

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE APRIL 1, 2021

Date: March 18, 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*
Doug Willardson - Town Administrator
Ruthann Goguen - Superintendent
Fran Thomas - Principal
Tony Paranto - *Voting Member (6:44 pm)*

Absent: Ted Tetreault - Building Inspector
Tim Bell - Town Accountant

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

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

II. Approval of Minutes: Approval of minutes
March 18, 2021
Motion – Ms. Blythe
Second – Ms. Kontoes
Vote: Yes – 6; No – 0, Abstain - 0

III. Designer Report:
Educational Plan / Conceptual Site Planning / Conceptual Building Test Fit

Architect Kent Kovacs shared a presentation and reviewed the Educational Plan which included some diagrams that were designed off of the Educational Plan. At this phase the MSBA typically doesn't look at designed floor plans but because we have an existing building, the Architects were able to take a deeper dive into designs. Mr Kovacs stated that this is very early in the process and nothing is set in stone. Mr. Kovacs then proceeded to go through the education plan with input from Mr. Thomas, Ms. Nieves and Superintendent Goguen. Mr. Thomas updated the committee that Bartlett officially received the Designation for two innovation pathways, one is Advance Manufacturing and the other is Healthcare and Human Assistance. Ms Nieves spoke about locations of science labs and being the central core around programming. Ms. Goguen spoke about the community spaces and spoke about a community focused center. Mr. Kovacs then

presented diagrams showing how the process evolves from the District, Academic and community spaces and how that ties into design options. Part of this process is testing different options to make sure you are maximizing the flow of the building and highlighting different programs and tying them together. Mr. Kovacs then reviewed how all the space ties out by reviewing existing space, proposed space and the MSBA standard. Mr. Hurton questioned what made up the vocational programming and currently that is Business Marketing.

Mr. Kovacs stated that they are testing 5 options and believes the MSBA will be good with that, but if not they will explore other options: These were the options that were reviewed at the previous meeting. Mr. Kovacs reviewed updated designs for the options below.

- 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 - 90% existing Retained - (158,000 gsf *removes 31,000 sf of existing)
- Option 4 - Renovation /Additions - 60%-80% Existing Retained (158,000 gsf)
- Option 5 - New Construction 158,000 gsf proposed program

Mr. Kovacs stated that MSBA does not require floor plans for the PDP submission and that this submission is all about the educational plan. Mr. Hurton asked if options could be completed while students are in the building. Mr. Kovacs stated that this is in the next phase, but believes students could be shifted throughout the building, but that would be flushed out as we move forward. A new build is a 24 month project where an add renovation would be a 30 month project. If you do have to bring in modulars those are not covered by the MSBA.

VI. Approval of warrant:

Motion to approved warrant in the amount of \$99,490.00

Motion: Ms. Blythe

Second: Ms. Kontoes

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

VII. Meeting Schedule:

April 15, 2021

VIII. Adjourn:

Motion to Adjourn 6:54 pm

Motion: Ms. Blythe

Second: Ms. Kontoes

Vote: Yes – 6, No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli