Greater Fall River Vocational School District
MSBA School Building Committee Minutes
August 10, 2026

In attendance:

Tina Bell	**Ed Hill**	**Melissa Petrasso**
Brian Bentley	**Paul Jennings**	**Carl Sawejko**
Emanuel Botelho	Richard Medeiros	Aaron Soares
Lisa Desrosiers	**Joan Menard**	**Leslie Weckesser**

Also in attendance:

Tim Alix, Colliers	Greg Joynt, KBA
Charles Roberts, Colliers	Matteo Batista Suffolk
Crystal Bradwin, Colliers	Alan Benevides, Assistant Supervisor of Building and Grounds

Absent:

Paul Beaudoin	**Donald DiBiasio, Chair**	Decio Matos
Glenn Benevides	Kathryn Dufour	**Debbie Pacheco**
Myles Brilhante	**Deborah Kenney**	Maria Torres
Jennifer DeMariano	**Steven Kitchin**	**Katie Warren**

***BOLD –Voting Member**

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

Mr. Jennings called for a motion to approve the July 13, 2026 meeting minutes.

It was moved by Mr. Sawejko, seconded by Mr. Hill, and voted to dispense with the reading of the July 13, 2026 minutes and approve them, as recorded. *Ms. Bell abstained.*

Ms. Bradwin provided the Colliers project update. July work consisted primarily of Phase 2 site work, including preparation for the stamped concrete walkways and asphalt parking lots. The existing building is now completely empty, and abatement has begun in Area 2 of 3. The removal of all chemicals from the existing building has been completed, with materials either disposed of or relocated to the new building. Furniture, Fixtures & Equipment (FF&E) installations are ongoing. The science labs have been completed, while Dental Assisting remains in progress. Beds and tables have been installed in Health Assisting. The gym bleachers are complete, and installation of gym equipment is ongoing. Auditorium seating has been installed, and installation of the Restaurant 251 furniture is continuing.

Ms. Bradwin provided a brief overview of before-and-after photographs of the student parking lot, bus drop-off loop, and front entrance. The Trade Hall is currently being used for storage as the move continues. Final work remains underway in Auto Collision, Metal Fabrication, and Carpentry. The District Office moved into its new offices last week. Ms. Bradwin noted that the move is progressing well. While there is some nervousness regarding a few remaining items, the project team continues to meet its goals and make good progress.

Mr. Joynt and Mr. Batista provided the KBA and Suffolk project update. Mr. Joynt noted that the walkways in front of the building are being established and landscaped. The curb line currently in place indicates where the construction fence will be located while construction activities continue on the existing building. The roadway in front of the new building will not be completed by the start of the school year. Work will continue on the demolition of the existing building and the completion of the parking lots. The bus loop is complete, and students will enter the building through the Route 24 side. An elevator is available at this entrance for students who require accessibility accommodations. Equipment and supplies are continuing to be delivered and placed throughout the building. Mr. Joynt explained that this process is expected to continue through the first part of the school year due to the size of the building and the significant amount of equipment being installed. Instructors will be working to organize and place equipment in its appropriate locations.

Mr. Joynt acknowledged that, as the building becomes fully operational, there will inevitably be items that may not be functioning properly or items that may have been missed during installation. A process has been established to ensure that District Administration and the Construction Team are made aware of any issues so they can be addressed and resolved as needed.

Ms. Bradwin expressed her gratitude and acknowledged the shop instructors and maintenance crew for their hard work, dedication, and willingness to assist throughout the move.

Ms. Bradwin added that Mrs. Weckesser has created a Google Form that staff will be able to use to report any issues. The questions will be reviewed on a daily basis and placed in order of priority based on need.

Mr. Batista added that the final inspections for the elevators and the Board of Health have been completed and signed off. The Fall River Fire Department is scheduled to conduct a walkthrough of the building tomorrow. The remaining item is the plumbing inspection, which is required in preparation for full occupancy. Mr. Batista noted that, overall, everything is tracking well.

Agenda item Discussion and Recommendation of Gymnasium Mats was tabled.

Mr. Batista provided a summary of PCCO No. 20, an out-of-scope change order totaling $138,286.44, which includes several Project Change Orders (PCOs). He noted that most of the PCO's relate to modifications being made to the various shops to ensure that they function as intended and meet the needs of the faculty. PCO 913 was highlighted, which addresses clarification of the fire alarm sequence for HVAC equipment.

Mr. Bentley noted that he is aware of the change orders as they are submitted to him for review and approval. He explained that this process allows the work to continue moving forward without unnecessary delays to the project.

Mr. Sawejko asked whether any of the PCOs included requests from the shop instructors. Mr. Batista responded that most of the PCOs relate to equipment that had requirements different from those specified in the original plans and modifications were needed.

It was moved by Mr. Hill, seconded by Ms. Menard, and voted unanimously to approve Prime Contract Change Order (PCCO) No. 020 for the total amount of $138,286.44.

Mr. Batista provided a summary of PCCO No. 020.1 and noted that several Potential Change Orders (PCOs) are related to premium time. PCO 894 is for back charges to subcontractors associated with the use of the dedicated onsite lull. PCO 988 is for the installation of additional shelving. PCO 897, in the amount of $91,352, is for unprocured scope related to acoustical sealant at sound-rated walls. The work was completed by the drywall subcontractor on a time-and-materials (T&M) basis. PCO 903 is for Phase 2 fencing logistics and covers the cost of relocating the construction fence for the remainder of Phase 2 construction. This cost is being charged to holds and allowances.

Mr. Joynt noted that PCO 980 (PR-074) and PCO 981 (PR-075) were presented for discussion only and that no action was required at this time. PCO 980 (PR-074) proposes an upgrade to the track surface color from the typical color included in the base scope to an orange and black track. The current proposal includes a black base with orange transition zones. A quote is also being requested for an orange base with black transition zones as this is the preferred option. PCO 981 (PR-075) includes both a color upgrade and an upgrade to the actual track surface. The proposed surface would provide a more durable and higher-performing track.

Mr. Joynt noted that both PCOs are above and beyond what was included in the original design. The athletic complex was significantly impacted during the value engineering process and was ultimately added as an alternate. Given that the project is currently in a good financial position, there is an opportunity to consider these upgrades.

Mr. Joynt noted that abatement and demolition activities are still ongoing, with the potential for unexpected issues to be discovered within the existing building as the work progresses. He explained that the quotes being presented provide the Committee with an opportunity to review the proposed work and associated costs. Additional information will be provided at a later date, at which time approval will be required.

Mr. Soares added that the preference for an orange base with black transition zones would also be a better option for athletes, as the black surface absorbs significantly more heat. Mr. Roberts added that a black track surface is typically approximately 10 degrees hotter and deteriorates more quickly.

The next meeting is scheduled for September 8, 2026.

It was moved by Mr. Bentley, seconded by Mrs. Weckesser, and voted unanimously to adjourn the meeting at 5:54 pm.

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

Materials:
July 13, 2026 Minutes
Monthly Dashboard
Gymnasium Mats Proposal
Prime Contract Change Order - PCCO No. 020
Prime Contract Change Order - PCCO No. 020.1 (Internal Change Order)
PR-074 & PR-075