

Greater Fall River Vocational School District  
MSBA School Building Committee Minutes  
November 4, 2024

In attendance:

|   |                                  |                               |
|---|----------------------------------|-------------------------------|
| Paul Beaudoin                           | <b>Ed Hill</b>                   | <b>Joan Menard</b>            |
| <b>Tina Bell</b>                        | <b>Paul Jennings, Vice Chair</b> | <b>Debbie Pacheco</b>         |
| <b>Brian Bentley</b>                    | <b>Deborah Kenney</b>            | <b>Carl Sawejko (5:35 pm)</b> |
| <b>Rebecca Collins (5:32 pm/remote)</b> | <b>Paul Kitchen</b>              | <b>Maria Torres</b>           |
| Lisa Desrosiers (5:33 pm/remote)        | <b>Steven Kitchin</b>            | <b>Katie Warren</b>           |
| <b>Donald DiBiasio, Chair</b>           | Decio Matos (remote)             |                               |

Also in attendance:

|                                    |  |
|------------------------------------|--|
| Tim Alix, Colliers                 | Matteo Batista, Suffolk                              |
| Crystal Bradwin, Colliers          | Paul Freeman, Suffolk                                |
| Charlie Roberts, Colliers (remote) | Cristian Riordan, Suffolk                            |
| Paul Dominov, KBA                  | Leslie Weckesser, Assistant Superintendent-Principal |
| Greg Joynt, KBA (remote)           |  |

Absent:

|                        |                 |                        |
|------------------------|-----------------|------------------------|
| Neil Arruda            | Myles Brilhante | <b>Tracy Priestner</b> |
| <b>Glenn Benevides</b> | Kathryn Dufour  | Aaron Soares           |
| Emanuel Botelho        | Thomas Librera  |                        |

**\*BOLD –Voting Member**

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

Mr. DiBiasio informed members that he is looking to restructure the School Building Committee. Mrs. Weckesser will replace Mr. Rebello as the Assistant Superintendent-Principal. Mr. DiBiasio met with Mr. Bentley and Mrs. Neves to review the list of members and their attendance at meetings. There are some members that have not been in constant attendance. Mr. DiBiasio requested that Mrs. Neves send an email to all the members asking if they wish to remain on the committee. Mr. DiBiasio stated that the virtual meeting option will no longer be offered due to decreased in person participation. Mr. DiBiasio further stated that if a member is absent for two or more meetings they may be removed from the committee.

Mr. DiBiasio called for a motion to approve October 7, 2024 meeting minutes.

It was moved by Mr. Bentley, seconded by Mr. Kitchin, and voted on a roll call to dispense with the reading of the October 7, 2024 minutes and approve them, as recorded. *Mrs. Kenney abstained.*

***12 in favor/0 opposed/1 abstention. Motion Carries***

Mr. DiBiasio deferred to Mr. Bentley to introduce Mrs. Weckesser. Mr. Bentley introduced Mrs. Weckesser the new Assistant Superintendent- Principal. Mrs. Weckesser previously served as the principal at Southeastern and is a longtime proponent of vocational education.

Mr. DiBiasio deferred to Mr. Bentley for the update on the Topping Off ceremony. Mr. Bentley stated that the Topping Off ceremony will be held on December 11<sup>th</sup> at 1:00 PM. Students and staff will have the opportunity to sign the beam on December 9<sup>th</sup> and 10<sup>th</sup>. Invitations will be sent out to local officials, School Building Committee members and representatives of the four sending communities. The beam will be hoisted and put in place at the end of the ceremony. Mr. Alix will contact MSBA to inform them of the event.

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Mr. Hill asked about the possibility a holding a fundraiser where graduates are invited to sign the beam. Mr. DiBiasio stated that because students are being given the opportunity to sign the beam it doesn't leave much space left. Mr. DiBiasio asked that Mr. Hill meet with Mr. Bentley to discuss any fundraising ideas.

Mr. DiBiasio stated that Erin Kenney from Suffolk is no longer on the project. Mr. Riordan introduced Paul Freeman. Mr. Batista will assist with the transition.

Mr. Batista provided an overview of the Guaranteed Maximum Price (GMP). The finalization of the GMP is a big milestone for the project. The 90% estimate was submitted to MSBA in October 2023 at \$240,727,000. The GMP that is being prepared for approval is at that same number and it includes the scope for the alternates. Suffolk modified the construction contingencies to bring the project to budget. The GMP will be finalized and presented at the December. Mr. Batista stated that the final GMP will wrap up all the scopes that have been procured and it includes several Interim Guaranteed Maximum Price (iGMP) have been approved in the past. There are some trades that have not been bought yet but Suffolk has numbers for those scopes and can proceed to set the GMP.

Mr. DiBiasio stated that the GMP documents will be provided ahead of the meeting to allow members time to review them.

Mrs. Torres asked if the turf field surface alternate is back in the project. Mr. Batista stated that the turf surface is back in as well as the storage building and the athletic building and grandstand.

Mr. Alix stated that MSBA has been pushing to get the final GMP as this is a major milestone for them. The GMP is roughly 250 pages and it includes what has been bought, RTA's, holds, etc.

Mr. Alix deferred to Ms. Bradwin for the Colliers project update. Ms. Bradwin stated that Colliers has been coordinating with KBA and Suffolk to finalize the GMP. MEP coordination is ongoing. Colliers is also overseeing the envelope commissioning to make sure it meets the requirements. Third-party testing of steel is also being managed by Colliers. The furniture, fixtures, and equipment (FFE) move management process has started. Colliers staff has conducted an inventory of furniture, fixtures and equipment in the existing building to determine what can be brought into the new building, what can be surplus, what can be recycled and what can be disposed of. Mr. DiBiasio stated that Mr. Kitchen has been doing a great job in working with the different shops to identify the needs of the programs.

Mr. DiBiasio deferred to Mr. Dominov for the KBA project update. Mr. Dominov stated that the KBA team collaborates on a daily basis with Colliers and Suffolk on processing submittals and shop drawings to ensure accuracy.

Mr. DiBiasio deferred to Mr. Batista for the Suffolk project update. Mr. Batista stated that steel erection is about half way done and it is expected to be completed by the end of December. The building will be wrapped to allow for work to continue during the winter months. Mr. Batista further stated that the project is on schedule and on budget.

Mr. Bentley informed members that a community outreach meeting will be held on November 20<sup>th</sup> at 5:30 PM in the Room 251 Restaurant. Representatives from Colliers, KBA and Suffolk will be present to provide the neighbors with an update. Mr. Bentley stated that neighbors have expressed concern about traffic, trucks making deliveries after dusk and students parking on the street. Mr. DiBiasio stated that the gravel parking lot has many spots left open.

Mrs. Torres asked if the Project Funding Agreement increase was approved by the four sending communities. Mr. DiBiasio stated Westport and Somerset have voted in favor. Swansea took no action which results in an approval. The Mayor of Fall River has made the recommendation to City Council and they will be voting on it at tonight's meeting.

Mr. Beaudoin asked if the meetings with the vocational programs will continue. Mrs. Torres stated that department heads are asked to contact her or Dr. Warren if there are any concerns that need to be addressed. Meetings

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will be coordinated with KBA to address concerns. Ms. Bradwin stated that meetings will be taking place on as needed basis.

Mr. Batista stated that students and their instructors are welcomed to tour the construction site. Mrs. Torres stated that if an instructor is looking to schedule a tour, they can reach out to her and she will arrange it with Suffolk. Mr. Batista stated that small groups of 20-25 students make it easier to manage and keeps everyone safe and engaged.

The next meeting will be on Monday, December 2, 2024 at 5:30 PM.

It was moved by Mr. Sawejko, seconded by Ms. Bell to adjourn the meeting at 6:13 PM.

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

**Materials:**  
October 7, 2024 Minutes