

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
January 15, 2025

In attendance:

Tina Bell	Kathryn Dufour	Joan Menard
Brian Bentley	Ed Hill	Carl Sawejko
Emanuel Botelho	Deborah Kenney	Katie Warren
Myles Brilhante	Paul Kitchen	Leslie Weckesser
Donald DiBiasio, Chair	Steven Kitchin	

Also in attendance:

Crystal Bradwin, Colliers	Matteo Batista, Suffolk
Charlie Roberts, Colliers	Paul Freeman, Suffolk
Greg Joynt, KBA	Al Oliveira, City of Fall River

Absent:

Neil Arruda	Lisa Desrosiers	Debbie Pacheco
Paul Beaudoin	Paul Jennings	Tracy Priestner
Glenn Benevides	Thomas Librera	Aaron Soares
Rebecca Collins	Decio Matos	Maria Torres

***BOLD –Voting Member**

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

Mr. DiBiasio called for a motion to approve December 2, 2024 meeting minutes.

It was moved by Mr. Swaejko, seconded by Mrs. Kenney, and voted unanimously to dispense with the reading of the December 2, 2024 minutes and approve them, as recorded.

Mr. DiBiasio began the discussion of the approval process for potential change orders (PCOs) and change orders and deferred to the Mr. Batista for a summary of the process. Mr. Batista stated that the change order process is an ongoing and rolling process to either move funds within the GMP using an in scope PCO or to add funds to the GMP using an out of scope PCO. PCOs are submitted to Colliers and KBA for review and approval. The PCOs will be compiled into one Prime Contract Change Order (PCCO) and submitted to the School Building Committee for discussion and approval. A PCCO changes the actual value of the GMP. A separate PCCO will be issued for any out of scope items that are changing the overall contract value. Mr. DiBiasio stated that as construction is ramping up, a lot of PCOs are being issued and although they may not change the GMP, it is important for the School Building Committee to be aware of them. Going forward, a list of PCOs will be provided for discussion at the monthly meetings. The additional funds received from MSBA will require approval to add to the GMP.

Mr. Joynt stated there will be a number of PCOs that will be funded out of the owner's construction contingency. Mr. Joynt provided the following example: two floor drains were missed that are needed. They need to be added to the scope but the project never paid for them. Those items are not things that were removed from the project during value engineering, they are items that should have been there but were missed.

Mrs. Kenney asked how much the owner's construction contingency is. Mr. Joynt stated that the owner's contingency, which includes the construction contingency and the owner's construction contingency, is about \$10.6 million dollars. Mr. DiBiasio asked Mr. Joynt to give an explanation of the construction manager's contingency. Mr. Joynt stated that the construction manager's contingency is the contingency that Suffolk holds within their control to expend on things that are part of the course of construction. Mr. Joynt provided the following example: Suffolk bought out doors with a door subcontractor but 7 doors were missed. The doors are in the contract drawings but were never bought. The cost for the 7 doors would be considered a construction manager contingency expenditure.

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Mr. Joynt stated that one of the benefits of having a Construction Manager at Risk is that it allows to see the actual true cost of the project. Mr. Roberts stated that anything that comes out of the CM contingency, Holds and Allowances does not change the cost of the work and are included within the GPM. Holds is money that is being held for different components such as the RTAs for landscaping, hazardous material removal, and demolition of the current building. Mr. Roberts stated that the Contingency, Holds & Allowances balance as of January 1st was \$41,524,635. A monthly update will be provided.

Mr. DiBiasio deferred to Mr. Batista for an overview of the change order summary memo. Mr. Batista provided an overview of the following potential change orders that are included within PCCO No. 001:

PCO 012 – In scope, S & F – Cost for changes to various footing as a result of MEP coordination which resulted in larger, dropped footings to accommodate MEP penetrations and pathing.

PCO 016 – In scope, Winter Conditions – Cost to tarp in the building in multiple sections to allow for the execution of temperate sensitive activities including concrete placements and fireproofing.

PCO 020 – In scope, Aluminum Door Hardware Finish – Cost to buy the unprocured scope of aluminum door hardware.

Mr. Sawjeko asked for clarification on PCO 019, Out of Scope, Water Department Revisions, 2024. Mr. Joynt stated that PCO 019 is still in the review process and not ready to be presented.

PCO 018 – In scope, RTA 038 & 039 – Budget transfer to reconcile buy savings out of specific division lines and into CM contingency.

Mr. Joynt stated that at the end of the project, any unspent CM contingency funds are returned to the owner. The CM contingency acts as a holding pot for any buy savings until the remainder of the RTAs are bought out.

PCO 026 – In scope, Premium Time – Premium time only cost for work performed by the steel erector on a Saturday.

Mr. Batista stated the PCO 026 is a prime example of how CM contingency funds are used. PCO 026 was used for maintenance of the schedule due to winter conditions and the need for work to be done on a Saturday.

Mr. DiBiasio asked for a motion to approve PCCO No. 001.

It was moved by Ms. Bell , seconded by Mr. Hill, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 001, as submitted.

Mr. Kitchen left the meeting at 5:52 PM.

Mr. DiBiasio deferred to Mr. Roberts and Ms. Bradwin for the Colliers project update. Ms. Bradwin provided a summary of the monthly newsletter. She noted that as sequence 3 is completed, the crane will be moved into the access road. This will temporarily move deliveries to Locust Street. Mr. Batista stated that blackout periods for deliveries are still being maintained. Ms. Bradwin stated the monthly dashboard hand out provides information on the project budget, review of the schedule and progress photos. Third party materials testing is testing steel and looking at welding. Envelope testing is mostly looking at air and water tightness on the outside of the building.

Mr. Roberts provided an overview of the Project Budget vs Actual Spent to Date handout. A budget report is submitted to MSBA on a monthly basis. Mr. Roberts provided an explanation of each of the report categories. Mr. Roberts stated that totals on the report are from the print date of 1/5/25 and may differ from the current amounts.

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Column F items are eligible for MSBA reimbursement. A new column (G) will be added to show the anticipated reimbursement amount.

Mr. Bentley informed members that tours of the project are being offered to internal and external groups of students and are being facilitated by Andrew Card from Suffolk. Mr. DiBiasio stated that a tour will be scheduled in the spring for the SBC Committee.

Mrs. Kenney left the meeting at 6:10 pm.

Mr. Joynt provided the KBA project update. The design team continues to evaluate and review documents to ensure that changes are reflected accurately based on what's in the contract. The design team is also working with the project team to make sure that coordination is done and that any changes meet the design intent and everything works as it is meant to. Mr. Joynt stated that for the next meeting there will be a couple of amendments for the design contract due to the added back in items that required changes on the design side.

Mrs. Kenney returned to the meeting at 6:12 pm.

Mr. Sawejko asked where the signed beam will be placed and will it be visible. Mr. Joynt stated that the team made a couple of tweaks to the ceiling in the stairs to make the beam visible.

Mr. Freeman provided the Suffolk project update. The building is broken up into five sequences. The roof on sequence 1 has been completed and sheathing is being placed around the exterior. There are many trades working on the lower level of the building. Finished CMU walls allow to actually see the structure of each of the rooms. The walls on the main level where Culinary Arts and Administration are located have been framed. The mechanical, electric and plumbing tradesmen are putting in pipes and ductwork. The steel is up in sequence 2 and the concrete slabs have been poured. Roofing has started and is almost complete. Spray fireproofing is being done in areas throughout the building. Steel erection is almost completed in sequence 3. Underground conduit and piping is being laid down. The crane will be moved to sequence 4 for the steel erection. Deliveries will be moved to Locust Street due to the crane blocking the access road.

Mr. DiBiasio asked Mr. Joynt to use the PowerPoint images to identify the different areas of the building. Mr. Joynt provided an overview of the different areas. The trade hall, which is located in the center of the building and below the student commons, is an exciting space within the building that will be used as a project based learning space for career and technical education. The trade hall is an inside space that can be used by multiple programs to collaborate on projects. The loading dock is in the center to make it easier to distribute materials. Academic wings are located on the upper levels in three L shaped small learning communities. Room 251 Restaurant is on the main level and it will have a large outdoor patio. The building was stepped down in height and narrowed in depth and width so that it would step down to the height of the houses on Locust Street.

The next meeting will be on Monday, February 3, 2025 at 5:30 PM.

It was moved by Mr. Sawejko, seconded by Mr. Bentley and voted unanimously to adjourn the meeting at 6:33 PM.

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

Materials:

December 2, 2024 Minutes
Change Order Summary
PCO Tracking Log
PCCO No. 001 and December 2024 Monthly Dashboard