

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

In attendance:

Tina Bell Brian Bentley Emanuel Botelho Myles Brilhante Jennifer DeMariano	Donald DiBiasio, Chair Ed Hill Richard Medeiros Joan Menard	Debbie Pacheco Carl Sawejko Katie Warren Leslie Weckesser
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Also in attendance:

Crystal Bradwin, Colliers Charlie Roberts, Colliers Greg Joynt, KBA	Paul Freeman, Suffolk Alan Benevides Eric Benoit
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Absent:

Paul Beaudoin Glenn Benevides Lisa Desrosiers	Kathryn Dufour Paul Jennings Deborah Kenney Steven Kitchin	Decio Matos Melissa Petrasso Aaron Soares Maria Torres
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***BOLD –Voting Member**

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 October 6, 2025 meeting minutes.

It was moved by Mr. Bentley, seconded by Mr. Sawejko, and voted unanimously to dispense with the reading of the October 6, 2025 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers update. The spray booth pit walls allow for the last lab on grade to completed. Window testing is ongoing. Exterior doors and hardware are currently being installed. The gymnasium and auditorium are being painted. The cement fiber panes have been completed. Paving and granite curb installation from the maintenance building to Locust Street has been completed. Roof top units for sequence 5 are being delivered this week. A chemical walkthrough will be taking place on Wednesday. An inventory of the chemicals will be taking place during the week of December 10th.

Mr. DiBiasio asked Ms. Bradwin if a visit to the storage warehouse has taken place. Ms. Bradwin stated that she has visited the warehouse and has put together a visual inventory. The items being stored are mostly Graphics equipment, student desks and classroom tables. Mr. DiBiasio stated that the items were purchased using grant funds and are being stored at a warehouse in Taunton. The hope is to bring them in as soon as possible.

Mr. Roberts provided a summary of the monthly dashboard. The Suffolk requisition #25 for the period ending October 31, 2025 was for a little less than \$8.9 million dollars. The project is at 67% construction completion. The total retainage balance is \$6,633,937.64. The Team will be having discussions about reducing the retainage to some of the subcontractors that are phasing out. There is no specific language in the contract regarding retainage but the School Building Committee may entertain the reduction. A 1-2% reduction is common for subcontractors that have faithfully completed their work.

Mrs. Pacheco left the meeting at 5:38 pm

Mr. DiBiasio stated that retainage reduction is a common practice. Some subcontractors may see a reduction and for some the retainage will be held.

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Mr. Roberts stated that the balance for the Contingencies, Holds & Allowances is \$30,211,029. The balance is expected to change for next month. Suffolk is completing an audit of some contractors and the Owner Controlled Insurance Program (OCIP) cost has not been posted on the monthly dashboard. A breakdown of the costs will be provided at next month's meeting. The Construction Contingency has a balance of \$4,742,537. The MSBA additional funds has a balance of \$9,610,304. This is expected to go down next month due to the technology purchases. The Construction Manager's Contingency has a balance of \$3,534,861, the Holds has a balance of \$4,491,342 and the Allowances has a balance of \$4,197,481. The total project balance includes change orders presented at the meeting. It does not include the technology purchase orders.

Mrs. Pacheco returned to the meeting at 5:43 pm.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt displayed a presentation that included images of the construction. Mr. Joynt stated that the project's schedule has not changed and the target dates are still the same. More information on the turnover will be available in the upcoming months. The temporary parking on the softball field has been designed and it will be in the operation position for the school for the first year of being in the building. The duct work in the student commons is hung and framing is completed. Some finish conditions are visible in the trade hall as some spaces are reaching near completion. Final painting is starting in the gymnasium, the windows are in, and the duct work is painted and ready to be installed. Mr. Freeman stated that it's an exciting time as finishes are being introduced into spaces. Sequence 1 is heavy into flooring and it is moving along nicely. Finishes such as casework and tile are ongoing in Sequence 2 & 3.

Mr. Freeman stated that the electrician has provided notification that permanent power in Sequence 1 is a month ahead of schedule and is expected in the first week of December. The scheduled will be updated for commissioning. Mr. Freeman stated that there is temporary heat throughout the building. This is important as it allows for interior work to be done and safe storage of materials.

Mr. DiBiasio asked for a status update on the polished floors. Mr. Freeman stated that the work for the polished floors scope has begun. The majority of the shop spaces in the lower floor and in certain places in the main level and second floor have polished floors. The work has started Sequence 1 and it will be monitored in order to maintain and update the schedule. Mr. DiBiasio stated that the polished floors scope is very time consuming but also very important to keep the project on schedule.

Mr. DiBiasio asked for a status update on the window testing. Mr. Freeman stated that the windows in the District Office area have passed. The subcontractor is still experiencing some failures in other areas that require additional testing. Mr. Sawejko asked if the window failures are a result of defective material and/or workmanship. Mr. Freeman stated that the window manufacturer has been onsite and has confirmed that it is not a window or system issue. This is a workmanship issue with the pressurized chamber that sucks the water in. Mr. Freeman further stated that the windows have not shown leaks during the many rainstorms with wind driven rain. Ms. Bradwin stated that the windows are sprayed at 30 PSI during the test. Mr. Bentley stated that the project is not absorbing any of the retesting costs. Mr. Freeman confirmed that any charges for retesting are being back charged to the subcontractor.

Mr. DiBiasio asked for a status update of the storage building. Mr. Freeman stated that there were some minor foundation coordination issues that have been worked out with the two subcontractors. The issues don't affect the schedule and the installation is moving forward. Mr. Joynt stated that it didn't make sense to remobilize the subcontractor of the storage building during the pavement of the road that was recently done.

Mr. Freeman provided a summary of PCCO No. 011. This is an out of scope change order that includes several PCO's. Mr. Freeman highlighted PCO 055R3 which was for the Metal Fabrication fume extractor coordination revisions that revised the shop layout as well as upgrading the power requirements. PCO 337 is for the Advanced Manufacturing shop revisions including the revised layout of the shop equipment and associated electrical revisions.

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PCO 485 is for aluminum tariffs due to the section 232 of the Trade Expansion Act in place in April 2025 when the aluminum louvers and wind screens passed the Mexican border that had a 25% incurred tariff cost. The change order was received about six months ago and has been fully vetted out with the subcontractor. The subcontractor is aware that if the Supreme Court declares the tariffs as not legal and the money is returned to them, the money will be credited back to the budget. Mr. Roberts stated that the subcontractor provided the documentation issued by the US Customs.

Mr. Freeman informed members that there will be one more change order from the elevator installer for tariffs that is currently being vetted out but not ready due to not yet having received the documentation issued by the US Customs.

It was moved by Mr. Sawjeko, seconded by Ms. Bell, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 011 for the total amount of \$1,042,909.88.

Mr. Freeman provided a summary of PCCO No. 011.1. PCO 085R3 is for Architectural Supplemental Instructions (ASI) 023 updated layout and revised mechanical piping in Main and Lower Level Area A. PCO 281 is for Acoustical Sealant that was missed during the buyout of drywall. A few of the other PCOs are for premium time on Saturdays.

Mr. Freeman stated that the change order summary memo has three columns that indicate if the specific PCOs are being charged to CM Contingency, Holds or Allowances.

Mr. Joynt highlighted a presentation slide that displayed potential scope added back to the project. Three major items added back were network switches, wireless access points and telephone system. The original MSBA budget contained \$1.8 million for information technology and \$1.8 million for furniture, fixtures and equipment. The Project Team worked with the District's Director of Technology, Eric Benoit, to present three packages for recommendation to award. The School Committee will need to approve the contracts which are outside of the construction contract. The three quotes are from vendors that the District is familiar with and are on the State Contract. \$1,125,000 million dollars was added to the original budget but based on the three packages, the purchases are only about \$110,000 over the original budget. The Team is confident that most of the District's technology infrastructure needs will be met with these three packages.

- Package #1 is for switches, servers, wireless access points, and some computers. The proposal includes all new network switches and wireless access points as well as the services to support and install in the new building. The recommendation is to award Hub Technical Services for a total of \$1,268,401.09.
- Package #2 is for the telephone system. The proposal includes all handheld devices, installation and management software. The recommendation is to award to Harbor IT for a total of \$92,728.55.
- Package #3 is for audio visual systems equipment and services. The proposal includes new touch panel screens as well as taking the existing the flat panel displays, that were purchased within the last 3 years, and move and install them in the new building. The recommendation is to award to Pro AV Systems for a total of \$498,282.86.

Mr. Bentley asked where the two 98" signage displays will be in the new building. Mr. Joynt stated that one will be in the Trade Hall and possibly the main entrance.

Mrs. Weckesser asked if the three proposals include the sound system in common places such as the student commons, the theater and the gymnasium. Mr. Joynt stated that those things are included in the construction contract and have been procured. Mr. Bentley asked if there will be dead zones where announcements aren't heard. Mr. Joynt stated that there shouldn't be although shops are particularly challenging. Dr. Warren asked if loud shops will have a

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light signal for when an announcement is being made. Mr. Joynt stated that a light signal is not included with the PA system but the telephone system has the ability to add on. Mr. Bentley stated that it would be important to have a visual display in the loud shops.

Mr. Swajeko stated that the new telephone system is a hosted system which mean if there's a loss of internet connection there will be no communication. Mr. Joynt stated that the PA system is not a hosted system. Mr. Sawejko further stated that the District needs to be aware of things such as redundancy and the recurring monthly host fee. Mr. Benoit stated that the monthly recurring charge is roughly \$1,500. Mr. Swajeko stated that the District needs to be aware of the recurring charge and plan for budgetary purposes. Mrs. Weckesser stated that the good thing about the new phone system is it's added feature of being able to download the app and use a cell phone to call without displaying the cell phone number. Mr. Botelho stated that the use of a cell phone is problematic in the existing building due to poor reception. Mr. Joynt stated that the new building will have Wi-Fi.

Mr. DiBiasio requested that a resolution be presented at the next meeting for the visual display for the shops that have machines that are noisy. Mr. Joynt stated that the PA system will be able to accommodate it.

It was moved by Ms. Menard, seconded by Mr. Hill, and voted unanimously to recommend to the School Committee the award of the information technology proposal to Hub Technical Services for the total amount of \$1,268,401.09.

It was moved by Mr. Bentley, seconded by Mr. Hill, and voted unanimously to recommend to the School Committee the award the telephone system proposal to Harbor IT for the total amount of \$92,728.55.

It was moved by Mr. Sawjeko, seconded by Ms. Bell, and voted unanimously to recommend to the School Committee the award of the audio visual systems proposal to ProAV Systems for the total amount of \$498,282.86.

Mr. DiBiasio stated that moving forward the School Building Committee meetings will be held in the District Office Conference Room due to the lack of parking.

The next meeting is scheduled for December 8, 2025.

It was moved by Mr. Hill, seconded by Ms. Bell, and voted unanimously to adjourn the meeting at 6:28 pm.

Respectfully submitted,
Helena S. Neves

Helena S. Neves, Executive Secretary

Materials:

October 6, 2025 Minutes

November 2025 Monthly Dashboard

PCCO No. 011

PCCO No. 011.1 (Internal Change Order)

Information Technology PO - Hub Technical -File: IT_HUB-1_DRVTHS_102825.pdf

Instructional AV Systems PO - ProAV Systems - File: AV_PAV-1_DRVTHS_102925.pdf

Telephone System PO - Harbor IT - File: TEL_HAR-1_DRVTHS_102825.pdf