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

In attendance:

Tina Bell (remote)	Kathryn Dufour	Maria Torres (remote)
Brian Bentley	Decio Matos (remote)	**Carl Sawejko**
Jennifer DeMariano	**Debbie Pacheco** (remote)	**Leslie Weckesser**
Donald DiBiasio, Chair	**Melissa Petrasso**	Warley Williams

Also in attendance:

Tim Alix, Colliers	Greg Joynt, KBA
Crystal Bradwin, Colliers	Paul Freeman, Suffolk
Charles Roberts, Colliers	

Absent:

Paul Beaudoin	**Ed Hill**	Richard Medeiros
Glenn Benevides	**Paul Jennings**	**Joan Menard**
Emanuel Botelho	**Deborah Kenney**	Aaron Soares
Myles Brilhante	**Steven Kitchin**	**Katie Warren**
Lisa Desrosiers		

***BOLD –Voting Member**

Mr. DiBiasio called the meeting to order at 5:36 pm. and called for a roll call.

Mr. DiBiasio called for a motion to approve the September 14, 2026 meeting minutes.

It was moved by Mr. Sawejko, seconded by Ms. Weckesser, and voted on a roll call to dispense with the reading of the September 14, 2026 minutes and approve them, as recorded. *Ms. Petrasso abstained.*

At Mr. DiBiasio's request, the Committee moved to the Prime Contract Change Orders prior to the project updates to ensure a quorum remained available for voting.

Mr. Freeman reviewed Prime Contract Change Order (PCCO) No. 022 in the amount of **$666,057.06**. The change order consists of multiple Project Change Orders, including revisions to building signage and additional asbestos abatement work associated with demolition of the existing building.

Mr. Freeman reported that additional asbestos was encountered beneath the gymnasium floor and in wall panel adhesives. The approved abatement allowance of $400,000 has now been fully exhausted. He noted that while two additional asbestos-related PCOs remain under review, the building abatement work itself is substantially complete.

Mr. Joynt reported that the underground storage tank has been removed and no contamination has been identified. He noted that both asbestos abatement within the building and the underground storage tank represented significant project risks that have now largely been resolved.

It was moved by Mr. Bentley, seconded by Ms. Weckesser, and voted unanimously by roll-call vote to approve Prime Contract Change Order No. 022 in the amount of **$666,057.06**, as submitted.

Mr. Freeman reviewed PCCO No. 022.1, noting that many of the items are internal accounting transfers and subcontractor back charges with no net project cost impact. The change order also includes premium-time labor costs associated with preparing the building for student occupancy at the start of the school year.

Mr. Freeman noted that PCO 1043R1, in the amount of **$332,438**, is referenced for accounting purposes and reflects asbestos abatement costs previously discussed.

No action was requested on PCCO No. 022.1.

Ms. Bradwin presented the Colliers project update. September activities focused on occupancy of the new school building, demolition of the existing facility, and ongoing site work. Demolition and abatement activities have progressed significantly, with demolition Areas 1 and 2 completed and Area 3 underway.

Ms. Bradwin reported that the district's needs-tracking form continues to be an effective tool for identifying occupancy-related issues. The process has helped address HVAC regulation concerns, furniture deficiencies, technology items, maintenance issues, kitchen operational modifications, and installation of purchased equipment.

Temporary bus circulation and accessible parking arrangements remain operational and are functioning efficiently. Additional signage may be added to improve traffic circulation.

Commissioning activities continue and building system flush-out activities have been completed.

Mr. Roberts reviewed the project financial report. Requisition No. 36, covering the period ending September 30, reflected approximately $4.3 million in work completed and brings the overall project to approximately **89% complete**.

Several retainage reduction requests have been submitted and are currently under review. Requests meeting contract closeout requirements are expected to be recommended for partial release.

The project contingency balances remain healthy. Mr. Roberts reported:

- Construction Contingency: approximately $2.2 million remaining
- MSBA Additional Funding Authorization: approximately $7.6 million remaining
- Owner's Contingency: approximately $2.75 million remaining

Mr. Roberts noted that FF&E expenditures are currently trending approximately $1.25 million above budget and IT expenditures approximately $250,000 above budget. A future budget transfer from Owner's Contingency will likely be required to reconcile these accounts at project closeout.

Discussion followed regarding MSBA reimbursement timelines, final closeout requirements, retainage release, and anticipated project completion procedures.

Mr. Roberts noted that, while several significant costs remain outstanding, including field work, site work, landscaping, field lighting, solar array work, and remaining change orders, the project continues to be in a strong financial position.

Mr. Joynt and Mr. Freeman provided the KBA and Suffolk project update.

Phase 2 demolition continues to progress well, with the majority of the existing building demolished, including significant portions of the foundation system. Completion of demolition and abatement activities is anticipated by the end of October.

Mr. Freeman reported that site contractor K.R.Rezendes has mobilized and commenced work on Phase 2 improvements. Current priorities include completing staff parking areas and advancing athletic field construction activities before winter conditions limit production.

The project team remains focused on establishing permanent staff parking, allowing work to proceed in lower field areas and improving site circulation.

Mr. Freeman reported that the district's needs-tracking system continues to identify operational and occupancy-related items requiring attention. Suffolk, KBA, and district administration meet regularly to review and prioritize outstanding concerns.

Mr. Joynt reported that the formal project punch list originally contained over 8,000 items. Approximately 6,700 items have been reviewed, completed, and closed. Remaining items continue to be addressed in a manner intended to minimize disruption to students and staff.

The Committee discussed ongoing building occupancy issues, punch list management, and the continued collaboration between the district and project team to resolve outstanding concerns through prioritization and communication.

Ms. Bell left the meeting prior to adjournment.

The next meeting is scheduled for Monday, November 9, 2026, and the School Committee meeting scheduled for November 12.

It was moved by Ms. Weckesser, seconded by Mr. Sawejko and voted unanimously on a roll call to adjourn the meeting at 6:12 pm. *Ms. Bell left the meeting prior to adjournment.*

Respectfully submitted,
Helena S. Neves (CB, Colliers)
Helena S. Neves, Executive Secretary

Materials:
September 14, 2026 Minutes
Monthly Dashboard
Prime Contract Change Order No. 022
Prime Contract Change Order No. 022.1
Project Financial Report
Suffolk / KBA Project Update Materials