

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM JANUARY 7, 2025

Present: Ted Avlas – *Vice Chairman Member - Voting Member-Arrived at 6:38 pm*
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*
Lisa Kontoes - Business Manager
Monique Pierangeli - Superintendent

Absent:

Attendees: Jorge Cruz-Flansburgh
Mike Carroll-Colliers
Richard Armitstead-Flansburgh
Richard LaFond-Town Administrator
Christina Mulligan - 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. December 3, 2024-Regular Session

Mr. Carroll suggested two adjustments to page 3 of the 12/3/2024 minutes which included a correction to a statement he made, but had been noted as Mr. Reith. He also requested an additional missed statement be added that he had made in regards to Mr. Reith adding comments to Colliers cover memos starting in May of 2024.

Motion to approve 12/3/2024 meeting minutes as amended.

Motion: Mrs. Blythe

Second: Mr. Paranto

Vote: Yes—6 ; No—0 ; Abstain—2

b. December 9, 2024-Regular Session

Motion to approve 12/9/2024 meeting minutes.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

c. December 17, 2024-Regular Session

Motion to approve 12/17/2024 meeting minutes.

Motion: Mrs. Blythe

Second: Mr. Waskiewicz

Vote: Yes—8 ; No—0 ; Abstain—0

III. OPM Report

a. Financials

- i. Working Group Update/PCO Recommendations-The Working Group met on December 11, 2024 to address several PCOs. Of the 11 presented, 9 were approved to be compiled into OCO #9 which will be presented later in the meeting. Mrs. Kontoes added that Colliers and Flansburg had differing opinions on two of the PCOs of which the Working Group aligned with recommendations with Flansburg on one and Colliers on the other.

ii. Commitments

1. New Commitments

- (a) Building Odors- Due to staff concerns with odors and air quality during the ongoing construction, Fuss and O'Neill, the project's industrial hygienist, was brought in to complete testing. Testing occurred on Friday, January 3, 2025 while staff and workers were on campus and again on Saturday, January 4, 2025 for a baseline reading without staff/workers present. The report from that testing has not yet been received, but Mrs. Kontoes assured the Committee that if any immediate action needed to be taken, Fuss and O'Neill would have informed the district right away. Mrs. Kontoes went on to explain that during the month of December, 2025, she received six individual reports from staff which were all followed up on. They were able to identify the source of several odors:

-Idling machinery outside of a classroom.

-An excavator and Bobcat running on diesel which were immediately switched to an electric power source.

-A heater by the main entrance which was relocated by the auditorium. Once moved to the auditorium, the odor continued in that area, so the unit was shut off and replaced.

Mrs. Kontoes added that out of precaution, there will be a total of four days of testing, two of which have not yet occurred and will be a follow up after the written report is received by Fuss and O'Neill.

2. New Constructions Change Orders/Amendments

- (a) OCO #9- Mr. Carroll presented Change Order #9 for approval in the total amount of \$112,174.33. This change

order includes the previously mentioned PCOs as approved by the Working Group.

Mr. Hurton took a moment to ask Mr. Cruz if Flansburg had any concerns regarding the project, if anything was out of the norm for this type of renovation project. Mr. Cruz replied that there has been nothing outrageous except for the unknown existing building conditions that had arisen during construction. Mrs. Kontoes also questioned if we are running on average as to what is seen in other typical projects in terms of the amount of PCOs. Mr. Carroll responded that renovation projects vs. new builds typically have more change orders. Despite these unknowns that have been found, there have been zero time impacts to the overall project schedule.

Mr. Hurton entertained a motion to approved OCO #9 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8; No—0; Abstain—0

- iii. Budget to Actuals- Mr. Carroll reviewed the full financial documents with the Committee.

Project Budget and Cost Summary-Mr. Carroll presented the current budget summary sheet. Mrs. Kontoes inquired about the recent vote for the PFA agreement and if those adjustments had been made, to which Mr. Carroll responded no due to not receiving the formal documentation back from the MSBA. The approximate \$800k that the MSBA is taking back from the project will reduce the overall project budget (bid savings section) by that amount.

Budget Adjustments- Money moved to cover Change Order #9 which will be presented at this meeting for potential approval.

Committed Costs- Mr. Carroll reviewed the current committed costs which include the recently approved Ockers Technology contract and Change Order #9 which will be presented for potential approval at this meeting.

Forecasted Costs- The current presented forecasted cost from the PCO log is \$587,810.94. However, Mr. Carroll explained that it is currently close to \$700k due to recently received PCOs.

Invoices-Invoices which are included on the warrant for approval include the November 2024 Brait invoice, Petrini for legal fees, Triumph monthly payment for the modulars and monthly invoices from Colliers and Flansburg.

PCO Log- Mr. Carroll presented the current PCO log. Good progress continues with closing PCOs and the Working Group continues to work through the open PCOs. The PCO log does include PCOs from all three phases, not just the current Phase I.

Cash Flow-The gap between the actual and estimated costs has continued to close. Mr. Carroll presented the data in graphical form for the

Committee. This gap has lessened due to progress out in the field as well as catching up on Brait payments.

- b. **Schedule-** Mr. Carroll presented the current schedule which is still on track showing the changeover to Phase II during the April 2025 school vacation. Work on move coordination and FFE continues, some of which has already occurred over the December 2024 school break. More classroom and facility movement will occur over the February 2025 school break with final moves happening in April. Mrs. Kontoes added that there will be twenty-four staff moves over April break, including the library and cafeteria. There will be a lot to do in a short period of time, so they have attempted to stagger the moves as much as possible. The cafeteria staff will have an opportunity of at least two days prior to moving into the new space to acclimate to the new kitchen and equipment, with a potential preview even earlier. Mrs. Kontoes also added that she and Superintendent Pierangeli will be sitting down to review the logistics and building flow of staff, students and workers with the upcoming changes. Mr. Hurton questioned Mr. Cruz whether or not there is any chance of a delay in the transition to Phase II which Mr. Cruz replied that he had great news for the Committee. The switch gear arrived early and National Grid is committed to meeting the phase turnover timeframe. Additionally, Mrs. Kontoes confirmed that Mapfre is still willing to allow Webster Public Schools to utilize their building space for storage into the next phases.
- c. **PFA Agreement-**The PFA agreement was previously voted on and approved at the December 17, 2024 SBC meeting. The MSBA still needs to send the official finalized document back to the district. Once received, Mr. Carroll is hopeful to bring it to the next SBC meeting and adjust the budget accordingly. At that point, the next PFA can be addressed regarding the outstanding project funding sources as previously discussed.

IV. Design/Construction Update

- a. **Construction Update-**Mr. Cruz and Mr. Armitstead reviewed progress photos of the project with the Committee. Construction updates include exterior metal panels, tiles in bathrooms, windows being installed, taped walls on the second floor in preparation for painting, ceilings going in, outdoor courtyard work, and metal framing.
- b. **Technology Update**
 - i. **Change Order-**At the December 3, 2025 SBC meeting, Mr. Cruz had discussed with the Committee the potential for additional updated switches and equipment on the base contract with Ockers. However, at the time, it was decided that a change order was needed to accept the additions to the contract. Mr. Cruz presented the Technology Change Order which includes the following for a total contract sum increase of \$20,533.38 (6.67% increase).

Ockers quote #8008389 for the sum of \$328,576.38 (see attached quote proposal) includes the changed component. This change order includes:

- Changing from 106 internal Wireless Access Points to 103 internal and 3 external
- Increased internal switch bandwidth from 1GB to 10GB connect redundancy.
- Added 2 Aggregator Switches to create high-availability redundancy
- Upgraded 32 switch models from the 29 series to the 6000 series
- Eliminated the subscription license for management services

Current Contract: \$308,023.00 / Revised with Change Order to: \$328,576.38

Mr. Cruz assured the Committee that these changes do not affect the project schedule nor the allocated technology budget. Mrs. Kontoes added that being able to increase internal bandwidth now is important with the district's online curriculum and testing to be better prepared for moving into the future.

Mr. Hurton entertained a motion to approve the Technology Change Order as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8; No—0; Abstain—0

V. Approval of Warrant

Motion to approve the 1/02/2025 warrant in the amount of \$3,473,427.07

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—9 ; No—0 ; Abstain—0

VI. Next Steps

a. Next SBC Meeting:

- i. Tuesday, February 4, 2025 at 6:00 PM
- ii. Potential Section C walk through-The School Building Committee will have an opportunity for a walkthrough of section C on February 4, 2025 starting at 4:30 pm.

VII. Adjourn

Motion to adjourn at 6:42 pm.

Motion: Mr. Young

Second: Mrs. Blythe

Vote: Yes—9 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo