

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM SEPTEMBER 17, 2024

Present: Ted Avlas – *Vice Chairman Member - Voting Member*
Tim Bell - Town Accountant - *Voting Member*
Earl Gabor - *Selectmen Delegate - Voting Member*
Dave Hurton - Chairman - *Voting Member*
Tony Paranto - *Voting Member*
Victor Waskiewicz- *Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - Business Manager
Monique Pierangeli – Superintendent

Absent: Sheila Blythe – *School Committee - Voting Member*
Gina Nieves - *Voting Member*

Attendees: Jorge Cruz-Flansburgh
Mike Carroll-Colliers
Mike Reith-Colliers
Richard Armitstead-Flansburgh
Rick Lafond-Town Administrator

I. Call to Order

Mr. Hurton called the meeting to order at 6:02pm via Zoom in accordance with Governor Baker’s Order Suspending Certain Provisions of the Open Meeting Law, G.L. S30A, S20, now extended through March, 2025.

II. Technology Procurement RFP

Mr. Cruz shared the final Bartlett High School Technology Procurement RFP. The RFP was previously at approximately \$585,000 for the equipment outlined, but Mr. Cruz believes the final cost will come under that. The RFP has gone through several revisions and is now ready for publication. Mr. Cruz reviewed the following schedule for bidding and the phases for the process as listed below:

Selection Process and Schedule (notification will be provided should there be any change in dates)

- RFP Issued/Advertised September 18, 2024
- On-Site Pre-bid Meeting September 26, 2024; 2:30 pm (an invitation will be sent under separate cover)
- Bid RFI Cutoff September 30, 2024; 4pm
- Proposals Due on or before, October 18, 2024; 12pm (noon)
- Vendor Interviews October 19 – November 3, 2024
- Recommendations to Award November 4, 2024
- Bid Award November 5, 2024; 2 pm

- Phase 1 (Wing C):
 - Task 1 Commencement November 11, 2024
 - Test environment buildout and simulation February 17 – April 18, 2025
 - Installation & Commissioning April 19 – 25, 2025
 - Substantial Completion Wing C April 25, 2025
- Phase 2 (Wing B):
 - Task 1 Commencement April 28, 2025
 - Test environment buildout and simulation December 1, 2025 – February 13, 2026
 - Installation & Commissioning February 14 - 20, 2026
 - Substantial Completion Wing B February 20, 2026
- Phase 3 (Wing A):
 - Task 1 Commencement February 23, 2026
 - Test environment buildout and simulation August 14 – October 2, 2026
 - Installation & Commissioning October 12 – 18, 2026
 - Substantial Completion Wing A October 14, 2026

Mr. Cruz reiterated the critical importance of getting the Wing C section RFP out. While there won't be power in the section until February and there is no guarantee they can go into Wing C until April, 2025 school vacation, they will be able to image, schedule and program off site during phase 1. Phase 2 and phase 3 will have much more lee-way. Mr. Hurton entertained a motion to approve the BHS Technology Procurement RFP.

Motion: Mr. Young

Second: Mr. Paranto

Vote: Yes—7 ; No—0 ; Abstain—0

III. Commitment-New Construction Change Order

a. Brait Change Order #5

Mr. Carroll reviewed OCO #5, which is made up of five PCOs which have been reviewed by the Working Group and recommended for approval. The total of this OCO is \$18,210.20. Mr. Hurton entertained a motion to approve Brait Change Order #5

Motion: Mr. Young

Second: Mr. Gabor

Vote: Yes—7; No—0; Abstain—0

IV. MSBA Funding Update

Mrs. Kontoes reminded the Committee of the past SBC meetings where Mr. Carroll had discussed that he was continuing to work with the MSBA over the variety of funding sources that are being included in the project. In doing so, the MSBA's legal counsel reached out in August, 2024 for clarification with what was voted upon in regards to the feasibility study funding. The project had been operating under the assumption that any of the remaining \$1,000,000 funding that had been voted for at the January 13, 2020 meeting for the feasibility study could be rolled into the \$101,417,044 designated funding for the project. However, upon legal counsel review of the two Town Meeting votes for January 13, 2020 and June 21, 2022, it was their opinion that this money is restricted to just the feasibility study and cannot, without further appropriation, be used for other costs. They suggested a second town vote at the October 21, 2024 meeting to transfer the remaining \$62,921.40 from the feasibility study to supplement the \$101,417,044 appropriation for the BHS renovation project for a total of \$101,479,965.40. Mrs. Kontoes explained that they

sent this letter from legal counsel back to the MSBA for their review. While they have received an initial response from the MSBA, there is no official confirmation at this time that they would be in agreement with adding this additional funding to our budget if approved at Town Meeting.

Mr. Carroll explained that he continues to work with the MSBA to incorporate all of the funding sources and to get the budgets to align. Due to this feasibility study funding, along with the approximate \$550,000 from the PAE project, the budgets appear inconsistent. He also explained that if the town is confident that the extra funding is available, it can still be used outside of the project, just as separate from the budget. Ideally, it would be better to have the budgets match. Another example of the 3011 budget not lining up would be the grant funding towards the modular payments. Mr. Carroll is hoping to have further guidance from the MSBA in the next two weeks.

Mr. Hurton asked Mr. Lafond and Mr. Bell if, from their perspective managing the Town finances and their experience with Town meeting protocol, if the overall budget is the previously thought approximate 102 million, or if it's the MSBA's recognized 101 million. Both agreed that the funding is recognized on their end as 102 million and that they do not believe that any Town vote needs to be contingent upon the SBC's vote tonight. Either way, the warrant article to transfer the \$62,921.40 is already on the next Town Meeting. If it's the concern of the Committee that the MSBA does or does not agree, the Town can still vote on it even if not recommended by the MSBA. Mr. Bell added that if it is not voted on at Town Meeting, that funding will be unable to be spent.

Mr. Hurton entertained a motion to support the Warrant Article that was presented.

Motion: Mr. Gabor

Second: Mr. Young

Vote: Yes—7; No—0; Abstain—0

V. Approval of Warrant

Motion to approve the 9/26/2024 warrant in the amount of \$3,197,030.69.

Motion: Mr. Gabor

Second: Mr. Paranto

Vote: Yes—7; No—0; Abstain—0

VI. Next Steps

a. Next SBC Meeting to be held on:

- i. Tuesday, October 1, 2024

VII. Adjourn

Motion to adjourn at 6:25pm.

Motion: Mr. Gabor

Second: Mr. Paranto

Vote: Yes—7 ; No—0; Abstain—0

Respectfully submitted,
Christina Radlo