

Greater Fall River Vocational School District  
MSBA School Building Committee Minutes  
February 3, 2025

In attendance:

**Tina Bell**  
**Glenn Benevides**  
**Brian Bentley**  
Emanuel Botelho  
Myles Brilhante  
**Donald DiBiasio, Chair**

Kathryn Dufour  
**Ed Hill**  
**Paul Jennings**  
**Deborah Kenney**  
**Paul Kitchen**

**Joan Menard**  
**Carl Sawejko**  
**Maria Torres**  
**Leslie Weckesser**

Also in attendance:

Tim Alix, Colliers  
Charlie Roberts, Colliers  
Greg Joynt, KBA

Matteo Batista, Suffolk  
Paul Freeman, Suffolk  
Al Oliveira, City of Fall River

Absent:

Neil Arruda  
Paul Beaudoin  
**Rebecca Collins**

Lisa Desrosiers  
**Steven Kitchin**  
Thomas Librera  
Decio Matos

**Debbie Pacheco**  
**Tracy Priestner**  
Aaron Soares  
**Katie Warren**

**\*BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:34 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve January 15, 2025 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Hill and voted to dispense with the reading of January 15, 2025 minutes and approve them, as recorded. *Mr. Jennings, Mr. Benevides and Mrs. Torres abstained.*

Mr. DiBiasio deferred to Mr. Freeman for an overview of the Recommendations to Award (RTA): RTA 040 – Interior Sports Equipment and Telescopic Bleachers, RTA 041 – Operable Partitions and RTA 043 – Specialties which are included in the GMP as Holds. RTA 040 is for the interior sports equipment for volleyball and basketball. It also includes safety pads for the perimeter of the gym, interior scoreboards and bleachers. The recommendation is to award RTA 040 to National Equipment and Facility Solutions (NEFAS) for the scope of Interior Sports Equipment and Telescopic Bleachers for a requested authorization value of \$353,059.

Mr. Bentley asked if RTA 040 includes the batting cage. Mr. Freeman stated that the batting cage is not in the contract. Mr. Benevides stated that it would be ideal to have the batting cage integrated with the panel that controls the other equipment. Mr. Joynt stated that the batting cage was removed during value management but it can be added back in during the submittal process and if funds are available. The cost to add batting cages is approximately \$40,000.

Mr. DiBiasio stated that the gymnasium will be able to accommodate the entire student body and faculty. Mr. Joynt stated that the posted occupancy for the gym will be for 1800 people.

It was moved by Mrs. Kenney, seconded by Ms. Bell and voted unanimously to award RTA 040 – Interior Sports Equipment and Telescopic Bleachers – Bid Package: EBP 006 Landscaping & Building - to National Equipment and Facility Solutions for the amount of \$353,059.

Mr. Freeman provided a summary of RTA 041 – Operable Partitions. This RTA is for the operable partitions in the art classrooms as well as the breakout room in the library. The recommendation is to award RTA 041 – Operable Partitions to CRF Inc. Interior Systems at a requested authorization of \$108,000 plus \$30,000 in Holds.

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It was moved by Ms. Menard, seconded by Mr. Hill and voted unanimously to award RTA 041 – Operable Partitions – Bid Package: EBP 006 Landscaping & Building - to CRF Inc. Interior Systems for the total requested authorization value of \$138,000.

Mr. Freeman provided a summary of RTA 043 – Specialties. This RTA includes items such as toilet compartments, cubicles, wire mesh partitions, and toilet accessories. The recommendation is to award RTA 43 to The Northern Corp for \$667,000 plus \$10,000 in Holds.

Mr. Benevides asked if the wire partitions include locks. Mr. Joynt stated that he believes they do but will need to verify. Most shops have one cage for material storage and some shops have storage rooms. Mr. Joynt stated that the storage spaces were reduced from block walls to cages during value management.

It was moved by Ms. Bell, seconded by Mrs. Kenney and voted unanimously to award RTA 043 – Specialties – Bid Package: EBP 006 Landscaping & Building - to The Northern Corp for the total requested authorization value of \$677,000.

Mr. Freeman provided a summary of Prime Contract Change Orders (PCCO) No. 002 and No. 002.1. PCCO No. 002 is an out of scope PCCO which increases Suffolk’s budget but does not increase the overall project budget. PCCO No. 002.1 is an internal change order that moves holds, allowances and contingencies within the project’s budget but does not increase it.

Mr. Benevides asked why money is being moved. Mr. Freeman stated that the money that is being moved within the budget is for scope that is undefined at the time of awarding contracts to subcontractors.

Mr. Freeman stated that PCCO No. 002 will add to Suffolk’s budget a total of \$76,014.58. This increase includes the following Potential Change Orders (PCOs): PCO 021 R1- Curtain wall AC01 Revisions, PCO 030 FMI, Thru-Wall Flashing Type, PCO 031 Plumbing Invert Revisions, PCO 033 Metal Fab Plumbing Revisions, PCO 036 Transformer Oil Containment Curb & PCO 043 High Wall Area C Embeds. The increase will come out of the construction contingency line.

Mr. Benevides asked if transformers will be received in time. Mr. Batista stated that items such as transformers have been pre-purchased and are expected to be available. Mr. Joynt stated that the Project Team has done everything within their control to ensure that the transformers are available but ultimately if falls on the utility company.

It was moved by Mr. Sawejko, seconded by Mr. Kitchen, and voted unanimously to approve PCCO No. 002 for the amount of \$76,014.58.

Mr. Freeman provided a summary of internal PCCO No. 002.1. This is a zero dollar change order that includes the following PCOs:

- PCO 004R1 – KRR, BP006 Building & Landscape – cost to update the commitment of site work contractor
- PCO 014 – CHG, Interior Sealant at Curtainwall & Storefront – cost to buy the un-procured scope associated with the interior sealant with the curtain wall subcontractor
- PCO 027 – Fernandes, Stair B2 Re-work Embed Locations – cost to cut pockets for relocation of steel plates
- PCO 032 – Araujo, Sequence 4 and Sequence 5 Roof Drain – costs to re-coordinate sequence 4 and 5 roof drains
- PCO 035 – Expansion Joint 9/10 at High Roof – budgetary transfer from a hold
- PCO 037 – Canatal, FMI Anchor Coordination – costs for the steel subcontractor to install masonry ties in the steel fabrication shop

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- PCO 038 – Added Insulation at Roof Area E Second Level – costs for added insulation on sequence 2 roofing
- PCO 039 – CAN FW 017, Refrigerator Slab Depression Revision – cost to modify slab depressions for the walk-in refrigerators
- PCO 040 – Canatal, RFI 137, Added Leveling Angle – costs for added leveling angle following steel coordination
- PCO 044 – Canatal, RFI 160, Structural Steel, CAN 078, Top of Relieving Angle Elevations – costs to adjust relieving angle elevations across the project

Mrs. Torres asked for clarification on the PCO for KR Rezendes. Mr. Freeman stated that KR Rezendes were bought off on an early bid package and costs were held at bid package two. This PCO brings costs up to bid package six.

Mr. Benevides asked if a clarification on the galvanized rails has been received. Mr. Freeman stated that a resolution with United Steel has not been attained yet. There are discussions with the subcontractor and once a solution is agreed upon, it will be presented.

It was moved by Mr. Kitchen, seconded by Mrs. Torres, and voted unanimously to approve PCCO No. 002.1.

Mr. Roberts provided the Colliers project update. A copy of the monthly dashboard was distributed. Mr. Roberts provided a summary of monthly dashboard which includes sections such as Suffolk Application and Certificate for Payment #16, contingency and project budget update. The monthly newsletter is mailed to the neighbors providing them with project updates and photos. The project is at about 26% complete. Any funds being spent out of the CM construction contingency requires approval.

Mr. Benevides asked how is the construction contingency replenished if it's all spent. Mr. Roberts stated that it could be replenished from the owner's contingency. Mr. Batista stated that the project is 26% complete and less than 1% of the construction contingency has been used. Mr. Alix stated that it is not anticipated it will go to zero. Worst case scenario, items can be cut from the project. Mr. Batista stated that the two major points of risk are getting the project out the ground and demolition of the current building. The Team is not foreseeing any issues putting the project in a good place. Mr. DiBiasio stated that the budget includes funds for asbestos and demolition and the costs for those items should not amount to the contingency amount.

Mr. Roberts and Mr. Alix provided an overview of the project budget. Mr. Alix stated that MSBA has restrictions on per square foot reimbursement. Column F of the budget spreadsheet provides the estimated reimbursement and column g provides how much the district will mostly get back.

Mrs. Torres asked how often MSBA reimbursements are received. Mr. Kitchen stated that they are received on a monthly basis.

Mrs. Kenney left the meeting at 6:20 pm and returned at 6:22 pm.

Mr. Joynt provided the KBA project update. The Design Team is mostly working behind the scenes and assisting the Project Team in resolving any issues.

Mrs. Torres asked when steel is expected to be finished. Mr. Freeman stated that the crane is leaving next week and steel is expected to be finished shortly thereafter.

Mr. Benevides expressed concern regarding summer work and the grade by the auto mechanics shop. Mr. Joynt stated that the Project Team is working on it and will propose a plan for any work being done in the summer. Mr.

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DiBiasio state the Mr. Sligar is developing a plan for the summer work with intentions of having the main drive lane open for the start of the school year.

Mr. Freeman provided the Suffolk project update. Construction is progressing well even though the weather has not fully cooperated. Steel will be ending soon and interior work is ramping up. The project is on schedule and on budget.

It was moved by Mr. Sawejko, seconded by Mrs. Kenney and voted unanimously to adjourn the meeting at 6:28 PM.

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

**Materials:**

January 15, 2025 Minutes  
RTA 040 - Interior Sports Equipment and Telescopic Bleachers  
RTA 041 - Operable Partitions  
RTA 043 – Specialties  
PCCO No. 002  
PCCO No. 002.1 (Internal Change Order)  
January 2025 Monthly Dashboard