

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*
Lisa Kontoes - *Voting Member (6:08 pm)*
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*
Victor Waskiewicz - *Voting Member*
Richard LaFond - *Town Administrator*

Absent: Ryan Collins - Principal
Ruthann Goguen - Superintendent

Attendees: 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 for November 1, 2022: Approve minutes as amended

Motion – Mr. Paranto

Second – Ms. Nieves

Vote: Yes – 6; No – 0; Abstain - 2 (Ms. Blythe, Mr. Waskiewicz)

III. OPM / Designer Update

A. OPM Report:

Mr Bates reviewed the OPM Report. The feasibility part of the project is now closed out and the project has moved over to the design development stage of the project. Mr. Bates then reviewed the schedule and where the project currently stands.

B. Value Engineering Recommendations & Presentation

Mr. Bates reviewed the Value Management spreadsheet and discussed how the project is currently running \$14M over budget. Mr. Kent Kovacs of Flansburg and OPM John Bates reviewed the value engineering list, explaining the items on the list and that they are divided into 3 Tiers. Tier 1 would be those VE items recommended to be taken now and Tiers 2 and 3 would be held for future consideration. Given the significant amount of budget overage due to the escalated market conditions seen this year, it is unlikely that even if construction costs were to drop in 2023, that it would be enough to preserve the full \$13.2M of the original alternates carried in the project at Schematic Design (Softball Field, PV Support Dunnage, and Field House/Multipurpose Field). Removing these 3 alternates from the project is the realistic first step to bringing the project back to budget. Next, there would need to be an additional \$1.6M in value engineering taken from the base building in order to bring the variance from the PSBA budget (\$78.2M) and the

current estimate (\$93.1M) to zero. Mr. Hurton asked about adding the track back into the project so the school would have a functional track. Mr. Kovacs stated that the committee could move items from the value engineer list and that there does not have to be a special vote on moving items from the Tier II list to Tier I to offset the track. The recommendation in order to preserve a realistic amount of athletic scope in the project would be to carry the following:

- Add Alternate 1: Rebuild the track in its existing configuration
- Add Alternate 2: *Deduct* the existing track rebuild and *Add* a new track and new natural grass field with irrigation.

Mr. Avlas asked about items #1 & #2 and #4 on the Tier I VE list which proposes to reduce costs by replacing outdoor materials (e.g., granite, concrete) with less expensive alternatives (e.g., asphalt). After discussion by the Committee, it was determined that there was preference to preserve the more durable, higher cost site materials in the project's base scope due to the life cycle cost value they represent. To offset the cost associated with preserving those items, it was proposed to reduce the quantity of corridor tile wainscotting (currently valued at a total of \$657,720) enough to reach the necessary \$1.6M in base building savings (assuming the 3 original alternates are to be eliminated as well).

C. Motion to approve the Value Engineering List

Motion: To approve the list with the modifications of moving VE items 1, 2 & 4 from Tier 1 to Tier II, move the VE item to remove tile wainscotting in corridors from Tier II to Tier 1 to offset the cost associated with items 1, 2 & 4, but with a deduct in quantity enough to bring the total budget variance to zero, and remove the 3 Schematic Design Alternate scopes from the project.

Motion: Mr. Avlas

Second: Ms. Blythe

Vote: Yes – 9; No – 0; Abstain - 0

Mr. Kovacs asked the committee if Flansburg should continue to develop the following alternate options for bidding:

- Add Alt Option 1 - *Add* Rebuild track in existing configuration
- Add Alt Option 2 - *Deduct* Rebuild track in existing configuration and *Add* new track and new natural grass turf field w/irrigation

The Building committee asked Mr Kovacs to continue moving forward in developing those alternates.

D. Modular Classroom RFP Review

Mr. Bates reviewed the RFP for the modular vendors. The bid will be released on December 14, 2022 for advertisement. Discussion ensued.

E. Motion to approve the Modular classroom RFP for distribution

Motion: To approve the modular classroom RFP to be advertised.

Motion: Ms. Kontoes

Second: Ms. Blythe

Vote: Yes – 9; No – 0; Abstain - 0

IV. Town Accountant / Finance Director Report

Mr. Bell informed the committee that \$25,000,000 of the project funding went out to bid for bonding. The bids came in very favorably which will save the town approximately \$4,000,000 from costs estimated two weeks prior. The selectman will be voting to approve the bids at this upcoming Selectmen's meeting on Monday.

V. Approval of Warrant

Motion: To approve the warrant in the amount of \$772,496.25

Motion: Ms. Blythe

Second: Ms. Nieves

Vote: Yes – 9; No – 0; Abstain - 0

IX. Next Meeting Date: Tuesday, January 17, 2023

X. Adjournment:

Motion to Adjourn 7:25 pm

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes – 9; No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli