

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM NOVEMBER 1, 2022

Present: Dave Hurton - Chairman - *Voting Member - Attending Remotely*
Ted Avlas – *Vice Chairman Member - Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - *Voting Member*
Gina Nieves - *Voting Member*
Ruthann Goguen - Superintendent
Monique Pierangeli – Asst Superintendent for Business & Finance
Tim Bell - Town Accountant
Tony Paranto - *Voting Member*
Richard LaFond - *Town Administrator 6:10 PM*

Absent: Ted Tetreault - Building Inspector
Sheila Blythe – *School Committee Voting Member*
Ryan Collins - Principal

Attendees: John Bates - Colliers
Kent Kovacs - Flansburgh
Rob Potish - Flansburgh

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

II. Approval of Minutes for October 18, 2022:

Motion – Ms. Kontoes
Second – Ms. Nieves
Vote: Yes – 6; No – 0; Abstain - 0

III. OPM / Designer Update

OPM Report:

Mr Bates recapped the current status of the project. Reconciled efforts came in at \$14,924,300 over budget. Flansburg has been working at value management to come up with a list that will be reduced from the original budget amount. Mr. Bates turned the presentation over to Kent Kovacs from Flansburgh Architect to give an introduction of what Value-Engineering looks like.

Review of Value Engineering List

Mr. Kovacs went through a detailed value engineering presentation. There were 40 value engineering items presented along with supplemental information which was the alternates. Mr. Bates reviewed the spreadsheet which outlined the cost of each individual alternative including the fields. Discussion ensued. The Architects came up with an estimated amount of \$4,437,308 in which \$2,888,869 is recommended, the remaining \$1,548,440 could be a potential reduction but is not recommended at this time.

Design Development Binder Review

The committee has had the DD Binder for a couple of weeks. It is recommended that this value engineering be included for the MSBA Submittal for a discussion point at this time. The committee does not have to approve the actual value engineering list. That list will be discussed and voted upon in more detail at future meetings.

IV. Vote to submit the DD Submission to MSBA

After review of DD Submission committee made a motion to submit.

Motion: To approve the Design Development Package Submission including the Value Engineering to the MSBA.

Motion: Ms. Kontoes

Second: Mr. Young

Vote: Yes – 5; No – 1; Abstain - 0

V. Review and Vote to approve proposal for Geotech

Mr. Bates reviewed the Geotech proposal.

Motion to approve the Geotech proposal for phase 2 investigative work.

Motion: Mr. Paranto

Second: Ms. Nieves

Vote: Yes – 6; No – 0; Abstain - 0

VI. Town Accountant / Finance Director Report

Accountant Tim Bell reviewed the Munis Financial Reports with the committee and discussed the MSBA budget. Mr. Bell also informed the committee that the town will be going out to bond \$25,000,000 in December to stay within the budget amount of interest which is 5%. This is in the best interest of the taxpayers because of the overall savings to the community.

VII. Review and Approval of additional two voting members

The committee received two requests to be added as voting members for the building committee. Committee reviewed the request from Mr. Victor Waskiewicz and the request to become a voting member from Mr. Tim Bell. This would increase the number of voting members from 7-9. Mr. Waskiewicz would be replacing Mr. Ted Tetreault as a member knowledgeable in building construction. Mr. Tetreault is the building inspector and will be involved as the building inspector as we move forward with the project.

Motion to make a recommendation to the school committee to add Mr. Victor Waskiwewicz as a voting member and add Mr. Tim Bell as a voting member to the building committee.

Motion: Ms. Kontoes

Second: Mr. Young

Vote: Yes –6; No – 0; Abstain - 0

VIII. Approval of Warrant

No Warrant

IX. Next Meeting Date: Tuesday, December 6, 2022

X. Adjournment:

Motion to Adjourn 7:25 pm

Motion: Mr. Hurton

Second: Mr. Young

Vote: Yes – 5; No – 0; Abstain - 0

Respectfully submitted,
Monique Pierangeli