

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM July 8, 2025

Present: Ted Avlas – *Vice Chairman Member - Voting Member*
Nick Adamopolis-School Committee-Vote Member
Tim Bell - Town Accountant
Earl Gabor - *Selectmen Delegate - Voting Member*
Gina Nieves - *Voting Member*
Tony Paranto - *Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - Business Manager

Absent: Sheila Blythe –*Voting Member*
Dave Hurton - Chairman - *Voting Member*
Monique Pierangeli - Superintendent
Victor Waskiewicz- *Voting Member*

Attendees: Jorge Cruz-Flansburgh
Christina Mulligan-Colliers
Richard Armitstead-Flansburgh

I. Call to Order

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

II. Review of Previous Meeting Minutes for Approval

- a. June 3, 2025-Regular Session
Motion to approve the 6/3/2025 meeting minutes as presented.

Motion: Mr. Gabor

Second: Mr. Paranto

Vote: Yes—6 ; No—0; Abstain—0

III. OPM Report

- a. Financial/Schedule Update-

Mrs. Mulligan reviewed the project budget summary, drawing the attention of the Committee to the tightening contingency. She mentioned that this is in part due to the upcoming window lintel discussion which will take place later in the meeting, that of which is already in the below numbers as a potential risk. Additionally, the MSBA has still not provided the project funding agreement 3, which will provide a decision about the previously discussed outside funds being rolled into the project budget

70 Project Contingency				Current Contingency	Potential Risk	Potential Contingency
Construction Contingency (Hard Cost)	\$4,000,000	-\$401,165	\$3,598,835	\$3,598,835	-\$1,630,952	\$1,967,882
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,467,685	\$532,315	\$532,315	\$0	\$532,315
Subtotal	\$6,000,000	-\$1,868,851	\$4,131,149	\$4,131,149	-\$1,630,952	\$2,500,197

Colliers will continue to take a hard look at any future field bulletins that come in to access the true needs of the project. Additionally, she reminded the Committee

that while the project is currently at around 60% completion, Phase I was where most of the largest cost systems were put into place.

Budget Adjustments- Total of \$147,197.69 for Brait Builders Changer Order 15 & 16 to be discussed later in the meeting.

To Const Change Order from Const Cont	\$147,197.69	20-800	To Cover BB CO 15 & 16 (\$166,192.21 - \$18,994.52)
From Const Cont to Const Change Order	(\$147,197.69)	70-000	To Cover BB CO 15 & 16 (\$166,192.21 - \$18,994.52)

Committed Costs- If approved at this meeting, Brait Builders 15 & 16 as well as Flansburgh Amendment 9.

Brait Builders	-\$18,994.52	7/2/2025	BB CO #15	20-800	0508-000	BB CO 15
Brait Builders	\$166,192.21	7/2/2025	BB CO #16	20-800	0508-000	BB CO 16
Flansburgh Associates	\$27,500.00	7/3/2025	FA 09	30-200	0201-9900	Designer Amdn 09 - EDG Structural Steel Calcs in Auditorium

Invoices-Mrs. Mulligan briefly reviewed the invoices that will be later presented on the warrants for approval. Also included was \$500 to cover the recording of SBC meeting minutes between January and May 2025, which is paid directly by the school department, not on a warrant.

\$65,859.00	Colliers Project Leaders	0001060697	06/05/25	40-050	0102-0700	May 2025 Services - CA
\$550.00	Colliers Project Leaders	0001060697	06/05/25	40-700	0602-0000	May - 3rd Party Testing (Yankee 5/30/25 Invoice 33894)
\$732.00	Colliers Project Leaders	0001060697	06/05/25	40-040	0102-0600	May 2025 Services - Bid
\$85,769.00	Flansburgh Associates	33724	06/03/25	30-160	0201-0700	May 2025 Services - CA
\$42,500.00	Triumph Modular	33165	06/01/25	40-751	0603-0000	June 2025 Lease 22 for Modulares
\$500.00	Webster School Department	5/19/25	05/19/25	40-300	0102-9900	Reimb to District for recording of SBC Meeting Minutes (Jan - May 2025)
\$3,038.30	Petrini & Associates	44321	04/03/25	40-520	0101-0000	Legal thru 3/31/25
\$1,686,664.04	Brait Builders	16	05/31/25	20-200	0502-0000	May 2025 - GC Req 16
\$1,381.50	Petrini & Associates	44467	06/04/25	40-520	0101-0000	Legal thru 4/29/25
\$2,439,021.06	Brait Builders	17	07/03/25	20-200	0502-0000	June 2025 - GC Req 17

Forecasted Cost-The forecasted cost of \$1,630,952.40 does not include BB CO 15 and 16. Mrs. Mulligan explained that most of this forecasted cost is due to the window lintel repairs for the additional phases.

07/03/25

Forecast Cost

VENDOR	AMOUNT	FORECASTED DATE
Forecasted PCO Cost from the PCO Log (Hard Cost)	\$1,630,952.40	7/3/2025

TOTAL	\$1,630,952.40
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Cash Flow- The project is currently at 60% completion.

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
58 May-25	\$70,281	\$100,000	\$250,000	\$2,689,365	\$175,000	\$3,284,646	\$2,899,649	\$60,300,943	\$52,101,483
59 Jun-25	\$70,281	\$100,000	\$400,000	\$2,689,365	\$175,000	\$3,434,646	\$2,519,953	\$63,735,589	\$54,621,436

Mrs. Mulligan explained to the Committee that the difference between the estimated and actual is due mainly to the Brait invoicing being a few cycles behind. With the warrants for approval at this meeting, there should be less of a gap moving forward.

Schedule- The project is well under way into Phase II, demolition is being finished up, new steel put into place. This month there will be a sit test for FFE for the opportunity to see new furniture items in person and make selections. Mrs. Mulligan added that they are also in the process of reconciling the budget to have it fully prepared, hopefully for the next SBC meeting in August 2025. Mrs. Kontoes thanked Mrs. Mulligan for her work in creating a key milestone schedule each month that is shared with Brait for continued conversation and to keep the project on track. Mrs. Mulligan told the Committee that she is more than happy to share that ongoing schedule with them at the next SBC meeting as well.

b. Working Group Update & Recommendations

i. Soft Cost Commitments: FA Amendment 9

Mrs. Mulligan presented information in relation to Flansburgh Amendment #9. In CO #15 (to be presented), there is a deductive PCO from Brait's side for the exact same value, making this cost neutral. Mr. Armitstead gave further background information in regards to the amendment-during Phase I, the substantial completion turnover did not include the Auditorium. This was in part due to Brait's alteration to the way they installed steel connections versus the submission on the steel connections (welded vs. bolted). As a result, the Structural Engineer of record had to take additional time to review and determine what the impact of those connections are due to Brait being unable to substantiate through calculations what the impact on the building would be. Mr. Cruz added that Flansburgh felt an amendment was needed for the district to pay them instead of being paid directly from the General Contractor. They have worked it out with Brait to have a deduct change order for it to be a cost neutral activity. It is hoped that within a couple weeks, they can get an affidavit from the Structural Engineer and the auditorium will be ready to be occupied for the start of the 2025-2026 school year. Mrs. Kontoes added that collectively through conversations with the project team and legal consultations, they continue to take the least aggressive route to move the project along, either that or the demand would be made for the original bolted connections. If the calculations do not prove out to be successful, Brait will be provided with a 7 day letter that requires them to immediately rectify and correct the connections. This amendment was also reviewed by the working group and the deduct PCO that coincides with this was already approved by Mr. Waskiewicz.

Mr. Avlas entertained a motion to approve FA Amendment 9 as presented.

Motion: Mr. Adamopolis

Second: Mr. Gabor

Vote: Yes—6; No—0; Abstain—0

ii. Hard Cost Commitments

1. New Construction Change Orders-OCO #15

As reviewed in the previous section, this negative change order in the amount of -\$18,994.52 includes the deductive PCO. There is also a credit in the amount of -\$15,977.18 for the reduction of an

extra unneeded elevator. This change order also aligns the date of when the Owner took over the new section C as April 25, 2025 (previously April 17, 2025). Brait had also requested this date alignment to get all warrantees aligned and to be able to sign substantial completion. Mr. Cruz added that once the Committee agrees to this change order, it locks Brait into a 90 day substantial completion date contractually.

Mr. Avlas entertained a motion to approve OCO #15 as presented.

Motion: Mr. Gabor

Second: Mr. Young

Vote: Yes—6; No—0; Abstain—0

2. New Commitments for Window Lintel Area C

(a) OCO #16 & F&O ROM Proposal

Change Order #16 and a potential future amendment were presented to the Committee in regards to the previously discussed window lintel replacement. Change order #16 for the amount of \$166,192.21 covers the C-Wing head flashing repair, minus monitoring. The PCO which makes up this change order was thoroughly reviewed by the working group in detail and in compliance with the Brick Institute guidelines in mind. Included in this figure is personnel 16 hour OSHA training as required by the state. The state is also requiring monitoring of the lintel repair by Fuss & O'Neil, however, until a final review and approval is done, the pricing isn't set in stone. The assumption at this time is approximately \$42,000 for full time monitoring. As such, the total for section C should be around \$200,000 in totality.

As for section A and B moving forward, it is estimated that it should cost the project approximately \$415,000, including Fuss & O'Neil. It is hopeful that Fuss & O'Neil can monitor both sections simultaneously when repairs are taking place, cutting down on those costs. At a high level, the window lintel repair should cost around \$615,000 for the entire building.

If OCO#16 is approved at this meeting, the contractor is committed before the start of school for section C. Section B review of scope will occur in this month of July 2025 for which windows need to be included in the repair after which a PCO will be brought back to the Committee for approval in August 2025. If approved, section B window lintel repair would be in sequence with current construction. Mrs. Kontoes added that the original estimate for the repair across all sections was approximately \$750,000, so the numbers did end up coming in less.

Mr. Avlas brought up that the windows initially failed testing, and that's why they are now in this situation; he asked Flansburgh how confident they are that this solution will work. Initially, there had been talk about a cheaper solution using a membrane alternative instead of stainless steel flashing. Mr. Cruz replied that the window seal passes, it's the area around the actual windows that do not pass. These are new windows in existing openings, whereas when there are new windows in new openings, the flashing is already there. That is what needs to be repaired. Mrs. Mulligan added that if approved today, they will immediately have the first window that is repaired tested and get a report in writing that confirms the repair works properly. Fuss and O'Neil will finalize the plan with the state, and once that is completed, a formal proposal for monitoring services will go to the working group. If then approved, Fuss and O'Neil will start immediately.

Mr. Avlas entertained a motion to approve OCO#16 as presented.

Motion: Mr. Young

Second: Mr. Gabor

Vote: Yes—6; No—0; Abstain—0

IV. MSBA Update- As mentioned earlier in the meeting, Colliers has yet to see Project Funding Agreement 3 in regards to the outside funds, which was expected at the end of June 2025.

V. Design/Construction Update-Shared photos

Mr. Cruz updated the Committee on current construction progress, which included asbestos removal, demolition nearing completion, and steel arriving on site. With that, the project is approximately 60% complete. Flansburgh has received 804 submittals of which 4 are currently open and 471 RFIs, of which 2 are open. There are 402 punchlist items still open.

Mr. Armitstead added that Phase II has much more substantial demolition with the middle of the school being mostly removed. Reinforcement steel pieces are going in, supporting the new outdoor courtyards. In addition to completed framing and mechanical systems, the old chimney came down. Mrs. Kontoes also commented on the substantial work going on outside of the admin offices, including new curbing, binding placement, paving and temporary lined parking spaces.

VI. Warrants

Motion to approve the 7/3/2025 warrant in the amount of \$1,886,493.84 as presented.

Motion: Mr. Gabor

Second: Mr. Paranto

Vote: Yes—6 ; No—0 ; Abstain—0

Motion to approve the 7/11/2025 warrant in the amount of \$2,439,021.06 as presented.

Motion: Mr. Gabor

Second: Mrs. Nieves

Vote: Yes—6 ; No—0 ; Abstain—0

VII. Next Steps

a. Next SBC meeting to be held on Tuesday, August 5, 2025 @ 6:00pm

VIII. Adjourn

Motion to adjourn at 7:00pm.

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes—6 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo