

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE DECEMBER 16, 2021

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Al Young - *Voting Member*
Sheila Blythe – *School Committee Voting Member*
Ruthann Goguen - Superintendent
Monique Pierangeli – Asst Superintendent for Business & Finance
Tim Bell - Town Accountant

Absent: Ted Tetreault - Building Inspector
Fran Thomas - Principal
Tony Paranto - *Voting Member*
Lisa Kontoes - *Voting Member*
Gina Nieves - *Voting Member*

Attendees: Ken Guyette - Colliers
John Bates - Colliers
Kent Kovacs - Flansburgh
Rob Potis - Flansburgh

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

II. Approval of Minutes: Approval of minutes from November 17, 2021
Motion – Ms. Blythe
Second – Ms. Young
Vote: Yes – 4; No – 0, Abstain - 0

III. OPM Report

1. OPM Monthly Report

John Bates from Collier reviewed the monthly reports that were submitted to MSBA. Project is on schedule and on budget. Mr. Bates updated the schedule with the adjustment to the timeline for the MSBA vote in March.

2. Student Assembly Feedback

John Bates updated the committee on the student assembly which was held on December 3, 2021 at the Bartlett High School for staff and students. A presentation was given by OPM Ken Guyette and Architect Kent Kovacs the overview of the project. Students and Staff shared excitement about the project. Ms Pierangeli stated how the students asked great questions about the project for example on how it was funded.

3. Information Session Schedule

John Bates reviewed a schedule for community outreach. The Superintendent's Office worked on an initial schedule and the OPM would like to add at least one more meeting a month of information sessions for the community. Those dates will be added to the schedule.

4. Review SD Cost Estimate

OPM Ken Guyette reviewed the Cost Schedule for the project. The team had an independent estimate done to compare with the work that the Architect's estimators had completed and work through the cost estimate to be included in the submission to the MSBA. Mr. Guyette explained what the breakdown of costs were and gave an overview of the cost document. Mr. Guyette also spoke about the difference between the construction cost and the soft costs. Mr. Guyette explained that currently there are 3 alternates built into the project. Alternate 1 is the Softball Field, Alternate 2 is the PV Support and Alternate 3 is the Field House & Multipurpose, Further explanation on Alternates were presented by Architect Kent Kovacs, see designer report. Mr. Hurton expressed concern about including the fields for the project and asked if the cost had to be included in the project at this point and if it could be added at a later date. Mr. Guyette explained that the cost needed to be included as part of the project to the MSBA and could not be added to the project cost after the approval. There was some discussion about the overall project cost and how that would impact the community.

IV. Designer Report

1. Story of a Building - Mr. Kovacs spoke about the presentation for the MCPPO program through the State. Superintendent Goguen and Architect Kent Kovacs presented

2. Site Plan - Two Soccer Overlay Alternate -

Kent Kovacs explained that with the current design, one larger soccer field is built in, if the district needed two soccer fields, additional work to the softball field would be needed and the softball field would be moved back an additional 15 feet which would require a retaining wall and additional fill and more work for conservation. The result of this would be an addition of approximately \$262,000 dollars because of the additional work and fill.

3. PV Support Alternate

If the district wanted to add Solar panels to the roof they would need to add PV supports to the roof to support the solar panels. The steel cost is very high and would cost about \$450,000 just for the steel alone, not to mention additional punctures in the roof for installation. Mr. Hurton asked about what option was included for the heating system. Previously the committee had been told that the district was looking into 5 different heating models and would like to know what ended up being included in the project. Mr. Kovacs stated after meeting with the facilities team, the Hybrid option #3A was decided which includes fossil fuel and heating pumps.

4. Cold Storage Alternate - Explained that this was storage for field equipment without water and heating.

V. Review and Vote to Submit the Schematic Design Report to the MSBA

Architect Kent Kovacs spoke about the special education spaces that were included in the updated document. Superintendent Goguen explained that Ms. Kathleen Baris the Director of Student Support Services, Architect Kovacs and Superintendent Goguen had opened up an informal drop in for Special Education Teachers to review the final plans for the special education spaces to retrieve any additional final input about spaces. and Architect answered questions and had great discussions on programming which led to a couple of minor changes which is reflected in the the Schematic Design and the Special Education Template which is

being send to the MSBA for approval. The committee discussed the submission of the document and the timing of documentation being submitted. Mr. Bates and Mr. Kovacs explained that they are on a tight schedule and expect to have the full package ready for submittal on December 28th.

Approval of Schematic Design Report to MSBA:

Motion to approve and submit the SD Repot to the MSBA on December 28th, 2021

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes - 4, No - 0, Abstain - 0

VI. Approval of warrant:

Mr. Hurton reviewed the warrant.

Motion to approved warrant in the amount of \$80,582.50

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes - 4, No - 0, Abstain - 0

VI. Meeting Schedule:

Next meeting date is scheduled for January 20, 2021

VII. Adjourn:

Motion to Adjourn 7:28 pm

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes – 4, No – 0; Abstain - 0

Respectfully submitted,
Monique Pierangeli