

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE WEDNESDAY, 6:00 PM JUNE 29, 2023

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - *Voting Member*
Monique Pierangeli – Superintendent
Tim Bell - Town Accountant - *Voting Member*
Monique Pierangeli - Superintendent
Ryan Collins - Principal
Richard LaFond - *Town Administrator*

Absent: Tony Paranto - *Voting Member*
Gina Nieves - *Voting Member*
Sheila Blythe – *School Committee Voting Member*
Victor Waskiewicz - *Voting Member*

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

I. Call to order: Mr. Hurton called the meeting to order at 6:06 pm. Mr. Hurton skipped over the minutes until Ms. Kontoes gets her mic working

II. Approval of Minutes for May 16, 2023 with amendments.

Motion: Mr. Bell
Second: Ms. Kontoes
Vote: Yes – 5; No – 0; Abstain - 0

III. OPM Update

A. Project Schedule & Budget

Mr. Bates reviewed the OPM report which included a budget update. All items are on track. The project schedule was reviewed. Target date for submission is July 28, 2023 to the MSBA for the 90% review. Target date for 100% is August 31, 2023

B. Add Services / FLA Contract Amendment #02:

Mr. Carroll reviewed the Designer Amendment #2. There were 5 items that were brought forward that were already approved. These items do not increase the contract total; it just allows payment to Flansburgh for these items. These will now incorporate the changes into amendment #2 into the flansburgh contract.

Motion to approve the Designer Amendment #2

Motion: Ms. Kontoes
Second: Mr. Avlas
Vote: Yes – 5; No – 0; Abstain - 0

C. Discussion Feasibility and Park Ave Funds Budget Placement

Mr. Carroll discussed the movement of funds and explained the adjustments to the budget and why they should be made.

Vote to rescind the 2/2/23 meeting vote on transfer from contingency:

Motion to approve to rescind the transfer from 2/2/23 meeting and vote to transfer in the amount of \$634,675 from the owners project contingency to the swing space modular line item.

Motion: Mr. Young

Second: Ms. Kontoes

Vote: Yes – 5; No – 0; Abstain - 0

Vote to allocate \$1 million to other project cost for modular classrooms:

Motion to approve to allocate the unbudgeted \$1,000,000 and increase the swing modular line item from the May town meeting.

Motion: Ms. Kontoes

Second: Mr. Young

Vote: Yes – 5; No – 0; Abstain - 0

Vote to transfer Park Ave funds to modular classrooms:

Motion to approve to transfer Park Ave funds from the may town meeting in the amount of \$577,163.28 to swing space modular classrooms:

Motion: Mr. Young

Second: Ms. Kontoes

Vote: Yes – 5; No – 0; Abstain - 0

D. Modular Unit update

The modular company has been onsite and has begun clearing the site. The final modulars are expected to be delivered tonight. The week of the 4th the foundation will be delivered. Some ledge has been hit and will need to be blasted and the water lines could not be found. The town water department came to try and help and could not locate the lines per the plans. Triumph has asked if they could proceed on a time and material basis with a markup so they can continue the work.

Vote to approve a potential change order #2 not to exceed \$20,900.00 for ledge removal:

Motion: Mr. Avlas

Second: Ms. Kontoes

Vote: Yes – 5; No – 0; Abstain - 0

Vote to approve a potential change order#3 for additional work to locate the water and hook up the lines not to exceed \$16,338.00

Motion: Mr. Avlas

Second: Ms. Kontoes

Vote: Yes – 5; No – 0; Abstain - 0

E. Update of Phasing and Schedule

Certain items have long lead times on items which are affecting phasing. Some adjustments have been made to the schedule. Overall it is not extending the project but timelines have been adjusted, but not extended the end date of the project.

F. Update on Status of Move Management

Sterling movers have provided boxes and reviewed the site.

G. Update from the Contractor Prequalification Committee

Prequalification subcommittee met to review documents and was advertised on June 1, 2023. Qualifications packages will be delivered tomorrow by 12:00 pm

H. Discussion on Possible MSBA funds

Mr. Hurton gave an update on the additional funding that is being put forward by the state in the amount of \$100,000,000.00 which would bring additional funding to projects during a certain timeframe.

IV. Design Team Report

A. Presentation by Activitas on track / field

Mr. Vince Dube from Flansburgh introduced the Mr. Charwick from Activitas who reviewed two options to update the track and field. Option 1 does not address the field, it is mainly a track update only and comes in at a price of \$2.1 million. Option 2 is a complete update widening the track and renovating the field. It also addresses the field and fixes the drainage issue and comes in at an approximate cost of \$2.9 million.

B. Presentation by the Green Engineer to present status on LEED

The consultant from The Green Engineer (TGE) spoke about the MSBA Green Schools Requirements and the project is meeting all requirements at this point in time. The district is currently looking at a LEED Silver Certification. There is an additional 2% in the reimbursement rate if all components are met.

C. Presentation by Flansburgh on Room Plan Update

Mr. Dube updated the committee on room spaces and FF&E. Meetings have been ongoing with school groups. A presentation was held with the acoustical company to outline to staff how music rooms and the auditorium would function.

D. Update on User Groups

User groups have met to review FF&E and space layouts in classrooms.

V. Approval of Warrant

Motion: To approve the warrant in the amount of \$786,829.80

Motion: Ms. Kontoes

Second: Mr. Young

Vote: Yes – 5; No – 0; Abstain - 0

VI. Next Meeting Date: Tuesday, July 25, 2023

VII. Adjournment:

Motion to Adjourn 7:58 pm

Motion: Ms. Kontoes

Second: Mr. Young

Vote: Yes – 5; No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli