

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 11, 2026

In attendance:

Tina Bell Brian Bentley Emanuel Botelho Myles Brilhante Jennifer DeMariano Lisa Desrosiers	Donald DiBiasio, Chair Ed Hill Paul Jennings Deborah Kenney Joan Menard Melissa Petrasso	Carl Sawejko Aaron Soares Maria Torres Katie Warren Leslie Weckesser
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Also in attendance:

Tim Alix, Colliers Crystal Bradwin, Colliers Charlie Roberts, Colliers Paul Dominov, KBA Greg Joynt, KBA Craig Olsen, KBA	Matteo Batista, Suffolk Paul Freeman, Suffolk Bobby Bailey Alan Benevides Eric Benoit Dennis Abdow
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Absent:

Paul Beaudoin Glenn Benevides	Kathryn Dufour Steven Kitchin	Decio Matos Richard Medeiros Debbie Pacheco
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***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:35 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve the April 6, 2026 meeting minutes.

It was moved by Mr. Bentley, seconded by Mr. Sawejko, and voted to dispense with the reading of the April 6, 2026 minutes and approve them, as recorded.

Mr. Roberts provided an update of the monthly dashboard. The balance of the contingencies, holds & allowances at 80% project completion is \$19,610,859. The Owner's Contingency balance is \$2,755,843 and the additional MSBA funding balance is \$8,775,844.

Ms. Bradwin noted that there was not much to add for the Colliers project update, as the walkthrough showed the progress being made. The sprinkler heads in the media center are mostly installed, and the area is in good shape. Fixtures and equipment continue to be installed in the shops. In the auditorium, the flooring work has been completed. Overall, crews are primarily focused on finishes and punch list items throughout the remainder of the building.

Mr. DiBiasio asked that anyone with questions email Mr. Bentley, who will then bring those questions to the weekly OAC meeting.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt noted that there are no changes in the project's schedule. He provided a brief side-by-side comparison update highlighting the progress made at the front of the building since the last update. Some of the items completed include the installation of door hardware and the removal of door protection. He also noted that site work will continue over the summer, including grading improvements and the installation of finished front sidewalks and related exterior features. Mr. Freeman added that KBA, in conjunction with Suffolk, has been using drone technology to assist with the punch list process. KBA and Suffolk each review and compare findings, add any additional items as needed, and then finalize and distribute the punch list to the appropriate trades for correction.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 11, 2026

Mr. Joynt noted that the student commons and trade hall are basically finished. Mr. Freeman added that the trade hall is being used for storage. Mr. Joynt noted that the conference room above the trade hall is finished and punch listed.

Mr. Freeman noted that the bleachers in the gymnasium are being installed.

Mr. Joynt noted that the site grading will change significantly over the summer as the area adjacent to the building will be brought up approximately four and a half feet, after which finished sidewalks will be installed.

Mr. Joynt reported that the roof is substantially complete. All roof edge metal has been installed, and most rooftop units are fully in place and operational. Walk pads between units will be installed soon, and only minor punch list items remain on the roof, including final installation of lightning protection. Mr. Freeman noted that the roof manufacturer is scheduled to conduct a final walkthrough on May 14 to verify installation quality and provide approval for the warranty. All equipment on the roof has been started up. The balancing contractor is actively working room by room to ensure each space is receiving the proper airflow and correct CFM levels.

Mr. Joynt noted that the installation of the overhead doors around the building is moving quickly. Deliveries of the larger overhead doors for the shop areas are taking place this week. Mr. Freeman noted that equipment installations will start, with Advanced Manufacturing, which is scheduled for Tuesday afternoon.

Mr. Freeman stated that a full-time security guard will be on site beginning next Monday. The guard will be present during the hours when Suffolk and the tradespeople are not working, including Sundays. This service is needed as more expensive equipment and interior finishes are installed throughout the building adding an additional layer of security.

Mr. Joynt noted that the area at the rear of the building, which will normally be used primarily for shop access and related functions, will temporarily serve as the student bus drop-off area and main student entry point next year. He also noted that the fire alarm master box and key access boxes are being installed at the rear entrance so it they can function in a dual role during the first year of occupancy as this will be the primary student bus entrance. Mr. Freeman added that Suffolk has also instructed all trade partners to remove any on-site trailers and stored materials currently located in the multi-purpose field area by July 1. This will allow work to begin on the temporary parking lot and parent drop-off areas in preparation for the upcoming school year.

Mr. Olsen noted that a key signage design feature is the use of flexible digitally printed and interchangeable panels that can be redesigned, instead of only using traditional signage. Key highlights include branded glass at the school store, a customizable athletics and fitness center feature wall, and enhanced graphics in the automotive area transaction window. The trade hall will feature a “Bengal Pride” banner and the main lobby will house a translucent dedication plaque recognizing the building committee, school committee and other contributors. Additional signage throughout the building is designed to highlight both school identity and the member communities. Each stair tower will represent a different member community. In the main cafeteria, a display wall will feature flags representing all students’ backgrounds. The gymnasium will also include “Bengal Pride” branding with frosted glass elements. A timeline wall will showcase the school’s history by decade, along the corridor leading from the exterior to the restaurant.

Mr. Roberts provided a summary of the procurement for specialized disassembly, assembly and commissioning of the metal press brake, which must be partially broken down due to its size and hydraulic system. The work will involve coordinated use of cranes and a temporary gantry, along with removal of nearby ductwork and lighting to allow access. Equipment will then be moved to the new building, reassembled, and fully recommissioned for immediate use. The total cost for this work is \$21,800.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 11, 2026

It was moved by Mr. Jennings, seconded by Mrs. Torres, and voted unanimously to approve the Cincinnati proposal for the specialized disassembly, reassembly, and commissioning of equipment at a total cost of \$21,800.

Mr. Benoit reported on the proposals for the uninstallation and relocation of existing equipment. The proposals include 96 access points, network switch racks, servers, and select network closet systems, which will be removed, transported, and repurposed primarily for educational use. The auditorium sound system will also be recommissioned for reuse.

Mrs. Bell asked whether the cost of removal is justified and how will the equipment be reused. Mr. Benoit noted that a single wireless access point can cost up to \$500. Mr. Joynt added that the new building will include updated technology infrastructure, and repurposed equipment such as access points and switches will serve as valuable instructional tools.

Mr. Benoit stated that the HubTech proposal is separate and relates to installing a cellular failover system in the new building.

It was moved by Mr. Hill, seconded by Mrs. Bell, and voted unanimously to approve the proposals for the uninstallation and relocation of existing equipment as follows: Ockers Proposal: WAP Uninstall - 96 Access Points - \$8,250; Ockers Proposal: Switch Racks/Servers Uninstall - \$8,700; Ockers Proposal: Auditorium Sound System Uninstall - \$5,500 and the HUB Tech Proposal – Cradlepoint Failover -\$8,782.83.

Mr. Bailey reported that after a full assessment of the weight room, a significant amount of out-of-warranty equipment was declared as surplus. Three quotes were received, with Matrix coming in approximately \$15,000–\$20,000 lower than the others. Two additional machines were also surplus due to the high cost of removal and reinstallation. Mr. Bailey noted that the new equipment supports both athletic and physical education programming for students beginning strength training.

It was moved by Ms. Menard, seconded by Mr. Sawejko, and voted unanimously to approve the Matrix proposal for athletic equipment in the amount of \$51,222.

Ms. Bradwin provided a summary of the Walecka proposal for moving services. The proposal is a not-to-exceed estimate for all moving services associated with the project, representing a worst-case cost scenario that is expected to decrease. The current figure of \$1,163,500 assumes full prevailing wage coverage for the entire duration, though that requirement will only apply to certain portions of the work. Sundays have also been removed from the schedule to reduce costs. The scope includes approximately 20 primary moving days to vacate the current building, additional time to reorganize and stage items in the new building, and several Saturday workdays during the summer. Work will also include use of forklifts, dumpsters, and delivery of large quantities of furniture and equipment, including approximately 850 desks, chairs, machines, and books currently stored at their location.

Ms. Bradwin noted that the overall the cost reflects a maximum estimate for a complex, phased move with significant material handling and disposal needs, and is expected to come down as efficiencies and adjustments are finalized.

Mr. DiBiasio raised the concern that the current not-to-exceed moving estimate is based on prevailing wage rates in all areas. Since the school district is not required to apply prevailing wage in all areas, the actual cost is expected to be lower once those requirements are refined. He further noted that the difference between prevailing wage and standard rates is substantial, making the current \$1,162,500 figure feel inflated and not fully accurate for approval purposes.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 11, 2026

Mrs. Kenney asked which portions of the work require prevailing wage. Ms. Petrasso stated that the Department of Revenue has confirmed that moving services in educational spaces are not subject to prevailing wage, while prevailing wage does apply to certain administrative areas such as the Business Office.

There was further discussion regarding the concerns about the moving services estimate being presented as a \$1.16M not-to-exceed figure. There was concern that setting a high ceiling could lead to overspending, and questions were raised about whether a more refined estimate could be provided before moving forward.

Mr. Bentley explained that the project is on a tight timeline, with only about six weeks before moving begins and strict building turnover and school opening dates. Delaying approval to seek a revised estimate could jeopardize the schedule.

Mr. Alix confirmed that the moving costs fall under an existing “other project costs” line item and even with the current estimate, the project remains within the overall approved budget. The \$1.16M figure is a cap, not an expected expenditure, and actual spending is anticipated to be lower. Mr. Alix noted that moving services is not reimbursable by MSBA. Colliers used two past vocational projects to develop Diman’s moving budget.

Ms. Petrasso asked if rigging is included in the proposal. Mr. Freeman noted that rigging is not included in the proposal but there is a \$500,000 allowance within the project budget, but current projection estimates are approximately \$700,000 in actual costs. The rigging costs remain within the overall construction contract and are accounted for there.

It was moved by Mr. Hill, seconded by Mrs. Bell, and voted unanimously to approve the Walecka & Sons proposal for moving services for a not-to-exceed amount of \$1,163,500.

Mr. Joynt provided an overview of the quote for a Mohawk alignment machine to replace an older. The new machine includes a three-year warranty and provides updated digital alignment capabilities for modern vehicles, addressing limitations of the existing system. Mr. DiBiasio noted that the proposal was developed in consultation with Mr. Joynt and the automotive department, who supported the selection as the best option among three considered.

It was moved by Mrs. Torres, seconded by Mrs. Bell, and voted unanimously to approve the Mohawk Lifts proposal in the amount of \$32,929.66.

Ms. Bradwin provided a summary of the Triumvirate Environmental proposal. The company was used for the inventory process, and identified items that were either expired and slated for disposal. The proposal covers the removal and proper disposal of those materials.

It was moved by Mr. Jennings, seconded by Mr. Bentley, and voted unanimously to approve the Triumvirate Environmental proposal in the amount of \$12,264.

Mr. Freeman provided a summary of PCCO No. 017. This is an out-of-scope change order that includes several PCO’s for a total of \$318,201.67. Mr. Freeman highlighted the following PCOs: PCO 0413R1 which is for the closed dugouts at the baseball and multi-purpose fields, as well as revisions to the fencing layout. PCO 590R1 covers Yankee window testing invoices. This PCO reflects costs associated with prior window testing, which are being back charged to Cherry Hill, the window subcontractor, due to earlier test failures. PCO 694 is the cost for the welding booth installation work.

It was moved by Mr. Sawejko, seconded by Mrs. Kenney, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 017 for the total amount of \$318,201.67.

Greater Fall River Vocational School District
MSBA School Building Committee Minutes
May 11, 2026

Mr. Freeman provided a summary of PCCO No. 017.1. Mr. Freeman noted that several of the PCOs are for premium time and overtime, as Phase 1 nears completion. Suffolk is utilizing extended hours and additional trade labor to ensure project milestones are met and that turnover remains on schedule, with more similar items expected in June and July.

Mr. Sawejko left the meeting at 6:19 PM.

Mr. Freeman noted that PCO 681 is for the cost to provide temporary power for both the owner and construction trailers needed for Phase 2 activities. A GMP hold is being utilized for this cost.

The next meeting is scheduled for June 1, 2026.

It was moved by Mr. Jennings, seconded by Mr. Bentley, and voted unanimously to adjourn the meeting at 6:20 pm.

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

Materials:

April 6, 2026 Minutes

Signage Update

Metal Fabrication Shop Press Brake Relocation Proposal

IT Procurement: Ockers Proposal: WAP Uninstall - 96 Access Points, Ockers Proposal: MDF/IDF Uninstall, Ockers Proposal: Auditorium Sound System Uninstall & HUB Tech Proposal – Cradlepoint Failover

Matrix Athletic Equipment Procurement

Walecka & Sons Moving Services Proposal

Mohawk Automotive Tech Lift Proposal

Triumvirate Environmental Chemical Lab Pack Proposal

Prime Contract Change Orders - PCCO No. 017 & PCCO No. 017.1 (Internal Change Order)