

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM MARCH 21, 2023

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*
Ruthann Goguen - Superintendent
Ryan Collins - Principal
Victor Waskiewicz - *Voting Member*

Absent: Lisa Kontoes - *Voting Member*
Richard LaFond - *Town Administrator*

Attendees: John Bates - Colliers
Kent Kovacs - Flansburgh
Vince Dube'
Mike Carroll

I. Call to order: Mr. Hurton called the meeting to order at 5:58 pm.

II. Approval of Minutes for February 2, 2023: Approve minutes as amended
Motion – Mr. Avlas
Second – Ms. Blythe
Vote: Yes – 8; No – 0; Abstain - 0

III. OPM Update

A. Introduction of Mike Carroll

Mr. Bates introduced Mike Carroll who joined Colliers as a new Director on the project. Mr. Carroll has been with the company for about a month and previously worked with Collaborative partners who was the OPM on the Park Avenue project. Has experience with a similar project and has done work with Flansburg in the past.

B. OPM Report:

Mr. Bates reviewed the Project Budget. A budget revision needs to be submitted to reconcile the OPM coming in under budget.

Past and Future Milestones

Mr. Bates reviewed the overall project schedule outlining what has been completed and what target timelines we need to complete coming up with a focus on the April 14th deadline for the 60% submission.

Modular Update

Mr. Bates reviewed the detailed schedule for the modulars. They are anticipated to be onsite June 19th with a final installation date of August 18th, 2023. The overall project is expected to be bid out with complete documents on August 31.

IV. Architect Update

A. Construction Phasing Update -

Mr. Kovacs introduced Vince Dube who will be working on the construction administration part of the project. Meetings have been ongoing. Items discussed are measured existing conditions, hazardous materials testing, door hardware, custodial areas, leed project team meeting along with Utility incentives.

Mr. Kovacs reviewed a phasing diagram that will be submitted to the MSBA outlining what is accessible during each phase of the project.

The committee had discussion on phasing and logistics of storage, traffic flow. Discussion ensued. The District and OPM will review further

B. Potential VE Items

Mr. Kovacs reviewed a list of Value Engineering concepts. The project is currently going through the second cost estimates, so once it is completed there will be dollar values tied to recommended items and then decisions can be made if additional reductions need to be made for cost savings. Example: Roof material PVC to TPO. Additional items are in the presentation materials that were presented.

C. General Design Team Update

V. Town Accountant Update

Town Accountant Tim Bell reviewed a budget report with the committee. He hopes to use this format moving forward for future updates.

A. Discussion of MSBA Budget vs Town Meeting Authorized spending limit

Tim Bell stated that he spoke with Hilltop advisors and they are all in agreement that the total authorization to borrow is \$102,417,044.

B. Discussion of Park Ave Remaining School Building Funds with possible vote to authorize for Bartlett Project.

Tim Bell revisited the topic of Park Ave Project and remaining funds approximately in the amount of \$550,000. Mr. Bell stated that the funds could be allocated to the Bartlett Renovation Project.

Motion to place an article on the next town meeting in May to transfer the funds from the Park Ave Project with language to be determined by the superintendent and or town council.

Motion: Ms. Blythe

Second: Ms. Nieves

Vote: Yes – 7; No – 0; Abstain - 1 (Tim Bell)

VI. Approval of Warrant

Motion: To approve the warrant in the amount of \$428,742.40

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes – 8; No – 0; Abstain - 0

VII. Next Meeting Date: Wednesday, April 12, 2023

VIII. Adjournment:

Motion to Adjourn 7:28 pm

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes – 8; No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli