

Greater Fall River Vocational School District  
MSBA School Building Committee Minutes  
March 10, 2025

In attendance:

Paul Beaudoin  
**Tina Bell**  
**Glenn Benevides**  
**Brian Bentley**  
Myles Brilhante (5:35 pm)

Lisa Desrosiers  
**Donald DiBiasio, Chair**  
Kathryn Dufour  
**Ed Hill**  
**Paul Jennings**

**Deborah Kenney**  
**Joan Menard**  
**Debbie Pacheco**  
**Maria Torres**  
**Leslie Weckesser**

Also in attendance:

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

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

Absent:

Neil Arruda  
Emanuel Botelho  
**Paul Kitchen**

**Steven Kitchin**  
Thomas Librera  
Decio Matos

**Tracy Priestner**  
**Carl Sawejko**  
Aaron Soares  
**Katie Warren**

**\*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 Ms. Rebecca Collins has resigned from the School Building Committee effective March 4, 2025.

Mr. DiBiasio called for a motion to approve the February 3, 2025 meeting minutes.

It was moved by Ms. Bell, seconded by Mr. Benevides and voted unanimously to dispense with the reading of the February 3, 2025 minutes and approve them, as recorded.

Mr. Alix, Ms. Bradwin and Mr. Roberts provided the Colliers project update. PCOs continue to be reviewed and being recommended for approval. Colliers will be managing the move management and has held the first meeting with department heads. Colliers is overseeing commissioning site visits. Third party inspections have mostly tested the sod pours. Colliers has been working with KBA and Suffolk to review MEP coordination. Mr. Roberts provided a summary of the Contingency, Holds, Allowances and Budget Status handout. The project at the end of February was at 30% construction completion. The Owner's Contingency has not been used as of yet. Mr. Roberts stated that the project is moving along nicely and there is no reason to be concerned with any financial issues at the present time.

Mr. DiBiasio requested that a breakdown of expenditures from the additional funds awarded by MSBA be made available for the next meeting. Mr. Alix stated that the GMP Amendment has not been finalized by MSBA. A total of \$86,996,716 has been spent to date and it is expected that roughly \$56 million will be reimbursed. Mr. Alix stated that the overall whole project budget looks good and there are no concerns.

Mr. DiBiasio stated that he has asked Mr. Bentley and Mr. Kitchen to provide an update at next month's meeting on reimbursements received, the status of the bonds and an update on the financials from the District's end.

Mr. Joynt provided the KBA project update and displayed a PowerPoint presentation that included images of the construction. The project is currently fully into the building trades. The temporary occupancy is on target for June of 2026. The full mass of the building is there. The building's enclosure has started at the north and is working it's way to the south end which will allow for inside work. Mr. Freeman stated that sequence 1 is wrapped with board and

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waterproofing. The mason tradesmen are on site and installing stone. Installation of windows and framing has begun. Mechanical, electrical and plumbing installation is ongoing. Drywall is expected to begin in late March or early April pending that inspections are passed. Sequence 2 - the roof is complete. Intumescent paint is being applied on the steel columns that will be exposed in the student commons. Framing has started as well as some mechanical, electrical and plumbing. Sequence 3 – all the concrete has been poured, the steel is done and roofing has started. Sequence 4 and 5 - the steel structure and metal decking are completed.

Mr. Joynt explained the process used to ensure the gym floor stayed flat and the classrooms above stayed sound isolated. Intumescent paint is used on exposed columns in the gym and the trade hall to protect them from a potential fire. The Trade Hall is a two story space that will offer an interdisciplinary collaboration between shops.

Mr. Freeman stated that Mercedes, Suffolk Project Manager has been working with Mrs. Torres on having women trade partners speak to female students. The presentation is scheduled for March 20<sup>th</sup>.

A flyover video of the project, recorded by Mr. Beaudoin, was played.

Mr. DiBiasio deferred to Mr. Freeman for agenda item #5. Mr. Freeman stated that RTA #040 was mistakenly approved for the incorrect amount. The true total requested authorization value for RTA #040 is \$528,059 which includes \$175,000 in holds and allowances.

It was moved by Mrs. Torres, seconded by Mr. Hill, and voted unanimously to approve RTA #040: Interior Sports Equipment and Telescopic Bleachers– Bid Package: EBP 006 Landscaping & Building - for the total requested authorization value of \$528,059.

Mr. Freeman provided an overview of RTA #42: Wallcoverings. The recommendation is to award RTA #42: Wallcoverings to First Nick Companies for a total requested authorization value of \$230,423. There are no holds and allowances. Mr. DiBiasio asked what wallcoverings are included in the RTA. Mr. Freeman stated that the various wallcoverings will be in the corridors, conference rooms, and in the auditorium. Mr. Joynt stated that the wallcoverings are also used as wall protection in areas that are prone to abuse. The wallcovering can easily be cleaned and is scuff resistant. Mr. Benevides asked if the wallcoverings are easily repairable. Mr. Joynt stated that they are and extras will be provided. Mr. Freeman stated that RTA #42 is over budget by \$6,923 which will be taken out of CM contingency.

It was moved by Mr. Benevides, seconded by Mrs. Kenney, and voted unanimously to award RTA #42: Wallcovering – Bid Package – EBP 006 Landscape & Building to First Nick Companies for the total authorization value of \$230,423.

Mr. Freeman provided an overview of RTA #44: Demolition and Abatement. The recommendation is to award RTA #44: Demolition and Abatement to Select Demolition for a total requested authorization value of \$4,342,000. The requested authorization for Holds & Allowances for RTA #44 is \$1,135,000. The bid process was very competitive with four companies submitting bid packages. The allowance for additional payment of demolition was increased in response to concerns expressed about the unknowns in the existing building. Mrs. Kenney asked if the contract amount being awarded is guaranteed. Mr. Batista stated that it is but scope may increase. Mr. Joynt stated that funds reserved as holds and allowances will cover unexpected expenses. Mr. Batista stated that the bid contains unit rates that will be utilized if any scope is increased.

It was moved by Mr. Benevides, seconded by Mrs. Kenney, and voted unanimously to award RTA #44: Demolition and Abatement – Bid Package – EBP 006 Landscape & Building to Select Demolition for the total authorization value of \$4,342,000.

Mr. Joynt stated that PCO 019 – Water Department Revisions, which is included in PCCO No. 003, is being recommended for approval. PCO 019 is for the scope of work that addressed the forced main line the comes from the

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Water Department and empties into Locust St. This issue was encountered when Suffolk was clearing for the main drive lane. The work affected the city's infrastructure making the Project responsible. Mrs. Kenney thanked Mr. Joynt for the clear explanation of PCO 019 and the work it involved.

It was moved by Mr. Benevides, seconded by Ms. Bell, and voted unanimously to approve PCO No. 019: Water Department Revisions for the total amount of \$45,064.43.

Mr. Joynt provided an overview of PCO No. 098 Asphalt Berm to Granite Curb (Remaining Scope). This PCO is to request additional funds to be added to KRR's commitment line for the cost of all time, labor, materials, and equipment necessary to furnish and install granite curb for the entirety of the project. The funds used for this PCO are from the \$11.7 million that was awarded by MSBA and previously approved. PCO 98 is not included in PCCO No. 003.

It was moved by Mr. Benevides, seconded by Mrs. Torres, and voted unanimously to approve PCO No. 098 – KRR, Asphalt Berm to Granite Curb for a total amount of \$795,945.21.

Mr. Freeman provided a summary of PCCO No. 003. This is an out of scope change order that includes several PCOs totaling \$194,700.73.

Mrs. Kenney left the meeting at 6:22 pm.

It was moved by Ms. Menard, seconded by Mr. Hill, and voted unanimously to approve Prime Contract Change Order (PCCO No. 003) for the total amount of 194,700.73. *Mrs. Kenney was not present for the vote.*

Mrs. Kenney returned to the meeting at 6:24 pm.

Mr. Freeman provided a summary of PCCO No. 003.1. This is an internal PCCO that is inclusive of thirty PCOs. Mr. Freeman expressed gratitude for the collaboration with Colliers and KBA in reviewing the large number of PCOs. PCO No. 049 is for lull back charges for the months of October and November. Several PCOs account for premium time. The approval request for premium time is communicated to the District and Colliers. PCO No. 89 is to move savings into CM contingency following approval of RTA 040, 041 and 043 at the February meeting.

Mr. Bentley stated that PCCO No. 003.1 does not require a vote as it is only for informational purposes.

Mr. DiBiasio deferred to Mr. Joynt for a summary of the Kastle Boos (KBA) Contract Amendment #10. Mr. Joynt stated that the proposed amendment is for added scope that require additional design services. The amendment will allow KBA to solicit prices and contract with electrical and civil engineers for the sports lighting on the lower athletic fields. An amendment will be issued at a later time for the solar panels scope. Mr. Benevides asked if the cost of the lights is included. Mr. Joynt stated that the amendment is only for the design services. Mr. DiBiasio stated that the lighting on the lower sports field will be useful for fall practices.

It was moved by Mr. Hill, seconded by Mrs. Torres, and voted unanimously to recommend to the School Committee the proposed KBA Contract Amendment #10 for a total value of \$117,000.

Mrs. Kenney stated that she was not aware of solar panels being included in the project. Mr. Joynt stated the original project included geothermal. The additional funds may allow for solar panels to be considered to offset operating costs.

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

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It was moved by Ms. Menard, seconded by Mrs. Kenney and voted unanimously to adjourn the meeting at 6:35 PM.

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

**Materials:**

February 3, 2025 Minutes

February 2025 Monthly Dashboard

Revised RTA 040 - Interior Sports Equipment and Telescopic Bleachers

RTA 042 - Wallcoverings

RTA 044 – Demolition and Abatement

PCO No. 019 – Water Department Revisions

PCO No. 098 – Asphalt Berm to Granite Curb

PCCO No. 003

PCCO No. 003.1 (Internal Change Order)

KBA Amendment #10