

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

In attendance:

Tina Bell Brian Bentley Emanuel Botelho Myles Brilhante Jennifer DeMariano	Donald DiBiasio, Chair Ed Hill Paul Jennings Richard Medeiros	Melissa Petrasso Carl Sawejko Maria Torres Leslie Weckesser
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Also in attendance:

Crystal Bradwin, Colliers Charlie Roberts, Colliers	Greg Joynt, KBA Paul Freeman, Suffolk
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Absent:

Paul Beaudoin Glenn Benevides Lisa Desrosiers	Kathryn Dufour Deborah Kenney Steven Kitchin Decio Matos	Joan Menard Debbie Pacheco Aaron Soares Katie Warren
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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 the November 10, 2025 meeting minutes.

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

Ms. Bradwin provided the Colliers project update. The dust collector for the Carpentry Shop has been put in place and is ready for installation. The temporary heat is allowing for a lot of the interior work to be done. The Auto Collision slab on grade is done. Some of the lighting fixtures are up in sequence one. The servery kitchen equipment was delivered last week and is being set up. Painting of walls has begun. The mechanical room is starting to come into place. Rooftop equipment is placed and duct work is ongoing.

Mr. Roberts provided a summary of the monthly dashboard. The Suffolk monthly payment is about \$6.6 million dollars. The lower payment is a good sign that a lot of ticketed items have been paid for and is also an indicator of the construction progress. The project is at about 69% total project completion. The total retainage balance is \$6,948,319.01. Formal requests for retainage reduction have not been received yet. Once received, the requests will be reviewed to ensure subcontractor compliance. The balance for contingencies, holds & allowances is \$29,674,181. The construction contingency has a balance of \$4,486,333. The MSBA Additional Funding Authorization has a balance of \$9,610,304. One item being charged to the additional funds is the concrete front sidewalks that were reduced to asphalt during value management. The owner's contingency has not been used as of yet. The construction manager's contingency has a balance of \$3,380,027. This balance fluctuates as actual costs come in either below or above the budgeted amounts. The MSBA reimbursement will not be received until the end of the project. A quarterly spreadsheet is provided to MSBA with documentation related to the out of scope change orders. The MSBA will then provide a report with the results, and there will be a 45 day period during which the results may be challenged.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Freeman stated that permanent power for sequence one was obtained a month ahead of scheduled. Roof units on roof 1 will be started up tomorrow. Suffolk purchased safety pads to be able to do this work.

Mr. Roberts stated that Suffolk has done a great job in maintaining the building warm. Mr. Freeman stated that winter conditions were planned in July that involved a lot of planning and coordination. There are sensors throughout

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the building that monitor the heat and humidity. Mr. Freeman further stated that humidity control has become very important as casework is being installed throughout the building.

Mr. Joynt stated that the question of when the move will start has recently come up quite a bit. The move is expected to start in June 2026. The first step for abatement and demolition of the existing building will begin in July.

Mrs. Torres asked what the site will look like when students and teachers return at the end of August. Mr. Joynt stated that the majority of the walkway up against the front of the building will be done. Abatement of the existing building will begin shortly after the move and demolition is expected to begin in November and be done by the end of January. Mr. Freeman stated that only certified personnel is allowed onsite during the abatement. Mr. DiBiasio stated that driving will not be possible in front of the building during demolition. Mr. Joynt stated that handicap-accessible parking will be provided in the back of the building and temporary parking for staff will be located on the existing lower fields.

Mr. Swajeko asked if there is an increase in student parking. Mr. Joynt stated that the student parking lot will remain as is. It will be repaved and new lighting with surveillance cameras will be added. There will be some work done to address the drainage issues. There are a few spots that were added by the new athletic fields. Mr. Joynt stated that the Team is working on a transition plan and will provide an update.

Mr. Joynt stated that the student commons is very close to being completed. The box in the trade hall has been wrapped in the tile, painting is ongoing, and the lights and fans are in. The gymnasium is coming along nicely. Preparation for the gym floor is in progress to ensure the work is done correctly. Mr. Bentley asked what the capacity of the gymnasium is. Mr. Joynt stated that the building code capacity is about 1,800. The stands will sit a little over 700 people. Mr. Freeman noted that gym equipment is expected to be delivered next week. Mr. DiBiasio stated that the gymnasium's balcony is a great feature that will allow people to view games from above.

Mr. Joynt stated that, in response to the concern raised at last month's meeting, he will provide a brief summary of the security and public address (PA) systems, as well as the emergency communication during emergencies. Mr. Joynt further stated that he will address the request in a genetic way in order to avoid compromising the system, as the meeting is open to the public. The building will have two systems that are separate and distinct from each other but work somewhat in tandem during an emergency event. The security system includes a number of different features such as the video system, access control action, and all the communications going out. The PA system enables for public address notifications throughout the building or in zoned areas. Both systems are currently being installed, therefore changing course now is not ideal. Mr. Joynt noted that a concern was raised at last month's meeting regarding the use of a visual strobe light to notify students and staff of events such as a lockdown. The system being installed requires human intervention to trigger a lockdown. There are three different ways to trigger a lockdown. There are physical buttons in very specific locations in the building, there is an application on certain workstations and on mobile devices. The system can be changed to be automated but it is not recommended due to the tendency of false alarms. A lockdown event will trigger the access control system to lock most of the interior doors, all exterior doors, restricts card access and releases magnetic held doors. Simultaneously, transmissions are sent to the police department and the third party monitoring company and notifications are sent to administrators. The PA system allows for a lockdown function that will override all communications within the building with the exception of the fire alarm. External communications will function in the same manner as they are currently being done through an outside communications program. The security system allows for the addition of relatively low-cost lockdown indicator strobes, which would address the majority of the concerns. An automated audio address and lockdown are not recommended.

Mrs. Torres asked what the cost to add the lockdown strobe indicators is. Mr. Joynt stated that a proposal request is being prepared and will be brought back for review and approval.

Mr. Joynt stated that the PA system has its own ability to segregate portions of the building. Another feature that can be added is to change the analog clocks to digital clocks that can display notices, which would require someone

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to trigger it during an event. The Team is also looking at the cross connection capability of both systems and will report back if it is a viable option. The hope is to have pricing and a proposal for review and approval at the next meeting.

Mr. DiBiasio asked if the Fall River Police will have access to the surveillance cameras. Mr. Joynt stated that he did not have an answer but will look into it and report back. Mr. Sawjeko stated that an app that would be installed on the dispatch consoles may be an option that would allow the FRPD to access the system. Mr. Joynt noted that licensing requirements may be an issue.

Mr. DiBiasio asked if there will be metal detectors in the new building. Mr. Joynt stated that the systems being deployed out in the world are weapon detectors and not necessarily metal detectors. The new building has power outlets located at two entry points to support the deployment of those systems, should the District choose to do so. This would be a separate system that is not tied in to other security systems and requires monitoring by staff.

Mrs. Torres asked if the tunnels of lockers will be monitored by surveillance cameras. Mr. Joynt stated that there is a provision within the teachers' contract that does not allow for certain teaching areas to be recorded. There are some areas within shops such as entryways with lockers that are video recorded. The Room 251 Restaurant, Automotive Technology and Automotive Collision areas are exceptions due public interaction and the handling of money.

Mr. Freeman provided a summary of PCCO No. 012. This is an out of scope change order that includes several PCO's. Mr. Freeman highlighted PCO351, 356, 481 and 542. PCO 351 is a credit for the deduct of the dust collector in Facilities Maintenance Management. PCO356 is for additional conduit for the automotive pit equipment. PCO 481 is for dental equipment electrical clarifications and updates to infrastructure. There are still some steel and concrete costs for dental that are being vetted but electrical needed to get approved due to the schedule. PCO 542 is for revised Auto Collision concrete foundation pits for the spray booth, for the fireproofing on all terrain boom lifts, and revised electrical requirements.

It was moved by Ms. Bell, seconded by Mr. Hill, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 012 for the total amount of \$256,204.21.

Mr. Freeman provided a summary of PCCO No. 012.1. Mr. Freeman highlighted several PCOs. PCO 566 is for adhesive upgrade and moisture mitigation scope in the lower level in sequence one and sequence two. Additional humidity testing was performed on the slabs in sequence two as well as speaking with the flooring manufacturers and flooring subcontractors to determine if an upgraded adhesive is a viable option. It was determined that the upgraded adhesive can be used in certain areas of sequence two, rather than doing a full moisture mitigation. This saves the project roughly \$56,000. The Team is still evaluating sequence three and four. Mr. Freeman noted that the flooring manufacturer has stated that the upgraded adhesive will not affect the warranty. Although the upgraded adhesive carries slightly more risk, the Team believes it is a financially responsible decision. PCO 358 is to cover the cost of damaged materials due to the July 3rd rain storm. PCO 524 reflects the cost to repair broke water pipes for which responsibility could not to be determined.

Ms. Bell asked if there is a deadline to use the additional funds awarded by MSBA. Mr. Joynt stated the funds need to be used by final completion.

Mrs. Torres asked if the schedule was met for the polished concrete. Mr. Freeman stated that the polished concrete has been done in Automotive Technology and it looks really nice. Suffolk is confident that the other polished floors can be done within the schedule timeframe.

Mrs. Torres asked for a status update on the window testing. Mr. Freeman stated that the ES21 windows in the gymnasium have passed. ES20 windows in the shops need to be retested due to failures. The retests have not been rescheduled yet as Cherry Hill is doing internal testing. ES13 & ES14 windows on the west façade will need to be

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retested as well. Ms. Bradwin stated that temperature will need to be monitored as testing cannot take place if it's too cold outside.

The next meeting is scheduled for January 5, 2026.

It was moved by Mr. Sawejko, seconded by Mr. Hill, and voted unanimously to adjourn the meeting at 6:43 pm.

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

Materials:

November 10, 2025 Minutes
December 2025 Monthly Dashboard
PCCO No. 012
PCCO No. 012.1 (Internal Change Order)
PCO 566 In Scope, Adhesive Upgrade & Moisture Mitigation Scope, LL Seq 1 & Seq 2