

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE WEDNESDAY, 6:00 PM APRIL 16, 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*
Victor Waskiewicz- *Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - *Business Manager*
Monique Pierangeli - *Superintendent*

Absent:

Attendees: Christina Mulligan-Colliers
Richard Armitstead-Flansburgh
Vince Dube-Flansburgh

I. Call to Order

Mr. Hurton called the meeting to order at 6:01pm via Zoom in accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G.L. S30A, S20, now extended through June 30, 2027.

II. Construction Status Update

Mr. Armitstead explained to the Committee that while the project is approaching substantial completion for Phase 1, there is a question of whether or not the Contractor will be able to achieve what needs to be done in order for the scheduled changeover to Phase 2 over the April 2025 school vacation week. At this time, the Contractor has not achieved what is needed to be completed. When questioned by the Committee where the project is at and what the next steps would be, Mr. Armitstead explained that he cannot say and that it is entirely dependent on what the Contractor can achieve in the timeframe. For several months, Flansburgh has provided a list outlining items to be delivered by a certain date which has been extensively reviewed, but as of this meeting tonight, those items have not been completed. Mrs. Mulligan added that the Design Team does not have the affidavit and substantial completion and cannot speculate. Superintendent Pierangeli responded that there are a few big items that still need to be addressed before the Architect can sign off. They are not worried about cosmetic things that can be touched up later, but there are a few items on the list that the Architect of the Building Inspector may not be comfortable signing off on. This includes structural issues. The stage in the auditorium is still being worked on, so the Architect cannot get a good look due to ongoing construction. There are a few classrooms which are currently being utilized for storage by the Contractor that are needed for the students and staff to move into. Mrs. Kontoes added that there is a structural issue that may have long term consequences if not addressed involving the connection of steel within the building and the type of

pinning that was used. This is not a life safety concern at this point, and Brait would like to address this in Phase 2 due to it being easier for them to access the connections at that time, however, that depends on the structural Engineer willing to give a conditional affidavit all while still satisfying the building inspector. Additionally, there are issues to be resolved on the roof. Again, these are not life safety issues, but due to incorrect slopes and potential ponding, this needs to be addressed. Mrs. Kontoes also mentioned that the intrusion system, card readers, security cameras and paging system need to be tested, which are all dependent on the cutover on the internet service on Monday, April 21, 2025. This date was identified due to staff not being in the building due to the Patriots Day holiday, so the internet would not be critical. The AV staff from Griffin will need the week to ensure that all the current capabilities the school has now are able to be up and running and carried over into the new section, across three separate buildings. When the Committee questioned the next steps should the Phase 2 changeover not occur during April 2025 vacation, Superintendent Pierangeli expressed her concern that if clearance is not given now, it would be likely that the move would have to take place once school is out of session in late June. Unfortunately, it would not be feasible to attempt the move over a long weekend such as Memorial Day weekend. With the delay, there would be consequences. Could Brait recover and still complete Phase 2 by February 2026? It would likely delay the project, and in turn make it more costly.

Mrs. Kontoes explained that the Building Inspection is scheduled for April 17, 2025 in the evening with approval truly dependent upon the level of comfort for the Structural Engineer for Flansburgh and the Building Inspector with the current structural issues. She questioned Mr. Armitstead to see if he had a sense of their comfort level. Mr. Armitstead responded that the Building Inspector has requested for the Structural Engineer to take responsibility for the Contractor. This is being reviewed tonight, and he expects a response in the morning. However, he noted that it would be requesting that the Structural Engineer take responsibility for work that they did not witness, perform, and have multiple unknowns only made aware of by a 3rd party.

The Committee questioned why more detailed information has not been provided by Colliers or Flansburgh and most of the information seemed to be provided by Superintendent Pierangeli and Mrs. Kontoes. There was a level of frustration expressed over the lack of information and lack of straightforward answers by both teams.

Both Mrs. Mulligan and Mr. Armitstead explained that the Committee is asking for information they simply do not have. They are not in control of the Contractor's ability to give it to them and do not know when it will be available. Mrs. Pierangeli stated that while she understands the Committee's frustrations, the team has been working hard collaboratively to push Brait to the finish line. They have multiple meetings daily, pushing to get answers from Brait, but their hands are tied. In her own opinion, she believes that the move to phase 2 could still occur, but with caveats. If the project does not get the Structural Engineer to sign off, it's a moot point. If authorization isn't given by the end of the school day on April 17, 2025, the plug will have to be pulled on the Phase 2 rollover until the summer. At that point, a recovery plan would have to be provided by Brait with potential costs and schedule changes.

Mr. Hurton asked the team who is contractually responsible for the occupancy date of April 17, 2025, of which Mr. Armitstead replied that it would fall to Brait. Mrs. Pierangeli informed the Committee that there is a parent meeting scheduled for the same night to provide an update via zoom and what they can expect for their children. This invite has been sent out via multiple platforms including emails, dojo and phone calls home. The Committee thanked the team and school staff for their continued hard work and efforts to keep everything on track.

III. Adjourn

Motion to adjourn at 6:33 pm.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—9 ; No—0; Abstain—0

Respectfully submitted,

Christina Radlo