

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE JUNE 17, 2021

Date: June 17, 2021

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Monique Pierangeli – Business Manager
Al Young - *Voting Member*
Sheila Blythe – *School Committee Voting Member*
Gina Nieves - *Voting Member*
Ruthann Goguen - Superintendent
Fran Thomas - Principal
Tony Paranto - *Voting Member*

Absent: Ted Tetreault - Building Inspector
Lisa Kontoes - *Voting Member*
Tim Bell - Town Accountant
Doug Willardson - Town Administrator

Attendees: Ken Guyette - Colliers
John Bates - Colliers
Kent Kovacs - Flansburgh
Jessica Libby - Flansburgh

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

II. Approval of Minutes: Approval of minutes
May 27, 2021
Motion – Ms. Blythe
Second – Mr. Young
Vote: Yes – 5; No – 0, Abstain - 1 (Ted Avlas)

III. OPM Report
Skipped over OPM Report to focus on Designer Selection Report

IV. Designer Report
Ken Kovacs, Architect introduced Mr. David Stephens, Educational Consultant to speak about the process he guided the Leadership team and teachers through during the educational plan phase and how the program incorporates into the final outcome of the project. Once completed Mr. Kovacs reviewed the options between the PDP cost estimates and the updated PSR Construction cost estimates. Mr. Kovacs explained that for the submittal of the PSR they have to submit total costs of the project so there is approximately 25% of soft costs added. There was a big spike to the athletic field as the site work came in extremely high. Mr. Paranto asked why such a difference on the cost estimates for the sports fields especially in regards to the softball field. Mr. Kovacs explained the main delta was due to the whole campus redesign. Mr. Kovacs also stated that the pricing we are seeing is very inflated as construction is spiking now and this may

not be the case when our project is done. Mr. Hurton asked about the reimbursable cost vs the non reimbursable costs and how that is looked at for our project. Mr. Kovacs and Mr. Guyette explained that the allowance on reimbursable cost is based on a rate set by the MSBA for instance, site work is capped at 8% for reimbursement, anything over that would be on community pay at 100%. Mr. Kovacs also stated that the reimbursement for renovations is capped at approximately \$333 dollars per square foot so we would definitely max out on this project. The committee reviewed the options that were presented to them and reviewed a matrix that was completed by committee members on what option they viewed favorable and the feedback was that option 3 was the chosen by the majority of the building committee members. Mr. Avlas acknowledged that by process of elimination Option 1 & 2 did not meet the needs of the educational plan & 5 were out because the community is not looking for a new building. Mr Avlas stated that this left option 3 & 4 which meets the needs for Webster and he felt that the best option for the community is option 3. Mr. Hurton asked committee members if they were comfortable with making a motion to approve a selection or if they would like to wait and decide at a future meeting. Mr. Paranto moved that they vote tonight on an option.

Motion to approve Option 3 as the Building Committee's choice for submittal to the MSBA.

Motion: Mr. Allan Young

Second: Mr. Tony Paranto

Vote: Yes – 6, No – 0; Abstain - 0

Motion to approve to allow the OPM & Architects to submit the PSR to the MSBA for July 7th.

Motion: Ms. Sheila Blythe

Second: Mr. Tony Paranto

Vote: Yes – 6, No – 0; Abstain - 0

V. Approval of warrant:

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

Motion: Ms. Blythe

Second: Ms. Nieves

Vote: Yes - 6, No - 0, Abstain - 0

VI. Meeting Schedule:

July 15, 2021

VII. Adjourn:

Motion to Adjourn 6:55 pm

Motion: Ms. Blythe

Second: Mr. Paranto

Vote: Yes – 6, No – 0; Abstain - 0

Respectfully submitted,
Monique Pierangeli