

**WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM AUGUST 5, 2025**

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

Absent: Nick Adamopolis-*School Committee-Vote Member*
Tony Paranto - *Voting Member*

Attendees: Mike Carroll-Colliers
Jorge Cruz-Flansburgh
Richard Armitstead-Flansburgh

I. Call to Order

Mr. Hurton called the meeting to order at 6:00pm.

II. Review of Previous Meeting Minutes for Approval

a. July 8, 2025-Regular Session

Mr. Hurton requested that the 7/8/2025 meeting minutes be amended to have the correct number of present voting members (6 total) instead of the incorrect number listed as 5 per vote.

Mr. Hurton entertained a motion to approve the 7/8/2025 meeting minutes with the proposed change.

Motion: Mr. Gabor

Second: Mrs. Nieves

Vote: Yes—4 ; No— 0 ; Abstain—3

III. OPM Report

- a. Financial/Schedule Update- Mr. Carroll reviewed the project budget summary, noting that the numbers still have not been updated with the previously discussed outside funds as the MSBA has not yet provided their decision to have them rolled into the budget. The contingencies continue to be monitored:

70 Project Contingency				Current Contingency	Potential Risk	Potential Contingency
Construction Contingency (Hard Cost)	\$4,000,000	-\$483,820	\$3,516,180	\$3,516,180	-\$1,342,383	\$2,173,797
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,517,685	\$482,315	\$482,315	-\$49,180	\$433,135
Subtotal	\$6,000,000	-\$2,001,505	\$3,998,495	\$3,998,495	-\$1,391,563	\$2,606,932

Budget Adjustments- Mr Carroll reviewed the proposed budget adjustments, including a recommendation to move \$50,000 to legal expenses. The second adjustment was for Brait Change Order #17 which was already reviewed by the working group:

To Legal from Owner's Cont	\$50,000.00	08/05/25	40-520	To Cover Legal Fees (Petrini Invoices)
From Owner's Cont to Legal	(\$50,000.00)	08/05/25	70-500	To Cover Legal Fees (Petrini Invoices)
To Const Change Order from Const Cont	\$82,654.43	08/05/25	20-800	To Cover BB CO 17
From Const Cont to Const Change Order	(\$82,654.43)	08/05/25	70-000	To Cover BB CO 17

Commitments- There are four new commitments that Mr. Carroll reviewed with the Committee. Colliers is requesting a 120k increase for their 3rd party testing agency, Yankee. This includes concrete, asphalt and steel testing. Mr. Carroll added that Colliers pays Yankee directly. The second Commitment presented was the previously mentioned additional potential legal fees. The third new commitment would cover FA #10 for Fuss & O'Neil monitoring for the area C lintel repairs. And lastly, Brait Change Order #17.

Colliers Project Leaders	\$120,000.00	7/24/2025	CPL 06	40-700	0602-0000	OPM Amnd 06 - Material Testing Services - Yankee Contract Extension
Petrini Associates	\$50,000.00	7/29/2025	Letter dated 7/29/25	40-520	0101-0000	Additional commitments to Legal Services
Flansburgh Associates	\$41,800.00	7/25/2025	FA 10	30-300	0203-0100	Designer Amnd 10 - Fuss & O'Neil Air Monitoring-Area C Lintels (ROM 42,000)
Brait Builders	\$82,654.43	7/29/2025	BB CO #17	20-800	0508-000	BB CO 17

Invoices-Mr. Carroll briefly reviewed the invoices to be included in the warrant up for approval at later in the meeting:

\$1,800.00 R H Lord Company	35835-5	04/24/25	08/05/25	40-400	0699-0000	Café Furniture Move and Install
\$261.25 Town of Webster	7/28/25	07/11/25	08/05/25	40-540	0104-0000	April - July 2025 - Town Engineer Services
\$42,500.00 Triumph Modular	34799	07/01/25	08/05/25	40-751	0603-0000	July 2025 Lease 23 for Modulars
\$1,500.00 The Airbrush Shack	60691	07/20/25	08/05/25	40-400	0699-0000	Café Mural Quote #1002
\$6,369.90 Petrini & Associates	44537	07/02/25	08/05/25	40-520	0101-0000	Legal thru 6/30/25
\$66,281.00 Colliers Project Leaders	0001068952	07/03/25	08/05/25	40-050	0102-0700	June 2025 Services - CA
\$12,270.00 Colliers Project Leaders	0001068952	07/03/25	08/05/25	40-700	0602-0000	Feb 2025 - 3rd Party Testing (Yankee 2/27/25 Invoice 33535)
\$85,769.00 Flansburgh Associates	0033780	06/30/25	08/05/25	30-160	0201-0700	June 2025 Services - CA
\$1,711,874.35 Brait Builders	18	07/29/25	08/05/25	20-200	0502-0000	July 2025 - GC Req 18
\$3,000.00 Ockers Technology	37504-3	05/30/25	08/05/25	50-200	0703-0000	FFE - Ockers Technology

Forecasted Cost- Mr. Carroll reviewed the current forecasted costs which included approximately 1.3 million in potential change orders from the PCO log as well as Fuss & O'Neill tank disposal tracking and window lintel monitoring.

VENDOR	AMOUNT	FORECASTED DATE
Forecasted PCO Cost from the PCO Log (Hard Cost)	\$1,342,383.18	7/31/2025
F&O UST Tank Tracking Hours	\$10,000.00	5/29/2025
F&O Window Lintel Monitoring - Area A + B	\$80,000.00	7/30/2025
TOTAL	\$1,432,383.18	

PCO Log-The PCOs presented have been previously reviewed in detail by the Working Group.

Cash Flow-Mr. Carroll pointed out the 10 million dollar difference between the actual vs. estimated expenditures, explaining that the difference is mostly in part due to 2.5 million forecasted to be spent that hasn't been, Brait billing being a few million behind, as well as ongoing work in the auditorium. In general, the cashflow can be a good indication of the schedule and whether or not the project is running on time. Mr. Carroll proceeded to share the schedule and associated graph with the Committee, showing that the project is generally on track, but trending a bit below the anticipated schedule.

Estimated Project Cash Flow Sheet

Project Leaders

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
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
60	Jul-25	\$70,281	\$100,000	\$400,000	\$2,689,365	\$175,000	\$3,434,646	\$4,326,015	\$67,170,235	\$58,947,451
61	Aug-25	\$70,281	\$100,000	\$250,000	\$2,689,365	\$150,000	\$3,259,646	\$1,931,626	\$70,429,881	\$60,879,077

Schedule- Demolition continues, pouring of footings, plumbing and steel, as well as work on the window lintels. After speaking with Brait today, Mr. Carroll explained that there are 221 punchlist items to which they are committed to complete by August 15, 2025. Mrs. Kontoes added that the only item that should be beyond that date on the punchlist is the final coating on the gym floor, which is planned to take place before the staff officially return to the school on August 26, 2025.

Mr. Gabor inquired about any additional unforeseen structural issues as the project has progressed. Mr. Armitstead mentioned the column connections at the expansion joint at C and B wing, the beam connections are questionable with thin, welded plates. The structural engineer will likely recommend replacing the connections in those areas. Also, as previously discussed, there have been structural issues with the roof that are being addressed. Additionally, they are finding that some of the original walls are not proper supporting walls once the veneer is removed.

- b. Working Group Update & Recommendations
 - i. Soft Cost Commitments
 - 1. CPL Amendment 6: Yankee Testing Services

Mr. Hurton entertained a motion to approve Colliers Amendment 6 as presented. This \$120,000 would be added as a new commitment and would not require a budget adjustment.

Motion: Mr. Gabor

Second: Mrs. Blythe

Vote: Yes—7 ; No—0 ; Abstain—0

2. New Commitment for Legal Services

Mr. Hurton entertained a motion to reallocate \$50,000 from Owner's soft cost contingency to legal fees as discussed earlier in the meeting.

Motion: Mr. Gabor

Second: Mrs. Blythe

Vote: Yes—7 ; No—0 ; Abstain—0

3. FA Amendment 10: F&O Area C Lintel

Mr. Hurton entertained a motion to approve FA Amendment 10 in the amount of \$41,800 for air quality testing.

Motion: Mr. Gabor

Second: Mrs. Blythe

Vote: Yes—7 ; No—0 ; Abstain—0

4. FA ROM Estimate for F&O Area B Lintel-The next Working Group meeting will include the final proposal to review.

ii. Hard Cost Commitments

1. New Construction Change Orders-

OCO #17 is made up of six PCOs for a total of \$82,654.43. The Working Group has made the recommendation to pay. It was noted that the second PCO listed was a request from the Owner to install the wiring necessary for the vape sensors in area A and B.

PCO #	PR#	CCD#	Description	Time (days)	Amount
WBHS-202R1			Proposal #82 - Fire Protection Wiring		\$2,506.78
WBHS-210	FB#114		FB 114 - Vape Sensors Area A-B		\$8,776.34
WBHS-219R1	RFI#441		RFI#441 Existing Pad Removal T&M		\$30,729.67
WBHS-220R1			Additional Liquid Waste Disposal		\$12,112.50
WBHS-222			Area B Ex19: Footing Shift to Align with Existing Masonry Ledge		\$1,783.07
WBHS-223	FB#123		FB-123 Area B Roof Column Splice		\$26,746.07

Mr. Hurton entertained a motion to approve OCO #17 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

2. New Construction Change Orders-OCO#18 (Lintels PCO 246/244)
OCO #18 is specific to two PCOs related to window lintel flashing. The PCOs were presented and reviewed by the Working Group. After meeting and through internal conversations, the District requested that the end dams on the flashing for the windows are metal and that they use double sealant on the stiffeners that was discovered when working on the lintels in Section C. The Committee was asked to approve OCO #18 in the amount of \$148,068.75 with the understanding that the supporting materials would be updated to reflect metal enddams and the extra coverage for the stiffeners.
Mr. Hurton entertained a motion to approve OCO #18 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

IV. Design/Construction Update

- a. FFE Update-In regards to FFE, Mr. Cruz explained that a recent sit test took place for staff to vote on and put in recommendation for classroom furniture including desks, chairs, and tables. Between the months of August 2025 and October 2025, bid documents will be prepared. October 1-15, 2025 they will be reaching out to the Town for the general conditions of that package. Bids are to be reviewed between October 30, 2025 and November 2, 2025. The bid summary will be generated for November 19, 2025 after which between November 20, 2025 and December 5, 2025, the Committee will vote to issue purchase orders.

He was also glad to announce the substantial completion of the auditorium-all steel modifications had been inspected and they are awaiting the temp certificate of occupancy from the Building Inspector. In terms to RFIs, there have been 490 to date with 6 open. There have been 813 submittals of which 8 are open. There are currently 221 punchlist items with an associated approximate total of \$456k. Mr. Cruz did mention that there is one currently disputed punchlist item at the loading dock ramp. Their original documents call for concrete 7 inches thick, however, asphalt was put in instead. A formal memo has gone to the Contractor to address. While the asphalt would meet load requirements, it does not meet the 5,000 PSI that was originally called for with the concrete.

Mr. Hurton took a moment to ask Flansburgh if they feel the project is on time and on budget to which Mr. Cruz replied yes. Now that the auditorium is complete, he hasn't seen anything else to indicate being off schedule. He does anticipate some structural repairs due to existing conditions.

V. Warrant

Motion to approve the 8/14/2025 warrant in the amount of \$1,931,645.50 as presented.

Motion: Mrs. Blythe

Second: Mr. Gabor

Vote: Yes—7 ; No—0 ; Abstain—0

VI. Next Steps

- a. The next SBC Meeting will be held on Tuesday, September 2, 2025 @ 6:00PM.

VII. Adjourn

Motion to adjourn at 6:42pm.

Motion: Mr. Young

Second: Mrs. Blythe

Vote: Yes—7 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo