Greater Fall River Vocational School District
MSBA School Building Committee Minutes
July 13, 2026

In attendance:

Brian Bentley (via telephone)	**Joan Menard**	Maria Torres
Donald DiBiasio, Chair	**Debbie Pacheco**	**Katie Warren**
Ed Hill	**Melissa Petrasso**	**Leslie Weckesser**
Paul Jennings	**Carl Sawejko**	

Also in attendance:

Tim Alix, Colliers	Matteo Batista Suffolk
Charles Roberts, Colliers	Jonathan Sligar, Suffolk
Crystal Bradwin, Colliers	Alan Benevides, Assistant Supervisor of Building and Grounds
Greg Joynt, KBA	Al Oliveira, City of Fall River

Absent:

Paul Beaudoin	**Jennifer DeMariano**	**Steven Kitchin**
Tina Bell	Lisa Desrosiers	Decio Matos
Glenn Benevides	Kathryn Dufour	Richard Medeiros
Emanuel Botelho	**Deborah Kenney**	Aaron Soares
Myles Brilhante		

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:31 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve the June 1, 2026 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Hill, and voted to dispense with the reading of the June 1, 2026 minutes and approve them, as recorded.

Ms. Bradwin provided the Colliers project update for June. Phase 2 work has begun, which includes removal of ledge in the west end of the site. Site work on the East end of the building is being finished. A gas line was removed in front of the new building and elevation is being raised. The Temporary Certificate of Occupancy (TCO) was granted on June 18th after passing all required inspections. Rigging of equipment is complete and the moving of furniture is well underway. The elevators passed inspection. IT/AV equipment deliveries are arriving and classroom installations are underway. The student parking lot is milled. The gymnasium floor is being finished and the bleachers are being prepped for installation. Work in the fitness center is ongoing. Notifications regarding blasting will be sent out. The move out of the existing building is expected to be completed by July 17.

Mrs. Torres asked where the blasting would take place. Mr. Joynt responded that the blasting would take place in the area where the new field and track will be constructed.

Ms. Bradwin stated that some chemicals will be stored in a designated portion of the existing building and will be picked up at a later time.

Mr. Roberts provided an update on the monthly dashboard. He reported that the rigging is almost complete, and Bay Crane is expected to finish its work by the middle of next week. Mr. Roberts stated that the balance of the construction contingency is $2,332,695. The balance of the MSBA additional funding is $8,775,844, with several items still pending. He also noted that the owner's contingency remains healthy, with a balance of $2,755,843. Following the approval of the change orders this evening, the construction manager's contingency will have a balance of $2,670,263. At 80% project completion, the combined balance of contingencies, holds, and allowances is $20,484,262. Mr. Roberts noted that the budget is healthy and that there are no concerns at this time.

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. Roberts added that while the project budget and actual costs may vary, with some line items increasing and others decreasing, the project is expected to balance overall.

Mr. Joynt noted that the rock allowance will be utilized during the summer. He explained that the quantity of rock removed will be measured to ensure the District is not overpaying for rock removal or undercompensating the contractor for the work performed. He stated that this process provides a fair and equitable method for adjusting the contract to account for rock removal.

Mr. DiBiasio noted that the District continues to receive reimbursements from MSBA, although the reimbursement amounts have decreased compared to the beginning of the project.

Mr. Joynt provided the KBA and Suffolk project update. Mr. Joynt noted that there is a great deal of work happening in the building in terms of moving, rigging and installation of furniture and equipment. There are some areas where finishes are being applied and electrical devices are being finalized. Mr. Joynt noted that the gold paint in the Student Commons area surrounding the Media Center has begun to be applied. He explained that this painting process differs from standard applications, as it requires a multi-coat process to achieve a higher-quality finish. Signage has been moved into the production phase. The Trade Hall and Student Commons are pretty much finished and being used as a storage space. Mr. Sligar added that Patterson Dental is currently in the building working on the installation of the dental equipment. He noted that the gym floor is complete and that the bleachers are expected to be finished soon.

Mr. DiBiasio requested clarification regarding the incident involving the gym floor, noting that it had not previously been discussed with the School Building Committee. Mr. Sligar explained that a worker accidentally struck a sprinkler head located behind the bleachers. Although the sprinkler system was not charged, water leaked onto the gym floor, resulting in damage. The remediation process involved removing the affected section of flooring, and Mr. Sligar confirmed that the repair work has since been completed. Mr. Batista added that a third-party inspector was engaged to examine the area beneath the flooring to verify that all wet subfloor materials had been removed.

Mr. DiBiasio expressed concern regarding the placement of the sprinkler heads behind the bleachers. Mr. Joynt explained that the sprinkler heads are required in that location to comply with code requirements. He added that rubber curtains will be installed at the ends of the bleachers to restrict access to the sprinkler heads and help prevent future incidents.

Mrs. Torres asked when the dental equipment would be delivered. Mr. Sligar responded that the dental equipment had begun arriving and is being installed. Mr. Joynt added that the equipment is typically delivered in phases rather than all at once, with deliveries coordinated as the installation progresses.

Mrs. Torres requested a status update on the headwalls. Mr. Joynt reported that some of the headwalls have been ordered and that the remaining headwalls will be ordered at a later date. Mrs. Weckesser will follow up on the status of the outstanding headwalls.

Mr. DiBiasio asked whether the District would be responsible for the inspection and certification of the Automotive Technology lifts. Mr. Joynt explained that the company hired, ChemNut, to relocate the lifts will be responsible for moving, installing, and certifying the equipment.

Mr. DiBiasio asked for an update on the paint booths. Mr. Joynt responded that almost all utility connections have been made, with the final installation of remaining items to be completed.

Mr. DiBiasio requested an update on the summer work. Mr. Sligar noted that the summer work focus is on the west side of the new building. The hardscape will be completed so people can access the walkways to the new building. The student parking lot has been milled and will be used for parking for the remainder of the summer. Work on the temporary staff parking lot will take place over the summer. The demolition process will begin on Monday with abatement of the existing gymnasium and auditorium. Mr. Batista noted that demolition was intentionally planned to begin in this area of the existing building to move the work away from the school and parking areas.

Mr. DiBiasio noted that the existing building will officially close on July 18, with the exception of the District Offices. He stated that the building is pretty much empty with only a few remaining items packed and ready to be moved.

Mr. DiBiasio asked for an update on the auditorium chairs. Mr. Benevides noted that Fall River Public Schools has hired a company to uninstall the chairs and move them.

Mr. DiBiasio noted that staff are currently working out of the District Office until they are able to transition into the new building. He added that sidewalk work is being completed, which is necessary to ensure proper access and emergency egress.

Mrs. Torres asked if the dental equipment was able to be surplused. Mrs. Petrasso responded that Patterson Dental was able to purchase the surplus items through a buyback program.

Mr. DiBiasio noted that there will be a walkthrough of the building before the August 10 School Building Committee meeting.

Mr. Joynt reported on the procurement recommendations for the dust collector system custom mobile hoppers and the PSI-NESP storage-related items. He explained that the dust collector hoppers are mobile units that can be removed for emptying. The total cost for the two custom mobile hoppers is $13,000. Mr. Roberts noted that approval is being requested to proceed with the purchase; however, Myles Brilhante is working with the waste management company to determine whether the hoppers can be obtained at no cost to the District.

It was moved by Mrs. Torres, seconded by Mrs. Menard, and voted unanimously to approve the purchase of two custom mobile dust collector hoppers for the Carpentry Shop’s dust collector system for a total amount of $13,000.

Mr. Joynt provided a brief overview of the PSI-NESP proposal for storage shelving, slatwall fixtures, flammable storage cabinets, and related items for a total amount of $67,293.75. These items are being procured through the state contract and are included in the FFE package.

It was moved by Mrs. Weckesser, seconded by Mr. Sawejko, and voted unanimously to approve the PSI-NESP proposal for storage shelving, slatwall fixtures, flammable storage cabinets, and related items for a total amount of $67,293.75.

The discussion on the gym mats was tabled.

Mrs. Petrasso left the meeting at 6:04 PM.

Mr. Batista provided a summary of PCCO No. 19, an out-of-scope change order totaling $193,690.13, which includes several Project Change Orders (PCOs). He highlighted PCO 750, totaling $103,864.51, for the purchase and installation of baseball and softball field bleachers. He also noted PCO 869 for additional vocational shop storage, which represents added project scope. PCO 720 provides a credit for additional window testing, with those funds being returned to the owner's contingency. PCO 820 is a reconciliation of the mechanical platform

allowance. Mr. Batista explained that allowances no longer needed require a change order to return the remaining funds to the owner's contingency, making them available to fund items that were previously removed from the project through the value engineering (VE) process.

Ms. Petrasso returned to the meeting at 6:08 p.m.

It was moved by Mr. Hill, seconded by Mr. Jennings, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 019 for the total amount of $193,690.13.

Mr. Batista provided a summary of PCCO No. 019.1 and highlighted several PCOs. PCO 646 covers premium time costs, while PCO 661 reflects backcharges to subcontractors for the use of a lull and/or scaffolding.

Mrs. Torres asked who was responsible for the remediation work related to the damaged gymnasium floor. Mr. Batista responded that the cost was covered under the builder's risk insurance policy. He explained that PCO 889 is an in-scope change order to cover the demolition of the damaged flooring and its replacement, as needed. Because the cost of the damage fell below the insurance deductible of $250,000, the repair costs were not assigned to the subcontractor in accordance with the project's no-fault policy. Mr. DiBiasio added that the District realized significant savings during the VE process by utilizing the builder's risk insurance.

Mr. DiBiasio initiated a discussion regarding the purchase of protective gym floor mats. Mrs. Petrasso located the quote that had previously been submitted by the Athletic Director consideration. Mr. DiBiasio explained that the mats are intended to protect the gymnasium floor when the space is used for non-athletic events. The total cost of the gym floor mats is $28,351.64.

It was moved by Mr. Jennings, seconded by Mr. Sawejko, and voted unanimously to approve the proposal to purchase the gym mats.

Mrs. Petrasso noted that the proposal was for interlocking tile mats rather than roll-out mats, which must be deployed and removed each time they are needed. Mr. Joynt added that there are other gym floor protection systems available for consideration. Mr. DiBiasio stated that Athletic Director Bobby Bailey had informed him that he would be providing Mrs. Petrasso with information on the most appropriate floor protection system. Mr. Sawejko suggested contacting other schools to determine which gym floor protection systems they are using. Mr. DiBiasio stated that it was his understanding that Mr. Bailey had already contacted other schools.

It was moved by Mr. Jennings, seconded by Dr. Warren, and voted unanimously to reconsider the previous motion and defer the purchase of the gym floor mats pending further review of available floor protection systems.

Mrs. Petrasso left the meeting at 6:20 pm.

Mr. DiBiasio asked Mr. Bentley to contact Mr. Bailey and request a quote for a gym floor protection system that would be less labor-intensive to install and remove.

Mrs. Petrasso returned to the meeting at 6:22 pm.

Mrs. Torres asked about the District's plan for transitioning students into the new building. Mr. DiBiasio responded that Mr. Bentley and Mrs. Weckesser are currently developing a transition plan to help ease students into the new facility.

Mr. Hill and Mr. DiBiasio expressed their appreciation to everyone who helped organize the Final Walkthrough event. Although the flooding prevented alumni from experiencing the building as originally intended, he noted that those who attended greatly appreciated the opportunity to participate.

The next meeting is scheduled for August 10, 2026.

It was moved by Mr. Hill, seconded by Mrs. Torres, and voted unanimously to adjourn the meeting at 6:25 pm.

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

Materials:
June 1, 2026 Minutes
Monthly Dashboard
Custom Mobile Hoppers Proposal
PSI-NESP Proposal
Prime Contract Change Order - PCCO No. 019
Prime Contract Change Order - PCCO No. 019.1 (Internal Change Order)
PCO No. 750