

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

In attendance:

Paul Beaudoin Brian Bentley Emanuel Botelho Myles Brillhante Jennifer DeMariano	Ed Hill Paul Jennings Richard Medeiros Joan Menard Debbie Pacheco	Melissa Petrasso Carl Sawejko Maria Torres Leslie Weckesser
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Also in attendance:

Crystal Bradwin, Colliers Charlie Roberts, Colliers Shaun Flynn, Colliers Greg Joynt, KBA	Matteo Batista, Suffolk Paul Freeman, Suffolk Alan Benevides
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Absent:

Tina Bell Glenn Benevides Lisa Desrosiers Donald DiBiasio, Chair	Kathryn Dufour Deborah Kenney Steven Kitchin	Decio Matos Aaron Soares Katie Warren
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***BOLD –Voting Member**

Mr. Jennings called the meeting to order at 5:34 pm. and called for a roll call.

Mr. Jennings called for a motion to approve the February 8, 2026 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Bentley, and voted unanimously to dispense with the reading of the February 9, 2026 minutes and approve them, as recorded.

Mr. Roberts provided the Colliers project update. As of today, there are 99 calendar days until the Temporary Certificate of Occupancy (TCO) and 158 days until the building is substantially complete.

Mr. Roberts provided a summary of the monthly dashboard and stated that there are more than adequate funds to cover anything that needs approval tonight. The balance for the Contingencies, Holds and Allowances is \$27,675,756. Funds have not been used from the owner’s contingency. The Construction Manager’s Contingency has a balance of \$3,053,142.

Mrs. Torres raised a question regarding contingency funds leftover at the end of the project. Mr. Roberts clarified that any unused project funds are not returned as direct savings but instead represent funds that were not needed to be financed. The total district assessment is based on the overall project cost; therefore, if the project is completed under budget, the assessment will be adjusted accordingly at a later point. Ms. Petrasso confirmed that adjustments to sending communities assessments will be made as needed.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt noted that there are minimal changes to the main entrance since last month. In the Student Commons, installation of glass in the media center and railings has been completed, and paneling is going up. Finished flooring has been completed, and the space is largely finished, pending final paint, trim, and minor accessories. Mr. Freeman stated that the building inspector has done walkthroughs of the Student Commons and the media center and has approved the ceiling work.

Mr. Joynt noted that the Trade Hall is pretty much complete. Work in the gymnasium is moving along nicely, with the installation of the wood flooring system now complete. Mr. Joynt displayed an updated floor

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rendering showing what the floor will look like in its final stage. Mr. Freeman noted that the bleachers are scheduled for delivery later in the month.

Mr. Joynt provided an update on the auditorium, noting that the temporary floor has been taken out, the ceiling is now complete, and work will continue with slab installation beginning next week. Mr. Freeman noted that crews are currently preparing the area for rebar placement, in advance of the concrete pours.

Mr. Joynt noted that the exterior of the building is nearing completion with only minor touch-ups remaining, including some roof areas. Exterior duct installation is ongoing, though recent snow has caused some delays. Doors are in place and in their final form, with many still wrapped in plastic for protection. Mr. Freeman noted that the trash chute will be coming down around April 6 which will allow to finish the façade.

Mr. Sawejko asked if the windows are done. Mr. Freeman confirmed that window installation and testing are complete. The windows have passed inspection with satisfactory results.

Mr. Freeman noted the red/orange safety mats placed around rooftop equipment to support commissioning activities during the winter months and reduce slip hazards. Although the weather has been an issue, the work has continued and is on schedule.

Mr. Joynt stated that an update on the potential scope added back to the project will be provided at next month's meeting.

Mr. Joynt provided a summary of the PO request Hub Technical - Patch Cord Cables Quote. The purchase order is for the patch cord cables that go from the building-side technology to network switches. The quote was revised from the last meeting to confirm sizes and lengths to ensure full coverage throughout the new building. The quote has been reviewed multiple times by Mr. Benoit, Director of Technology, the vendor, and the project consultant to confirm that it is fair and reasonable. The total cost is \$9,663.80.

It was moved by Mr. Sawejko, seconded by Ms. Menard, and voted unanimously to recommend to the School Committee the approval of the PO request for Hub Technical - Patch Cord Cables in the amount of \$9,663.80.

Mr. Joynt began the discussion on the Furniture Fixtures and Equipment (FF&E) Purchase Orders - Robert H. Lord – Science furniture and general lounge / W.B. Mason – Conference chairs, computer chairs, and tables throughout the building / Red Thread – Classroom furniture, “Light shop” furniture (culinary restaurant, programming, graphics, drafting, etc.) Media Center furniture and shelving, and Student Commons furniture. Mr. Joynt noted that the three quotes represent about 95% of the FF&E for the building. They are being purchased off collaborative purchasing or through a program which MSBA garners additional discounts for some of the furniture items. The three quotes have been well vetted by Mohar Designs, KBA consultant, along with school administration to ensure that the right equipment and correct quantities are being ordered. Staff was able to view samples and provide input on the selection. Mr. Joynt stated that costs are trending above the original budget due to price increases. The initial budget was based on the MSBA's maximum reimbursement, and any overages will not be eligible for additional reimbursement. However, the overall project budget remains strong and can absorb these increases to ensure the building is properly outfitted. The majority of FF&E costs are attributed to student furniture and equipment, including classrooms, cafeteria, media center, and restaurant areas, with a smaller portion allocated to office and teacher furnishings.

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Mr. Joynt noted that the District previously purchased approximately \$450,000 in furniture, which helped with current budget overages. While FF&E costs have escalated, they are generally in line with current MSBA reimbursement levels, indicating the project remains on target despite inflation increases. Funding for these items will include approximately \$1.8 million from the FF&E budget and about \$700,000 from the owner's contingency. Mr. Joynt also noted that the owner's contingency remains unspent which provides a sufficient buffer to cover these additional costs.

Mr. Joynt provided a summary of the Red Thread quote in the amount of \$1,374,430.41. The quote includes the furniture for the nurse's office, restaurant tables, mobile pedestals, resource room chairs, files, marker boards, and other movable items within the building, including Virco desks. It also includes cafeteria tables and teacher desks for classrooms. Additional items include media center and restaurant furnishings. A significant portion of the Red Thread quote also includes classroom chairs, multipurpose chairs, cafeteria chairs, lounge furniture, tables, training tables, height-adjustable student tables, lecterns, laptop tables, and power bars, all essential items to support school operations. There are also several other additional items that primarily cover office furniture and select furnishings for public areas throughout the building.

Mrs. Torres asked if instructors were involved in selecting the restaurant tables and chairs. Mr. Joynt stated the they were.

It was moved by Mrs. Weckesser, seconded by Ms. Menard, and voted unanimously to recommend to the School Committee the approval of the PO request for Red Thread – Classroom furniture in the amount of \$1,374,430.41.

Mr. Joynt noted that teacher desks were changed during value management. Two desk options were considered and were rated similarly by teachers; however, one option was nearly double the cost of the other. The team selected the more cost-effective option, resulting in approximately \$63,000 in savings, representing about a 50% cost reduction for a comparable product.

Mr. Joynt provided a summary of the Robert H. Lord and Company quote in the amount of \$552,936.99. The quote includes primarily science lab tables, public, areas, and the furniture for the teacher planning rooms. Mr. Joynt noted that the original quote included demonstration desks for the science labs that are not needed, as they were already included in the casework package under Suffolk's contract. These items will be removed, and an updated quote will be provided accordingly.

Mrs. Torres requested clarification regarding lecterns and furniture for the critique room. Mr. Joynt noted that items are organized by manufacturer, which may result in multiple vendors supplying furnishings for a single room. Critique stools are included in the Robert H. Lord quote, while lecterns were included in the Red Thread quote.

It was moved by Mr. Hill, seconded by Ms. Menard, and voted unanimously to recommend to the School Committee the approval of the PO request for Robert H. Lord and Company quote in the amount of \$552,936.99.

Mr. Joynt provided a summary of the W. B. Mason quote in the amount of \$290,610.89. The quote is for conference room chairs, desk chairs, training tables and cafe tables.

It was moved by Mr. Hill, seconded by Ms. Menard, and voted unanimously to recommend to the School Committee the approval of the PO request for W. B. Mason quote in the amount of \$290,610.89.

Mr. Jennings asked if the three quotes presented close out the furniture purchases. Mr. Joynt stated that there is about \$40,000 to \$50,000 worth of things to left to buy.

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Mr. Jennings asked when will the FF&E items be delivered. Mr. Joynt stated that delivery will take place when the TCO is received. The furniture items will be delivered to the new building and will be installed by the installers.

Mr. Freeman provided a summary of PCCO No. 015. This is an out-of-scope change order that includes several PCO's for a total of \$70,558.76. Mr. Freeman highlighted the following PCOs: PCO #181R1 is for clearance issues for an energy recovery unit inside the building and additional coordination to move a duct. PCO #296 is a credit for the deleted gym projector screen do to reusing a projector screen that was purchased by the District and was never open. PCO 550R2 is a proposal to make a window that was inoperable, operable, providing roof access. PCOs #642, #643, and #658 are out-of-scope change orders that are not considered part of Suffolk's contract; however, the Team has been able to utilize GMP holds that are included within the contract resulting in a zero-cost impact to the project.

Mr. Beaudoin requested clarification on the Electronics Shop revisions. Mr. Freeman responded that the revisions were for some additional sprinkler clarifications and for a couple of electrical outlets that were moved.

It was moved by Mr. Hill seconded by Ms. Menard, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 015 for the total amount of \$70,558.76.

Mr. Freeman provided a summary of PCCO No. 015.1. Mr. Freeman highlighted the following PCOs: PCO #403 is for the culinary kitchen area Unistrut system and wood blocking to hang SWC-1 beam. PCO #648 is for temporary water for the humidifier for the gym floor. PCO #688 is for costs for humidification equipment to properly condition the gymnasium. PCO #685 is for the fencing subcontractor modification. The modification is needed due to the company for which the contract was awarded to not adhering to Suffolk's labor requirements. Suffolk, as a signatory to the Laborers Union, must contract with union companies for any scope covered by the union. The originally selected bidder, Premier, is a non-union company and therefore cannot be used, which was not clear during the bidding process. The project team recommends awarding the work to the second-lowest bidder, Union Fencing, a union company with whom Suffolk has successfully worked on previous projects. This change would increase the contract by approximately \$40,560, which will be funded from the existing planting hold. Approval is requested to proceed with Union Fencing and adjust the contract value accordingly.

It was moved by Mr. Hill seconded by Ms. Menard, and voted unanimously to approve Prime PCO #685 for the total amount of \$40,560.00, as submitted.

The next meeting is scheduled for April 6, 2026.

It was moved by Mr. Hill, seconded by Ms. Menard, and voted unanimously to adjourn the meeting at 6:03 pm.

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

Materials:

February 9, 2026 Minutes
March Monthly Dashboard
Hub Technical - Patch Cord Cables Quote
Robert H. Lord Quote, Red Thread Quote, W.B. Mason Quote
PCCO No. 015 & PCCO No. 015.1 (Internal Change Order)
PCO 685- In Scope, RTA 051 Fencing Subcontractor Modification