

GREATER FALL RIVER VOCATIONAL SCHOOL DISTRICT
HOUSEBUILDING/FACILITIES SUB-COMMITTEE MINUTES
251 STONEHAVEN ROAD, FALL RIVER, MA
DISTRICT OFFICE CONFERENCE ROOM
SEPTEMBER 14, 2023

In attendance: Donald DiBiasio of Somerset, Joan Menard of Fall River and Paul Jennings of Westport

Also in attendance: Brian Bentley, Superintendent-Director, Andrew Rebello, Assistant Superintendent-Principal, Maria Torres, Assistant Principal-Technical Affairs, Jeffrey Cabral, Carpentry Instructor, Michael DeMello, Dionne Melo, Gregory Brilhante, Legal Counsel and Helena Neves, Executive Secretary.

The meeting began with a roll call at 4:31 p.m.

It was moved by Mr. Jennings, seconded by Ms. Menard and voted unanimously to dispense with the reading of the June 15, 2023 minutes and approve them, as recorded.

Mr. DiBiasio deferred to Mrs. Torres for the 22/23 and the 23/24 community projects update. Mrs. Torres stated that work will begin soon on the projects that carried over from last school year. Work had restarted at the Westport cemetery project and is expected to be completed in November. Mrs. Torres further stated that a couple new projects have been received. One is at the Briggs Street Firehouse in Westport and the other is at St. Michael's School. The Rose Mary Wish Kids playhouse project will start soon.

Mr. DiBiasio deferred to Mrs. Torres and Mr. Cabral to provide an overview of the 23/24 Housebuilding Project proposal. Mrs. Torres stated that the homeowners have submitted all the required documents and a site visit has been completed. The documents have been reviewed and the project is viable for the students to perform the work.

Mr. DiBiasio asked if the permit process has been initiated. Ms. Melo stated that the application has been submitted. The Planning Board and the Board of Health have done site visits. A Title 5 certification has been approved. The hope is to have all the permits and have the foundation in place by October 1st.

Mr. Cabral stated that the proposal is a great project that provides students with hands on experience. The garage and pool house will involve several shops and provides the curriculum that needs to be worked on, especially for the senior class. His only concern is if the foundation is not in by October 13th it could pose an issue due to the weather and the District would need to revisit the project. Mr. Cabral further stated that the homeowners have indicated that if students are unable to finish some of the work they are willing to sub out to be finished. There is an issue with electrical that should be resolved within the next few days. Plumbing and HVAC have approved the proposal.

Mr. DeMello stated that the lot will be cleared by Monday. The footing and foundation is expected to be in by October 1st. Mr. Jennings asked if it's a full basement or just a slab. Mr. DeMello stated that it's a slab on grade.

Mr. DiBiasio asked if students will be digging out for plumbing. Mr. Cabral stated that a 4ft frost wall foundation will be put in first which allows for carpentry, electrical and plumbing to collaborate and get the work done. Once the electric and plumbing get their inspections, the project can move along.

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Mr. DiBiasio stated that a contract will need to be drafted. Attorney Brilhante stated that the District has a standard contract form that is used and doesn't see any issues. A definitive start date of October 13, 2023 will be added in case permits are not in place.

Ms. Melo stated that Westport permitting officials are aware that the intent is to have Diman students complete the project.

Mr. DiBiasio asked if the percentage fee is to be waived. Attorney Brilhante stated that the standard contract includes a 5% fee which normally is only waived for nonprofit agencies.

Mr. Jennings asked Mr. Cabral to clarify the concern of having a set start by date of October 13th. Mr. Cabral stated that typically the foundation is already in place in September which allows for framing to be done, getting the trusses up and installing the roof before the winter weather comes. Mrs. Torres stated that traditionally in past housebuilding projects everything is up and closed before the Christmas break. Mr. Cabral stated that as long as the weather allows a mid-October start date is doable.

It was moved by Mr. Jennings, seconded by Ms. Menard and voted unanimously to approve the 23/24 Housebuilding Project as presented with consideration of the October 13, 2023 date.

Attorney Brilhante stated that he will coordinate with Mrs. Torres on drafting the contract.

Mr. DiBiasio thanked Mr. DeMello and Ms. Melo for the opportunity to have Diman students work their project. Mr. DeMello stated that he is not opposed to finish some of the work if there were to be any snags due to the weather.

It was moved by Mr. Jennings, seconded by Ms. Menard and voted unanimously to adjourn the meeting at 4:44 p.m.

Respectfully Submitted

Helena S. Neves

Helena S. Neves, Executive Secretary

Materials Included:

June 15, 2023 minutes

Community Projects List

23/24 Housebuilding Project Application