

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE THURSDAY, 6:00 PM AUGUST 24, 2023

Present: Dave Hurton - Chairman - *Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Al Young - *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: Sheila Blythe – *School Committee Voting Member*
Victor Waskiewicz - *Voting Member*
Lisa Kontoes - *Voting Member*
Richard LaFond - *Town Administrator*

Attendees: Mike Reith - Colliers
Mike Carroll - Colliers
Vince Dube’ - Flansburgh
Dennis Grudkowksi - Flansburgh

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

II. Approval of Minutes for July 25, 2023.

Motion: Mr. Paranto

Second: Ms. Nieves

Vote: Yes – 7; No – 0; Abstain - 0

III. OPM Update

A. Project Budget

i. OPM Mike Carroll updated the committee on the modulars.

Mike Reith reviewed the change orders that were approved by Building Committee Member Victor Waskiewicz. OPM Mike Carroll updated the committee on the status of the schedule. Currently the bid package is scheduled for September 20, 2023.

1. Permaline, Signage for the entrance and parking lot.
2. Franklin Paint was also approved for the stipping of the parking lot.
3. Triumph, installation of signage
4. Temporary Generator - generator will be here on Friday August 25 and running. The reason for the generator is that, national grid wouldn't allow for the delivery of transformers.

Motion to acknowledge the 4 change orders that were presented.

Motion: Mr. Bell

Second: Ms. Nieves

Vote: Yes – 7; No – 0; Abstain - 0

ii. Triumph change orders, Change order for the purchase of diesel to run the modulars.

iii. Signature protocol - Discussion ensued about who is the authority for signing change orders

B. Schedule

i. Phase 0 work

ii. The drop off and pick up plans were presented to the committee for the start of school

iii. Architect Vince Dube from Flansburgh updated the committee on the status of the chair lift. He checked in with a vendor and the lead time is 2 - 3 months which would put us into mid December. A special variance needs to be applied for to install the chair lift and is waiting for confirmation from the state. Superintendent Pierangeli asked if there is a temporary solution for the time between the use of the elevator and the installation of a chair lift. Mr. Hurton expressed concerns in the delay of purchase of a chair lift if we have known for months and how do we ensure that handicapped kids can access the building after November 1, 2023. Mr. Vince Dube stated they are a bit behind on the process and is looking into other vendors on the state bid list to make sure procurement processes are being followed.

Motion to approve a chair lift contract in the amount of not to exceed \$85,000.00 and the vendor is on the OSD

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes – 7; No – 0; Abstain - 0

iv. FFE procurement timeline. OPM Mike Carroll presented 3 options for the purchase of Furniture. They are not looking for any commitment at this time, but wanted the district to know the options. It will be either an upfront purchase of all items, A purchase in phases with the project, or a one time purchase at the end of the project.

C. Modular Unit Update

Update on the electricity and the use of a generator for a few days.

D. Update from the Prequalification Committee

OPM Mike Carroll stated that they have completed the process. No Elevator bids were received the first and second attempt. The prequalification committee will be voting on Tuesday, August 29, 2023.

Motion to approve the preauthorization committee to take a vote on the qualifications.

Motion: Mr. Bell

Second: Mr. Paranto

Vote: Yes – 7; No – 0; Abstain - 0

E. Official Update of OPM Team

Motion to approve OPM Mike Carroll and Mike Reith to send and update to the MSBA

Motion: Mr. Young

Second: Mr. Paranto

Vote: Yes – 7; No – 0; Abstain - 0

Vote to approve the OPM Team of Mike Carrol and Mike Reith for Bartlett High School Renovation.

Motion: Ms. Nieves

Second: Ms. Blythe

Vote: Yes – 8; No – 0; Abstain - 0

IV. Design Team Report

i. Planning Board and Conservation

Architect Vince Dube updated the committee on meetings they had with planning board and conservation. A vote is needed to approve the plans.

ii. Proposed revisions to VE items

Passover

iii. Proprietary Items

Architect Vince Dube stated that public safety asked for specific camera's to work with current systems in the town. A proprietary approval is needed for this.

Vote to approve the proprietary purchase of Avigilon for the school project.

Motion: Ms. Nieves

Second: Mr. Bell

Vote: Yes – 7; No – 0; Abstain - 0

iv. Attic Stock

Discussed the purchase of additional stock for future repair.

v. Auditorium - Inclined chair lift

Passed over

vi. Variance for use of inclined chair lift in A Wing during Phases 1 & 2

Was discussed above.

V. District Update

VI. Approval of Warrant

Motion: To approve the warrant in the amount of \$1,491,356.54

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes – 8; No – 0; Abstain - 0

VII. Next Meeting Date: Tuesday, September 19, 2023

VIII. Questions & Comments

None

IX. Adjournment:

Motion to Adjourn 8:45 pm

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes – 7; No – 0; Abstain - 0

Respectfully submitted,

Monique Pierangeli