

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM SEPTEMBER 2, 2025

Present: Nick Adamopolis-*School Committee-Vote Member*
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*
Tony Paranto - *Voting Member*
Al Young - *Voting Member*
Victor Waskiewicz- *Voting Member*
Lisa Kontoes - Business Manager
Monique Pierangeli - Superintendent

Absent:

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

I. Call to Order

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

II. Review of Previous Meeting Minutes for Approval

a. August 5, 2025-Regular Session

Mr. Hurton entertained a motion to approve the 8/5/2025 meeting minutes as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—9 ; No—0 ; Abstain—0

III. OPM Report

a. Financial/Schedule Update

Mrs. Mulligan reviewed the budget summary sheet with the Committee. She pointed out the additional tracking of the category “Retainage to Contractor” under the construction portion of the budget. This is primarily for tracking in a different category for MSBA Propay Code reporting as well as helps inform the Committee of status of the approved releases of retainage to the contractor as the project advances. The total project budget is still hovering around the same contingency value with the Working Group planning to talk in depth about the current forecasted costs at their next meeting.

Current Contingency	Potential Risk	Potential Contingency
\$3,222,513	-\$1,423,019	\$1,799,495
\$482,315	-\$47,680	\$434,635
\$3,704,828	-\$1,470,699	\$2,234,130

Budget Adjustments- Mrs. Mulligan explained that at the last meeting, Change Order #18 had not been tracked as an actual budget adjustment despite the Committee's approval, so it is now being added. In addition, Change Order #19 is included and will be presented later in the meeting for the Committee's potential approval.

To Const Change Order from Const Cont	\$148,068.75	08/05/25	20-800	To Cover BB CO 18
From Const Cont to Const Change Order	(\$148,068.75)	08/05/25	70-000	To Cover BB CO 18
To Const Change Order from Const Cont	\$145,598.13	08/05/25	20-800	To Cover BB CO 19
From Const Cont to Const Change Order	(\$145,598.13)	08/05/25	70-000	To Cover BB CO 19

Committed Cost- Mrs. Mulligan reviewed the current committed costs, which included Change Order #18, Change Order #19 and Flansburgh Amendment #11 which will be presented later in the meeting.

Brait Builders	\$148,068.75	8/1/2025	08/19/25	BB CO #18	20-800	0508-000	BB CO 18
Flansburgh Associates	\$38,500.00	8/11/2025		FA 11	30-300	0203-0100	Designer Amdn 11 - Fuss & O'Neill Air Monitoring-Area B Lintels
Brait Builders	\$145,598.13	8/25/2025		BB CO # 19	20-800	0508-000	BB CO 19

Forecasted Cost- The forecasted costs are pulled primarily from the PCO log with a potential hard cost of \$1,423,018.63. In addition, a few soft cost items are being tracked including Fuss & O'Neill tracking hours associated with the storage tank removal as well as monitoring for Area A window lintel work. The Committee questioned whether or not the 1.4 million forecasted hard cost included all of the window lintel work to which Mrs. Mulligan replied that it only includes Area A since the Committee previously already approved the costs for Area B and C (no longer forecasted).

VENDOR	AMOUNT	FORECASTED DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	Notes
Forecasted PCO Cost from the PCO Log (Hard Cost)	\$1,423,018.63	8/28/2025			20-800	Forecast Pulled from the PCO Log
F&O UST Tank Tracking Hours	\$10,000.00	5/29/2025			30-300	Memo dated 5/29/25. Delays in UST Tank removal
F&O Window Lintel Monitoring - Area A	\$40,000.00	7/30/2025			30-300	F&O Window Lintel Monitoring - Area A

Expenditures- Invoices/Requisitions- Mrs. Mulligan shared the invoices that have been included on the 9/11/2025 warrant which will be presented later in the meeting for the Committee's approval:

\$2,160.50 Petrini & Associates	44594	08/06/25	09/02/25	40-520	0101-0000	Legal thru 7/31/25
\$42,500.00 Triumph Modular	36432	08/01/25	09/02/25	40-751	0603-0000	Aug 2025 Lease 24 for Modulares
\$50,000.00 Flansburgh Associates	0033768	06/13/25	09/02/25	30-200	0201-9900	June 2024 - May 2025 Services - Tech Procurement (Amd 4)
\$85,769.00 Flansburgh Associates	0033804	07/31/25	09/02/25	30-160	0201-0700	July 2025 Services - CA
\$59,776.50 Colliers Project Leaders	0001079463	08/06/25	09/02/25	40-050	0102-0700	July 2025 Services - CA
\$26,315.00 Colliers Project Leaders	0001079463	08/06/25	09/02/25	40-700	0602-0000	Dec - June 2025 - 3rd Party Testing (Yankee Invoice 34137 & 33420)

PCO Log- Mrs. Mulligan briefly reviewed the PCO log including those that are still open to be reviewed by the Working Group.

Cash Flow- Mrs. Mulligan shared the following information along with the associated graph to show the trend of project expenditures. The Estimated vs. Actual Cumulative costs continue to be a bit behind, mainly due to the delay in receipt, processing, and payment of Brait reqs. Mrs. Kontoes explained that Brait sends along a "Pencil Req" for payment, which is then reviewed by all parties, is

commented on, and in the case of Brait's most recent req, additional due diligence was needed in terms of the release of retainage that Brait was requesting.

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	\$1,931,646	\$70,429,881	\$60,879,097
62 Sep-25	\$70,281	\$100,000	\$40,000	\$1,920,975	\$150,000	\$2,281,256	\$266,521	\$72,711,138	\$61,145,618

Schedule-Mrs. Mulligan pointed out that the Auditorium has still not been turned over to the Owner despite the original expected completion for the beginning of the 2025-2026 school year. A handful of items are still in progress, one of which was the discovered multiple leaks in the roof and potential water damage and moisture that now needs to be accessed by a third party. Fuss & O'Neill will now be coming out to do testing to ensure there is no mold or damage to the ceilings or drywall before it will be turned over to the district. Brait has agreed to have any incurred costs backcharged to them. Brait is currently cutting openings in the affected areas for Fuss and O'Neill to investigate and perform air quality testing at the end of this week over a two day period to make recommendations. Mrs. Kontoes added that the damage was predominantly in the area where the building area C overlaps and connects with Area B. The in between areas are where the leaks were discovered near the back of the auditorium dressing room and staircase. Mrs. Mulligan added that the roof drainage system will have a leak detection test performed to further determine what remediation needs to be done. In addition to the discovered leaks, there were some remaining AV items to be finalized. The previously discussed steel connection issues have been resolved. Mrs. Mulligan was also happy to report that the recent Area C window testing passed. Since the SBC already approved the Area B window lintel project at the last meeting, those updates will be taking place subsequently with Area C. Phase II continues to progress.

When the Committee asked for an estimated timeline for the Auditorium to be turned over to the District and all outstanding items finalized, Mr. Cruz estimated a hopeful timeframe of two weeks. Superintendent Pierangeli expressed her disappointment that the District was unable to use the space for staff on opening day and continues to be unable to utilize the space for their students. However, it was of utmost importance that the space be 100% safe for students and staff before the turnover. She also mentioned that the district will not be pushed into accepting low standards of work and that the quality of said work will be expected

to be up to the District's expectations prior to any further advancements and acceptance of turnover of spaces.

b. Working Group Update & Recommendations

i. Soft Cost Commitments

1. FA Amendment 11: F&O Area B Lintel

Mrs. Mulligan presented FA Amendment 11 for Area B monitoring in the amount of \$38,500, which came in less than what had been previously presented to the SBC.

Mr. Hurton entertained a motion to approve the amendment as presented.

Motion: Mrs. Blythe

Second: Mr. Gabor

Vote: Yes—9 ; No—0 ; Abstain—0

ii. Hard Cost Commitments

1. New Construction Change Orders-OCO #19

Change Order #19 is made up of nine PCOs in the total of \$145,598.13 which have already been reviewed by the Working Group:

PCO #	PR#	CCD#	Description	Time (days)	Amount
WBHS-166			Heating Modifications CCD#006		\$14,603.73
WBHS-175R1			FB 077 Reconfiguration Electrical Portion		\$7,651.35
WBHS-200R1			Oven Power Upgrade		\$5,785.21
WBHS-214			Security Camera Updates		\$91,391.46
WBHS-228			FB 126 B-220 Media Center Light Fixture Coordination		\$4,441.84
WBHS-232R1			RFI 452 - Drain Sump Frames for Roof		\$17,889.98
WBHS-235			Credit for Retesting after Failed Test		-\$3,600.00
WBHS-236			Occupancy sensors in Hallway C231 for ATC		\$2,838.90
WBHS-237			Toilet Door Hardware Changes		\$4,595.66

One of the PCOs includes a \$91,391.46 cost for upgraded security cameras through all three sections. Following the opening of section C, there was discussion of blind spots both internal and externally. After a thorough review, the District requested more security coverage throughout the project.

Mr. Hurton entertained a motion to approve OCO #19 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—9 ; No—0 ; Abstain—0

IV. MSBA Update

a. Project Funding Agreement

Unfortunately there has not yet been an update from the MSBA for PFA #3. An update had been expected at the end of August, 2025. Mrs. Mulligan assured the Committee that the team will be meeting to discuss next steps so the Committee

can be better informed on their total project value in regards to the previously discussed outside funds.

b. **Change Order 9 -11 Letter**

Mrs. Mulligan shared a letter from the MSBA that they have completed their most recent quarterly review of Change Orders #9 through #11. This review determines which changes, if any, are eligible for MSBA funding. She explained that the letter outlines that the project is nearing its cap for reimbursable expenses. She expects that the next quarterly cycle that the project will meet that cap. It is something, especially for the Working Group, to consider while going through a deeper contingency costs review.

V. Design/Construction Update

Mr. Cruz provided an update to the Committee. There have been 511 RFIs to date with 9 remaining. 816 submittals with 3 open. The Phase I punchlist has 61 items remaining which have an approximate 456k being held back against those items. The project completion is at 65% as of August 2025. As discussed earlier in the meeting, the substantial completion of the auditorium is pending 4 items (AV/Sound system, water infiltration investigation, water infiltration report, and auditorium humidity report from Brait). Once substantial completion is official, a one year warranty on the auditorium will begin.

For Phase II, the three week look ahead includes work on foundations, structural steel, underground utilities and associated concrete slab, roof deck and drains, and the continued installation of flashings at the window lintels.

Mr. Hurton asked Mr. Cruz if he could foresee any issues with timing on the planned February 2026 school vacation move, to which he replied that at this time the project appears to be on schedule.

VI. Warrant

Motion to approve the 9/11/2025 warrant in the amount of \$266,521.00 as presented.

Motion: Mrs. Blythe

Second: Mr. Paranto

Vote: Yes—9 ; No—0 ; Abstain—0

VII. Next Steps

a. Next SBC Meeting to be held on Tuesday, October 7, 2025 @ 6:00PM

VIII. Adjourn

Prior to the adjournment of the meeting, there was discussion on the comfort level of the Committee members for the SBC delegate, Mr. Earl Gabor, to come in and sign for additional warrants for Brait reqs, especially if they contain requests for the release of retainage, between the monthly meetings.

Mr. Cruz explained that every pay application, 5% is withheld as retainage. As per how they interpret the contract language, 30 days following substantial compilation, the Contractor can request a release of the retainage which is

currently at approximately 2.2 million dollars. It has been 120 days and now Brait is requesting the release of \$500,000 of retainage. Mr. Cruz added that at least \$467,000 would be withheld (the amount tied to the current open punchlist items). Mrs. Mulligan added that it is Collier's opinion that retainage should not be released until Phase I is completely done, including the auditorium. The team will continue to meet to evaluate the risk to the Owner. No further issues with comfort level for additional warrants signed by the SBC delegate were voiced by the Committee.

Mr. Hurton entertained a motion to adjourn at 6:45pm.

Motion: Mr. Young

Second: Mrs. Blythe

Vote: Yes—9 ; No—0; Abstain—0

Respectfully submitted,

Christina Radlo