

WEBSTER PUBLIC SCHOOLS  
SCHOOL BUILDING COMMITTEE THURSDAY, 6:00 PM JULY 25, 2023

Present: Dave Hurton - Chairman - *Voting Member*  
Ted Avlas – *Vice Chairman Member - Voting Member*  
Al Young - *Voting Member*  
Sheila Blythe – *School Committee Voting Member*  
Victor Waskiewicz - *Voting Member*  
Monique Pierangeli – Superintendent  
Tim Bell - Town Accountant - *Voting Member*  
Tony Paranto - *Voting Member*  
Monique Pierangeli - Superintendent  
Ryan Collins - Principal  
Gina Nieves - *Voting Member*

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

Attendees: John Bates - Colliers  
Vince Dube'  
Mike Carroll  
Mike Reith

**I. Call to order:** Mr. Hurton called the meeting to order at 6:06 pm

**II. Approval of Minutes for June 29, 2023.**

Motion: Mr. Avlas

Second: Mr. Young

Vote: Yes – 6; No – 0; Abstain - 2 (Gina Nieves, Victor Waskiewicz)

**III. OPM Update**

John Bates updated the committee that he is moving onto a new job and this will be his last meeting with Colliers. He appreciated and enjoyed his time in Webster and thanks everyone for their collaboration over his time here in Webster. Mike Carroll from Colliers introduced Mike. Mr. Bates reviewed the OPM report.

**A. Project Budget**

Mr. Bates reviewed the project budget. The project is currently on track.

**B. Schedule**

Next milestone is the 90% submission. The schedule will be discussed in more detail later in the agenda.

**C. Authorization of Committee Designee**

Mr. Carroll explained that during construction it is helpful to have someone who is authorized to approve change orders up to a certain dollar amount so it doesn't delay the project. Mr. Carroll recommended a dollar amount of to \$100,000. Mr. Avlas expressed concern about the dollar amount. Discussion ensued about who could provide the approval and what the recommended dollar amount would be.

**Vote to approve a designee Victor Waskiewicz to approve change orders not to exceed \$50,000.00**

Motion: Ms. Blythe

Second: Ms. Paranto

Vote: Yes - 8; No - 0; Abstain - 0

**D. OPM/Designer Add Service Request Review/Approval**

Mr. Carroll and Mr. Bates reviewed the contract Amendment. Mr. Bell questioned the submission of prevailing wage time sheets and is the OPM maintaining them. Mike Carroll stated that they do hold them and will submit a complete package at the end of the project.

Mr Bell also question the weekly minutes for Job Coordination

**Vote to approve contract amendment #02 in the amount of \$51,750.00 for Rider Levett Bucknall for cost estimating, Online Bid Hosting Services by BidDocs Online and Third Party Structural Design Review of the 90%**

Motion: Ms. Blythe

Second: Ms Nieves

Vote: Yes - 8; No - 0; Abstain - 0

**E. Modular Unit Update**

OPM Mike Carroll updated the committee on the Modular progress. Water line was difficult to locate but has been done. The sewer line has been completed. The modulars are weather tight, floors are being laid down and the project is on schedule.

**Vote to approve the change order #1 below totalling \$47,398.35**

**PCO # 1 Additional work for the access Control System \$18,615.95**

**PCO # 2 Ledge removal \$22,442.57**

**PCO #4 Additional Plumbing Pipes (Domestic Water & Fire Suppression) \$6,339.83**

Motion: Ms. Nieves

Second: Ms. Blythe

Vote: Yes - 8; No - 0; Abstain - 0

**F. Update from the Prequalification Committee**

OPM John Bates updated that each member completed their individual review of 15 trades. OPM Mike Carroll will be taking over for Mr. Bates as the chair of the prequalification committee. They will be meeting again on Thursday July 27th and will decide when to notify subcontractors.

**Vote to approve OPM Mike Carroll as the chair of the prequalification committee to replace OPM John Bates.**

Motion: Ms. Blythe

Second: Mr. Young

Vote: Yes – 8; No – 0; Abstain - 0

**IV. Design Team Report**

**A. Landscaping**

Architect Vince Dube introduced the Landscape designer Ramon. Mr. Ramon reviewed a presentation of landscape design for the project.

**B. Exterior Elevation Updates**

Flansburgh presented the building elevations and reviewed the design.

**C. Interior Elevation Updates**

Mr. Vince Dube presented the interior elevation. Mr. Dube reviewed the flooring and stated they are looking at neutral patterns. Mr. Dube continued to review the overall building. Discussion around the hallways outside the gymnasium ensued to have display cases to showcase Bartlett's sports history.

**D. MSBA 90% Submission Overview & Vote**

OPM Mike Carroll reviewed the schedule and timeline of construction. Mr. Vince Dube reviewed the timeline for submitting the 90% documents and the deadline for the 100% documents for the bids. Mr. Dube stated it would be helpful to have another 2-3 weeks for the 100% documents to incorporate the VE changes and to make sure that the final documents are complete. OPM Mike Carroll supports the extension as it is very important to have accurate documents to eliminate or lessen the submission of change orders.

Motion: To approve the additional 2.5 weeks for Flansburgh to complete the 100% documentation.

Motion: Mr. Young

Second: Ms. Blythe

Vote: Yes – 8; No – 0; Abstain - 0

Motion: To approve Option AB in the schedule.

Motion: Mr. Bell

Second: Ms. Blythe

Vote: Yes – 8; No – 0; Abstain - 0

OPM Mike Carroll updated the committee on the status of the 90% documents. Mr. Carroll reviewed what documents were completed and what documents were in process.

Motion: To approve the VE List as presented

Motion: Ms. Blythe

Second: Ms. Nieves  
Vote: Yes – 8; No – 0; Abstain - 0

Motion: To approve the 90% submittal documents to the MSBA

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

**V. District Update**

**A. Transition Plan and Communication**

Mr. Hurton asked for an update on the transition plan and when communication was going out to staff. Superintendent Pierangeli and Principal Collins updated the committee on the communication plan.

**B. Update about Legislation**

Mr. Hurton spoke with Representative McKenna in regards to updated legislation being moved forward and there has been no movement at this time.

**VI. Approval of Warrant**

Motion: To approve the warrant in the amount of \$1,058,414.29  
Motion: Ms. Blythe  
Second: Mr. Paranto  
Vote: Yes – 8; No – 0; Abstain - 0

**VII. Next Meeting Date: Tuesday, August 16, 2023**

**VIII. Adjournment:**

Motion to Adjourn 8:45 pm  
Motion: Ms. Blythe  
Second: Mr. Young  
Vote: Yes – 8; No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli