Greater Fall River Vocational School District
MSBA School Building Committee Minutes
June 1, 2026

In attendance:

Brian Bentley	**Donald DiBiasio, Chair**	**Melissa Petrasso**
Emanuel Botelho	**Ed Hill**	**Carl Sawejko**
Myles Brilhante	**Paul Jennings**	Maria Torres
Lisa Desrosiers	Richard Medeiros	**Katie Warren**
		Leslie Weckesser

Also in attendance:

Tim Alix, Colliers	Paul Freeman, Suffolk
Crystal Bradwin, Colliers	Alan Benevides
Greg Joynt, KBA	

Absent:

Paul Beaudoin	Kathryn Dufour	**Joan Menard**
Tina Bell	**Deborah Kenney**	**Debbie Pacheco**
Glenn Benevides	**Steven Kitchin**	Aaron Soares
Jennifer DeMariano	Decio Matos	

***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 May 11, 2026 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Hill, and voted to dispense with the reading of the May 11, 2026 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers project update for May. She reported that the project team are working through the punch list process to complete the work necessary to achieve the Temporary Certificate of Occupancy (TCO), which is expected mid-June. The elevators have been pre-tested in preparation for final inspections. Final painting is underway on the north side of the building. Installation of overhead doors continues along the side of the building facing Route 24. Site cleanup and plantings along Locust Street, are ongoing. Installation of the paint booths continues. Construction trailers are being consolidated and reduced in number. Shop equipment installation and layout continue throughout the building. Student workstations are being installed in several vocational shops, including Metal Fabrication and Welding. Carpentry was the first vocational program to begin the rigging and installation of shop equipment.

Ms. Bradwin provided an update of the monthly dashboard. She noted that the budget reflects updates associated with PCCO-018 and PCCO-018.1. The construction contingency balance is $2,526,383 million and the owner's contingency balance is $2,755,843. The project's overall available balance is $18,795,808.

Mr. DiBiasio asked Mr. Alix for his assessment of the project's overall financial status. Mr. Alix responded that the project remains in a strong financial position. Mr. Alix reported that both the owner's contingency and the construction contingency remain healthy, and the project is tracking well financially. He explained that the budget includes a "planned but not contracted" category, which accounts for anticipated expenses that have not yet been formally committed. This list is continually updated as construction progresses and as new project needs arise or previously planned items move forward. Overall, Mr. Alix expressed confidence that the project remains in a favorable financial position.

Mr. DiBiasio asked Mr. Alix whether he had met with the District's Business Manager to discuss the amount that will need to be bonded for the next phase of construction.

He emphasized the importance of accurately estimating future borrowing needs and communicating them to the member communities in advance so they can plan accordingly in their municipal budgets and avoid borrowing more than necessary. Mr. Alix responded that Suffolk provides a monthly cash flow update, which represents the majority of the project's anticipated expenditures. That information is combined with the overall project budget and is used to work with bond counsel to determine the amount to bond.

Ms. Bradwin provided an additional update on the moving process, noting that five storage trailers were purchased for the paint booths as part of the project rather than incurring rental storage costs. Diman students-built storage crates, allowing nearly all of the trailers to be filled with items from the existing building and move them to the new building starting on the 19th.

Mr. DiBiasio asked who was responsible for the dumpster fees. Mrs. Weckesser responded that Diman is paying the costs for the trash dumpsters. Ms. Bradwin noted that Walecka & Sons Movers will also have dumpsters that are covered by the project.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update. Mr. Joynt noted that the project remains on schedule and is progressing toward Temporary Certificate of Occupancy (TCO). He explained that the building is nearing readiness for an initial walkthrough to confirm it is suitable for movers, furniture installers, and a limited number of District staff to begin preparing the building for occupancy. He clarified that temporary occupancy does not mean construction is complete. Rather, it signifies that the building is safe for authorized personnel to begin setup activities and can be safely occupied and evacuated if necessary while construction continues toward full completion before students arrive.

Mr. Freeman added that the authorities having jurisdiction, including the various inspectors, have been regularly reviewing the building and are nearing the point where they are comfortable confirming that it is safe for movers and a limited District staff presence. He noted that one final walkthrough with the Department of Health remains to be completed. Once approval is received, the team will schedule the formal review and expects to establish the substantial completion date and Temporary Certificate of Occupancy within the next few weeks.

Mr. Joynt noted that the site grading is progressing behind the fence line, with fill material being placed and is expected to be completed over the summer.

Mr. Joynt reported that the student commons area is nearing completion. He noted that the ceiling beneath the Media Center has begun receiving its finish color.

Mr. Joynt noted that the Trade Hall is nearing its final condition and has been substantially cleaned in preparation for completion. He noted that the gymnasium remains under construction with assembly of the bleachers being the final task. Mr. Freeman added that the finished gym floor remains well protected throughout the remainder of the construction process.

Mr. Joynt reported that the building exterior is substantially complete. He noted that a comprehensive exterior punch list was completed last month and that corrective work is progressing quickly toward completion. Mr. Freeman stated that all mechanical equipment has been installed, with systems started up and operational where possible, noting that the boiler will be placed into operation when appropriate.

Mr. Joynt noted that the construction fence line will be relocated this summer, significantly changing the traffic circulation. He noted that the project team will work with the administration to address any challenges and support a smooth transition into the new building.

Mrs. Torres asked whether the road behind the school leading to Locust Street would be one-way. Mr. Joynt explained that the roadway is designed as a two-way road; however, during the 2026–2027 school year, access will be restricted primarily to buses during student arrival and dismissal times to separate bus and vehicle traffic and enhance student safety. Mr. DiBiasio added that outside of those times, trucks and authorized vehicles, including those accessing the Auto Technology and Auto Collision programs, will be permitted to use the roadway.

Mrs. Weckesser noted that staff members will not be able to drop off vehicles to the Auto shops before the start of school due to the impact on bus circulation. She noted that alternative arrangements will need to be considered until additional parking becomes available. Mr. Bentley stated that no parking restrictions will be in place on surrounding streets, including Locust and Hyacinth from 7:00 a.m. to 3:00 p.m. on school days for at least the first year of operation. The traffic commission has approved the restrictions for one year and will reassess them for any necessary modifications.

Mr. Joynt provided an update on the potential scope additions, noting that most have already been reviewed. He explained that a few larger items remain under consideration, primarily related to Phase 2 work, including photovoltaics and landscaping upgrades, which will be presented for approval once fully designed and priced.

Mr. Joynt presented a quote by Heidelberg for the disassembly and relocation of the paper cutter in the Graphics Arts shop. He explained that the equipment is too large to move into the space as a single unit and must be disassembled prior to installation.

It was moved by Mrs. Torres, seconded by Mr. Hill, and voted unanimously to approve the Heidelberg proposal for the specialized disassembly and relocation of the paper cutter at a total cost of $12,455.68.

Mr. Joynt also presented a quote in the amount of $875 for the disassembly and relocation of a Roland paper cutter and printer from the Graphic Arts shop.

It was moved by Mr. Bentley, seconded by Mr. Hill, and voted unanimously to approve the CP Paper Merchants proposal for the specialized disassembly and relocation a Roland paper cutter and printer at a total cost of $875.00.

Mr. Freeman provided a summary of PCCO No. 018. This is an out-of-scope change order that includes several PCO's for a total of $559,457.65. Mr. Freeman highlighted PCCO 691R1 for the lower field lighting revisions. He explained that the proposal covers the foundation work needed this summer for the baseball and multipurpose field lighting, allowing the project schedule to continue without impacting the temporary parking lot or other planned work. He noted that the electrical portion of the lighting installation is still under review due to higher-than-expected pricing and will be addressed separately once pricing is clarified or competitive bids are obtained. Mr. Freeman also highlighted PCO816 for the temporary parking lot. He explained that Suffolk included a GMP allowance for the paving; however, the actual cost exceeded the allowance. This change order covers the additional cost required to complete the temporary parking lot.

Mr. DiBiasio expressed concern about the cost for the temporary staff parking lot. Mr. Freeman noted that the cost for the temporary teacher parking lot came in higher than anticipated because the scope includes site preparation, groundwork, and paving that were not included in the original contract. He noted that the project team reviewed the proposal in detail with the contractor and confirmed that the costs are appropriate and within the required scope of work. Mr. Joynt added that paving is necessary due to the anticipated volume of traffic, particularly in the student drop-off loop, which will experience significantly more daily use than a typical parking area. The paving will also reduce long-term maintenance issues.

Dr. Warren asked whether the additional $70,000 cost was included in the $176,000 allowance amount or added separately. Mr. Freeman clarified that the total cost is $230,000, utilizing the allowance carried within the project budget. He explained that the allowance funds are being applied toward this change order.

Mrs. Torres asked for clarification regarding the dental plumbing changes. Mr. Freeman explained that when the dental package was originally developed, there were still unknowns regarding the final plumbing layout for the equipment. Mr. Joynt noted that the original drawings had incorrectly sized vacuum lines. He noted that the correction resulted in cost savings by allowing the use of PVC piping instead of copper. Mr. Freeman clarified that only the electrical revisions will be funded through CM contingency.

It was moved by Mrs. Torres, seconded by Mrs. Weckesser, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 018 for the total amount of $559,457.65.

Mr. Joynt asked to revisit the CP quotes and clarified that there were two separate quotes that had been presented. He noted that the quotes were for $425 and $450, totaling $875.

It was moved by Mr. Sawejko, seconded by Mr. Hill, and voted unanimously to amend the previous motion to address the two separate CP Paper Merchants proposals for the specialized disassembly and relocation a Roland paper cutter and printer at a total cost of $875.00.

Mr. Freeman provided a summary of PCCO No. 018.1. Mr. Freemna noted the several PCOs include back charges for cleaning and removal of materials left behind by contractors and premium time. Available holds and allowances funds have been used to help achieve the mid-June TCO schedule.

Mr. DiBiasio asked that Mr. Freeman provide an overview of the planned summer construction activities. Mr. Freeman noted that the summer will be extremely busy, with final completion scheduled for August 17, 2026. Following the last day of classes on June 24, the team will begin removing all remaining items from the existing building, with the goal of completion by July 17. He explained that demolition activities will begin July 20, following required abatement work. Phase 2 trailers and equipment have been relocated to the Stonehaven area, and the multipurpose field area will be cleared to begin preparation for temporary student and staff parking, as well as the main drop-off loop.

Mr. Freeman added that exterior work, including landscaping and hardscape installation, will continue along with remaining Phase 2 items, graphics, and punch list completion. He reported that approximately 40% of the roughly 400,000-square-foot building has been punched to date, with the goal of completing all remaining items over the summer. He concluded by noting that the construction fence will be relocated, followed by demolition of the existing building in late summer/early fall.

Mrs. Torres asked when is the rigging starting. Mr. Freeman responded the rigging has started with the Carpentry Shop. Mr. Botelho expressed his excitement about seeing the first equipment installed in the new building, noting that it made the project feel more real. He reported that nearly all equipment has been placed, with only the CNC machine requiring decommissioning and the panel saw remaining to be moved. Mr. Botelho commended the moving and rigging teams for their efforts and accommodations throughout the process. Mr. Freeman added that the Team is very pleased with Bay Crane and Walecka & Son Movers and thanked them for their work and coordination. He added that the Advanced Manufacturing machine shop will be next and is expected to continue through the week. Mr. Freeman explained that the Metal Fabrication shop has been laid out using a robotic marking system that mapped the space by marking equipment locations on the floor, including identifiers for each piece of equipment.

Mr. Freeman reported that equipment relocation is progressing well, with the larger shops requiring more time due to the amount of equipment being moved. He added that third-party vendors will assist with the Auto Technology move, with ChemNut scheduled to begin in late June.

Mrs. Torres asked if there were any shops still waiting on equipment to be delivered. Mr. Freeman responded that the Dental shop was still awaiting delivery of its equipment. He explained that the delay was related to the updates discussed earlier in the meeting, and that the equipment was expected to arrive toward the end of June. He stated that he had no concerns about the equipment arriving in time.

Mrs. Torres then asked about Health Assisting, specifically referencing the rear walls. Mr. Joynt replied that he had no concerns regarding Health Assisting. Mr. DiBiasio noted that the previously identified closet issue had been resolved.

Mr. Joynt stated that the paint booths for Auto Collision remained one of the remaining constraints on the project. He added that the installation of Dental equipment on the second floor was likely to be the final major item needed before that area could be fully completed. Mr. Freeman added that the Auto Technology equipment had been sequenced later in the project because the final concrete slab needed to be placed first. He emphasized that there were no concerns with the equipment itself, noting that the project team had been coordinating with Glenn from the City of Fall River to ensure equipment would be delivered and installed as needed.

The next meeting is scheduled for July 13, 2026.

Mr. DiBiasio noted that School Building Committee members will have the opportunity to participate in a final walkthrough of the new building prior to the August 10 School Building Committee meeting.

It was moved by Mr. Jennings, seconded by Mr. Hill, and voted unanimously to adjourn the meeting at 6:23 pm.

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

Materials:
May 11, 2026 Minutes
Monthly Dashboard
Heidelberg Proposal
CP Paper Merchants Quotes
Prime Contract Change Orders - PCCO No. 018 & PCCO No. 018.1 (Internal Change Order)