

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

In attendance:

Paul Beaudoin
Tina Bell
Glenn Benevides
Brian Bentley
Emanuel Botelho

Donald DiBiasio, Chair
Ed Hill
Deborah Kenney
Paul Kitchen
Decio Matos

Joan Menard
Debbie Pacheco
Carl Sawejko
Maria Torres
Leslie Weckesser

Also in attendance:

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

Paul Freeman, Suffolk
Christian Riordan, Suffolk
Al Oliveira, City of Fall River

Absent:

Neil Arruda
Myles Brillhante
Lisa Desrosiers
Kathryn Dufour

Paul Jennings
Steven Kitchin
Thomas Librera

Tracy Priestner
Aaron Soares
Katie Warren

***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 March 10, 2025 meeting minutes.

It was moved by Mr. Hill, seconded by Ms. Bell and voted unanimously to dispense with the reading of the March 10, 2025 minutes and approve them, as recorded. *Mr. Sawejko abstained.*

Mr. Alix, Ms. Bradwin and Mr. Roberts provided the Colliers project update. Ms. Bradwin stated that drywall in sequence 1 is moving along really well. The winter building tarp is being taken off. Masonry siding and window installations are progressing at the north side of the site. Concrete slab on deck for the building is completed. 75% of the roof has been completed. A community outreach meeting is scheduled for May 19th at 6:00 PM in Room 251 Restaurant. There will be an evacuation drill on April 23rd at 10:30 am.

Mr. Kitchen left the meeting at 5:35 pm and returned at 5:39 pm.

Mr. Alix stated that MSBA continues to review the GMP that was submitted. A Project Funding Agreement (PFA) was updated based on the GMP. MSBA awarded the District additional funds when the per square foot reimbursable rate was increased which will adjust the maximum grant amount based on actual numbers and square footage of the building. The grant amount will most likely decrease. An update will be provided once everything is finalized with MSBA. Mr. DiBiasio stated the \$22 million in additional funds were based off of the initial square footage of the building. The sending communities will be notified once the actual figure is received. The additional funds, although less, still offer a savings to the sending communities. Mr. Alix stated that a new PFA amendment and a revised project budget will be issued by MSBA.

Mr. Roberts provided a summary of the monthly dashboard. Construction work is about 34% completed. PCCO No. 004 will be posted against the additional funds. Roughly 17% of contingency funds have been spent. Owner's Contingency funds have not yet been used. There will be \$32,770,027 left in contingencies after tonight's approvals.

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Mr. Joynt provided the KBA project update. A PowerPoint presentation was displayed that included images of the construction. Mr. Joynt provided an overview of the construction status of identified areas. The project's schedule remains unchanged. KBA staff continues to monitor construction and working with the District to ensure that new equipment is incorporated into the project. Unexposed steel beams are sprayed with a fireproof paint. Exposed beams are sprayed with an intumescent paint.

Mr. Freeman provided a summary of the work planned for the summer of 2025. The current drive lane will not be accessible for the duration of the summer. It will be blocked off from Automotive Technology to Locust Street. The closure is needed to get the drive lane and retaining walls ready. The new drive lane will be opened for the beginning of the school year and it will remain as is for when the new building opens. This work is necessary as it will allow for demolition to take place immediately following the move. Mr. Freeman stated that the ground grade by Auto Tech will be lower but it will be steeper on the new exit side by Dunbar Street. Mr. Joynt stated that the proposed drive lane is a vast improvement from the original proposal. Suffolk has really put in significant effort into making it better for the District.

Mrs. Kenney asked when will the demolition of the current building will take place. Mr. Joynt stated that demolition will begin almost immediately after the move. Mr. Benevides asked if there's enough parking to accommodate construction workers during demolition. Mr. Freeman stated that there will be a lot less workers on site and parking should not be an issue. Mr. Joynt stated that there will be staff temporary parking on the athletic fields for a good portion of the 26-27 school year. Mr. Sawejko asked if Room 251 Restaurant will be affected. Mr. DiBiasio stated that it will be and the District is working on a plan with the Project Team. Mr. Bentley stated that Room 251 Restaurant will be impacted severely as there will be no parking and it is possible that it will be closed for a period of time. Ms. Bell asked if demolition can start in that area first. Mr. Joynt stated that it can't. Demolition will start in Plumbing due to the need to build the retaining wall for the main athletic field.

Mr. DiBiasio deferred to Mr. Freeman for an overview of Recommendation to Award (RTA) 045 – Window Shades. Mr. Freeman stated that the recommendation is to award RTA #045 – Window Treatments, Bid Package – EBP 006 Landscape & Building to Manganaro Building Group, LLC for a total authorization value of \$157,000. Mr. Benevides asked if all windows will have shades. Mr. Joynt stated that it's all the punched windows in the project will have shades. Mrs. Torres asked what the opening and closing mechanism is. Mr. Joynt stated that they are primarily manual but there are some locations that are powered.

It was moved by Mr. Kitchen, seconded by Mr. Hill, and voted unanimously to award RTA #045 – Window Treatments, Bid Package – EBP 006 Landscape & Building to Manganaro Building Group, LLC for a total authorization value of \$157,000.

Mr. Freeman provided an overview of RTA #46 – Signage. It is the recommendation to award RTA #046 – Signage, Bid Package – EBP 006 Landscape & Building to Clayton LLC d/b/a Bluebird Graphic Solutions for a total authorization value of \$557,439. Mr. Kitchen asked what signage is included. Mr. Joynt stated that it's all the signage. Mr. Matos asked if the name of the school is going to change due to DESE's renaming of vocational programs to Career and Technical Education. Mr. Bentley stated that the name is not changing. DESE does not dictate the name of the school.

It was moved by Mr. Sawejko, seconded by Mr. Hill, and voted unanimously to award RTA #046 – Signage, Bid Package – EBP 006 Landscape & Building Clayton LLC d/b/a Bluebird Graphic Solutions for a total authorization value of \$557,439.

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Mr. Freeman provided a summary of PCCO No. 004. This is an out of scope change order that includes several out of scope PCOs totaling \$1,265,172.24. The two largest PCOs that account for the majority of the scope are PCO #098 – Granite Curb and PCO #060 – Lower Field Revisions.

It was moved by Ms. Bell, seconded by Mr. Benevides, and voted to approve Prime Contract Change Order (PCCO) No. 004 for the total amount of \$1,265,172.24. *Mr. Kitchen voted no.*

Mr. Freeman provided a summary of PCCO No. 004.1. This is an internal PCCO that is inclusive of several PCOs. A few of the PCOs are for premium time on Saturdays. PCO 106 is for two ice makers that were missed in the buy. PCO 118 is for the January winter conditions for temporary heating services provided to facilitate underground plumbing work.

It was moved by Ms. Menard, seconded by Mr. Hill, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 004.1, as submitted.

Mr. Joynt provided a summary of the scope that has been added back into the project. To date, the baseball field lighting, the baseball and softball field power, and excavation and embedment have been approved and are currently in the works. A proposal request has been submitted to Suffolk for the suspended batting cage. The mat hoist has been removed from the list of added scope for the time being as this is something that is not used. Mr. Benevides asked where will the mats be stored. Mr. Joynt stated that the mats can be stored in the storage room. Mrs. Kenney asked who determined that the mat hoist was not necessary. Mr. Joynt stated that it's his belief that it was the athletic director.

Mr. DiBiasio deferred to Mr. Joynt for a summary of the Kastle Boos (KBA) Contract Amendment #11. Mr. Joynt stated that the proposed amendment is for the added Roof Mounted Photovoltaic (PV) System scope that requires additional design services. The amendment includes the design and procurement of the PV system with a battery. The proposed PV system will be owned and operated by the District. The added funding by MSBA makes the PV system a doable addition to the project. The battery makes it easier and it offers some advantages such as taking and storing any power that would typically go back to the grid if the building produces more power than needed. The battery will also help during peak demand as it will provide the additional power at no extra charge. Mr. Benevides asked what type of battery is being proposed. Mr. Joynt stated that the proposal is for a sealed lithium ion battery. The system will primarily be on the roof. The panels will last 30-50 years and the battery 10-15 years. The District will own the system which can be used for educational purposes because it's not bound by a purchase power agreement. Mr. Matos asked what the system performance guarantee is. Mr. Joynt stated that he's not quite sure yet as the proposed system is just in the beginning stages of planning. Mrs. Weckesser asked if placing the PV system on the roof will affect the roof warranty. Mr. Joynt stated that there will be a roof warranty time out as the panels are installed. The roof manufacturer will have the ability to re-inspect their product and typically the warranty goes back in effect.

Mrs. Kenney stated that she was not aware of solar panels being included in the project. Mr. DiBiasio stated that solar panels were added back in and approved by the School Building Committee.

It was moved by Mr. Kitchen, seconded by Mrs. Weckesser, and voted to recommend to the School Committee the proposed KBA Contract Amendment #11 for a total value of \$175,000. *Mrs. Kenney abstained.*

The next meeting is scheduled for Monday, May 12, 2025.

It was moved by Mr. Kitchen, seconded by Mr. Bentley, and voted unanimously to adjourn the meeting at 6:42PM.

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

Materials:

March 10, 2025 Minutes

March 2025 Monthly Dashboard

RTA 045 – Window Shades

RTA 046 - Signage

PCCO No. 004

PCCO No. 004.1 (Internal Change Order)

KBA Amendment #11