

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE APRIL 15, 2021

Date: April 15, 2021

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Monique Pierangeli – Business Manager
Al Young - *Voting Member*
Lisa Kontoes - *BOS Member - Voting Member*
Sheila Blythe – *School Committee Voting Member*
Gina Nieves - *Voting Member* (Kicked off at 6:02 returned 6:07)
Doug Willardson - Town Administrator
Ruthann Goguen - Superintendent
Fran Thomas - Principal
Tim Bell - Town Accountant
Tony Paranto - *Voting Member*

Absent: Ted Tetreault - Building Inspector

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

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

II. Approval of Minutes: Approval of minutes (Mrs Nieves got kicked offline)
April 1, 2021
Motion – Ms. Blythe
Second – Mr. Paranto
Vote: Yes – 6; No – 0, Abstain - 0 (Ms. Nieves got kicked offline and couldn't vote)

III. OPM Report
OPM Ken Guyette reviewed the monthly submission to the MSBA.
Reviewed the current schedule and budget status.

IV. Designer Report

Review Conceptual Cost Estimates

Architect Kent Kovacs shared an updated presentation and reviewed the final options below to be submitted to the MSBA in the PDP.

Option 1 - Baseline Code Upgrade Renovations - 100% existing retained (186,000 gsf)
Option 2 - Renovation - 100 Existing Retained - (158,000 gsf + 31,000 gsf unassigned = 186,000 gsf)

- Option 3 - Renovation - 86% existing Retained - (158,000 gsf + 3,000 mechanical *removes 31,000 sf of existing)
- Option 4 - Renovation 65% Existing Retained (158,000 gs +3,000 Mech penthouse)
- Option 5 - New Construction 158,000 gsf proposed program

Believes the MSBA will see there are alot good options on the table.

Conceptual Costs

Mr. Kovacs reviewed the process for building a budget and taking it from conceptual level to a final submittal project. Once that single option has been chosen you have until approximately December to have a final budget for the project. Mr. Kovacs reviewed the cost estimates and spoke about the difference between 149a (CM at risk) or using DBB (Design, Bid, Build). Ms. Kontaoes asked about alternatives such as the athletic complex or exterior cladding if that is above the estimated building cost. Mr. Kovacs answered yes. Ms Kontoes also asked what the difference was from Option 1 to Option 2 with a much bigger price tag. Mr. Kovacs explained that in option 1 it was only base repair, no walls can be moved and systems like cooling cannot be installed, but in option 2 you are removing walls and upgrading systems and could install cooling systems or advance systems which is not required by code in Option 1. The MSBA doesn't typically encourage one option over the other, they leave it up to the community to determine what is the best option. Mr. Avlas asked where the community would maximize the reimbursement for the community would it be on a new construction building or the renovation. Mr. Kovacs stated that the reimbursement is based on the MSBA template which is about 110,000 sq ft, and this project is already more than that so reimbursement will be based on that vs the 158,000. To compare Option 3 to Option 5 because it is the same building. He stated the reimbursement would probably be more for Option 3 because it had much less site work and you receive extra incentive points for renovation projects as an example, but the project would already be at the cap of reimbursement. OPM Mr. Guyette stated that the costs that we are seeing are just the hard cost of the construction value, not the total project value so the range of the total project value will be higher.

V. Approval to Submit PDP

Motion to approve the PDP plan to the MSBA:

Motion: Ms. Blythe

Second: Mr. Kontoes

Vote: Yes - 7, No - 0, Abstain - 0

VI. Approval of warrant:

Motion to approved warrant in the amount of \$42,390.00

Motion: Ms. Blythe

Second: Mr. Paranto

Vote: Yes - 7, No - 0, Abstain - 0

VII. Meeting Schedule:

May 20, 2021

VIII. Adjourn:

Motion to Adjourn 6:44 pm

Motion: Ms. Blythe

Second: Ms. Young

Vote: Yes – 7, No – 0; Abstain - 0

Respectfully submitted,
Monique Pierangeli