

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM FEBRUARY 4, 2025

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*
Victor Waskiewicz- *Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - Business Manager
Monique Pierangeli - Superintendent

Absent:

Ted Avlas – *Vice Chairman Member - Voting Member*
Tony Paranto - *Voting Member*

Attendees:

Jorge Cruz-Flansburgh
Mike Carroll-Colliers
Richard Armitstead-Flansburgh
Christina Mulligan - Colliers
Kelly Seddiki - School Committee Chair

II. Call to Order

Mr. Hurton called the meeting to order at 6:02 p.m.. Thanked the group for the tour.

III. Review of Previous Meeting Minutes for Approval

a. January 7, 2025 – Regular Session (*Potential Vote*)

Motion to approve 1/7/2025 meeting minutes as follows:

Motion: Mr. Gabor

Second: Mr. Young

Vote: Yes—7 ; No—0 ; Abstain—0

IV. OPM Report

a. Staff Update – Christina Mulligan and Charlie Kanouff (*Potential Vote*)

Mr. Carroll introduced Christina Mulligan to the team and announced that Charlie Kanouff was joining the team as a site manager. Charlie is helping on the field side and Christina is leading on the PM side. Mike Reith is transitioning off the project team. There is an org chart in the meeting packet. Mr. Carroll is looking for the committee to approve the updated staff recommendations.

Mr. Hurton asked about the org change if this will affect what we are charged on average. Mr. Carroll said he worked so that it wouldn't change the financials. He reminded the Committee that Christina and Charlie can take on the work that Adam Dalessio and Mike Reith was doing. Christina was welcomed to the team.

Motion: Ms. Blythe

Second: Ms. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

b. Financial / Schedule Update

Mr. Carroll reminded the Committee that we had a project funding agreement to give back the bid savings and that we are working on another amendment to address the external funding sources (Esser Grant, Park Ave surplus and End-of-Year LEA funds). We are still pushing to get the third amendment processed but are waiting on the MSBA to process the second amendment. Mr. Carroll displayed the budget and advised the group that he had adjusted it to reflect the external funding services. The Project total amounts have changed since last month. The Project total matches amendment two and lines were added below the MSBA funding section for the other funding sources to align the overall project total. He reviewed the specific amounts of the external funding services and tied these out to the actual expenses which have been deducted from the primary project funding. Mr. Carroll reviewed all of the budget adjustments (all highlighted in yellow in the Project Budget in the packet). There are two numbers to deduct from swing space and the other is for Change Order #10 which will be discussed in the next agenda topic. Mr. Hurton asked if the current contingency is \$3,972,848. Mr. Carroll said yes assuming all of the potential change orders are processed. Otherwise the current contingency is \$4,715,054. Mr. Hurton asked Mr. Bell about which amount he believed could be spent and he stated that it is his opinion to follow legal advice from the town council. Ms. Kontoes added that if we chose to spend the extra \$1M that we would be putting the Town at risk based upon the MSBA's policy. Mr. Bell stated that if we spend what the project says, then the town's books will show that we have \$1M unspent.

As a result of the external funding sources, Mr. Carroll pointed out the change of the Triumph contract by aligning the expenses to different funding services. Subtracting \$678,071.94 and \$425,000 to show they are funded by external funding services.

The forecast amount on potential PCOs is \$742,205.49 and this gives the Committee an indication of additional amounts that could hit the contingency. Mr. Carroll reviewed the invoices included in this month's warrant. He highlighted how he is realigning the cost codes in the workbook.

Mr. Carroll presented the PCO log and will go into it in further detail in the next agenda item. Overall we are in the range we would expect to be for cash flow. Mr. Carroll touched upon the schedule and the phases. Mr. Hurton asked for key milestones over the next couple months so we know if we are going to be on schedule for the transition over April break. Regarding the auditorium, it is expected to be completed on time with the exception of the theatrical lighting.

Mr. Hurton cited that while he appreciates the high-level schedule, that he did not feel that it was helpful in informing the Committee if we are still on schedule. Mr. Carroll stated that all of this information is available and they have these details and he will bring it forward in the next meeting. Mr. Gabor agreed with Mr. Hurton's suggestion.

c. Working Group Update – PCO Recommendations

**i. Hard Cost Commitments: New Construction Change Orders - OCO#10
(Potential Vote)**

Mr. Carroll stated that there had been two working group meetings since the SBC last met. There were two PCOs from the last meeting that were recommended to be approved at a not-to-exceed amount because we thought that some of the amounts could be reduced.

In this Change Order is a PCO that Colliers (CPL) believes could be reduced more (PCO 124 - sinks in casework). It is currently estimated at \$47,045.82 and CPL believes it could be further refined to approximately \$42K. The sinks are on the critical path so this one will be handled as a Construction Change Directive (CCD). Brait is obligated under contract to proceed with a CCD. Mr. Cruz stated this needs to be settled in one day as any further delays could impact the schedule. For PCO 124, the sub updated one cost line item that should have been applied to other items in the PCO.

Mr. Hurton asked the SBC what they wanted to do. Mr. Gabor suggested that we move forward with this one as a CCD and reduce OCO#10 from \$318,098.89 to \$271,053.07. He followed that statement with the following motion:

Motion to approve Change order #10 in the amount of \$271,053.07

Motion: Mr. Gabor

Second: Mr Young

Vote: Yes—7 ; No—0 ; Abstain—0

ii. Soft Cost Commitments: Designers Contract Amendment #6 (Potential Vote)

Mr. Carroll stated that there are two items associated with this amendment. and both items were previously brought to the Committee in the previous meetings (5/21/24& 1/7/25). This includes the underground basement from 2024 and for air quality that was previously discussed in the last meeting.

Motion to approve Designer Contract Amendment # 6 in the amount of \$29,670.00

Motion: Ms. Blythe

Second: Mr. Waskiewicz

Vote: Yes—7 ; No—0 ; Abstain—0

d. MSBA Updates

Mr. Carroll already gave some updates in the Financial overview regarding this topic. Mr. Carroll explained the numbering of the amendments and that the most recent amendment was renamed after further review by the MSBA. He wanted the Committee to be aware of the change and acknowledge that it is actually amendment #2 and not #1.

i. PFA Amendments (*Potential Vote*)

Motion to approve the PFA Amendments that was renumbered from PFA #1 to PFA #2

Motion: Ms. Blythe

Second: Ms. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

ii. Reimbursement Summary Review

Mr. Hurton referred to the MSBA reimbursements schedule in the packet. To date, we have submitted \$32,799,036 and the eligible reimbursement amount is \$26,699,900 and the ineligible amount is \$6,098,596. The Town has received \$21,359,920 in reimbursement so far. The Town originally borrowed \$25M. Next week we are closing on \$15.5M. The full authorization is \$101M. Mr. Bell confirmed that the Board of Selectmen will have to vote to authorize the close of the sale. That brings the borrow up to about \$40M. The next borrowing will likely be a bond anticipation note (BAN) and we will not BAN until we get closer to the project closing. Mr. Hurton asked when the second borrowing would hit the tax bills. Mr. Bell believes it is FY26. Project close out takes almost a full year following project completion. We will not complete the final bond sale until the project is closed out – any additional borrowing until then will be BANs.

V. Design / Construction Update (Flansburgh)

Mr. Cruz said he hoped the SBC enjoyed the tour. Mr. Cruz estimates that the project is approximately 47% complete at this point. Mr. Cruz cited various data points relative to the project operation. There has been one schedule change. Enabling the permanent power changed from February 14 to February 27. Mr. Cruz assured the Committee that this does not have an impact on the end of phase I. The switch gear is in and we are just waiting for National Grid followed by Griffin Electrical for some additional work to energize the building.

Ockers has ordered the technology equipment and the invoices are being reviewed for submission next month. Mr. Gabor asked about the week of April break and the amount of final details and training that needs to happen. Mr. Cruz stated that we will be able to complete some activities in advance of the move, especially in the

kitchen. Mr. Cruz talked about the work that is required to get to substantial completion on the punch list.

Mr Carroll mentioned that it is likely that there might be some non-critical items that will be handled as a punch list over the summer. He also highlighted that there is a lot of cleaning that will also happen in the last week. Mr Cruz stated in response to Mr. Hurton that we are on-time and on-budget.

VI. Construction Concerns

a. Indoor Air Quality (IAQ) Update

Mr. Cruz reported that on January 3, Fuss & O'Neill performed an indoor Air-Quality Assessment in the building. A report was submitted (& included in the packet) which listed recommendations to ease the odors. Those measures have been taken and Mr. Cruz mentioned that one of the recent odor concerns was attributed to welding. The welder did not have the smoke eater turned on. Once turned on, that resolved the issue.

Mr. Hurton asked about the Co2 level being high. Mr. Cruz said it was not high. Mr Hurton asked if the levels are common in the winter. Mr Cruz said he would have to follow up with why they were in the 800 range as he was not sure what were the contributing factors.

VII. Warrant Review (*Potential Vote*)

Ms. Kontoes reviewed the warrant that was signed by the Committee's Designee Ms. Blythe in the amount of \$174,770.75. Mr. Carroll stated that Brait has requested if we would consider having a meeting to approve the payment for the most recent requisition that was just received. The amount of the requisition is slightly under \$2.7M. The Committee felt that this could be signed by Ms. Blythe, on behalf of the Committee, and this amount would be reported on in the financial next month.

VIII. Next Steps

- a.** Next SBC meeting to be held on Tuesday, March 4, 2025 @ 6:00 p.m.

IX. Adjourn (*Vote*)

Motion to adjourn at 7:00 pm.

Motion: Mr. Young

Second: Ms. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

Respectfully submitted,
Lisa Kontoes & Monique Pierangeli