

Greater Fall River Vocational School District  
MSBA School Building Committee Minutes  
September 8, 2025

In attendance:

|                                                                                              |                                                              |                                                                                              |
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| <b>Tina Bell</b><br><b>Brian Bentley</b><br>Emanuel Botelho<br><b>Donald DiBiasio, Chair</b> | <b>Ed Hill</b><br><b>Paul Jennings</b><br><b>Joan Menard</b> | <b>Carl Sawejko</b><br><b>Maria Torres</b><br><b>Katie Warren</b><br><b>Leslie Weckesser</b> |
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Also in attendance:

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| Crystal Bradwin, Colliers<br>Charlie Roberts, Colliers<br>Greg Joynt, KBA | Paul Freeman, Suffolk<br>Al Oliveira, City of Fall River<br>Alan Benevides<br>Jennifer DeMariano |
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Absent:

|                                                     |                                                                  |                                                                          |
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| Paul Beaudoin<br>Myles Brilhante<br>Lisa Desrosiers | Kathryn Dufour<br><b>Deborah Kenney</b><br><b>Steven Kitchin</b> | Decio Matos<br>Richard Medeiros<br><b>Debbie Pacheco</b><br>Aaron Soares |
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**\*BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:32 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve the August 11,2025 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Jennings and voted unanimously to dispense with the reading of the August 11, 2025 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers project update. The drive lane is just about completed with very little work to be finished. Suffolk has done a great job in meeting deadlines and getting the summer work done for the beginning of the school year. Rooftop units have been placed. The steel is up for the storage building. The epoxy floor has been installed in the culinary arts shop. Duct work installation is moving along rapidly. The transformers have been delivered and installed. Third party testing of the windows and asphalt is ongoing. The slab on grade is being poured in sequence five.

Mr. DiBiasio stated that window testing has been the topic of conversation at the weekly meetings due to some windows having failed the test. Ms. Bradwin stated that there is a process for windows testing that if a window fails, two more windows get tested. There will be two more days of testing next week. Mr. DiBiasio stated that the windows are not leaking and asked for clarification on why the testing failed.

Mr. Joynt stated that an industry standard test is used to test the windows. The test is a 15 minute chamber test with a wash of water. There is a prescribed amount of water that is put on the window and a prescribed interior pressure for the inside to run the test. The windows on the east elevation have been failing. The failure is due to a joint that is tied together by two types of sealant that were applied at different times. The subcontractor has to correct the failure to rectify the issue. The subcontractor will sequentially go into the sequence to test other windows to ensure that any failures have been corrected. Mr. Freeman stated that the contractor is being held accountable for the failures and any additional costs for testing due to failures is being deducted from the contractor's budget.

Mr. Roberts provided a summary of the monthly dashboard. The application payment for August is roughly \$10.2 million dollars bringing the total completed to date to \$142,557,987.73 which represents about 58.4% project completion. Mr. Roberts stated that the MSBA Supplemental Grant for the amount of \$11,733,686 has been added to the out of scope construction contingency which has a balance of \$15,584,624. The owner's contingency has not been touched yet. The construction manager's contingency is \$4,376,456. The holds accounts balance is \$8,380,628 and the allowances balance is \$5,234,445.

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Mr. DiBiasio stated that Ms. Bradwin has been meeting with the administrative staff and department heads regarding inventory and what will be disposed of, what will stay and what will be moved.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt displayed a presentation that included images of the construction. Really good progress was made over the summer with the work along Locust Street. The loom has been spread and the spray for the grass has been put down. The sidewalk has been reestablished with granite curb. The retaining wall is more or less at its final position. The completion of the summer work scope was an important phase of the project as it separates the construction site from the neighborhood and realigned the roadway with Dunbar Street. Mr. Freeman stated that the summer work completed this year sets up the project for success for next summer when the front of the building has to be turned over to safely get into the new building.

Mr. Joynt stated that a majority of the rooftop units are placed, set and ready to be connected.

Mrs. Torres asked how long in September of 2026 will parking for Room 251 and parents be ready. Mr. Joynt stated that parent drop off will be on the lower area. Restaurant access still needs to be worked on. The existing building is very close to the roadway and there won't be an access road open during demolition. Safety is a priority. Suffolk needs to be given the opportunity to create a safe environment for the demolition. Mr. Bentley stated that Room 251 restaurant may not be able to service the public right away. They can still operate for staff and faculty. Mr. DiBiasio stated that there will be an area at the parent pick up area that parents can park to pick up their student. Students will park in the existing student parking lot and walk down to the new building. Mr. Joynt stated that the Construction Team will present the plans for the upcoming summer to the School Building Committee, School Committee and staff. The Team understands that it's important to make sure everything goes well for the transition. Mr. Bentley stated that plans are being made for the transition. The gas supply will be shut off to the existing building approximately two weeks before the end the school year to allow equipment to be moved.

Mr. Joynt stated that mechanicals are in place and the duct work is almost finished in the student commons work in. The student commons will be one of the first spaces to be finished. The work in the trade hall is progressing nicely with painting and duct work being done. The gymnasium is coming into its final form. The windows are in and framing is ongoing. The roadway that goes out onto Dunbar Street is in its final position. Parking will start in the area of the current Automotive Technology shop.

Mr. Freeman stated that many of the rooftop units were set in August. The focus is to get permanent power on and getting air moving into the building. The use of a crane will no longer be needed. Finishing trades are in the building working in sequence one and classrooms. Flooring, casework, and whiteboard installation are currently very active finishing trades.

Mr. Freeman provided a summary of PCCO No. 009. This is an out of scope change order that includes seven out of scope PCOs totaling \$79,302.36. PCO223R2 is for a change of speaker on the AV submittal from flush ceiling to pendant loudspeaker. PCO 231 is a change from glass walls between resource rooms and classrooms to gypsum walls with wood doors. PCO406 is for removal of asbestos material encountered during execution of the summer 2025 work.

It was moved by Mr. Jennings, seconded by Ms. Menard, and voted on a roll call to approve Prime Contract Change Order (PCCO) No. 009 for the total amount of \$79,302.36.

Mr. Freeman provided a summary of PCCO No. 009.1. PCO183 is a back charge for the repair and replacement of insulation following structural steel completion. PCO421 is for maintenance of the temporary gravel parking lot. PCO273 is for premium time for work in the auditorium.

Mr. DiBiasio stated that there will be a walkthrough of the construction site at 4:00 pm followed by the meeting on Monday, October 6, 2025 at 5:30 pm.

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It was moved by Mr. Hill, seconded by M. Bell, and voted unanimously to adjourn the meeting at 6:12 pm.

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

**Materials:**

August 11, 2025 Minutes  
August 2025 Monthly Dashboard  
PCCO No. 009  
PCCO No. 009.1 (Internal Change Order)