

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
August 11, 2025

In attendance:

Paul Beaudoin Tina Bell Brian Bentley Donald DiBiasio, Chair	Ed Hill Paul Jennings Richard Medeiros Joan Menard	Debbie Pacheco Carl Sawejko Maria Torres Katie Warren Leslie Weckesser
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Also in attendance:

Tim Alix, Colliers Crystal Bradwin, Colliers Charlie Roberts, Colliers Greg Joynt, KBA	Paul Freeman, Suffolk Al Oliveira, City of Fall River
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Absent:

Emanuel Botelho Myles Brilhante Lisa Desrosiers	Kathryn Dufour Deborah Kenney Steven Kitchin	Decio Matos Aaron Soares
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***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:33 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve the July 14, 2025 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Hill and voted unanimously to dispense with the reading of the July 14, 2025 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers project update. Suffolk is on schedule with the summer work despite the heavy rain. The retaining wall at Locust Street is expected to be completed in late August. Interior finishes including floor and wall tile have begun in the Sequence 1. Installation of the exterior stair at the South elevation has begun. The scaffolding loading bay at the South elevation has been completed. Sequence 3/4 sound ceilings in Plumbing, HVAC, Electricity and Facilities Maintenance Management shops are underway. The foundation for the maintenance storage building is complete and backfilled and ready for steel. Updated directional signage will be going up. On-site crane activity will be taking place the week of the 18th.

Mr. Roberts provided a summary of the monthly dashboard. Suffolk's July application #22 was for \$9,754,190.33. The total completed and stored to date is \$131,745,795.02. The retainage is \$5,547,392.03.

Mr. Roberts asked Mr. Bentley if the district has been receiving the MSBA payments. Mr. Bentley stated that the last payment received was for roughly \$11 million dollars. Another payment is expected in three weeks.

Mr. Roberts stated that the construction contingency balance is \$3,390,566. The owner's contingency has not been touched yet. The construction manager's contingency is \$4,283,566.

Mr. Alix stated that the budget is in good shape. The budget does not include the additional funds. Not all items are reimbursable. The MSBA eligible project costs to date is \$120,858,862 of which the district should get \$96,409,116.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt displayed a presentation that included images of the construction. The roofs are done, the façade is moving along, and the enclosure is taking shape. New trades can start as the building is weather protected. Mr. Freeman stated that the installation of the cement panels are a crucial part in having the work move along. Stone masonry and windows are on. The curtain wall in the student commons is on. The beautiful woodwork on the ceiling will be visible to students.

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Dr. Warren asked when is an appropriate time for the academic teachers to see the classrooms. Mr. Freeman stated that visits to classrooms might be able to take place in the spring. Mr. Joynt stated that a general classroom may be available to be viewed. Dr. Warren asked if furniture has been purchased. Mr. Bentley stated that furniture has been purchased. Mr. Joynt stated that a plan will be put in place for the summer of 2026. Ms. Bradwin stated that biweekly meetings are taking place to coordinate the move. Mr. Bentley stated that department heads will play a role in the move plans and a timeline will be shared as soon as it is finalized.

Dr. Warren stated that staff have inquired as to why items that are to be disposed of cannot be left in the building if it's going to be demolished. Mr. DiBiasio stated that the building needs to be completely empty before demolition or the district will be charged. Mr. Hill, Mr. Sawejko and Ms. Bell are working with Mr. Bentley to plan fundraisers, such as a walkthrough of the existing building.

Mrs. Torres asked if the size of the move boxes has been determined. Ms. Bradwin stated that there are two options. A laundry basket kind of box or a construction crate. Mr. Medeiros asked if they can move their own boxes. Ms. Bradwin stated that is something that needs to be discussed as it is an active construction site and it's not safe to have a lot of people around.

Mrs. Torres asked what will happen to the memorial bricks. Mr. Bentley stated that he is working on ensuring that memorial items are brought over to the new building.

Mr. DiBiasio thanked Mr. Beaudoin for the drone videos of the construction.

Mr. Freeman provided a summary of RTA #049 – Press Box and Grandstands. The recommendation is to award to Dant Clayton for the value of \$1,504,510. This RTA is over budget but it is because the original budget in the amount of \$750,000 didn't include the add alternate #1 – Athletic Building and Grandstands.

It was moved by Mr. Sawejko, seconded by Ms. Menard, and voted on a roll call to award RTA #049 – Press Box and Grandstands, Bid Package – EBP 006 Landscape & Building to Dant Clayton for a total authorization value of \$1,504,510.

Mr. Freeman provided a summary of PCCO No. 008. This is an out of scope change order that includes several out of scope PCOs totaling \$1,225,826.42. Mr. Freeman highlighted PCO 259 which is for additional polished concrete in certain lower level areas and shops. Mr. Joynt stated that due to the healthy condition of the project's budget it was decided to add polished concrete as opposed to sealed concrete. The polished concrete is easier to maintain and restore.

Mr. Sawejko left the meeting at 6:13 PM.

It was moved by Ms. Torres, seconded by Mr. Jennings, and voted on a roll call to approve Prime Contract Change Order (PCCO) No. 008 for the total amount of \$1,225,826.42.

Mr. Freeman provided a summary of PCCO No. 008.1. Most of the PCOs are for premium time. PCO 275 is for the summer work. PCO 318 is for insulation at roof overhangs and transitions.

The next meeting is scheduled for Monday, September 8, 2025.

It was moved by Mrs. Torres, seconded by M. Bell, and voted unanimously to adjourn the meeting at 6:21 pm.

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Respectfully submitted,
[Helena S. Neves](#)
Helena S. Neves, Executive Secretary

Materials:

July 14, 2025 Minutes
July 2025 Monthly Dashboard
RTA 049 – Press Box and Grandstands
PCCO No. 008
PCCO No. 008.1 (Internal Change Order)