

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

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*
Lisa Kontoes - Business Manager
Monique Pierangeli - Superintendent

Absent: Victor Waskiewicz- *Voting Member*
Al Young - *Voting Member*

Attendees: Jorge Cruz-Flansburgh
Mike Carroll-Colliers
Richard Armitstead-Flansburgh
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. February 4, 2025-Regular Session

Motion to approve the 2/4/2025 meeting minutes as presented with the correction of Mr. “Burton” changed to Mr. Hurton on the top of page 2.

Motion: Mr. Gabor

Second: Mrs. Blythe

Vote: Yes—6 ; No—0 ; Abstain—1

III. OPM Report

a. Financial/Schedule Update-

Ms. Mulligan reviewed the overall project budget and cost summary with the Committee. The project budget sheet is now updated to reflect the project total, including the outside funds (PAE Project funds, FY23 Surplus funds, and Esser Grant Funds) as previously requested:

Project Total	\$101,417,044	\$557,163	\$101,974,207
Funds Outside the Project			
Park Ave Project Funds - INCLUDED ABOVE	\$0	\$0	\$0
Fiscal Year 2023 Surplus Funds	\$0	\$678,072	\$678,072
Esser Grant Funds	\$0	\$425,000	\$425,000
Subtotal	\$0	\$1,103,072	\$1,103,072
Project Total with Outside Funds	\$101,417,044	\$1,660,235	\$103,077,279

If approved to be added into the project total by the MSBA, the total funds will then be updated on the summary sheet to reflect that moving forward. Project Budget Adjustments and Committed Costs-Ms. Mulligan presented the following pending budget adjustments based on review and potential approval later in the meeting:

To Const Change Order from Const Cont	\$106,723.73	20-800	To Cover BB CO 11
From Const Cont to Const Change Order	(\$106,723.73)	70-000	To Cover BB CO 11
To Hazardous Materials from Owner's Cont	\$94,080.00	30-240	To Cover FA Amd 07
From Owner's Cont to Hazardous Materials	(\$94,080.00)	70-500	To Cover FA Amd 07
To OPM Construction CA from Owner's Cont	\$54,700.00	40-050	To Cover OPM Amd 05
From Owner's Cont to OPM Construction CA	(\$54,700.00)	70-500	To Cover OPM Amd 05

Committed Costs-Ms. Mulligan presented the open committed costs, pending approval by the Committee later in the meeting:

Flansburgh Associates	\$96,580.00	1/29/2025	Designer Amdn 07 - Fuss & O'Neil Extended Haz Mat Services Ph 2 & 3
Colliers Project Leaders	\$54,700.00	1/14/2025	OPM Amnd 05 - Additional Effort in CA
Brait Builders	\$106,723.73	2/27/2025	BB CO 11

Forecasted cost-The current forecasted PCO cost from the PCO log (hard cost) is \$1,075,029.46. Ms. Mulligan then presented the recent expenditures, the most recent invoices/requisitions which will be later presented in the 3/13/2024 building warrants for approval:

\$36,540.60	Ockers Technology	37078-1	02/03/25	50-200	0703-0000	FFE - Ockers Technology
\$17,770.00	Ockers Technology	37078-2	02/03/25	50-200	0703-0000	FFE - Ockers Technology
\$204,921.36	Ockers Technology	37078-3	02/04/25	50-200	0703-0000	FFE - Ockers Technology
\$5,535.42	Ockers Technology	37078-4	02/13/25	50-200	0703-0000	FFE - Ockers Technology
\$85,769.00	Flansburgh Associates	33655	02/03/25	30-160	0201-0700	Jan 2025 Services - CA
\$27,855.69	Flansburgh Associates	33647	01/30/25	30-210	0204-0300	Jan 24 - Nov 24 Services - Civil (Amd 4)
\$81,177.00	Colliers Project Leaders	0001023493	02/07/25	40-050	0102-0700	Jan 2025 Services - CA
\$8,660.00	Colliers Project Leaders	0001023493	02/07/25	40-700	0602-0000	Jan 2025 Services - 3rd Party Testing
\$42,500.00	Triumph Modular	26917	02/03/25	40-751	0603-0000	Feb 2025 Lease 18 for Modulars
\$2,095.00	Petrini & Associates	44178	02/06/25	40-520	0101-0000	Legal for Jan 2025

Mr. Bell took a moment to question the cost inconsistency in the Brait invoices in comparison to the cashflow which was presented. Currently, the cashflow shows an approximate difference of 8 million dollars between the estimated cashflow and the actual. Mr. Carroll explained that this is due to there likely being two Brait invoices next month for a total of around 6-8 million, which will make up that difference. Invoices don't hit the cashflow until they are fully approved by the Committee. When questioned why Brait's invoice was late, Ms. Mulligan explained that it was mostly due to the holidays and reviewal time. The reqs are reviewed thoroughly with back and forth discussion. When the Committee expressed its concern that the cashflow falling behind being reflective of the schedule falling behind, Mr. Carroll said that while it can be an indication, he assured the Committee that they are not concerned at this time.

Schedule-Ms. Mulligan presented an updated and more detailed schedule to the Committee as previously requested. When questioned by the Committee about whether there were any concerns about the changeover from Phase 1 to Phase 2 during the April 2025 school vacation week, Mr. Cruz explained that they have given the contractor a list of items that they require for their affidavit such as life safety, transfer of air, comfort level. There are no caveats, they have to fulfill these obligations. They have asked the contractor to put these specified items into a schedule, which has not been received yet, but they are hopeful they act upon

the list for substantial completion. There can be no certification of occupancy until a temporary certification is provided from the building inspector and there won't be a certification from the building inspector without the affidavit from the Contractor. Mr. Hurton questioned Mr. Cruz on whether or not he has any concern about achieving those mandatory components, to which Mr. Cruz said no concerns yet have been brought to his attention. Unfortunately, Brait has been forced to supplement their team due to being down resources and people. Ms. Mulligan added that with a tight schedule, there is always a risk, but they continue to have conversations with Brait. The list of items required is known, its just having focused meetings to make sure everything is timed and orchestrated correctly. These details will be continued to be ironed out at the weekly OAC meetings. Mr. Carroll added that Saturdays and longer weekday shifts are being accommodated in order to meet the deadline.

b. Working Group Updates & Recommendation

- i. Hard Cost Commitments: New Construction Change Orders-OCO #11-OCO #11 was presented for approval containing several PCOs, already reviewed by the Working Group, for a total of \$106,723.73. Mr. Hurton questioned the PCO #WBHS-124 for stainless steel sinks. Mr. Cruz explained that they were missed in the original design drawings. Mrs. Kontoes added that these were previously discussed in OCO #10, however, the PCO was removed at that time to refine the numbers, so now it is back in OCO #11.

Motion: Mrs. Blythe made a motion to approve OCO #11 as presented.

Second: Mrs. Nieves

Vote: Yes—7; No—0 ; Abstain—0

ii. Soft Cost Commitments

1. Designers Contract Amendment #7- A fee increase proposal from the Designer was presented to the Committee in regards to Fuss & O'Neil hazardous building material consulting services. This proposal for \$96,580 would be for extended contract administration and asbestos project monitoring into Phase 2 and 3. Mr. Cruz explained that the amendment to the original contract was necessary due to the state requiring an Asbestos Work Plan and full-time (instead of part-time) monitoring while the school building was occupied during Phase 1 interior abatement. Work was not done in proper sequence and additional man hour costs were incurred.

Motion: Mrs. Blythe made a motion to approve the Amendment as presented as well as to move the funds from contingency to the proper line item.

Second: Mrs. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

2. OPM Contract Amendment #5- OPM Contract Amendment #5 was presented for the request for additional services for the efforts of the Colliers team between the months of April-September of 2024 for a total of \$54,700. Mr. Avlas inquired if the Town had received documentation to substantiate the amount requested. Mr. Carroll replied yes, to which Mrs. Kontoes agreed, explaining that a thorough review and validation process took place late 2024.

Motion: Mrs. Blythe made a motion to approved OPM Contract Amendment #5 as presented.

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

- c. MSBA Updates- Ms. Mulligan updated the Committee-at the last SBC meeting, the Committee had already voted for the PFA Amendment 2 and were awaiting the executed packet. That was received, but the date on the cover sheet was incorrect. She will circle back with the Committee at the next SBC meeting. However, she did add that Amendment 3 is in the works.

IV. Design/Construction Update- Mr. Cruz provided an update to the Committee. The project construction is 44% complete based on the most recent pay application. 407 RFIs have been completed with 8 currently open. 647 submittals have been processed with 5 currently open. Mr. Cruz also brought forward an issue that was discovered with the existing steel lintils over the existing window openings, which were determined to be defective and allow leaks during testing. Mr. Cruz explained that the window testing is an intensive test with the most extreme weather conditions, including 10 lbs (110 mph winds) of pressure. While storm conditions haven't been seen to these extremes in the area, it is ultimately an Owner decision on how to proceed. The issue wasn't with the new windows, but the existing openings not having the flashings that were in the original drawings. This could potentially allow water infiltration. While previously it had not been a problem due to the brick and concrete interior of the walls, sheetrock now covers those walls, which could show water damage. There are two proposed options at this time for remediation, one of which is an approximate 25 year fix, which would be a rubber membrane flashing peel and stick for 109k per section. Another option is a 50 year fix which would include asbestos removal, moving brick, insulation removal and replacement. This option would cost 107k for the masonry alone. Both options will be discussed at the next Working Group meeting and brought back to the next SBC meeting for further discussion and review.

Mr. Armitstead reviewed several progress pictures with the Committee including work in the gymnasium (flooring, acoustical panelling), locker rooms, and auditorium (soundbooth). Progress continues to be made and final fixtures, paint, tiling and lighting are now being finalized in section C with five weeks remaining until the beginning of Phase 2. Ms. Mulligan added that the project hit a huge milestone with permanent power in section C.

V. Approval of Warrants

Motion to approve the 3/13/2025 warrant in the amount of \$510,729.07 as presented.

Motion: Mrs. Blythe
Second: Mrs. Nieves
Vote: Yes—7 ; No—0 ; Abstain—0

Motion to approve the additional 3/13/2025 warrant in the amount of \$2,095.00 as presented.

Motion: Mrs. Blythe
Second: Mrs. Nieves
Vote: Yes—7 ; No—0 ; Abstain—0

VI. Next Steps

- a. The next SBC meeting will be held on Tuesday, April 1, 2025 at 6:00pm.

VII. Adjourn

Motion to adjourn at 6:51pm.

Motion: Mrs. Blythe
Second: Mrs. Nieves
Vote: Yes—7 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo