

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
October 6, 2025

In attendance:

Tina Bell Brian Bentley Lisa Desrosiers Donald DiBiasio, Chair	Kathryn Dufour Paul Jennings Deborah Kenney Steven Kitchin Joan Menard	Debbie Pacheco Carl Sawejko Aaron Soares Maria Torres Leslie Weckesser
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Also in attendance:

Tim Alix, Colliers Crystal Bradwin, Colliers Charlie Roberts, Colliers Greg Joynt, KBA Paul Dominov, KBA	Paul Freeman, Suffolk Melissa Petrasso Alan Benevides Jennifer DeMariano
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Absent:

Paul Beaudoin Emanuel Botelho	Myles Brilhante Ed Hill	Decio Matos Richard Medeiros Katie Warren
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***BOLD –Voting Member**

Mr. DiBiasio thanked the Project Team for the site walkthrough.

Mr. DiBiasio called the meeting to order at 5:30 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve September 8, 2025 meeting minutes.

It was moved by Mr. Bentley, seconded by Ms. Torres, and voted unanimously to dispense with the reading of the September 8, 2025 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers update. The new traffic pattern has been successful. Sequence one has begun receiving finishes including casework. The new epoxy floor and major equipment has been installed in the Culinary Arts kitchen. Most of the rooftop units and interior HVAC units for shops in sequence 2 and 3 have been placed. Propane tanks for temporary heat have been installed, are being tested and inspected for startup. Glass and glazing is nearing completion. Binder coat paving for the road from the maintenance building to Locust Street will be done in late October. Ms. Bradwin stated that move management planning is ongoing. Ms. Bradwin has met with shops to review lists to ensure that the information is correct. Color coded stickers have been given to shops to label items that will be moved into to the new building, surplus, recycle or trash. Moving companies will be hired for the move. Some shops and groups have offered to move some of their own items.

Ms. Bell asked if the size of the bins to be used for the move have been identified. Ms. Bradwin stated the size of the bin has not been determined yet but it will most likely have a 50 lbs. weight limit. A bigger and sturdier bin will be used for the larger and heavier tools. There is also a plan to hire someone to assist in packing and organizing the library books.

Mrs. Torres asked when is the move anticipated to begin. Ms. Bradwin stated that the move will start sometime in March/April. Mr. Freeman stated that the classrooms at the main level up will be in April/May. Shops will be more towards June. Mr. DiBiasio stated that move planning is ongoing to make for a successful transition to the new building.

Mr. Roberts provided a summary of the monthly dashboard. The project is at about 62% completion. There retainage balance is \$6,524,671.75. The Suffolk Application #24 for the period ending September 31, 2025 was for a little over \$10 million dollars. Mr. Roberts stated that everything is going well. Suffolk is being paid on time as there

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is no issue with cash flow. KBA and Suffolk have been doing a great job with triaging the requisitions. Mr. Joynt stated that Colliers and KBA have had very few comments. Some of the comments were minor such as making sure Diman is listed on the certificates of liability insurance.

Mr. Roberts stated that the MSBA additional funding was disaggregated from the construction contingency to provide a clearer status of funds. The construction contingency balance is \$5,864,749. The owner's contingency has not been used and has a balance of \$3,634,504. The construction manager's contingency balance is \$4,230,501, the holds balance is \$7,954,621 and the allowances balance is \$5,159,421.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt displayed a presentation that included images of the construction. Mr. Freeman stated that the project is on schedule and in budget. Mr. Joynt stated that the polished floor scope is very time consuming for Suffolk but yet the schedule has not changed. The Team is working together to determine when equipment can be moved in.

Mr. Joynt stated that in just a few short months the discussions will be on how to transition into phase 2 of the project. Jonathan Sligar from Suffolk is working with the subcontractors to make sure the transition is as smooth as possible.

Mr. Joynt stated that work on the main entrance is well underway and almost complete. Mr. Freeman stated the windows installation is ongoing and the façade is getting close to being done. Mr. Joynt stated that finish work is starting to go in. Suffolk has a number of temperature control monitors that keep track of the relative humidity level within the building to make sure that it is controlled. Mr. Joynt stated that overhead doors are getting filled in so that they can be tempered for heat and to prevent them from getting damaged.

Mr. Joynt stated that duct work has started to be hung in the cafeteria. Socket framing is going up in the media center. Mr. Freeman stated that OSB panels are going up in the trade hall. Overhead roughing in taking place in the gymnasium so that coordination of interior equipment and flooring can proceed.

Mr. Roberts stated that move management for a vocational school is a monumental and complicated task. Suffolk will have a rigger on site to move the heavy equipment. Mr. Joynt stated that the District's availability and position to update and modernize equipment over the last ten years is unlike any other in the state. The equipment purchased which is reflective of the current workforce and requirements out in the industry is very impressive.

Mr. Freeman provided an update on the window testing. Further chamber testing is scheduled for the next couple of days due to failures. Past retests had mixed results of passes and fails. The subcontractor requested that testing be stopped and brought in an expert. The expert possesses a great deal of experience in the field and has made recommendations which have been implemented. The subcontractor has done pretesting with favorable results. Two windows will be retested on Wednesday. Additional retests will be scheduled and an update will be provided.

Mr. DiBiasio deferred to Mr. Joynt for a summary of Designer Amendments #8 – Additional Reimbursable Services and Amendment #9 – Gym equipment, Flooring Finish Revisions. Mr. Joynt stated that Amendment #8 – Additional Reimbursable Services is to replenish the funds in the budget line item. Funds have been used to cover the cost of having a technician onsite that monitors the removal of hazardous materials such as asbestos. If the funds are not used, they are returned to the project's budget. These services are considered reimbursable and the allowance increases the contract value that can be billed against based on the requirements in the field and overseen by the Owners Project Manager. This increase reflects the need to oversee the work associated with the increase in unsuitable soils within the buildings area of influence and the uncovering of unknown Transite piping requiring additional monitoring by consultants. Mrs. Weckesser asked if the increase will cover the demolition monitoring. Mr. Joynt stated that the amendment projects into the demolition of the existing building. Mr. Alix stated that the amendment is for designer services and not for the removal of asbestos.

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It was moved by Mr. Sawejko, seconded by Mr. Kitchin, and voted unanimously to approve Designer (KBA) Amendment #8- Additional Reimbursable Services for the amount of \$108,000.

Mr. Joynt provided a summary of Designer (KBA) Amendment #9 – Gym equipment, Flooring Finish Revisions. Amendment #9 is a no-cost proposal for scope revisions related to the value management process. The project now has the ability to reintroduce certain elements that were previously removed during value management. KBA has already advanced design services for the following items at no additional cost. The scope revisions are for the Gymnasium Equipment Addition – Batting Tunnel. Gymnasium Equipment Addition – Mat Hoist, Floor Finish Revisions – Lobby Tile Upgrades, and Floor Finish Revisions – Polished Concrete. The amendment ensures that the scope revisions properly document the elements added back in.

It was moved by Mr. Kitchin, seconded by Mrs. Bell, and voted unanimously to approve the Designer (KBA) Amendment #9- Gym equipment, Flooring Finish Revisions, at no-cost.

Mr. Freeman provided a summary of PCCO No. 010. This is an out of scope change order that includes six PCOs totaling \$189,197.66. PCO266R1 is for the Carpentry Shop layout revisions that includes electrical but not the cost for HVAC. Mr. Joynt stated that somethings needed to be moved to accommodate the new CNC machine. The move of a couple of pieces of equipment not on the original list is also included. Mr. Freeman stated that PCO 466 is a deduct change order for window testing. The window subcontractor is responsible for the cost of retests.

It was moved by Ms. Menard, seconded by Mrs. Torres, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 010 for the total amount of \$189,197.66.

Mr. Freeman provided a summary of PCCO No. 010.1. Most of the PCOs are for premium time. PCO 450 is for winter conditions.

Mr. Bentley and Mr. Kitchin left the meeting at 6:11 pm.

Mr. Freeman explained that PCO 471 is for moisture mitigation for the flooring in Area A (Sequence 1) due to high relative humidity of the slab. Lightweight concrete, which has a tendency to hold moisture, has been used in the area. The subcontractor, prior to starting work on flooring, tests the concrete's relative humidity. The relative humidity should be below 95%. Some spaces in Area A had percentages ranging from 97% to 99% which would void the adhesive warranty. A hold was placed in the GMP in anticipation of the need for moisture mitigation. The subcontractor has a couple of options. One option is a full moisture mitigation which can be expensive. The other option is to use adhesives that are moisture resistant up to 99% relative humidity. The Team is in constant discussions with the subcontractor regarding adhesive tests for glues that have been identified as possible solutions.

Mr. Bentley returned to the meeting at 6:13 pm.

Mr. Freeman stated that PCO 471 is requesting to use funds from the hold to do a full moisture mitigation. Mr. Joynt stated 99% glues offer a better price but often have more risks. These glues are a good option but testing is needed to minimize risk. Relative humidity continues to be monitored throughout the building as testing can't be done yet.

Mrs. Torres asked Mr. Joynt if this is the same issue Cape Cod Tech had. Mr. Joynt stated that it is not.

It was moved by Mrs. Torres, seconded by Ms. Bell, and voted unanimously to approve PCO 471 – In Scope, Moisture Mitigation for Flooring Using Ardex, MC Rapid and Laticrete.

The next meeting is scheduled for November 10, 2025.

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It was moved by Mr. Sawejko, seconded by M. Bell, and voted unanimously to adjourn the meeting at 6:18 pm.

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

Materials:

September 8, 2025 Minutes

October 2025 Monthly Dashboard

Designer Amendment #8 – Additional Reimbursable Services

Designer Amendment #9 – Gym Flooring, Flooring Finishes Revisions

PCCO No. 010

PCCO No. 010.1 (Internal Change Order)

PCO 471 – In Scope, Moisture Mitigation for Flooring Using Ardex, MC Rapid and Laticrete