

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 5:00 PM JUNE 3, 2025

Present: Nick Adamopoulos - *Voting Member**
Ted Avlas – *Vice Chairman Member - Voting Member*
Tim Bell - Town Accountant - *Voting Member**
Earl Gabor - *Selectmen Delegate - Voting Member*
Gina Nieves - *Voting Member*
Tony Paranto - *Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - Business Manager
Monique Pierangeli - Superintendent
Victor Waskiewicz- *Voting Member*

Absent: Dave Hurton - Chairman - *Voting Member*
Sheila Blythe – *Voting Member**

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

I. Call to Order

Mr. Avlas called the meeting to order at 5:05 p.m.

II. Review of Previous Meeting Minutes for Approval

- a. May 6, 2025 - Regular Session
Motion to approve the 5/6/2025 meeting minutes as presented.

Motion: Ms. Nieves

Second: Mr. Gabor

Vote: Yes—7 ; No—0 ; Abstain—0

III. School Building Committee Reorganization

Mr. Avlas informed the Committee that as a result of recent elections, Sheila Blythe is no longer a School Committee Member. The School Committee recently approved Nick Adamopoulos as the new School Committee representative on the School Building Committee. Mr. Bell is going to remain on the Committee as a non-voting member. With that said, Mr. Avlas asked for a motion to approve the Committee reorganization.

Motion to approve Nick Adamopoulos as the new School Committee Representative on the Committee replacing Sheila Blythe and to approve Sheila Blythe as a Community Member replacing Tim Bell.

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes—7; No—0 ; Abstain—0

Mr. Avlas added that there is also a need to replace Sheila as the former designee, there was an initial motion made to continue with Sheila by Mr. Bell but subsequently withdrawn as Sheila travels frequently for work and is not always available. A new motion was presented as follows:.

Motion to approve Mr. Gabor as the School Building Committee Warrant Designee authorized to sign the warrant on behalf of the Committee.

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes—7 ; No—0 ; Abstain—0

IV. Window Lintel Update

Mr. Carroll provided an update about the window lentils. As a reminder to the Committee, during the install of the windows in Area C, it was uncovered that the existing lintel and the absence of end dams in the current brick walls do not meet the requirements necessary to pass the window performance tests. The first step moving forward is to understand the state's position on the presence of asbestos in the existing wall system. Clarification on any requirements for asbestos removal will help guide the design direction. Several design solutions have been explored and discussed during working group meetings. The Working Group, in collaboration with the FA team, has recommended against using the "peel and stick" method, as it is not a proven approach per the Brick Institute. No design options are being ruled out at this time, pending the State's response. Currently, the leading solution includes stainless steel flashing. This update is meant to keep all parties informed; the final design will be revised based on the state's feedback. The team is hoping that we can avoid the abatement option if the State will approve the approach. The most expensive part is full removal of the asbestos. The following steps were reviewed at a high level.

Step 1: Fuss & O'Neill "F&O" Proposal and State Review

F&O to connect with the State to request an exception to the abatement process. If the State denies, F&O to propose a minimally invasive option that the State will accept.

Note that this proposal will most likely not be completed at the same time as abatement activities, so F&O said there may be additional costs depending on when this work is performed. Mr. Cruz shared that FA has moved forward with this because the Working Group voted to recommend approval to the School Building Committee.

Step 2: Design Review Meeting with Brait/FA/CPL

Refine the design to match with the States requirements. Brait to revise PCO for accurate costs. PCO presented to the Working Group for review and comments.

Step 3: SBC Vote on Final Solution

Target the July SBC meeting to decide on the final solution /costs.

Decision Timeline - Target goals for the next upcoming SBC Meetings:

June 3: SBC Lintel Discussion (i.e. today)

July 1: SBC Vote subsequently followed by beginning the Area C Installation

August 5: Area B Installation

This is expected to be a significant change order in the rough order of magnitude of \$750,000.

V. OPM Report

a. Financial/Schedule Update-

Budget and Cost Summary- Mr Carroll provided a summary of the overall budget contingency which is \$3.74M for hard costs and \$543,535 for soft costs. The budget also includes \$2.1M in potential PCOs that are currently being risk monitored. This PCO risk contingency includes costs for potential roof work but Colliers feels there is no cost to the owner but the sub believes there is an additional cost of \$91,250. This amount is remaining intact because of the potential risk. This cost has been rejected but Brait asked to keep it on the log. Mr Avlas asked if the window amount was included and Mr. Carroll confirmed it was in the potential risk contingency amount.. Some of the larger numbers in the contingency includes the window lintels separating Section C from Sections A & B. Section C was adjusted from \$250K to \$235K; the later number was used to project the cost for Sections A & B. Mr. Carroll stated that if we do not have to do abatement, then we expect the cost to come down. We are also including the cost for the peel & stick option which is a conservative number. The risk contingency also includes potential costs for additional security cameras, outlets and data ports. Additionally, this amount includes additional roof decking replacement costs based upon what was learned in Phase I. These are big placeholder numbers to be conservative. With respect to the budget, MSBA is hoping to get a status update by next month but they just recently asked that we move forward with the budget updates from Amendment two.

Budget Adjustments- Mr. Carroll reported one one budget adjustment for Brait Change order #14 and that Colliers will have to move the \$28K from contingency into the respective line items.

To Const Change Order from Const Cont	\$27,980.96	20-800	To Cover BB CO 14
From Const Cont to Const Change Order	(\$27,980.96)	70-000	To Cover BB CO 14

Committed Costs- Mr. Carroll noted that the only new committed cost is Brait CO #14; all of the other shaded items have been previously reviewed.

Committed Cost (Contracts/Pos)							
VENDOR	AMOUNT	ISSUE DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	MSBA	Notes
Brait Builders	\$29,007.30	11/21/2024	12/06/24	BB COW08	20-800	0508-0000	BB CO 08
Ockers Technologies	\$308,023.00	12/16/2024	12/17/24	Base Contract	50-200	0703-0000	Technology Hardware and Installation Services
Brait Builders	\$112,174.33	12/11/2024	01/07/25	BB COW09	20-800	0508-0000	BB CO 09
Triumph Modular	\$678,071.94	1/17/2025	02/04/25	Triumph Contract	40-751	0603-0000	Transfer Costs from Swing Space to FY23 (Outside Project)
Triumph Modular	\$678,071.94	1/17/2025	02/04/25	Triumph Contract	50-108	Out 2	Transfer Costs to FY23 (Outside Project) from Swing Space
Triumph Modular	\$425,000.00	1/17/2025	02/04/25	Triumph Contract	40-751	0603-0000	Transfer Costs from Swing Space to Esser Grant (Outside Project)
Triumph Modular	\$425,000.00	1/17/2025	02/04/25	Triumph Contract	50-109	Out 3	Transfer Costs to Esser Grant (Outside Project) from Swing Space
Brait Builders	\$271,053.07	1/29/2025	02/04/25	BB COW10	20-800	0508-0000	BB CO 10
Flansburgh Associates	\$12,290.00	7/2/2024	02/04/25	FA 06	30-200	0201-9900	Designer Amdn 06 - Basement Under Slab Drainage
Flansburgh Associates	\$17,380.00	12/24/2024	02/04/25	FA 06	30-300	0203-0100	Designer Amdn 06 - Fuss & O'Neil Air Monitoring
Flansburgh Associates	\$96,580.00	1/29/2025	03/04/25	FA 07	30-240	0204-0200	Designer Amdn 07 - Fuss & O'Neil Extended Haz Mat Services Ph 2 & 3
Colliers Project Leaders	\$54,700.00	1/14/2025	03/04/25	CPL 05	40-050	0102-0700	OPM Amdn 05 - Additional Effort in CA
Brait Builders	\$106,723.73	2/27/2025	03/04/25	BB COW11	20-800	0508-0000	BB CO 11
Brait Builders	\$91,165.14	3/28/2025	04/01/25	BB COW12	20-800	0508-0000	BB CO 12
The Airbrush Shack	\$1,500.00	3/10/2025	04/01/25	1002	40-400	0699-0000	Café Mural Quote #1002
R H Lord Company	\$1,800.00	2/19/2025	04/01/25	35835-5	40-400	0699-0000	Café Furniture Move and Install
GovConnection Inc	\$19,413.84	3/6/2025	04/01/25	00038443	50-200	0703-0000	UPS Devices - Tech FFE
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	05/06/25	BB COW13	20-800	0508-0000	BB CO 13
Ockers Technologies	\$20,533.38	1/6/2025	01/07/25	CO # 1	50-200	0703-0000	Ockers Change Order# 1
Brait Builders	\$27,980.96	5/28/2025		BB CO #14	20-800	0508-0000	BB CO 14

Invoices- Mr. Carroll reviewed the following invoices which are included in the warrant to be approved in this meeting: Number of new invoices that are included in the warrant to be signed this week:

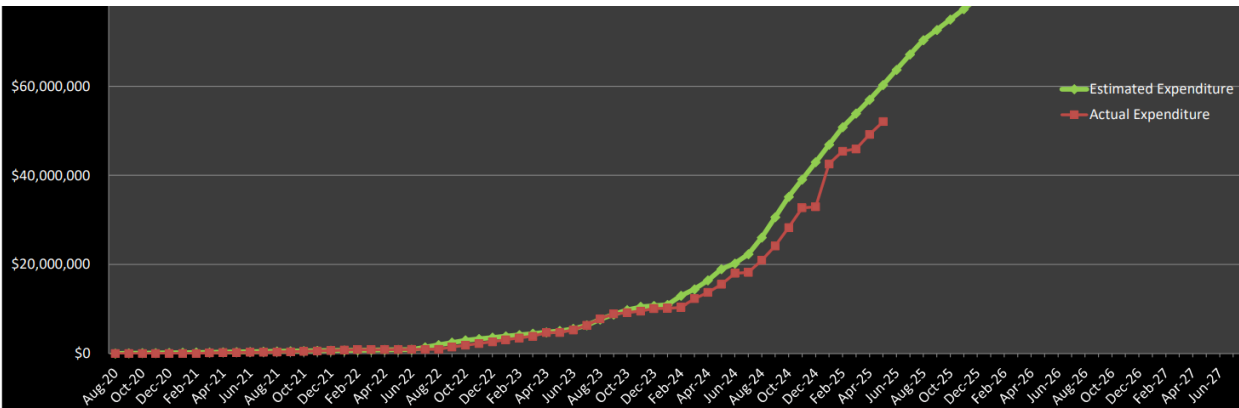
\$2,199,326.38	Brait Builders	15	05/14/25	20-200	0502-0000	Apr 2025 - GC Req 15
\$117,302.50	Colliers Project Leaders	0001051603	05/06/25	40-050	0102-0700	Apr 2025 Services - CA
\$22,640.00	Colliers Project Leaders	0001051603	05/06/25	40-700	0602-0000	Mar/April - 3rd Party Testing
\$27,721.00	Sterling Movers	665910	05/05/25	40-400	0699-0000	Sterling - 3rd Move Phase 1 Area C
\$85,769.00	Flansburgh Associates	33712	05/05/25	30-160	0201-0700	Apr 2025 Services - CA
\$42,500.00	Triumph Modular	31547	05/01/25	40-751	0603-0000	May 2025 Lease 21 for Modulares
\$7,500.00	Ockers Technology	38018-3	04/18/25	50-200	0703-0000	FFE - Ockers Technology
\$7,500.00	Ockers Technology	38018-4	04/25/25	50-200	0703-0000	FFE - Ockers Technology
\$5,270.00	Ockers Technology	37504	02/28/25	50-200	0703-0000	FFE - Ockers Technology
\$2,958.00	Ockers Technology	37504-2	02/28/25	50-200	0703-0000	FFE - Ockers Technology
\$20,283.00	Ockers Technology	38018	04/01/25	50-200	0703-0000	FFE - Ockers Technology
\$2,548.00	Ockers Technology	37078-5	04/22/25	50-200	0703-0000	FFE - Ockers Technology
\$1,275.00	NetTelOne Communications	26957	04/04/25	40-500	0601-0000	Project services for elevator lines

Forecasted Cost- Mr. Carroll reported that \$2.1M is the balance of the PCOs and many of these forecasted costs were commented on earlier in the meeting.

Forecast Cost

VENDOR	AMOUNT	FORECASTED DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	Notes
Forecasted PCO Cost from the PCO Log (Hard Cost)	\$2,197,135.32	5/30/2025		20-800		Forecast Pulled from the PCO Log

Cash Flow- Mr. Carroll reported that cash flow is not updated until the SBC approves the warrant so today's warrant is not included in the cash flow and also the amount is lower because Brait is behind on the Auditorium. Mr. Carroll showed the cash flow trending line.



Schedule- Mr. Carroll highlighted where the project is right now and what to expect in the next 3 months. Mr. Carroll highlighted the need to perform the 50% DCAMM certification. We have to rate the General Contractor and all of the file sub-bidders. Colliers is working on the evaluation and will share it with the design team for review and feedback. This evaluation will probably go to the Working Group. The 50% is not submitted to DCAMM but rather to the MSBA and all of the contractors so they get a performance update on how they are doing. Mrs. Kontoes also note that the overall team conducted a project retrospective about how the OPM, Architect, GC and Owner have been working together and what areas could use improvement. .

54	None	FF&E	719 days?	Wed 1/24/24	Mon 12/7/26			291 days?
55	None	Schematic Design - Programming / Budget	289 days?	Wed 1/24/24	Wed 3/19/25			721 days?
56	None	Design Development - Product Selection / Budget Review	93 days?	Mon 3/19/25	Tue 7/15/25			641 days?
57	None	Documentation - Specification Writing	71 days?	Mon 9/15/25	Wed 10/15/25	58		541 days?
58	None	Procurement - Bidding / Public Contract	36 days?	Wed 10/15/25	Sun 12/7/25	57		541 days?
59	None	Contract Administration - Manufacturing / Install / Punch	245 days?	Mon 12/15/25	Mon 12/7/26			291 days?
60	None	Phase 2 - Area B Wing Renovation	205.58 days?	Mon 4/21/26	Fri 2/19/26			495 days?
61	None	Structure	1 day?	Tue 11/25/25	Wed 11/26/25			548 days?
62	None	Exterior	60 days?	Fri 8/20/25	Wed 11/26/25			548 days?
63	None	Interior	134 days?	Thu 7/31/25	Fri 2/13/26			495 days?
64	None	Commissioning	88 days?	Mon 10/6/25	Fri 2/13/26			495 days?
65	None	Site Work	4 days?	Thu 8/14/25	Wed 8/20/25			615 days?
66	None	Completion - Final Inspections	13 days?	Mon 2/2/26	Fri 2/20/26			491 days?



b. Working Group Update & Recommendations-

Soft Cost Commitments: Fuss & O'Neil (F&O) Proposal

Mr. Carroll reported that in follow-up to the previous Window Update , F&O is a sub for Flansburgh for hazardous materials removal. The cost is \$11,200 which includes \$10,200 for F&O and the 10% markup for Flansburgh). As previously discussed, this proposal is so that we can get the plan for the Window Lintel abatement approved by the State and so the Brait can price it out. There will be a follow-up add-service for F&O to monitor the work in the field once approved.

Upon the review of the proposal to support the Window Lintel PCO, Mr. Avlas entertained a motion to approve OCO #13 in the amount of \$11,220 as presented.

Motion: Mr. Gabor

Second: Ms. Nieves

Vote: Yes—7; No—0 ; Abstain—#.

Hard Cost Commitments: New Construction Change Orders - OCO #14

The PCOs that make up OCO #14 were reviewed:

You are directed to make the following changes in this Contract:					
PCO #	PR#	CCD#	Description	Time (days)	Amount
WBHS-138R4			RFI #266 Misc Demolition T&M		\$5,895.50
WBHA-173R1			Added MAU Duct Smoke Detector		\$2,658.95
WBHS-186R1	101		FB-101 Stringer Enclosure		\$554.32
WBHS-195			Re-Sheetrocking Cafe Window		\$3,691.00
WBHS-197	61		FB-061 Platform at top Stair C-7.01		\$2,621.81
WBHS-199			Painting Plywood Behind Wall Panels		\$1,251.33
WBHS-201			Aluminum Window Limit Stop		\$8,384.82
WBHS-203R1			Relocate Auditorium Lift Lighting		\$1,830.97
WBHS-204			Proposal #79 - Change Outlets for rooms C-012 and C-103		\$522.49
WBHS-205	99		FB 099 Upsize Area B Roof		\$569.77

Upon review, Mr. Avlas entertained a motion to approve OCO #14 in the amount of \$27,980.96 as presented:

Motion: Mr. Adamopoulos

Second: Mr. Paranto

Vote: Yes—7; No—0 ; Abstain—0

VI. MSBA Update

Mr. Carroll noted that he touched upon this topic under the budget update. Colliers continues to work with the MSBA get PFA #3 approved. Mr. Carroll reminded the Committee that PFA#3 is to have the MSBA formally approve the external funding sources (FY23 LEA Surplus Funds & Esser Grant for non-eligible swing space costs).

VII. Design/Construction Update (Flansburgh)-

Mr. Cruz reported that Flansburgh has received 795 submissions and there are currently 4 open. He reported that the project is 57% complete as of Brait's May pay requisition. . Brait continues to work extra hours and they are planning to start on the Section C punch list on June 23 after school ends.

Mr. Cruz stated that demo activities and roof abatement continue. He informed the Committee that Flansburgh issued a certification of partial Substantial Completion and Brait is unwilling to sign it based upon MGL dealing with beneficial occupancy. He stated that Flansburgh, Colliers and the Owners are consulting with District legal counsel on the path forward. He emphasized that getting a certain date when warranties kick in is important to get this concluded.

A picture slide show was presented to provide an update on the construction status. Mr. Armistead highlighted the two-step process of asbestos containment and abatement. The general demolition continues with non-hazardous material under negative pressure. He stated that almost all of the demo is completed. The roof is about 85% done with abatement. The roof deck is completely exposed and there is no significant damage on the roof like what was experienced in Section C. Section C had significant damage to the tune of \$250K so this is good news. The lower slope roof is in excellent condition. In addition, the subs are doing site work with infiltration units and water quality units.

The Auditorium is complete with the exception of the steel connections. Mr. Paranto inquired on the timeline for completion. Mr. Armistead there were structural issues that are trying to be resolved in the least invasive way. Mrs. Kontoes noted that the District has asked for the Auditorium to be completed by August 15.

Note: Monique Pierangeli, Gina Nieves and Nick Adamopouls left the meeting at 5:48 p.m. to attend the BHS Awards Ceremony starting at 6:00 p.m.

VIII. Warrants

Motion to approve the 6/5/2025 warrant in the amount of \$2,519,952.88 as presented.

Motion: Mr. Gabor

Second: Mr. Young

Vote: Yes—5 ; No—0 ; Abstain—0

IX. Next Steps

- a. Next SBC Meeting will be held on Tuesday, July 1, 2025 at 6:00pm.
Mr. Young and Mr. Paranto stated that they will not be available to attend the meeting on July 1.

X. Adjourn

Motion to adjourn at 5:51 pm.

Motion: Mr. Young

Second: Mr. Gabor

Vote: Yes— 5; No—0 ; Abstain—0

Respectfully submitted,

Lisa Kontoes & Monique Pierangeli