr. Burgo indicated that the City Council would want to approve and appropriate at the same time and would want full appraisal to review. Mr. Bruce Oliveira asked if both Ms. Arpke and Mr. Burgo were confident on the timelines to which both responded affirmatively.

Mr. Pallotta asked the Committee to vote to submit the Schematic Design and Project Scope and Budget package to the MSBA. Mr. Carvalho asked if changes may be made after submission to which Mr. Pallotta indicated that size could not be changed but aspects such as internal walls and colors could be changed. Voted unanimously on a motion by Mr. Oliveira and seconded by Mr. Brites to approve. A roll call vote was taken.

Mr. Oliveira moved to adjourn the meeting at 5:14 PM, seconded by Mr. Burgo, and approved unanimously by roll call vote.



Dr. Barry Rabinovitch,
Interim Assistant Superintendent of Finance & Operations
