

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM DECEMBER 6, 2022

Present: Dave Hurton - Chairman - *Voting Member* -
Ted Avlas – *Vice Chairman Member - Voting Member*
Al Young - *Voting Member*
Gina Nieves - *Voting Member*
Monique Pierangeli – Asst Superintendent for Business & Finance
Tim Bell - Town Accountant - *Voting Member*
Tony Paranto - *Voting Member*
Sheila Blythe – *School Committee Voting Member*
Richard LaFond - *Town Administrator*
Ruthann Goguen - Superintendent
Lisa Kontoes - *Voting Member (6:14 pm)*

Absent: Ryan Collins - Principal
Victor Waskiewicz - *Voting Member*

Attendees: John Bates - Colliers
Kent Kovacs - Flansburgh

I. Call to order: Mr. Hurton called the meeting to order at 6:01 pm.

II. Approval of Minutes for December 6, 2022: Approve minutes as amended

Motion – Ms. Blythe

Second – Ms. Nieves

Vote: Yes – 7; No – 0; Abstain - 0

III. OPM / Designer Update

A. OPM Report:

Mr Bates reviewed the OPM Report status as of January 6, 2023 and highlighted upcoming deliverables on approximately March 24 which are the 60% cost estimates. The are due to the MSBA by the middle of April.

Mr. Bates reviewed the Budget updating the committee that it now contains the line detail for the next phase of the project. Mr. Hurton asked if the feasibility stage has been audited. Mr. Bates stated that he believes it is in progress, if not completed.

B. Discussion on Modular Bids

Mr. Bates reported that modular bids were received from two very well known vendors. Unfortunately the bids came in \$2.2 million over budget. Mr. Bates spoke with the vendor to ask about pricing. The modular's have to be ordered new, there is escalation costs involved, and he believes the original price was underestimated. Mr. Bates explained the pros and cons of going back out to bid and does not recommend this at this time as it would delay the project. He also looked to see if there was any possibility to

scale back on the modular's but the savings would only be about \$250,000 and the district needs the 14 classrooms. The recommendation at this point would be to draw down from the Owners Contingency which has \$2 Million in it and take the remainder from the Construction Contingency to have the ability to move forward. The Architects are considering looking at value engineering but are asking that we not move forward with cutting anything at this point. But keep that if we need to adjust and put money back down the road.

Mr. Kovacs agreed and stated that we are still getting market estimates and does not feel that it is critical to cut value engineering at this point and address that again when the March estimates are done. He feels that it is important to move forward since we have very reputable vendors.

C. Discussion on Value Engineering

Mr. Kovacs reviewed the value engineering list and highlighted some of the important items that would be removed if the committee decided to offset the contingency down the road. Cutting these items would impact the day to day operations of the building. Mr. Kovacs recommended that some of the items may be moved to VE list 3. Ms. Kontoes asked about the added maintenance and what impact would that be on the current staff, would it increase the workload that would require more staff. Mr. Kovacs stated he could tell us what would be needed, and the Head Custodian and Ms. Pierangeli could evaluate what we currently do to compare if there will be maintenance needed down the road.

D. Discussion and vote to amend the Project Budget using Owners Contingence for Modular

Discussion centered around how the district could fund the deficit by looking at alternative funding sources such as the remaining Park Avenue Money or potential ESSER III Funding. Discussion ensued.

Motion: To move \$2 Mil from Owners Contingency and move \$283,000 from construction contingency to the modular budget.

Motion: Mr. Bell

Second: Ms. Blythe

Vote: Yes – 8; No – 0; Abstain - 0

E. Vote to approve the Modular bid proposal

Motion to approve the Modular bid proposal to Triumph

Motion: To approve the modular classroom proposal and send a notice to proceed letter.

Motion: Ms. Blythe

Second: Ms. Nieves

Vote: Yes – 8; No – 0; Abstain - 0

IV. Approval of Warrant

Motion: To approve the warrant in the amount of \$472,603.75

Motion: Ms. Blythe
Second: Mr. Young
Vote: Yes – 8; No – 0; Abstain - 0

V. Next Meeting Date: Tuesday, March 21, 2023

VI. Adjournment:

Motion to Adjourn 7:11 pm

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes – 8; No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli