

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM APRIL 1, 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*
Lisa Kontoes - Business Manager
Monique Pierangeli - Superintendent

Absent: 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. March 4, 2025-Regular Session

Motion to approve the 3/4/2025 meeting minutes as presented.

Motion: Mrs. Blythe

Second: Mr. Paranto

Vote: Yes—7 ; No—0 ; Abstain—1

III. OPM Report

a. Financial/Schedule Update-

Project Budget and Cost Summary- Mrs. Mulligan reminded the Committee that at the start of the project, the contingency was 6 million. To date, the project has spent 1.6 million, leaving approximately 4.3 million for committed costs. Under potential contingency, there is approximately 3 million listed, including all potential risks evaluated with the team.

70 Project Contingency			
Construction Contingency (Hard Cost)	\$4,000,000	-\$175,150	\$3,824,850
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,456,465	\$543,535
Subtotal	\$6,000,000	-\$1,631,615	\$4,368,385

Current Contingency	Potential Risk	Potential Contingency
\$3,824,850	-\$1,200,612	\$2,624,238
\$543,535	\$0	\$543,535
\$4,368,385	-\$1,200,612	\$3,167,773

Budget Adjustments- There is one budget adjustment to cover Brait Builders CO #12

To Const Change Order from Const Cont	\$91,165.14	20-800	To Cover BB CO 12
From Const Cont to Const Change Order	(91,165.14)	70-000	To Cover BB CO 12

Committed Costs- In addition to the Brait Builders CO#12, which will be discussed later in the meeting, there are three new committed costs that were discussed:

Brait Builders	\$91,165.14	3/28/2025	BB CO#12	20-800	0508-0000	BB CO 12
The Airbrush Shack	\$1,500.00	3/10/2025	1002	40-400	0699-0000	Café Mural Quote #1002
R H Lord Company	\$1,800.00	2/19/2025	35835-5	40-400	0699-0000	Café Furniture Move and Install
GovConnection Inc	\$19,413.84	3/6/2025	00038443	50-200	0703-0000	UPS Devicesn - Tech FFE

The Airbrush Shack cost for \$1,500 covers the mural of Webster Lake in the cafeteria.

Mr. Hurton entertained a motion to approve the new commitment of \$1,500 to Airbrush Shack.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8; No—0; Abstain—0

The RH Lord cost for \$1,800 was presented for the installation and assembly of the cafeteria furniture. Mrs. Kontoes reminded the Committee that the cost for the cafeteria furniture itself was paid from external Esser grant funds, and this is just the mobilization of the team and the cost of installation.

Mr. Hurton entertained a motion to approve the new commitment of \$1,800 to RH Lord.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8; No—0; Abstain—0

The GovConnection Inc. cost for \$19,413.84 was presented for the UPS devices under the technology FFE budget.

Mr. Hurton entertained a motion to approve the new commitment of \$19,413.84 to GovConnection, Inc.

Motion: Mrs. Blythe

Second: Mr. Paranto

Vote: Yes—8; No—0; Abstain—0

Forecasted PCO Cost-

VENDOR	AMOUNT	FORECASTED DATE
Forecasted PCO Cost from the PCO Log (Hard Cost)	\$1,200,611.55	3/31/2025

TOTAL	\$1,200,611.55
--------------	-----------------------

Mrs. Mulligan explained to the Committee that this forecasted cost includes the window replacement as previously discussed at the current highest projected cost. The forecasted PCO cost is always at the worst case scenario. Mr. Carroll added that the window lintels will be discussed at the Working Group meeting on April 2, 2025 to review actual samples, details and costs. Mr. Cruz also added that stainless steel fix would come the highest recommended from the Brick Institute which would provide a 50 year fix in comparison to a 25 year fix, but a lot of the underlying cost actually comes from the brickwork around the windows themselves. Depending on what route the Committee decides to take will determine the amount of intensive work needed and in turn, the cost.

Invoices- Mrs. Mulligan reviewed the invoices which were included in the warrant for approval later in the meeting.

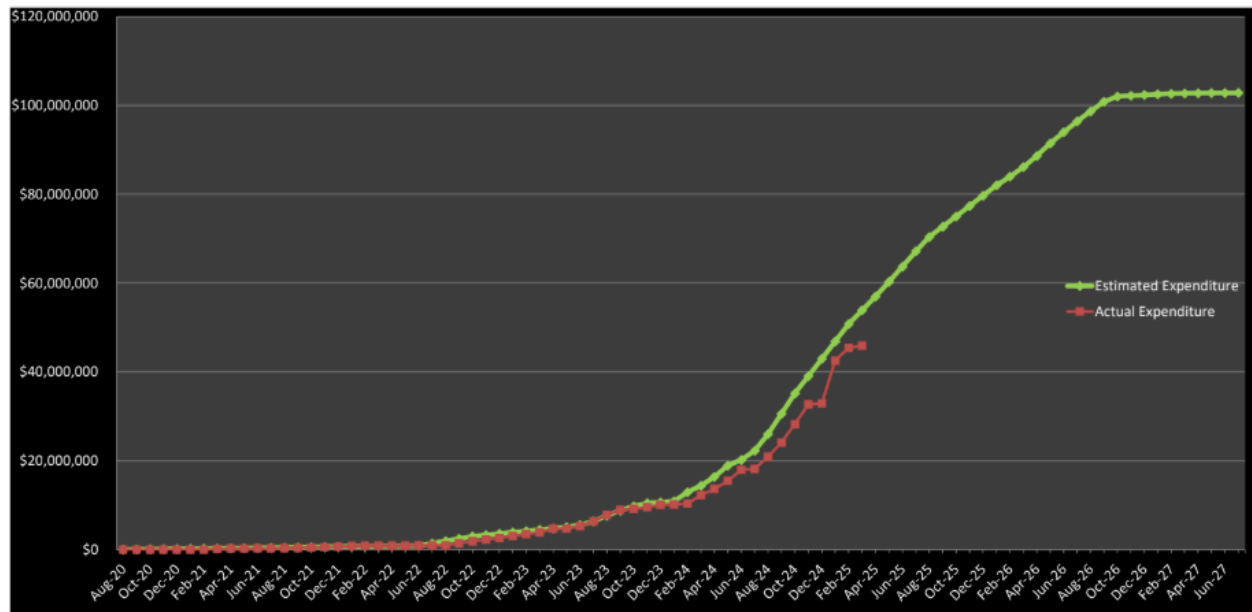
\$3,061,042.71	Brait Builders	13	03/07/25	20-200	0502-0000	Feb 2025 - GC Req 13
\$71,313.00	Colliers Project Leaders	0001031800	03/06/25	40-050	0102-0700	Feb 2025 Services - CA
\$560.00	Colliers Project Leaders	0001031800	03/06/25	40-040	0102-0600	Feb 2025 Services - Bid
\$85,769.00	Flansburgh Associates	33676	03/05/25	30-160	0201-0700	Feb 2025 Services - CA
\$42,500.00	Triumph Modular	28408	03/01/25	40-751	0603-0000	Mar 2025 Lease 19 for Modulares
\$2,437.50	Petrini & Associates	44224	03/04/25	40-520	0101-0000	Legal for Feb 2025

This list included the \$3,061,042.71 Brait invoice for February 2025 which was previously approved by the SBC designee for the March 27, 2025 warrant. Mr. Hurton asked Colliers and Flansburgh if the presented invoices were in line with the monthly budget, to which Mr. Cruz replied that Flansburgh remains the same. He did explain that the Committee may see an increase in the future due to the post construction phase in dual buildings, processing the punch list, and closing documents, however, these are all built into their original fees. Mr. Carroll explained that Colliers is presenting any adjustments to their fees weekly to Mrs. Kontoes and Superintendent Pierangeli. Mrs. Kontoes explained that Colliers has had to work on several Saturdays to support Brait.

PCO Log- Mrs. Mulligan reviewed the PCOs that make up Change Order #12 which will be revisited later in the meeting.

Cashflow- Mrs. Mulligan reviewed the estimated vs. actual cash flow and associated graph. She explained that the difference between the two is mostly due to the March Brait req not being reflected yet in the actual costs.

Month	OPM	Designer & Consultants	FF&E & Misc	Construction	Contingency	Estimated Outlay	Actual outlay	Est Cum	Act Cum
47 Jun-24	\$71,498	\$100,000	\$40,000	\$938,174	\$100,000	\$1,249,672	\$2,457,454	\$20,196,565	\$17,978,493
48 Jul-24	\$67,577	\$100,000	\$40,000	\$1,715,228	\$175,000	\$2,097,805	\$211,435	\$22,294,370	\$18,189,927
49 Aug-24	\$67,577	\$100,000	\$40,000	\$3,365,295	\$175,000	\$3,747,873	\$2,733,197	\$26,042,243	\$20,923,125
50 Sep-24	\$67,577	\$100,000	\$40,000	\$4,166,725	\$175,000	\$4,549,302	\$3,197,031	\$30,591,545	\$24,120,155
51 Oct-24	\$67,577	\$100,000	\$40,000	\$4,226,145	\$175,000	\$4,608,722	\$4,174,166	\$35,200,267	\$28,294,321
52 Nov-24	\$67,577	\$100,000	\$40,000	\$3,457,755	\$200,000	\$3,865,332	\$4,403,749	\$39,065,599	\$32,698,070
53 Dec-24	\$67,577	\$100,000	\$40,000	\$3,457,755	\$250,000	\$3,915,332	\$230,321	\$42,980,931	\$32,928,391
54 Jan-25	\$70,281	\$100,000	\$40,000	\$3,457,755	\$250,000	\$3,918,036	\$9,655,727	\$46,898,968	\$42,584,119
55 Feb-25	\$70,281	\$100,000	\$40,000	\$3,457,755	\$250,000	\$3,918,036	\$2,841,269	\$50,817,004	\$45,425,388
56 Mar-25	\$70,281	\$100,000	\$40,000	\$2,689,365	\$200,000	\$3,099,646	\$512,824	\$53,916,650	\$45,938,212



b. Working Group Update & Recommendations

i. Hard Cost Commitments: New Construction Change Orders-OCO#12

Mrs. Mulligan presented Change Order #12 to the Committee. Mrs. Kontoes explained that the Working Group had met and reviewed the PCOs associated with this change order and supported the decisions and recommendations of the OPM and Architect. One of the discussed PCOs included additional steel reinforcement for the auditorium catwalk for \$30,368.29. Mr. Waskiewicz questioned one of the PCOs for \$19,117.35 for a sump pump pipe sizing change. Mr. Armitstead explained that the bid was mistakenly based on 2 inch discharge piping, although the specs were always for a 4 inch piping.

Motion: Mrs. Blythe made a motion to approve OCO#12

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

Mr. Cruz informed the Committee that the substantial completion date had been moved from April 12, 2025 to April 17, 2025 with an official start date for Phase 2 to April 28, 2025. Mr. Carroll explained that this was to

coincide with the April 2025 break, which was always intended but had been an error when pushing back from the February 2025 break. Every other date remains the same moving forward.

- c. **Schedule-** The project is nearing the end of Phase 1 with a very tight schedule. There is a very detailed affidavit schedule from Brait for the team to go through and many upcoming discussions scheduled within the week to ensure that everything is on track. With such a tight schedule, it is always a potential concern for any hiccups along the way. Mr. Hurton questioned Flansburgh to see if they felt they had ample time to go through all of the outstanding items. Mr. Cruz replied that they have given Brait all of the requirements. While the original schedule is tight, if they can maintain the schedule and provide everything late this week/early next week, Flansburgh will be able to review. There may be a few items kicked back before the affidavit can be issued. Mr. Cruz could not tell the Committee definitively that everything would be completed in time, but assured them that they do have the ability. The health department still needs to come out for the kitchen, and time is tight. The Building Inspector will not give an occupancy permit without Flansburgh's affidavit. Mr. Carroll added that ultimately the building inspector signs off, but they defer to Flansburgh, affidavits carry a lot of weight. While there are small issues here and there, cosmetics won't stop the affidavit; what can would be life safety, airflow, and the kitchen. Mrs. Kontoes explained that what is unknown at this time is the outcome of the inspection with balancing and testing. Will something be uncovered? With the startup of equipment, permanent phonelines, generator testing, fire alarm and elevator testing, there are a lot of steps that need to be taken. Mr. Hurton asked if she was comfortable with technology and communications to which Mrs. Kontoes replied that a lot of what Ockers can do can happen on site, but as we progress through bringing up technology, there could be potential failures. Mr. Cruz added that installation cannot begin in the IDF rooms until they are cleared of dust and locks are installed on doors. Mr. Hurton inquired about communication with families and staff prior to the April 2025 vacation. Principal Nieves told the Committee that staff already know, students are aware but haven't been met with yet officially. Superintendent Pierangeli added that there is a Zoom meeting planned for parents to receive information about the transition to the new space. Mrs. Kontoes took a moment to recognize the hard work across all teams the past several weeks to make sure expectations were clear and milestones are being met. She is very pleased how the overall team is working together and the level of collaboration is appreciated.

- IV. Design/Construction Update-** Mr. Cruz provided an update to the Committee. To date, there have been 423 RFIs, with one open item, 713 submittals with 11 open items which are now mostly from Phase 2 and 3. They have also recently asked Brait to take all Yankee reports, Flansburgh and OPM reports and put them into an observation log. Mr. Armitstead shared pictures of the construction progress, focusing on the auditorium, which he explained is the most intensive part of the project at the moment. Auditorium seats are in and the catwalk is finished. In the cafeteria, flooring is going down. In the gymnasium, flooring is down and sealed, acoustical panels are

on the walls. Bleachers are not yet installed, but backboards are in. In the outdoor area of the Cafeteria, they are prepping for landscaping.

Mr. Cruz projected that the project itself is 51% complete. Flansburgh has had discussions with Brait about substantial completion and how to get there, and they have the tools and documentation to meet milestones and tackle open punch list items. Unfortunately, there are areas in which punch list items cannot yet be provided, such as the basement due to it being too incomplete. A lot is minor details such as cleaning, dusting, and lockers not in.

V. Approval of Warrants

Motion to approve the 4/10/2025 warrant in the amount of \$202,579.50 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

The 3/27/2025 warrant was also shared with the Committee, but had been previously signed by the SBC Designee, Mrs. Blythe. This warrant only included the recent Brait invoice in the amount of \$3,061,042.71.

VI. Next Steps

a. Next SBC Meeting will be held on Tuesday, May 6, 2025 @ 6:00PM.

A tentative zoom meeting for April 16, 2025 at 6:00PM was also scheduled to potentially discuss the status of window repairs as well as to review and/or approve substantial completion of Phase I to officially transition into Phase II.

VII. Adjourn

Motion to adjourn at 6:58 pm.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo