

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
February 9, 2026

In attendance:

Tina Bell Myles Brilhante Jennifer DeMariano Donald DiBiasio, Chair	Paul Jennings Deborah Kenney Richard Medeiros Joan Menard	Melissa Petrasso Carl Sawejko Katie Warren Leslie Weckesser
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Also in attendance:

Crystal Bradwin, Colliers Greg Joynt, KBA	Matteo Batista, Suffolk Paul Freeman, Suffolk
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Absent:

Paul Beaudoin Glenn Benevides Brian Bentley Emanuel Botelho Lisa Desrosiers	Kathryn Dufour Ed Hill Steven Kitchin Decio Matos	Debbie Pacheco 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 the January 5, 2026 meeting minutes.

It was moved by Mr. Jennings, seconded by Ms. Bell, and voted unanimously to dispense with the reading of the January 5, 2026 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers project update. The January snow days has extended the academic year from June 12 to June 17; however, this has not impacted the construction schedule. The basketball hoops are up in the gym. Lighting and the fans are up in the student commons. Permanent lighting is going up in Sequences 1 & 2. Inspections of finishes and completed work are taking place in Sequence 1 and will move on to Sequence 2. The floor polishing in the hard shops is about a third of the way through. There was a little bit of a delay on the maintenance storage building that, but right now they're starting to put up the metal panels and the roof. The gymnasium flooring has arrived, and it's on-site and is acclimating to the humidity. A community meeting will be taking place in mid-May to inform neighbors of the summer work plans. The scoreboards and student lockers have been installed. The cloud ceilings have been installed in the auditorium. The Mechanical Room is moving along very well.

Ms. Bradwin provided a summary of the monthly dashboard. Suffolk's pencil requisition #28 for the period ending on 1/31/2026 for the amount of \$6,239,531.94 has been reviewed. The overall project is at about 74% completion. The balance of the Contingencies, Holds and Allowances is \$27,983,613.

Mrs. Kenney asked if there's still a large item that will be coming out of the Contingencies, Holds and Allowances. Mr. Freeman responded that there are few of the subcontracts that have not yet awarded, the largest of them being rigging, which is about \$500,000. The demolition and the Phase 2 Athletic Fields are also included.

Mrs. Kenney inquired whether the demolition contract has been awarded. Mr. Freeman confirmed that the demolition contract has been awarded for the approximate amount of \$3.2 million, with an additional \$1 million in Holds and Allowances. The contract scope includes the asbestos abatement of the existing building.

Mr. Joynt noted that a significant portion of the remaining balance within Contingencies, Holds, and Allowances is allocated for the Athletic Fields Complex. The bid packages, which are anticipated to total approximately \$21 million, have not yet been awarded.

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Mrs. Kenney raised a question regarding the safety barrier outside the Auto Body area where there is a grade drop. She requested clarification as to whether a fence would be installed. Mr. Joynt confirmed that a guardrail will be installed. Mrs. Kenney expressed concern about the safety of students and would like to see something more durable put in place. Mr. Joynt stated that the site has been designed to make efficient and safe circulation for both pedestrian and vehicles. He further stated that the guardrail to be installed is specifically designed for vehicle traffic and is a highway rated standard guardrail.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt stated that there have been no changes to the moving date or the schedule. Mr. Freeman reported that overhead inspections in Sequence A are underway, and a lot of them have successfully passed. Ceiling tile installation is beginning and the team is moving on into final finish work and the final cleaning will be scheduled. Suffolk will then coordinate with the KBA and Colliers to conduct space reviews and develop punch lists. Suffolk will then be able to present Sequence A for architectural review and verification that the work has been completed in accordance with the construction documents.

Mrs. Kenney requested an update on the window testing. Mr. Freeman stated that there is one last test to pass on the ES20 shop windows. The window contractor has been able to correct the shortfalls and brought in a third-party consultant to assist. The last test will be scheduled once the weather cooperates, as the temperature must be over 40 degrees.

Mr. Joynt noted that the exterior finishing system is completed. All doors, glass, curtain walls, louvers, and exterior light fixtures have been installed. A small portion of the roof edge remains unfinished due to temporary construction conditions, but overall, the front façade is essentially complete and progressing well. Final fixtures such as card readers and signage are still a work in progress. The work in the student commons is moving along nicely. The light fixtures are up, the ceiling is pretty much in its final condition, the glazing that encloses the media center is going up now and painting is getting close to being complete. The epoxy flooring is complete in the server room and the regular flooring is completed in the main space.

Dr. Warren left the meeting at 5:49 PM.

Mr. Freeman stated that permanent power is on in Sequence 2 and it is anticipated to be on in Sequence 3 and 4 at the end of February early March. Mr. Joynt further noted that the building has been segmented into smaller sections that allows efficient power distribution and ensures the building remains adaptable for future needs. Interim electrical rooms have been installed, and essentially every shop has its own panel, with many also having dedicated transformers to step down from 480V to 208/120V. This setup allows shops to add or upgrade equipment in the future without impacting other areas. The building's segmentation is helping the team activate permanent power for lighting and other systems on schedule, while still allowing time to complete final adjustments and connections within the shops and other areas.

Mrs. Kenney asked if that meant that, if one section lost power, the other sections of the building would still have power. Mr. Joynt responded that the service is all the same, so if the power is out, the whole building is affected. Mr. Joynt further noted that, if a new piece of equipment needs to be installed in a shop, that shop is isolated from the rest of the building and can be shut down.

Mr. Freeman noted that the Trade Hall is almost finished. The floor has been polished and protection is in place to prevent damage during remaining work. Final tasks and finishing touches are actively being addressed. Mr. Joynt also noted that a double-layer glass has been installed which will improve acoustic isolation from the Trade Hall and reduce noise in the conference room.

Dr. Warren returned to the meeting at 5:52 PM.

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Mr. Joynt noted that the gymnasium is fully painted. The scoreboard and most of the athletic specialties are up. Mr. Freeman added that the preparation to install the gym floor is underway. The wood needs to get acclimated to the temperature and to the humidity. Suffolk's Team has been working hard to ensure that the space has the proper humidity of at least 35% for proper floor installation. Mr. Joynt noted that a vapor barrier will be installed directly over the concrete slab to prevent moisture migration into the flooring system. The maple flooring will be properly acclimated prior to installation to minimize expansion and contraction. Some minor spacing over the first few years is expected but should be minimal. The humidity in the gym must be controlled, especially during summer months, to prevent swelling.

Mr. DiBiasio stated that the building is more than 75% complete. There are about 220 workers onsite on a daily basis. The classrooms are just about ready. The painting of the walls is ongoing and almost complete. The technology in the Auto Body shop is pretty incredible with high tech equipment. Mr. DiBiasio noted that he is hoping to have a walkthrough in May.

Mr. Freeman noted that Suffolk is really focused right now on getting air moving through the building and are actively starting up the rooftop units. The vast majority of Sequence A, as well as Sequence B are up and running. There was a bit of a hiccup with the weather but resources are being dedicated to make it safe so that the units can be started.

Mr. Joynt requested that the PO request for Hub Technical -Patch Cord Cables be withdrawn from consideration due minor details still being finalized.

Mr. Joynt provided a summary of the PO request for ProAV Systems – Wall of Fame. The purchase order is for the digital portion of what will be the Hall of Fame. The proposal is for a system that includes both the digital display, which would mount on the wall, and the management software, along with some initial design work that goes into managing the Hall of Fame. There are no recurring fees with this system and any future additions to the system can be done by the company for a fee or internally by Diman staff. The system is a touchscreen, so people can look up individuals by name and other things in a directory. The proposed location is outside of the gymnasium.

Mr. DiBiasio asked for a motion to recommend to the School Committee the approval of the PO request for ProAV Systems – Wall of Fame in the amount of \$16,460.00.

It was moved by Mr. Sawejko, seconded by Ms. Bell, and voted unanimously to recommend to the School Committee the approval of the PO request for ProAV Systems – Wall of Fame in the amount of \$16,460.00.

Mr. Joynt displayed the Potential Scope Added Back to the Project list and provided a summary. Mr. Joynt noted that the Recommendation to Award (RTA) #53 – Patterson Dental is over budget based on what was in the original project budget. Funds were allocated in the additional funding to replenish that budget for CTE equipment, and that's where the overage would come out of.

Mr. Freeman provided a summary of the Recommendation to Award (RTA) #53: Patterson Dental – Bid Package – EBP 006 Landscape and Building. This RTA took a little longer to bring forward for approval because the equipment schedule needed to be thoroughly reviewed. The RTA is over the original \$300,000 GMP budget. The recommendation is to award to Patterson Dental for the total requested authorization value of \$503,195. PCO665, included in the RTA, will bring the allowance that was in the budget of \$300,000 up to the total amount of \$503,195.

It was moved by Mrs. Kenney, seconded by Ms. Bell, and voted unanimously to award the Recommendation to Award (RTA) #53: Patterson Dental – Bid Package – EBP 006 Landscape and Building for the total requested authorization value of \$503,195.

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Mr. Freeman provided a summary of PCCO No. 014. This is an out of scope change order that includes several PCO's for a total of \$401,694.67. Mr. Freeman highlighted the following PCOs: PCO #052R1 is for the Auto Collision layout revisions, inclusive of masonry, misc. metals, fire suppression, plumbing and sitework. PCO #186 is a small credit for external insulation scope that was removed during Value Management (VM). PCO #491 is for an additional mat hoist in the gymnasium. PCO #665 is the costs for the overage of dental equipment allowance to align with the final dental equipment schedule.

Mr. Joynt clarified a comment from last month's meeting about the phosphorus steel in the Auto Collision Shop which is included in this PCCO. The steel is for the frame around the frame straightener and is part of the pits and pit extensions for the new spray booths.

It was moved by Mr. Jennings, seconded by Mrs. Menard, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 014 for the total amount of \$401,694.67.

Mr. Freeman provided a summary of PCCO No. 014.1. Mr. Freeman stated that there are several PCOs for back charges. The back charges are to subcontractors for the usage of a lull that is on-site that subcontractors are allowed to use. Suffolk tracks their time, and then back charge them for the time. PCO #637 is for Sequence 3, 4, and 5 flooring adhesive and moisture mitigation systems. PCO #610 is for temporary heat for Araujo. The plumbing subcontractor's contract included a \$100,000 allowance for temporary heating of the building. After final coordination with the superintendents and the plumber, their estimate came back \$34,189 over that. Since this is an allowance with the subcontractor and not with the owner, the overage comes out of the CM contingency. Mr. Batista provided clarification on the lull back charges. While Suffolk has the lull, the funds are ultimately being replenished, so the money is really going back into the project.

Mrs. Kenney asked about the period of the overcharge. Mr. Freeman stated that it's for its entirety, since this is the final plan. Mr. Joynt clarified that the overcharge was just for getting the piping to the temporary units by the plumber and not the actual fuel cost, which is part of the project and tracked separately.

Mr. DiBiasio informed members that the April meeting will need to be held on the April 6, which is the first Monday of the month. This change is due to the School Committee meeting being held on April 9.

The next meeting is scheduled for March 9, 2026.

It was moved by Mr. Jennings, seconded by Mrs. Kenney, and voted unanimously to adjourn the meeting at 6:19 pm.

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

Materials:

January 5, 2026 Minutes
February Monthly Dashboard
Hub Technical - Patch Cord Cables Quote
ProAV Systems – Wall of Fame Quote
Recommendations to Award - RTA 053 – Dental Equipment
PCCO No. 014
PCCO No. 014.1 (Internal Change Order)