

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
April 6, 2026

In attendance:

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

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

Paul Beaudoin Glenn Benevides Myles Brilhante Jennifer DeMariano	Lisa Desrosiers Kathryn Dufour Deborah Kenney Steven Kitchin	Decio Matos Debbie Pacheco Aaron Soares Katie Warren
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***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:33 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve the March 9, 2026 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mrs. Torres, and voted to dispense with the reading of the March 9, 2026 minutes and approve them, as recorded. *Mr. DiBiasio and Ms. Bell abstained.*

Ms. Bradwin provided the Colliers project update. Aerial photos were shared for project updates. The above-ceiling inspections on the main level are complete, allowing for the start of the punch list process. Elevator inspections were successfully completed allowing for construction use. Floor polishing is ongoing; resinous flooring in the Precision Machining shop is complete. The exterior storage building underground work is complete and the new slab has been placed. The gym floor painting is near or at completion. The auditorium underground electrical work is complete allowing for floor slab placements. There will be a community meeting on May 13, 2026 at 5:30 pm.

Mr. Roberts noted that the monthly dashboard was not distributed due to a minor issue; a verbal update was provided, with a hard copy to be shared. The Suffolk Team will be seeking approval of Change Order #16 in the amount of approximately \$834,000. After approval, the construction contingency balance will be approximately \$3,069,000. The balance of the additional MSBA funding is about \$9 million. The owner's contingency will be adjusted by transferring \$878,000 to cover previously approved furniture and equipment costs that exceeded the allocated \$1.8 million. Budget adjustments are being tracked and reconciled monthly to maintain accuracy and transparency. The budget remains healthy. The overall project is approximately 78.3% complete.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt noted that exterior work is mostly complete, with only minor items remaining such as final grading, some security components, and a few loose ends. Building glazing is fully installed, and final window testing has been successfully completed. The roof edge installation is nearly complete, with only limited areas remaining. Signage is in progress and expected to be installed within the next couple of months. The exterior punch list process has begun. The KBA Team has conducted a site visit and used drone photography to document all building facades. The drone review will be supplemented with lift inspections where needed. This process is intended to identify and address any remaining

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exterior issues prior to project turnover. Mr. Freeman noted that the punch list process has also begun within the building in Area A in the main and second levels, including administrative offices and classrooms.

Mr. Joynt noted that the student commons is largely complete with minimal changes since last month's update. Remaining work includes minor painting, PA system and firewall completion, and final acoustic treatment installation on the end wall.

Mr. Joynt noted that the trade hall is essentially complete. Minor remaining items consist of small finishing details to be completed at the end of the project. Mrs. Torres asked whether the crane for the trade hall is in or out. Mr. Joynt stated that unfortunately it is out. However, money was set aside within the added funds for a larger lift or forklift that can be purchased at any point. Mr. Freeman noted that the eyewash station has been installed.

Mr. Joynt noted that the gym floor is being painted, and the graphics and logos put in place. They were hand painted by a specialized artist who travels nationally for these types of projects. Mr. Freeman added that the final sealing and touch-ups are currently underway. The doors remain temporarily sealed to help maintain proper humidity levels while the floor cures. The remainder of the gym equipment (bleachers, volleyball setup and basketball hoops) is expected to arrive around mid-August. Mr. Joynt noted that the baseboard has not yet been installed. The gym floor itself is installed over sleepers, creating a ventilated cavity beneath it which allows the system to regulate humidity and helps prevent the floor from warping or cupping over time.

Mr. Freeman noted that the roof edge banding is now complete. Remaining items include installing the lightning protection system, inspection and sign off by the manufacturer.

Mr. Joynt noted that the units on the lower roof are part of the air-side heat pump system. Each unit is equipped with four valves and contains two fan sections. They operate in stages, meaning as the building's demand for heating or cooling increases, the units will come online incrementally.

Mr. Freeman noted that aside from the bluish-purple openings at the shop areas, the building is mainly complete. The temporary closures where the overhead doors will be installed will be finished as the doors are expected to be delivered at the end of this month. In addition, the loading platform is being removed this week. That platform has served as the primary access point for material deliveries into the building. Once the platform is removed, it will allow for the remaining façade work to be done and the exterior of the building to be closed out.

Mr. DiBiasio asked Mr. Joynt to provide an update on the location of the solar panels. Mr. Joynt noted that the proposal is structured so that the system will be delivered along with the remaining solar panels, all of which are included in the contract price and built by the contractor. Once the contractor completes their work and demobilizes, that portion of the system will be segregated and effectively isolated so that it can be worked on by the Electricity students. The area is isolated from the other roofs, which helps to control access. The solar panel proposal will be able to accommodate a reasonably sized PV system and is currently at the final stages of design. The system includes a battery backup that adds some complexity beyond a typical solar installation. Mr. Joynt noted that this portion of the project is planned as a Phase 2 component in order to not disrupt the opening of the building. The roofing warranty will be temporarily suspended during the solar installation and then reinstated afterward.

Mr. Sawejko asked what is the percentage of savings based on the amount of electricity usage. Mr. Joynt responded that the savings is unknown primarily because of the battery component. The addition of battery storage introduces another level of complexity, and a straightforward correlation between energy production and usage is not able to be determined at this time but will be provided at a later meeting.

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Mr. Freeman provided a summary of RTA #54 which is for rigging and moving for the total requested authorization value of \$445,480. Suffolk conducted a competitive bid process with three companies, which was narrowed down to two finalists: MAR Crane & Rigging and Bay Crane. Bidders were asked to provide not-to-exceed pricing for five specific shops: Building & Property Maintenance, Carpentry, Auto Technology, Advanced Manufacturing, and Metal Fabrication. The recommendation is to award the contract to Bay Crane in the amount of \$445,480. Mr. Freeman noted that this RTA does not include the Auto Technology shop. A more competitive pricing has been identified from a specialized vendor for the relocation of the vehicle lifts which will be procured separately. Mr. Freeman further noted that RTA #54 is not fully inclusive of the total anticipated rigging cost. The Team is projecting an estimated cost of \$700,00 for the overall rigging and relocation effort. The projection includes an allowance for roughly 20 additional days of work across the shops. Some portions of the work will be done on a not-to-exceed basis, but much of the remaining scope will be completed on a time-and-materials basis and the work will be tracked and reconciled through daily tickets.

Mr. Freeman stated that Bay Crane was not the lowest bidder, but in this case, the Team felt that they were the right bidder. The representative from Bay Crane has been doing this for a while and has experience in moving school equipment like Diman's. The Team feels confident that they're going to do the job correctly, and ultimately will provide the best overall value for the project.

Mr. DiBiasio expressed concern about the move of equipment and its impact on instruction. Mr. Freeman responded that there are shops on the lower level that will be ready to receive equipment in late April and May. The current plan is to obtain a Temporary Certificate of Occupancy (TCO) in June, even if a majority of the equipment has not yet been installed. The inspector is comfortable with that approach, as long as there is clear communication and coordination. Mr. Freeman further noted that the move will require close collaboration between the Suffolk team, the school, and the instructors in order to ensure that the move-in process does not jeopardize the TCO or make it more difficult to get.

Ms. Bell asked for clarification if shops are expected to build their own moving platforms. Ms. Bradwin responded that shops are not expected to build platforms for their equipment. Walecka Movers will be handling the move. They have an inventory of pallets, and Suffolk can also set some aside as materials are delivered and unpacked. Mrs. Weckesser added that Walecka has done a walkthrough of the building and met with Department Heads to do an inventory of what needs to be moved. Mr. Roberts noted that all shops have been broken up into three different components. Items that are generally within a certain size threshold, typically under 500 pounds, can be handled by Walecka's moving crew. The larger and more complex equipment will require highly skilled technicians for relocation to ensure that such equipment is not thrown out of calibration during the move.

Mr. DiBiasio expressed concern that a cost proposal for Walecka has not been provided. Ms. Bradwin noted that the state contract rate structure for Walecka is available, and can be shared. The next step is for Colliers to work directly with Walecka to develop a comprehensive cost estimate.

Mr. Roberts noted that two specialized companies will be hired to handle the transfer of the scissor lifts and post lifts. They will be responsible for dismantling them, bring them over, put them back up and certify them accordingly.

It was moved by Mrs. Torres, seconded by Ms. Bell, and voted unanimously to approve the Recommendation to Award #054: Bid Package #006 Conformed Documents, to Bay Crane Northeast for the scope of Rigging and Moving for the total requested authorization value of \$445,480.

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Mr. Roberts provided a summary of the procurements for specialized disassembly, assembly and commissioning of equipment. He noted that the base estimate is around \$112,000 to \$120,000, but when the proposals were reviewed in detail, some of them exclude items such as travel time or other ancillary costs. The Team is recommending a not-to-exceed amount of \$125,000.

It was moved by Mrs. Weckesser, seconded by Mr. Hill, and voted unanimously to approve the procurements for specialized disassembly, assembly and commissioning of equipment, not to exceed \$125,000.

Mr. Roberts provided a summary of the recommendation to purchase and assemble of vocational shop material pipe, bar and sheet racks. The racks will be used to ensure that equipment is properly secured and transported. Suffolk will be responsible for ensuring all weight-bearing requirements and mounting standards are properly met, including signage and any associated safety elements.

It was moved by Ms. Bell, seconded by Mrs. Weckesser, and voted unanimously to approve the purchase and assemble of vocational shop material pipe, bar and sheet racks in the amount of \$76,792.

Mr. Joynt provided a brief summary of the Owner Contingency Budget Line Transfers. Mr. Alix noted that the allocation per student for FF&E has changed due to the MSBA's revised School Project Allowance (SPA), including adjustments to the reimbursable amounts tied to building costs. Previously, the allowance was set at \$1,200 per student for furniture and \$1,200 per student for equipment, which isn't intended to fully cover the cost of furnishing and equipping a school. The MSBA's approach is to establish a standardized per-student allocation to distribute funding more evenly across districts and projects. The transfer in the amount of \$878,661 will be transferred from the Owner's Contingency budget line to the MSBA budget line VII.A Furnishings & Equipment.

It was moved by Mr. Bentley, seconded by Mr. Sawejko, and voted unanimously to approve the transfer in the amount of \$878,661 from the Owner's Contingency budget line to the MSBA budget line VII.A Furnishings & Equipment, as presented.

Mr. Joynt provided a summary of the requests for technology procurement. The two ProAv proposals are for the primary digital signage in the building. The first proposal covers the display hardware itself which includes four (4) 85-inch commercial-grade screens, along with the controller and full installation, for a total of \$54,390.95. The package also includes mounts and the necessary control system to operate the display. The second proposal covers the digital signage software and system, at a cost of \$13,081.98. The new system will integrate with the screens and allow them to function as intended.

It was moved by Mr. Sawejko, seconded by Mr. Hill, and voted unanimously to approve the ProAV quote for the video wall equipment in the amount of \$54,390.95 and ProAV quote for the video wall signage add in the amount of \$13,081.98.

Mr. Joynt noted that the four Ockers quotes included in the packets were obtained by Eric Benoit, IT Director and they relate to the removal and handling of existing equipment within the current building. The scope is primarily for decommissioning and not reinstalling in the new building. The equipment will be taken down, collected, and turned over to IT for evaluation and potential future use. The four quotes cover the following: removal of the auditorium AV system, removal of 75 security cameras, removal of three racks, including switches and servers and removal of 96 wireless access points. There was discussion regarding the cost-effectiveness of paying for the removal of these items, given that they are unlikely to be reused in the new building and may not be compatible with the new systems. The four quotes were tabled as further clarification is needed.

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Mr. Freeman provided a summary of PCCO No. 016. This is an out-of-scope change order that includes several PCO's for a total of \$833,877.80. Mr. Freeman highlighted the following PCOs: PCO385R in the amount of \$113,884.48 is for the remaining scope of the ad alternative athletic building including masonry, concrete, glazing, and structural steel. PCO 714 in the amount of \$452,348.41 is a GMP allowance for the Athletic Building and Grandstands overrun as well as fine grade, stone, and drainage. Mr. Freeman noted that there was a GMP allowance of \$750,000 allocated for both the athletic building and the grandstands. The updated cost for the athletic building scope has come in at \$863,000. The grandstands were separately bid, resulting in an award under RTA #49 for approximately \$1.5 million. Suffolk is offsetting some of the costs by returning savings achieved in other areas, specifically fine grading, site utilities, and drainage work.

Mr. Bentley left the meeting at 6:28 pm.

Mr. Sawejko requested clarification on PCO 463. Mr. Freeman explained that the original design noted that the conduit pathways would be coordinated, but it didn't provide much detail beyond that. The PCO is the finalization of that scope as the design has progressed.

Mr. Freeman noted that PCO 616 is a large change order covering the full HVAC scope, along with Auto Collision revisions and some associated masonry and site work. This PCO formalizes the adjustment to the Temporary Certificate of Occupancy (TCO) date as June 18, 2026.

Mr. Freeman noted that PCO 652R1 relates to Graphic Shop clarifications. This includes updates to the equipment layout, as well as revised power and exhaust requirements. There will be an additional cost to remove ceiling tiles that had to be installed to pass inspection. A quote was received from H CARR for the work, but Suffolk felt it was higher than expected. The work will be tracked on a T&M basis as it proceeds and an additional PCO will be issued for this scope once the final costs are confirmed.

Mr. Bentley returned to the meeting at 6:31 pm.

Mr. Freeman noted that the project is 78.3% complete from a budget standpoint. At this stage, Suffolk is able to begin releasing allowances that are not anticipated to be needed. One such allowance within the GMP was for additional beam penetrations, both in the shop and in the field. This will be reflected as a deduct change order in the amount of \$234,650.

Mr. Sawejko noted that during the advisory committee meeting, a few shops raised the question regarding their equipment layouts. In some cases, like with cord reels, there were too many located in one area and not enough in another. Will there be any modifications to shop layouts or redistribution of equipment. Mr. Joynt stated that layouts will be reviewed with the teachers, as those spaces are not fully complete.

It was moved by Mrs. Torres, seconded by Mr. Sawejko, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 016 for the total amount of \$833,877.80.

Mr. Freeman provided a summary of PCCO No. 016.1. Mr. Freeman highlighted the following PCOs: PCO 352 is for the in-scope turf field drainage system. This change order covers a scope gap identified during the procurement of both the turf field and the landscaping packages, as each excluded the sub-drainage system. It also includes the crushed stone installation up to the fine grade required for the turf field. PCO 390, PCO 517 and PCO 604 are back charges to subcontractors. PCO697 is for sound isolation, ceiling adjustments and coordination with HVAC.

A drone video showcasing the new building was presented, followed by brief discussions regarding the progress of the spaces highlighted in the video.

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The next meeting is scheduled for May 11, 2026.

It was moved by Mr. Sawejko, seconded by Ms. Bell, and voted unanimously to adjourn the meeting at 6:45 pm.

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

Materials:

March 9, 2026 Minutes

RTA 054 – Rigging and Moving

Vocational Shop Equipment Disassembly, Assembly, Commissioning

Recommendation for Purchase & Assembly of Vocational Shop Material Pipe, Bar and Sheet Racks Thru Suffolk
Owner Contingency Budget Line Transfers

IT Procurement: Pro AV Quote: Videowall Add, Pro AV Quote: Spinetix - Videowall Signage Add, Ockers
Proposal: WAP Uninstall -- Removal and movement of 96 Access Points, Ockers Proposal: MDF/IDF Uninstall -
- Removal and movement of equipment to new building, Ockers Proposal: Security Camera Uninstall -- Removal
of 76 IP cameras, Ockers Proposal: Auditorium Uninstall -- Removal of A/V equipment in Auditorium and move
to new building

Prime Contract Change Orders - PCCO No. 016 & PCCO No. 016.1 (Internal Change Order)