

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE MONDAY, 6:00 PM AUGUST 19, 2024

Present: Ted Avlas – *Vice Chairman Member - Voting Member*
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*
Tony Paranto - *Voting Member*
Victor Waskiewicz- *Voting Member*
Al Young - *Voting Member*
Monique Pierangeli – Superintendent

Absent: Lisa Kontoes - Business Manager
Ryan Collins - Principal

Attendees: Jorge Cruz-Flansburgh
Mike Carroll-Colliers
Richard Armitstead-Flansburgh
Adam Dalessio-Colliers

I. Call to Order

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

II. Review of Previous Meeting Minutes for Approval

- a. July 16, 2024 - Regular Session
Motion to approve 7/16/2024 meeting minutes.

Motion: Mr. Gabor

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—1

III. OPM Report

a. Financials

- i. Working Group Update/Recommendations-The previous agenda for the 8/7/24 Working Group meeting was shared with the Committee and briefly reviewed. The Working Group continues to meet and recently had discussions about streamlining their debate process to get through meetings more efficiently. Additional information will be forthcoming.

ii. Commitments

- 1) New Contracts-Mr. Carroll shared the \$0 cost proposal from National Grid for the additional 52 Lake Parkway service location and its construction. He explained that this proposal needs to be finalized. There is a Town Meeting in October for getting the easement for this project signed off on. The contract for them to do the work is complete, but they cannot begin without the easement approval.

2) New Construction Change Orders/Amendments- Nothing reported.

3) Construction PCOs- Nothing reported.

iii. Budget to Actuals- Mr. Carroll reviewed an updated Project Budget and Cost Summary which he provided to the Committee.

Budget Adjustments-The only new budget adjustment is a credit coming back to us from BB CO 04 in the amount of -\$11,874.60 which was approved at the last SBC meeting (now showing as a committed cost).

Forecast- Tied out to the PCO Log-there is a potential of \$685,962.93 in change orders. As previously discussed at the SBC meetings, this is a very conservative number, and Colliers shows the high cost possible until it's settled as a placeholder.

Invoices-The invoices will be further discussed during the approval of the warrant later in the meeting. These invoices include Brait's invoices #5 and #6 for June and July for construction costs due to Brait providing a detailed construction schedule. Colliers is in the process of reviewing this detailed schedule. While their detailed schedule is indicating that Brait is on schedule, their cash flow doesn't reflect that. Mr. Carroll explained that they are hoping to have a recovery plan. In general, construction is not as far along as they had hoped with students soon returning from summer break. However, we continue to be on schedule for the transition to phase 1 to phase 2 during April 2025 school vacation.

Cashflow-The current projected estimated cashflow for July 2024 was \$26,535,022, however, the actual expenditure was \$18,170,427. Mr. Carroll explained that while this does include a chunk of contingency not yet spent, it also includes Contractor's work which is as far along as expected. Mr. Carroll shared the projected cash flow graph which showed a slight downtrend.

PCO Log- The Working Group continues to review PCOs in detail. They will be meeting again on August 21, 2024.

b. Schedule-As briefly discussed previously in the meeting, Colliers continues to review the detailed construction schedule. When questioned by the Committee on whether or not Colliers believes the schedule to be accurate, Mr. Carroll explained that they are reviewing with the team and doing a site walk together on August 20, 2024 to verify. The Contractor's schedule is indicating final cleaning during April vacation, but that should be happening prior to that time. There have been challenges and the Contractor did provide a schedule two weeks prior to the SBC meeting that they are currently twenty days behind. Colliers rejected this schedule and reached out to the project manager. The project manager will be coming out next week and they will continue working diligently to keep the project moving forward in a timely manner.

c. MSBA Updates-

Mr. Carroll explained that they've touched base with MSBA. However, they continue to wait to hear back on the project funding agreement. Once they get that back, they will formally update the budget.

Mr. Bell provided a brief summary regarding the previous vote from the town for the one million dollars for the feasibility study. Approximately \$60,000 of that has remained unspent. The October, 2024 Town meeting will vote on an article to reappropriate the remaining unspent funding into the 101 million dollar project budget..

d. MSBA Funding Update- Discussed previously.

IV. Role of the OPM

Superintendent Pierangeli explained that there has been no formal vote or update at this time. Mrs. Kontoes sent out information to their attorneys. They are diving into the language of the contract and at this point we are still waiting for further clarification. Mr. Carroll explained that they continue to operate in the same manner as in the past. Colliers works with the Owner, sends direction to the Designer, Triumph, and the Contractor. These parties all have the ability to reach out directly to the owner with any questions, concerns, or for further clarification.

V. Potential Designers Contract Amendments

Nothing reported.

VI. Design/Construction Update

a. Construction Update-Mr. Carroll shared photos of recent construction and progress which have also been posted on the website. These photos included the temporary nurse's station, temporary furniture donated by Mapfre, and exterior brick removal (some of which will be salvaged to be used for the new facade). These photos and more can all be viewed by the public on the district website under "Bartlett Building Committee". Additionally, the list of members, agendas, minutes and additional up-to-date information can be found there. Mr. Carroll expressed his desire to share updated pictures with the Committee every month. Additionally, the School Committee will be touring the project on August 20, 2024.

Mr. Cruz added that they continue to work through and process submittals and requests for information from the Contractor as well as work through change orders and updates. A lot of steel has been going up, a good sign of progress. Mr. Armstad explained that construction is even further along now than the progress pictures show. Some of the updates include the following: Steel beams going up in the loading dock, a majority of underground plumbing and crushed stone completed with slab being poured shortly. Progress continues with framing interior and exterior, mostly on the second floor. Piping and drains have been installed in the gym and auditorium. It was discovered that many areas of the roof deck had deteriorated beyond being salvageable. Some areas will have to be replaced due to advanced rusting. Additionally, a few areas of the original construction drawings were found to be inaccurate including unsupported beams and columns within walls that didn't go up the full two stories.

Mr. Carroll added that they may run into further issues with the roof decking due to historic leaking as the project progresses. Superintendent Pierangeli mentioned to the Committee that the rooftop will have leak detection for quick identification once the project is completed.

Mr. Gabor brought up concerns about accessibility and parking during section A construction. Mr. Carroll assured the Committee that there will be adjustments to parking here and there, but not a lot. Superintendent Pierangeli added that she hopes to have opening day convocation for staff in our new BHS auditorium next year.

- b. FFE Update- Decisions have been made to purchase cafeteria tables, chairs and teacher podiums. Mr. Cruz notified the Committee that cafeteria chair samples will arrive on 8/26/2024 for a sit test if anyone would like to help make the decision for selection. The plan is for these items to be purchased now and held by the vendors for an installation date of 4/21/2025.
Superintendent Pierangeli added that Esser Grant money allocated to FFE will be used for these purchases in order to be able to process them right away.
Mr. Cruz briefly reviewed the selection and purchasing schedule for FFE with the Committee and explained the installation process through the phases of the project. As we get closer to these timelines, they will provide budgets and images to the Committee.
- c. Technology Update- Mr. Cruz explained that there are currently specifications in draft form for the Working Group to review. This list is made up of switches, wireless access points, phones, media carts, miscellaneous hardware, and licenses, amongst others. Currently, \$593,000 is budgeted which is still under review. They are hopeful to begin bid advertising in September, interviews in October, reward of bids in November, and purchasing in December of 2024. They would be purchasing for all three phases. Mr. Cruz briefly reviewed the schedule for technology installations through the phases of construction as well as provided a planned schedule to the Committee. Additionally, a secondary internet service with Spectrum will be run underground and placed online to run section A during the project to allow for minimal downtime. When questioned by the Committee about whether or not there is a warranty on installation or upon purchase, Mr. Cruz replied that he will have to verify, but he believes upon installation.
 - i. RFP-Technology Procurement Update-Currently under review by the Working Group with hopes of being brought back to the next SBC meeting.
- d. Color Selection Update- The color schedule has been sent to the Contractor along with a color set of the floor plans to show transition. Bleachers (black), gym wall pads (green), and safety pad colors (gray) have been selected.

VII. Approval of Warrant

Motion to approve the 8/29/2024 warrant in the amount of \$2,733,197.21

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—9 ; No—0 ; Abstain—0

VIII. Executive Session

- a. Discussion re Bartlett High School Project Pursuant to G.L. c. 30A, §21(a)(3) (to discuss strategy regarding potential litigation if an open meeting may have a

detrimental effect on the litigating position of the public body and the chair so declares).

Motion to enter into executive session at 6:49 pm.

Motion: Mr. Gabor

Second: Mrs. Blythe

Vote: Yes—9 ; No—0 ; Abstain—0

Following the executive session, the SBC meeting continued at 7:19 pm.

IX. Next Steps

a. Next SBC meeting to be held on:

- i. Tuesday, October 1, 2024
- ii. Potential Tuesday, September 17, 2024

A previous proposal was made to switch the SBC meetings to the first Tuesday of the month. In order to transition to the new schedule and handle anything critical in September, it was decided the 9/17/24 meeting would remain scheduled.

X. Adjourn

Motion to adjourn at 7:20 pm.

Motion: Mrs. Blythe

Second: Mr. Young

Vote: Yes—9 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo