

**WEBSTER PUBLIC SCHOOLS**  
**SCHOOL BUILDING COMMITTEE MONDAY, 6:00 PM JANUARY 22, 2024**

**Present:** Tim Bell - Town Accountant - *Voting Member*  
Sheila Blythe – *School Committee - Voting Member*  
Earl Gabor - *Selectmen Delegate - Voting Member*  
Dave Hurton - Chairman - *Voting Member*  
Gina Nieves - *Voting Member*  
Al Young - *Voting Member*  
Lisa Kontoes - Business Manager  
Monique Pierangeli – Superintendent

**Absent:** Ryan Collins - Principal  
Victor Waskiewicz- *Voting Member*  
Ted Avlas – *Vice Chairman Member - Voting Member*  
Tony Paranto - *Voting Member*

**Attendees:** Vince Dube - Flansburgh  
Jorge Cruz-Flansburgh  
Mike Carroll-Colliers  
Richard LaFond-Town Administrator  
Mike Reith - Colliers  
Richard Armitstead-Flansburgh

**I. Call to Order:**

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

**II. Bid Process Update (Potential Vote)**

**A. GC Results**

Mr. Carroll shared the attached General Bid Log which outlines the four bidders for the GC of the BHS Building Renovation Project. There had been five prequalified bidders, however, Agostini backed out. Brait Builders Corporation came in with the lowest base bid of \$76,839,000 which is just about \$1,347,000 under the project budget. The next lowest bidder was Fontaine Bros, Inc for \$78,873,000.

Bidder	Base Bid	Alternates	Final Bid
Brait Builders Corporation 57 Rockwood Road Marshfield, MA 02050	\$76,839,000.00	Alternate 1: \$1,953,900.00 Alternate 2: \$830,700.00	\$76,839,000.00
Fontaine Bros., Inc. 510 Cottage Street Springfield, MA 01104	\$78,873,000.00	Alternate 1: \$2,030,000.00 Alternate 2: \$803,000.00	\$78,873,000.00
CTA Construction Managers 400 Totten Pond Rd Waltham, MA 02451	\$81,475,000.00	Alternate 1: \$2,170,000.00 Alternate 2: \$560,000.00	\$81,475,000.00
J & J Contractors, Inc 101 Billerica Avenue Bldg. 5 Suite 205 North Billerica, MA 01862	\$85,407,000.00	Alternate 1: \$2,260,000.00 Alternate 2: \$2,240,000.00	\$85,407,000.00

Mr. Cruz explained that he is currently working with Brait at Nauset High School and they were ahead of schedule and on budget. He is already working on getting the chair lift out of storage.

Mr. Carroll assured the committee that Brait Builders appear to have met or exceeded all MBE/WBE requirements. He will formalize tomorrow with them after tonight's discussion. Brait would have five days to provide their contract with performance and payment bonds and insurance certificates. Builder's Risk will also have to be provided at some point in the near future, but is not required right away.

Once the bid is voted on and approved by the committee, Colliers and Flansburgh will coordinate a kick off meeting with the town at which point they will have weekly meetings on the project.

Mr. Carroll then explained the Brait Builders Corporation alternate bids. Alternate #1 (\$1,953,900) would include a revamp of the current track in the same configuration, not including the field. Alternate #2 (an additional \$830,600) would be to add the fields to that part of the project. With the alternates, the original budget would be over 1.4 million overall. Colliers suggested that being a phased renovation project, they recommend moving with the base bid.

The Committee inquired about what would happen if both alternates were refused. Would the track and fields be able to be added back in at any point?

Mr. Carroll replied that if we took the base bid as is, the savings to the overall budget would be approximately 1.35 million. At that point, the MSBA would likely take their 20% back and the team would have discussion of what to do with that. Mr. Carroll explained three options. One being to keep the 1.35 million savings as town money with the potential of an increased contingency. The second option would be to take the town portion and keep it in contingency and

let the MSBA keep theirs. The last option is to reduce the overall project budget by 1.35 million. Mr. Carroll recommended keeping either the town share or keeping the full 1.35 million as extra funding.

If the committee decided to take alternate 1 and 2 now, there would be a need to find additional funding. There are two ways to accomplish this either by taking money out of the hard cost contingency fund or finding an alternate funding source.

Mr. Cruz explained that while the fields could be redesigned, the GC won't hold their price. This is generally a one time deal, and you cannot go back to alternates after the acceptance of the initial bid. He also added that the MSBA won't participate in field only projects. Mr. Carroll added that with the alternates, you save a level of markup due to it being a part of the overall project with the GC. There was discussion about whether or not the project would need town approval if there was a field project added at a later date. However, it was determined that so long as it was within the scope of the original project, it wouldn't have to go back out for town approval. This would only be the case if there was additional funding necessary for completion of the project.

Mr. Carroll told the committee that he will clarify with MSBA in his upcoming meeting when they go over the 3011 form which defines the budget. The MSBA typically only updates this form one time once the contractor is on board. This project is unique because the MSBA adjusted their internal budgeting back in October. Mr. Carroll also is working on getting the PAE funds into the budget and squared away so that our budget and the MSBA's matches. If not, they will continue to track the budgets separately.

**Motion: Mr. Gabor made the motion to award Brait Builder Corporation GC at the base bid of \$76,839,000.**

**Second: Mrs. Blythe**

**Vote: Yes—6 ; No—0 ; Abstain—0**

Mr. Hurton thanked the team, especially Mrs. Pierangeli and Mrs. Kontoes who simultaneously are running a school district while taking on the huge undertaking of this building project.

Mr. Carroll will send out an email to Brait Builders and let them know to get their bonds together. Mr. Cruz added they won't need Builder's Risk right away as heavy demolition won't be happening immediately.

### **III. Approval of Warrant (Potential Vote)**

Motion: Motion to approve warrant in the amount of \$62,449.16.

**Motion: Mrs. Blythe**

**Second: Mrs. Nieves**

**Vote: Yes—6 ; No—0 ; Abstain—0**

**IV. Next Steps**

**A. Next SBC Meeting to be held on:**

**i. Monday, February 26, 2024**

While the GC doesn't normally attend Building Committee meetings, they may be attending the next meeting for an initial meet and greet. Mr. Carroll explained that the groundbreaking would be the next step, with coordination with the MSBA and local State Representatives to schedule a date.

**V. Adjourn (Potential Vote)**

Motion to adjourn at 6:28 p.m.

**Motion: Mr. Gabor**

**Second: Mr. Young**

**Vote: Yes—6 ; No—0 ; Abstain—0**

Respectfully submitted,

Christina Radlo