

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE SEPTEMBER 16, 2021

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Al Young - *Voting Member*
Tony Paranto - *Voting Member*
Lisa Kontoes - *Voting Member (6:07)*
Ruthann Goguen - Superintendent
Monique Pierangeli – Asst Superintendent for Business & Finance

Absent: Ted Tetreault - Building Inspector
Sheila Blythe – *School Committee Voting Member*
Tim Bell - Town Accountant
Gina Nieves - *Voting Member*
Fran Thomas - Principal

Attendees: Ken Guyette - Colliers
John Bates - Colliers
Kent Kovacs - Flansburgh
Goshe Mazahir - RFS Engineering

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

II. Approval of Minutes: Approval of minutes from June 17, 2021
Motion – Mr. Avlas
Second – Mr. Paranto
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.

2. MSBA Board Meeting & PSR Comments

The MSBA Board approved the project into the next phase on Aug 25, 2021 .

3. Presentation on Programming Review and MSBA Cost Eligibility

Ken Guyette gave a presentation in regards to the MSBA reimbursable rate along with the ineligible costs. Mr. Guyette spoke about the additional incentive points that could be earned. Mr. Guyette reviewed the 3011 form which is how they tract the budget costs and reimbursable costs.

IV. Designer Report

1. Presentation on Mechanical Systems

Kent Kovacs opened the meeting with discussion about Mechanical Systems. Mr. Kovacs stated that the MSBA would like to do a story of a building about the project in Webster. MSBA wants to promote the project to show how the project can be resourceful with renovation which is not just the standard new construction. Mr. Kovacs introduces Goshe Mazahir Imran from RFS

Engineering. Their specialty is HVAC systems in school and they have installed hvac systems in colleges and universities all around the country. The MSBA is looking towards net zero systems which means stepping away from fuel and using more geothermal systems. Mr. Goshi reviewed a presentation and spoke about 5 different systems and the difference between them. Mr. Kovics stated that option 1 & 2 are no longer being used. What systems make most sense for Webster for this project is 3B and 5. Ms. Kontoes expresses some concerns about using electric and how that would impact costs. Mr. Kovacs stated they are unable to predict exact costs for electricity but could look for buildings for comparison cost. Mr. Young asked if they could also look into solar to offset some of the electrical costs. Mr. Kovacs stated that he would start meeting with a smaller facilities group for the school to dive deeper into the HVAC systems and bring recommendations back to the committee.

Mr. Kovacs then discussed the space that MSBA allows per their enrollment template vs. the Districts request for space. Mr. Kovacs explained to the committee what could be potentially reimbursed vs not eligible at all for reimbursement and are awaiting the MSBA feedback as to which spaces will be included.

2. Discussion on Overall Public Reach

Mr. Guyette stated that we should really start pushing information out to the public once we have the final feedback from the MSBA in January. They are recommending some community forums to get the current project information out in the community.

V. Approval of warrant:

Motion to approved warrant in the amount of \$36,875.00

Motion: Ms. Kontoes

Second: Ms. Paranto

Vote: Yes - 5, No - 0, Abstain - 0

VI. Meeting Schedule:

Oct 21, 2021

VII. Adjourn:

Motion to Adjourn 7:55 pm

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes – 5, No – 0; Abstain - 0

Respectfully submitted,
Monique Pierangeli