

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

Present: Ted Avlas – *Vice Chairman Member - Voting Member*
Tim Bell - Town Accountant - *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: Sheila Blythe – *School Committee - Voting Member*

Attendees: Jorge Cruz-Flansburgh
Mike Carroll-Colliers
Richard Armitstead-Flansburgh-Arrived at 6:15pm

I. Call to Order

Mr. Hurton called the meeting to order at 6:02pm.

II. Review of Previous Meeting Minutes for Approval

- a. April 1, 2025-Regular Session
Motion to approve the 4/1/2025 meeting minutes as presented.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

- b. April 16, 2025-Remote Session
Motion to approve the 4/16/2025 meeting minutes as presented.

Motion: Mr. Paranto

Second: Mr. Gabor

Vote: Yes—8 ; No—0 ; Abstain—0

III. OPM Report

- a. Financial/Schedule Update-
Budget and Cost Summary- Mr. Carroll provided a brief overview of the current cost summary. He informed the Committee that he has yet to hear back from the MSBA on the proposed adjustment of the total project budget. In a meeting the previous week, he reminded them of the request. To date, the project contingency is approximately 4.3 million with any potential risks, without the total could be down to approximately 3 million.

70 Project Contingency			
Construction Contingency (Hard Cost)	\$4,000,000	-\$225,987	\$3,774,013
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,456,465	\$543,535
Subtotal	\$6,000,000	-\$1,682,452	\$4,317,548
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
Essex 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

Budget Adjustments- One new change order for Brait, to be discussed later in the meeting.

To Const Change Order from Const Cont	\$50,836.62	20-800	To Cover BB CO 13
From Const Cont to Const Change Order	(\$50,836.62)	70-000	To Cover BB CO 13

Committed Costs- In addition to the previously mentioned CO#13, there is one committed cost for the Committee to vote on.

NetTelOne	\$1,275.00	3/25/2025	03/26/25	000297	40-500	0601-0000	Project services for elevator lines
Brait Builders	\$50,836.62	5/2/2025		BB CO#13	20-800	0508-000	BB CP 13

This cost for \$1,275 is for NetTel One, the setup of the POTS lines (analog lines) needed for the elevator, security systems, and area of refuge. There is an additional small monthly fee which would be a part of the ongoing standard operational cost. This is a one time setup fee.

Mr. Hurton entertained a motion to approve the financial commitment to NetTel One in the amount of \$1,275.

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes—8; No—0; Abstain—0

Invoices- Mr. Carroll shared the invoices which would be included in the warrant for approval later in the meeting, including the previously approved Brait Builders Invoice #14.

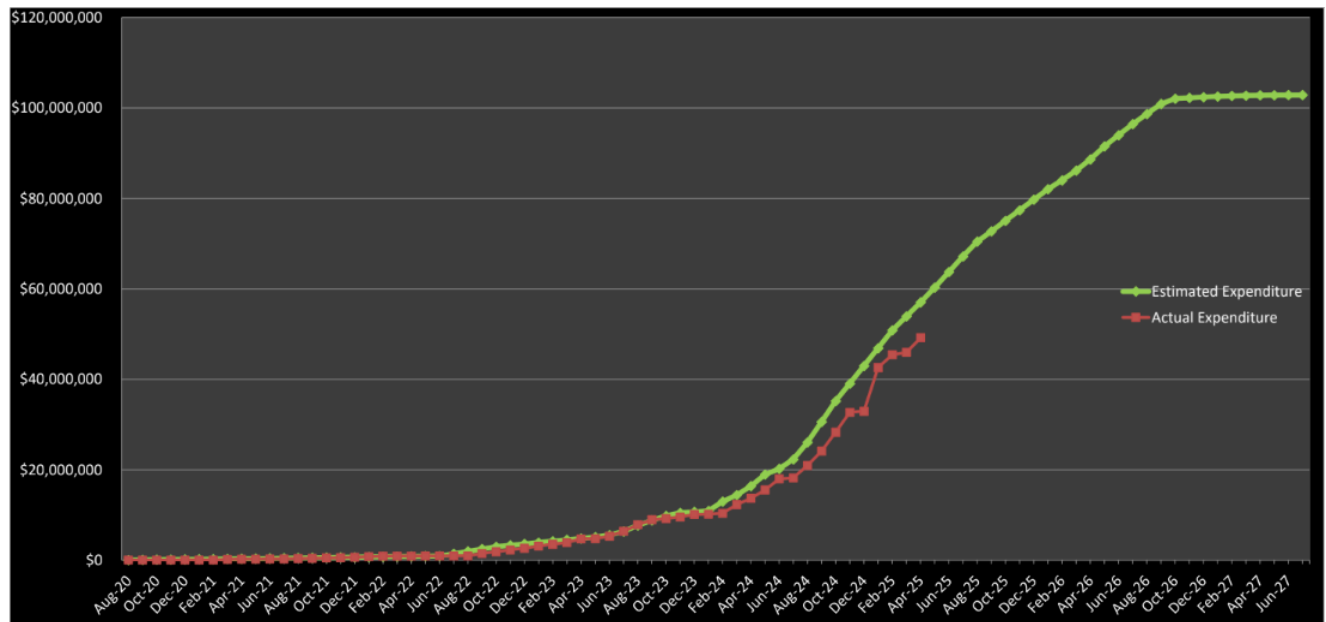
\$2,658,621.38	Brait Builders	14	04/18/25	20-200	0502-0000	Mar 2025 - GC Req 14
\$88,350.75	Colliers Project Leaders	0001040349	04/03/25	40-050	0102-0700	Mar 2025 Services - CA
\$85,769.00	Flansburgh Associates	33698	04/07/25	30-160	0201-0700	Mar 2025 Services - CA
\$42,500.00	Triumph Modular	29940	04/01/25	40-751	0603-0000	Apr 2025 Lease 20 for Modulares
\$225.00	Town of Webster	Memo 4/17/25	04/17/25	40-540	0104-0000	Jan 2025 - April 2025 - Town Engineer Services
\$19,413.84	GOVConnection Inc	76266359	03/06/25	50-200	0703-0000	UPS devices
\$4,768.80	Petrini & Associates	44384	05/01/25	40-520		Legal thru 04/29/25

Forecasted Cost- There are currently approximately 1.2 million of PCOs to be reviewed, listed in the PCO log. Colliers continues to work with Brait, Flansburgh and the Working Group to review.

VENDOR	AMOUNT	FORECASTED DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	Notes
Forecasted PCO Cost from the PCO Log (Hard Cost)	\$1,236,111.67	5/2/2025			20-800	Forecast Pulled from the PCO Log
TOTAL	\$1,236,111.67					\$1,236,111.67

Cash Flow-Mr. Carroll explained that while we are trending behind in the cashflow, this is primarily due to being off cycle by a full month of Brait invoices. He also shared the trend via the graph below.

Month		OPM	Designer & Consultants	FF&E & Misc	Construction	Contingency	Estimated Outlay	Actual outlay	Est Cum	Act Cum
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
57	Apr-25	\$70,281	\$100,000	\$40,000	\$2,689,365	\$200,000	\$3,099,646	\$3,263,622	\$57,016,296	\$49,201,835



Schedule-When questioned by the Committee about where the project stands, Mr. Carroll explained that the project is approximately 55% complete, which he had also reported recently with the MSBA. He explained that the MSBA looks at reqs and fees to verify this percentage.

- b. Working Group Update & Recommendations- The PCOs that make up OCO #13 were reviewed further and recommended for approval by the Working Group.

PCO #	PR#	CCD#	Description	Time (days)	Amount
WBHS-133R1	RFI#336		Loading Dock Retaining Wall		\$6,533.11
WBHS-152R2	FB#078	7	FB078 R1-Auditorium Step & Rail		\$18,000.00
WBHS-169	FB#102		Furr Out East Wall C128 & 129		\$13,951.24
WBHS-172R1	RFI#359		RFI 359 - Surface Mount Speakers		\$3,012.23
WBHS-181R1	FB#082		FB 082 Casework C-207		\$2,163.98
WBHS-182	FB#091		FB-091 Infill Panel at C-EXT-05 Stage Door Head		\$3,103.08
WBHS-187	RFI#402		Responses to RFIs 402 & 403		\$1,374.04
WBHS-193	RFI#253		RFI 253 VRF Rerouting Add Coord		\$610.49
WBHS-198			Elevator Lockout Roof		\$2,088.45

Mr. Hurton questioned what the \$18,000 Auditorium Step & Rail cost was for, to which Mr. Cruz explained are the u-shaped handrails coming down from the seating, mostly up in the balcony area of the auditorium.

Mr. Carroll added that there are still four or five other PCOs that Colliers have already reviewed with Brait which will be presented at the next Working Group meeting.

Mr. Gabor asked Mr. Carroll where the process was at with the previously discussed window lenth issue. Mr. Carroll responded that Brait has proposed an alternative that is mid-cost with a way to hopefully avoid any associated abatement issues. Colliers will be bringing this information to the Working Group for further discussion about water repellent testing and cost.

IV. **Hard Cost Commitments:** New Construction Change Orders-OCO #13

Upon the review of the PCOs that make up OCO #13 above, Mr. Hurton entertained a motion to approve OCO #13 as presented.

Motion: Mr. Paranto

Second: Ms. Nieves

Vote: Yes—8; No—0 ; Abstain—0

V. **MSBA Update**

a. Received Approval of the OPM Team Change-

Mr. Carroll presented the official approval from the MSBA for the changes in the Colliers team. The following changes were made:

-Senior Project Manager from Adam Dalessio to Christina Mulligan

-Removal of Michael Reith as Project Manager

Additionally, the MSBA has asked for the OPM to be diligent in getting the 50% DCAMM Contractor Review done. With Mrs. Mulligan back on Monday, May 12, 2025, Mr. Carroll assured the Committee that they would begin to get it organized, and make a first pass at recommended scores which will then be shared with Mrs. Kontoes and Superintendent Pierangeli. This review gives the Contractor an opportunity to know what they are doing well vs. needing improvement. At the end of the project, the OPM submits a 100% review which allows other communities to know how the Contractor did on the project. Mr. Carroll mentioned that one poor score doesn't necessarily condemn a Contractor, but it may reveal a pattern.

He also took the opportunity to share with the SBC that at this time, of the change orders presented to the MSBA, they are indicating that they are willing to potentially participate in \$1,025,995.

VI. Design/Construction Update (Flansburgh)- Mr. Cruz provided a construction update to the Committee. Despite a few hiccups along the way, students were able to move into the new section of the building as planned on April 28, 2025. Phase II has started in earnest. Asbestos abatement has already begun on the second floor, with the first floor beginning next week. Demolition has begun in the library. As for Phase I, everything but a few outstanding items were completed, with a 30 to 90 day extension provided. These outstanding items included:

- Bleachers in the gymnasium have not arrived yet-completion based on delivery date
- Auditorium wasn't ready for occupancy-30 day extension
- Commissioning on the HVAC system
- AV items (screens)-completion based on delivery date.

-Landscaping-grass must be grown and cut three times to be considered satisfactory
When questioned by the Committee on how confident Flansburgh was with the HVAC and Auditorium to be completed within the 30 day timeframe, Mr. Cruz explained that the Auditorium could be ready, however, the steel work in the auditorium has to be modified to satisfy the Structural Engineer. Brait had done some field modification, and despite the specs calling for bolted steel, Brait had done welding. Flansburgh has reached out to Brait for explanation as to the modification and lack of permission to make such a change, and that information is now under review. The Building Inspector is also aware.

Mr. Hurton asked Mr. Cruz if he had any concerns going into Phase II to which he replied that they are in conversation with the Owner, and that they aren't giving the Contractor any breaks. Mr. Carroll added that at the OAC meeting on April 29, 2025 that all parties came together to talk about what they'd like to see moving forward and to have a reset. Phase II is planned to turnover to Phase III during the February 2026 school vacation week, with Phase III currently planning to be completed by mid October 2026. Phase IV would then be all exterior work including the removal of the modulars.

Mr. Avlas questioned how we are managing warranties now that we have moved into C-Wing. Mr. Cruz replied that they are currently working with the School District and their attorney about the Substantial Completion language. Most warranties will likely begin on that date of substantial completion. The other four or five outliers will start once accepted with a separate date for warranties to begin.

Superintendent Pierangeli took a moment to thank the Bartlett school and admin team as well as the custodians from across the district who came together and spent long hours moving everything into C-Wing over the April 2025 vacation. With their hard work and the dedication of all the teams coming together, the move was made possible.

VII. Warrants

Motion to approve the 5/8/2025 warrant in the amount of \$241,027.39 as presented.

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes—8 ; No—0 ; Abstain—0

In addition to the 5/8/2025 warrant, the 4/24/2025 warrant in the amount of \$2,658,621.38 was reviewed by the Committee. This warrant was signed by the SBC Designee, Mrs. Blythe, for the payment of the March 2025 Brait invoice.

VIII. Next Steps

- a. Next SBC Meeting will be held on Tuesday, June 3, 2025 at 6:00pm.

IX. Adjourn

Motion to adjourn at 6:44pm.

Motion: Mr. Young

Second: Mrs. Nieves

Vote: Yes— 8; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo