

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
July 14, 2025

In attendance:

Tina Bell Brian Bentley (remote) Myles Brilhante Donald DiBiasio, Chair Ed Hill	Paul Jennings Decio Matos (remote) Richard Medeiros Joan Menard	Debbie Pacheco Carl Sawejko Maria Torres Katie Warren (remote) Leslie Weckesser (remote)
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Also in attendance:

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

Paul Beaudoin Emanuel Botelho	Lisa Desrosiers Kathryn Dufour	Deborah Kenney Steven Kitchin Aaron Soares
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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 June 9, 2025 meeting minutes.

It was moved by Mr. Hill, seconded by Mr. Jennings and voted on a roll call to dispense with the reading of the June 9, 2025 minutes and approve them, as recorded. *Ms. Bell, Mrs. Pacheco and Dr. Warren abstained.*

A moment of silence was held for the victims of the Gabriel House fire.

Ms. Bradwin provided the Colliers project update. The Nichiha fiber cement panels and curtain wall are progressing on the west elevation. The foundation for the storage/maintenance building is underway. A scaffolding loading bay at the south elevation will move most deliveries to the south end of the job site. Masonry has been completed at the south elevation bump out. Sequence 3/4 masonry walls for plumbing, HVAC, Electricity and Facilities Management shops are near completion. Sprinkler system has been installed in the student commons. Electrical switchgear is in place in the electrical room. Summer work on Locust Street is ongoing. The existing school exit will be closed for the duration of the summer break.

Mr. Roberts provided a summary of the monthly dashboard. The contract sum to date is \$242,482,288.29. The total completed and stored to date is \$121,477,352.09 which represents 50.1% completion. The balance to finish including retainage is \$126,101,395.68 which includes \$5 million dollars in retainage. Mr. Joynt stated that in a public project, the owner typically withholds 5% of the contract sum paid to date in retainage to ensure that the final contract is executed and closed. This is paid out at the end of the project but only when contract terms are satisfied and approved.

Mr. Roberts provided a budget status update of the contingency, holds, and allowance. The current construction contingency balance (after approval of PCCO No.007) is \$5,156,392. The current project changes percentage is 0.73 which includes changes such as the granite curbing. The owner's construction contingency has not been used. The in scope construction manager's contingency increased to \$4,649,224. The holds balance on the monthly dashboard was incorrect. The balance is estimated to be at about \$8.6 million. The allowances balance is \$5,237,773. The project's budget is in really good shape at 50% completion. The monthly dashboard does reflect the extra money that is coming from MSBA. Mr. Joynt stated that MSBA has just given a budget revision that reflects the increase. Colliers will incorporate the update on next month's dashboard.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
July 14, 2025

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt stated that the project is on schedule. The first phase of the construction is at 50% completion and going well. Mr. Freeman stated that this month's major milestone was the Nichiha fiber cement panels being installed and almost completed on the west elevation. The façade is coming together into being completely closed in and safe from the weather. Mr. Joynt stated that glass installation in the west elevation of the building has progressed nicely. The curtain wall is on in the student commons area. Duct work for this area has arrived. Framing and mechanicals have also started. Mr. Freeman stated that although it may not be noticeable, there has been a lot of work done in the trade hall. Framing, glass and drywall installation are moving right along.

Mr. Joynt stated that the work in the gymnasium is really coming along. A thin CMU wall has been installed that will protect the wall behind the bleachers to ensure durability. Mr. Freeman stated that coordination for the interior sports equipment is well underway and going well.

Mr. Freeman provided a summary of RTA #051 – Exterior Scoreboards. There are three exterior scoreboards on the project. The recommendation is to award to Scoreboard Enterprises for the value of \$122,445. The RTA is under budget by \$7,955.

It was moved by Ms. Menard, seconded by Mr. Hill, and voted on a roll call to award RTA #052 – Exterior Scoreboards, Bid Package – EBP 006 Landscape & Building to Scoreboard Enterprises for a total authorization value of \$122,445.

Mr. Freeman provided a summary of PCCO No. 007. This is an out of scope change order that includes several out of scope PCOs totaling \$357,772.03. Mr. Freeman highlighted some of the PCOs included. PCO 126 is for door hardware revisions which were charged against the GMP hold. PCO 195 is for added trans closures for secondary conduits. Mr. Joynt stated that during value management the use of aluminum wiring on the secondary was allowed but required additional wires. The two transformers could only receive half of the amount of wires needed. This is a result of an unintended consequence of value management.

It was moved by Ms. Bell, seconded by Mr. Jennings, and voted on a roll call to approve Prime Contract Change Order (PCCO) No. 007 for the total amount of \$357,772.03.

Mr. Freeman provided a summary of PCCO No. 007.1. PCO 141 is for the cost of waterproofer to scrape fireproofing overspray. PCO 147 is to furnish and install two additional channel frames at the elevator roof.

It was moved by Mr. Sawejko, seconded by Mr. Jennings, and voted on a roll call to approve Prime Contract Change Order (PCCO) No. 007.1

Mr. Joynt displayed a list of potential scope to be added back to the project. Some of the items are in pricing, some are in design and some haven't been acted on. The Project Team is still going through the list to get the items back in the project. An item that was not on the list but was found through the submittal review is the floor finish in the hallway that is adjacent to the main lobby. The floor finish was reduced prior to value management to meet budget. The recommendation is to move the floor back to tile to match the main lobby. The area is about 2700 sq. ft. Mr. DiBiasio stated that the recommendation makes sense as it makes the floor flow all the way to the entrance to Room 251. Mr. Freeman stated that PCO 327 is not included in the previously approved PCCO No. 007. Mr. Joynt stated that tile double the longevity although the installation is more intensive and the material cost is higher. The Project Team has reviewed the change and feel that it is fair and reasonable.

It was moved by Ms. Bell, seconded by Mr. Jennings, and voted on a roll call to approve Potential Change Order (PCO) No. 327 for the total amount of \$84,046.50.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
July 14, 2025

Mr. Matos asked if the passage of the “Big Beautiful Bill” will impact the potential 26% rebate on the roof top solar. Do we have any controls on the manufacturer of the panels (new tax implemented on solar panels from China). Mr. Joynt stated that the solar is in design and is not currently being priced. It would be premature to guess what the impact would be.

Mrs. Torres asked if any of the lost parking spaces on the north side of the current building will be returning when school starts. Mr. DiBiasio stated that the only parking spaces that will be lost are right in front of Advanced Manufacturing. Those staff members will be able to park in the gravel lot which has space to accommodate them. The school vehicles will be moved from the Auto Collision area, which will free up some spaces.

Mrs. Torres asked how the new traffic flow will impact the loading and unloading for Advanced Manufacturing. Mr. DiBiasio stated that deliveries will have to be coordinated when school is in session. Mr. Joynt stated that the new drive lane is relatively wide which will allow for a single stake load body truck.

Mrs. Torres asked how the borrowing for project is being handled in the absence of a business manager. Mr. DiBiasio stated that the School Committee has approved the borrowing of funds at the July 10th meeting. The District’s Treasurer has assisted in the process. Interviews are in the process of being scheduled.

Mr. DiBiasio stated that the summer work is moving along well. Mr. Freeman stated that the drive lane is being brought up to grade. The work is on schedule to be finished by August 22nd if not sooner. There was an issue with a gas line. National Grid responded quickly and fixed the issue.

Mr. DiBiasio informed members that there was an issue with one of the neighbors. Mr. Freeman stated that during one of the torrential downpours the water brought down a lot of the fill into the neighbors driveway and yard. The neighbor was very understanding and the cleanup took place the next morning. Additional jersey barriers have been placed in the area.

The next meeting is scheduled for Monday, August 11, 2025.

It was moved by Mr. Jennings, seconded by Mr. Hill , and voted on a roll call to adjourn the meeting at 6:29 pm.

Respectfully submitted,
Helena S. Neves (SL)
Helena S. Neves, Executive Secretary

Materials:

June 9, 2025 Minutes
June 2025 Monthly Dashboard
RTA 052 - Exterior Scoreboards
PCCO No. 007
PCCO No. 007.1 (Internal Change Order)
PCO No. 327