

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
June 9, 2025

In attendance:

Paul Beaudoin Glenn Benevides Brian Bentley Donald DiBiasio, Chair	Kathryn Dufour Ed Hill Paul Jennings Deborah Kenney Paul Kitchen	Joan Menard Carl Sawejko Maria Torres Leslie Weckesser
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Also in attendance:

Tim Alix, Colliers Crystal Bradwin, Colliers Charlie Roberts, Colliers Greg Joynt, KBA	Matteo Batista, Suffolk Paul Freeman, Suffolk Christian Riordan, Suffolk
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Absent:

Tina Bell Emanuel Botelho Myles Brilhante	Lisa Desrosiers Steven Kitchin Decio Matos	Richard Medeiros Debbie Pacheco Aaron Soares Katie Warren
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***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:31 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve the May 12, 2025 meeting minutes.

It was moved by Mr. Jennings, seconded by Ms. Menard and voted unanimously to dispense with the reading of the May 12, 2025 minutes and approve them, as amended. *The amended minutes were emailed to all members ahead of the meeting.*

Ms. Bradwin provided the Colliers project update. The Nichiha fiber cement panels on the west elevation are being installed. The West Elevation z-girt framing and insulation for fiber cement panels has been completed and the installation of the panels has started. The East elevation masonry surrounding roof 4 has been completed. Culinary Arts hoods and walk-in coolers have been installed. Stair C1 has been installed. Summer work will begin June 23rd at the Locust St. exit. The internal traffic pattern will change. The goal is to have the new drive lane ready for the beginning of the school year. Mr. Roberts provided a contingency update. Currently the construction contingency has \$5,514,164 million left. The Owner’s contingency has not been used. The project is at 46% completion. The consensus of the Team is that the project is on time and on budget which is a good place to be in. The demolition/abatement may have some surprises but it they should not exceed the funds set aside for that scope of work.

Mr. Joynt provided the KBA project update. The façade of the building is wrapped and in many places the girt and insulation are done. Masonry has also been done in some of the lower levels. The curtain wall for the student commons will be coming in the near future. The trade hall is closed in and you can start to see what is supposed to be as it’s taking shape. The gymnasium is almost fully fireproofed.

Mr. Freeman provided the Suffolk project update. The dust collector has been delivered and is being stored. The roof on Sequence 5 is the only roof left that needs to be completed. Permanent power is expected to be done in December. Another placement of rooftop equipment will be taking place in August. The delivery of Elevator E is expected in June. The months of May and June were very productive and a lot of work was achieved.

Mr. Joynt stated that the Auto Collision spray booths are expected to be delivered by the end of the month. The fume extractors for Metal Fabrication have been received. The dust collector, spray booths and fume extractors were funded outside of the project budget through the Capital Skills helping to offset some the burden of the local share of the project cost.

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Mr. DiBiasio stated that installation of sheetrock has started which is a big project milestone. Work on the maintenance storage building will also be starting soon.

Mrs. Kenney asked if the new gymnasium is bigger than the existing one. Mr. Joynt stated that it's roughly 2000 sq. ft. bigger. Mr. DiBiasio stated that the auditorium, gymnasium and trade hall's square footage was reduced during value engineering due to the budget shortfall. The ISS vocational program was also removed from the project. The cafeteria's square footage was not reduced. Mr. Joynt stated that the cafeteria is at the maximum size allowable to keep every square foot eligible for reimbursement.

Mrs. Kenney asked what type of tables are being used in the cafeteria. Mr. DiBiasio stated that he has communicated to KBA that the intent is to have the long tables. Mrs. Weckesser stated that the long tables "force" students to intermingle with other students. The round tables and chairs are not as effective as students extend their room to not allow others to sit at the table.

Mr. DiBiasio deferred to Mr. Freeman for an overview of Recommendation to Award (RTA) 051 –Fencing. Mr. Freeman stated that the recommendation is to award RTA #051 – Fencing, Bid Package – EBP 006 Landscape & Building to Premier Fence LLC for a total authorization value of \$1,261,400.00. Mr. Freeman stated that fencing was previously included within the landscaping package but it was pulled out after receiving feedback from the bidders. The scope of work for fencing will come out of the landscaping budget. There is a change order for dirt work that the landscapers don't do that is being priced out and is estimated to come in at about \$500,000. The scope to salvage the existing fence and the John Harrington steel gate is not included and is being priced out with United Steel at about \$200,000. Mr. Freeman stated that the landscaping budget is expected to be under budget by \$18,250.

Mr. Benevides asked if the new fence encompasses the whole perimeter of the site. Mr. Freeman stated that it does with the exception of the ornamental fence that is being salvaged. Mr. Joynt stated that the fence is a black coated chain link fence that is about 6 feet tall. There are some areas that do not have fencing. All the new fields, including the dugouts and backstops, will be continuously fenced. Mr. Benevides asked if there is a mow strip. Mr. Joynt stated that there is a mow strip which is in the landscaping contract. Mr. DiBiasio asked if the wooden guardrail is included in the RTA. Mr. Freeman stated that it is. The ornamental fence will be placed towards Stonehaven around the main athletic field. Mr. Joynt stated that there is some fencing in the area of the boneyard is not included in the RTA to be replaced but can easily be installed at a later time if funding is available.

It was moved by Mr. Sawejko, seconded by Mrs. Torres, and voted unanimously to award RTA #051 – Fencing, Bid Package – EBP 006 Landscape & Building to Premier Fence LLC for a total authorization value of \$1,261,400.00.

Mr. Freeman provided a summary of PCCO No. 006. This is an out of scope change order that includes several out of scope PCOs totaling \$106,529.22. Mr. Freeman stated the price has been finalized with the subcontractor for the batting cage (PCO 236) which came in a little under \$19,000. PCO140 clarified the foundation for the dust collector outside of Carpentry. PCO 157 is for the compressed air revisions in the Electronics shop, specifically additional air hose reels and compressed air line above the ceiling for equipment that is going there. PCO 280 is for added angles necessary for the paint booths

It was moved by Mr. Kitchen, seconded by Mr. Hill, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 006 for the total amount of \$106,529.22.

Mr. Freeman provided a summary of PCCO No. 006.1. This is an internal PCCO that is inclusive of several PCOs. PCO 143 is for the rework of UG plumbing in Sequence 3 following heavy rain. PCO 187 is for roof scupper, roof drain and overflow drain piping revisions. PCO 200 is for door glazing which was excluded from DFH contractors at buyout. PCO 278 is for repairs of CLT panels fabricated with penetrations for roof drains that were subsequently moved in coordination.

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Mr. DiBiasio deferred to Mr. Joynt for an overview of the Construction Change Directives #001 and #002. Mr. Joynt stated that a Construction Change Directive (CCD) is a mechanism used to update bid documents whenever new equipment is added. A CCD allows the contractor to proceed with work without a formalized lump sum price as an agreement has not been reached with the subcontractors. The CCD allows the work to proceed, limits the expenditure on the scope and it tracks time and materials. The OPM and CM will track, on a daily basis, the workers that are associated with the scope to ensure that a fair and equitable change is attained for the scope of work.

Mr. Kitchen left the meeting at 6:11 p.m. and returned at 6:14 p.m.

Mr. Joynt stated that CCD 001 – Metal Fabrication Utilities Updates – updates the scope to accommodate the requirements of the fume extractor that was owner provided. This adds power for new welders. Since the bid documents were issued there have been about 30 pieces of equipment that have changed. CCD 001 is being proposed at a not to exceed value of \$275,000. A PCO will be proposed at a later date that will finalize the lump sum and stop tracking the time and materials. Mr. DiBiasio stated that the team is working with the manufacturer to meet the their requirements.

Mr. Sawejko left the meeting at 6:15 p.m.

It was moved by Mrs. Weckesser, seconded by Mr. Kitchen, and voted unanimously to approve Construction Change Directive (CCD). No. 001 – Metal Fabrication Utilities Updates, not to exceed \$275,000.

Mr. Joynt provided a summary of CCD No. 002 – Carpentry Utilities Updates. Mr. Joynt stated that new CNC machine was purchased which required to be moved to a new location and somethings had to be reshuffled in the shop to allow for the new CNC. The main trunk of the dust collector was expanded. Electrical also has to be updated to realign with some of the new equipment positions. Mr. DiBiasio asked why the cost is \$165,000 if utilities in carpentry have not been put in yet. Mr. Joynt stated that half of the \$165,000 is associated with the work for the dust collector. Another portion of the cost is coordination and labor.

It was moved by Mrs. Menard, seconded by Mr. Jennings, and voted unanimously to approve Construction Change Directive (CCD). No. 002 – Carpentry Utilities Updates, not to exceed \$165,000.

Mr. Alix provided a brief MSBA update. MSBA has updated the Project Funding Agreement (PFA) due to a miscalculation in the reduction of square footage. An error was found in the ineligible items which will get back about \$300,000 - \$400,000 into the project.

The next meeting is scheduled for Monday, July 14, 2025.

It was moved by Mr. Hill, seconded by Mrs. Kenney, and voted unanimously to adjourn the meeting at 6:25 pm.

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

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Materials:

May 12, 2025 Minutes

May 2025 Monthly Dashboard

RTA 051 - Fencing

PCCO No. 006

PCCO No. 006.1 (Internal Change Order)