

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM JULY 19, 2022

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Al Young - *Voting Member*
Tony Paranto - *Voting Member*
Ruthann Goguen - Superintendent
Monique Pierangeli – Asst Superintendent for Business & Finance
Tim Bell - Town Accountant
Ryan Collins - Principal
Gina Nieves - *Voting Member*

Absent: Ted Tetreault - Building Inspector
Richard LaFond - *Town Administrator*
Sheila Blythe – *School Committee Voting Member*
Lisa Kontoes - *Voting Member*

Attendees: Ken Guyette - Colliers (Phone In)
John Bates - Colliers
Kent Kovacs - Flansburgh
Rob Potish - Flansburgh

I. Call to order: Mr. Hurton called the meeting to order at 6:00 pm.

II. Approval of Minutes for July 19, 2022:

Approval of minutes as amended.

Motion – Mr. Paranto

Second – Ms Nieves

Vote: Yes – 5; No – 0; Abstain - 0

III. OPM Update

OPM Report:

Mr. Bates reviewed the monthly report including the budget. There is \$952,000 encumbered and there is one smaller invoice left. Activities included contract extension, building committee. The Designer has stayed very active through the summer. The MSBA has assigned VanZelm as the commissioning agent to the Bartlett project. The OPM will be doing another cost estimating exercise on October 14th with both cost estimators from Flansburg and Colliers. The OPM would like to meet with the full committee as they need to vote on the DDE that is being submitted to the MSBA on October 18th.

IV Designer Update:

Architect Kent Kovacs updated the committee that it has started meeting with smaller groups. Consultants met in regards to the Kitchen with the food service director. There were also conversations today with the superintendent, business manager and custodian

about Building Maintenance and then the same group including the athletic director met in regards to fields.

Floor Plan Review

The floor plan was reviewed and Mr. Kovacs who spoke about the flow of the gymnasium and the cafeteria.

Site Plan Review

Mr. Kovacs reviewed the overall site plan with notes about parking. He stated that after conversations with administration, an adjustment was made to accommodate the pre-school buses to give closer access to the building. The exterior envelope was reviewed to show the thermal improvements which includes exterior walls, roof and glazing.

IV. Review of Site Proposals.

Mr. Kovacs reviewed the proposals. OPM John Bates stated they reviewed the proposals and are within the normal project scope and support approval .

Motion: To approve the Site Surveying Proposal in the amount of \$41,800 as presented.

Motion: Mr, Avlas

Second: Mr. Paranto

Vote: Yes – 5; No – 0; Abstain - 0

Motion: To approve the Site Soil Proposal in the amount of \$4,400 as presented.

Motion: Mr. Avlas

Second: Ms. Nieves

Vote: Yes – 5; No – 0; Abstain - 0

Motion: To approve the Noise Monitoring Proposals in the amount of \$7,700 as presented.

Motion: Mr. Avlas

Second: Ms. Nieves

Vote: Yes – 5; No – 0; Abstain - 0

V. Discussion of remaining funds from the PAE Project

Mr. Hurton discussed the remaining funds from the PAE Project. The money needs to be spent on a similar project with the same borrowing requirements. Mr. Hurton is asking if the committee would like to ask the Selectman to put the money towards the current project which would reduce the amount of borrowing. Mr. Bell explained why he believes there was a surplus on the money, he believes borrowing was on the total project not on the final expenditures. The committee tabled the discussion and will review in a future meeting.

VI. Approval of Warrant:

Motion: To approve the warrants from August 18, 2022 in the amount of \$12,293.75

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes – 5; No – 0; Abstain - 0

VII. Next Meeting Date: Tuesday, September 20, 2022

Tuesday, October 18, 2022

VIII. Adjournment:

Motion to Adjourn 6:55 pm

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes – 5; No – 0; Abstain - 0

Respectfully submitted,
Monique Pierangeli