

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM OCTOBER 7, 2025

Present: Ted Avlas – *Vice Chairman Member - Voting Member*
Tim Bell - Town Accountant
Sheila Blythe – *Voting Member*
Earl Gabor - *Selectmen Delegate - 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: Nick Adamopolis-*School Committee-Voting Member*
Dave Hurton - Chairman - *Voting Member*

Attendees: Christina Mulligan-Colliers
Richard Armitstead-Flansburgh
Ryan Decker-Flansburgh

I. Call to Order

Mr. Avlas called the meeting to order at 6:01pm.

II. Review of Previous Meeting Minutes for Approval

a. September 2, 2025-Regular Session

Mr. Avlas entertained a motion to approve the 9/2/2025 meeting minutes as presented.

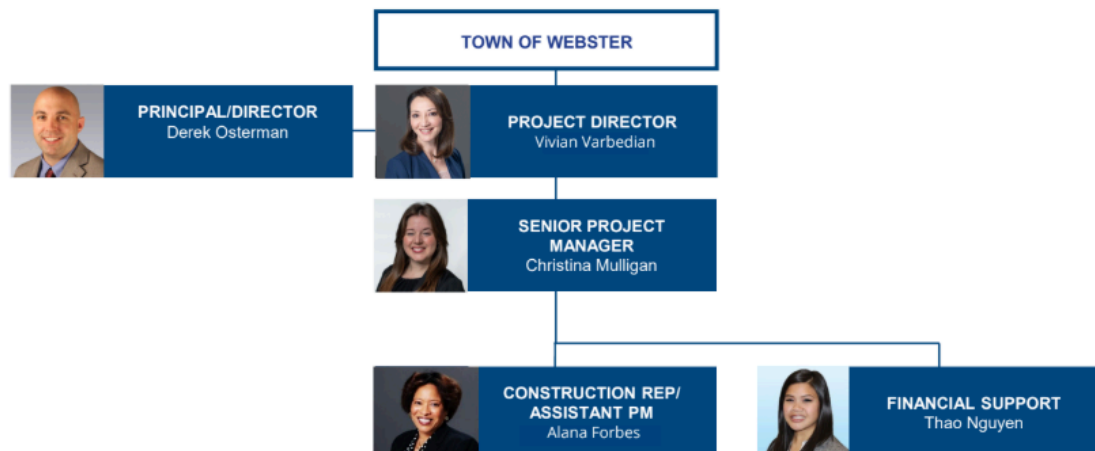
Motion: Mr. Paranto

Second: Mrs. Blythe

Vote: Yes— 7; No—0 ; Abstain—0

III. CPL Team Update-

Mrs. Mulligan presented the new Colliers team update and proposed personnel chart for the review of the Committee.



Mrs. Pierangeli expressed that the new team dynamic has been positive over the past several weeks. The Project Director, Vivian Varbedian, has past experience working with the project contractor, Brait, and has been a great and well-organized addition.

Mr. Avlas entertained a motion to approve the proposed personnel chart as presented so that the change can be officially submitted to the MSBA.

Motion: Mr. Young

Second: Mrs. Blythe

Vote: Yes—7; No—0; Abstain—0

IV. OPM Report

a. Financial/Schedule Update-

Budget Summary- Mrs. Mulligan reminded the Committee of the new retainage section now displayed on the budget summary, as discussed in the previous SBC Meeting. She drew attention to amount now forecasted in that section, since Brait req #20, to be reviewed later in the meeting, does include a portion of the retainage in the amount of \$957,564. Mrs. Mulligan also reviewed the project contingency, which started at 6 million, is currently at 3.4 million, and with estimated forecasted costs, would be at approximately 2.1 million remaining:

70 Project Contingency				Current Contingency	Potential Risk	Potential Contingency
Construction Contingency (Hard Cost)	\$4,000,000	-\$1,035,370	\$2,964,630	\$2,964,630	-\$1,279,761	\$1,684,869
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,517,685	\$482,315	\$482,315	-\$47,680	\$434,635
Subtotal	\$6,000,000	-\$2,553,056	\$3,446,944	\$3,446,944	-\$1,327,441	\$2,119,503

Mr. Avlas questioned where Colliers was at with the previously discussed deep review of the project contingency and what can be anticipated. Mrs. Mulligan replied that internal work continues with reviewing any uncommitted costs. A pre-review is showing approximately \$175,000 in savings, but this will be further discussed in detail at the next Working Group Meeting.

Budget Adjustments-

To Const Change Order from Const Cont	\$257,883.70	08/05/25	20-800	To Cover BB CO 20
From Const Cont to Const Change Order	(\$257,883.70)	08/05/25	70-000	To Cover BB CO 20
To Retainage to Contractor from Construction	\$1,347,961.66	10/07/25	20-304	BB Phase 1 Retainage
From Construction to Retainage to Contractor	(\$1,347,961.66)	10/07/25	20-200	BB Reduce Ph 1 Retainage

Committed Costs- Mrs. Mulligan reviewed the current committed costs, which include Change Order #20 which will be presented later in the meeting, as well as the movement of retainage to Brait into the appropriate budget propay code:

Brait Builders	-\$1,347,961.66	N/A	N/A	Ph 1 Retainage	20-200	0502-0000	BB Reduce Ph 1 Retainage
Brait Builders	\$1,347,961.66	N/A	N/A	Ph 1 Retainage	20-304	0502-9900	BB Phase 1 Retainage
Brait Builders	\$257,883.70	10/3/2025	10/07/25	BB CO #20	20-800	0508-000	BB CO 20

Forecast- Mrs. Mulligan briefly reviewed the current forecasted costs, including the hard costs from the current PCO log as well as soft costs. They are still tracking the Fuss & O'Neil window monitoring for area A and associated PCO which will be reviewed further at the next Working Group Meeting.

Forecasted PCO Cost from the PCO Log (Hard Cost)
F&O UST Tank Tracking Hours
F&O Window Lintel Monitoring - Area A

\$1,279,761.14 10/6/2025
\$10,000.00 5/29/2025
\$40,000.00 7/30/2025

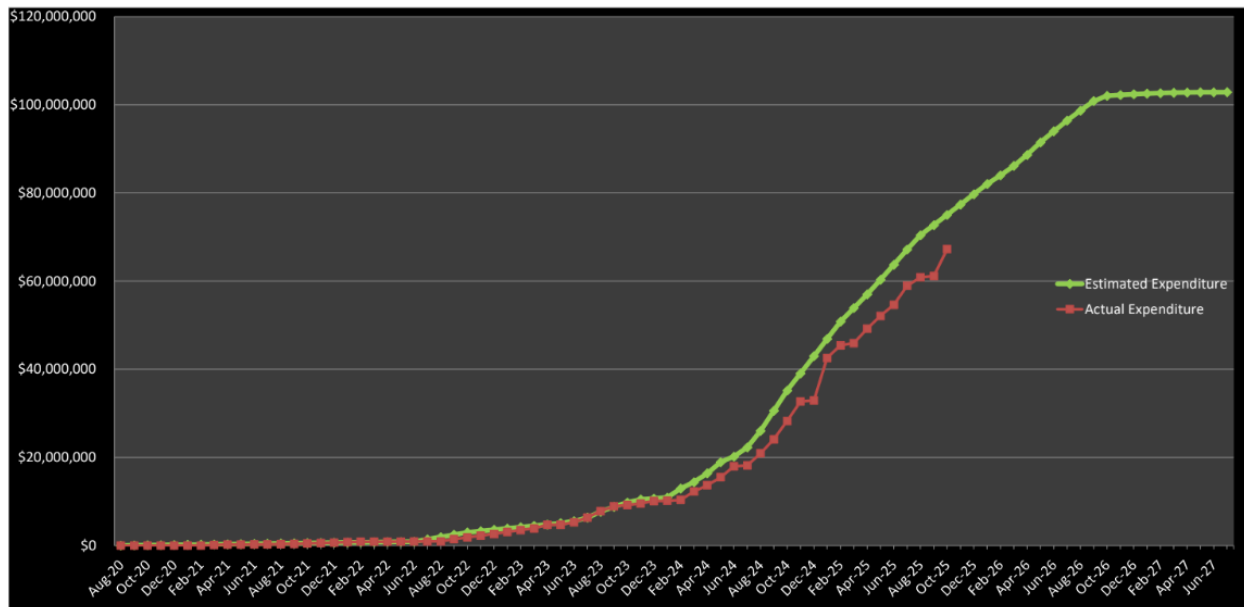
Invoices- Mrs. Mulligan presented the invoices that would be included in the warrant for approval later in the meeting. She also reminded the Committee that Brait Builders #19 was paid on an off-cycle warrant, but is being reflected here for the Committee's awareness. She also pointed out that Brait Builders #20 is listed twice-once for the contract amount, and again to specifically show the retainage being released to them of \$957,564.18.

\$2,482,273.15 Brait Builders	19	09/04/25	10/07/25	20-200	0502-0000	Aug 2025 - GC Req 19
\$42,500.00 Triumph Modular	38104	09/01/25	10/07/25	40-751	0603-0000	Sept 2025 Lease 25 for Modulares
\$85,769.00 Flansburgh Associates	0033806	08/31/25	10/07/25	30-160	0201-0700	Aug 2025 Services - CA
\$661.00 Petrini & Associates	44656	09/03/25	10/07/25	40-520	0101-0000	Legal thru 9/3/25
\$52,821.50 Colliers Project Leaders	0001089848	09/05/25	10/07/25	40-050	0102-0700	Aug 2025 Services - CA
\$3,985.00 Colliers Project Leaders	0001089848	09/05/25	10/07/25	40-700	0602-0000	July 2025 - 3rd Party Testing (Yankee Invoice 34200)
\$2,505,011.48 Brait Builders	20	09/30/25	10/07/25	20-200	0502-0000	Sept 2025 - GC Req 20
\$957,564.18 Brait Builders	20	09/30/25	10/07/25	20-304	0502-9900	Sept 2025 - GC Req 20 - Retainage

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 are slowly becoming more aligned, especially with the release of retainage to Brait in Brait #20

	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
63	Oct-25	\$70,281	\$100,000	\$40,000	\$1,920,975	\$200,000	\$2,331,256	\$6,130,585	\$75,042,394	\$67,276,203



Schedule-Mrs. Mulligan shared the current schedule with the Committee. She focused on FFE. This week, an advertisement to bid was posted for school furniture, hitting a big milestone for the project. Bids will be opened for review on November 10, 2025. Mrs. Kontoes added that the expectation for furniture would be received and installed by summer 2026.

Mrs. Mulligan also added that meetings have begun in regards to the next staff/classroom move and the preparation to get staff out to the modulars so construction can continue. Phase II is approximately 10.5 months, and we are now at the midpoint and doing well schedule wise.

b. Working Group Update & Recommendations
i. Hard Cost Commitments

- a. New Construction Change Orders-Mrs. Mulligan presented Change Order #20. She explained that there were three specific PCOs that the Working Group wanted to bring forward to the Committee for further discussion and review prior to official approval. The three PCOs that were further discussed were:

Trainer Room Tub- \$33,090.38
Batting Cage-\$29,548.55
Added Power and Data Area AB-\$121,946.52

In regards to the Trainer Room Tub-this cost includes the tub itself, as well as the cost to install the water and power associated with it. The school previously had this heated tub for student athletes in the past, and it was expressed that the District is in favor of having it installed again. The whirlpool tub for athletes had been used for the past forty years. While it is a need and expectation by the District, the Working Group felt like a candid discussion needed to take place given some concerns expressed by the Committee for the level of contingency remaining in the project. Mrs. Mulligan

did explain that the current contingency that was presented earlier in the meeting does already include any of these costs in CO #20 as a forecasted cost. While the contingency is a bit lower than expected at this point in the project, it is not at a worrisome level at this time. Other concerns were expressed from members of the Committee, including the cost of the tub itself going up if not purchased now, as well as concerns as a past parent of a student athlete who used the tub and the repercussions of not including it for the support of future athletes. Mr. Paranto, the Athletic Director, also expressed the need for the trainer room tub and concern that if these key items are held off on now, they may never make it back into the project in the future. Mr. Paranto also questioned why the plumbing hadn't been already done beforehand, if it was an expectation of the project going in. Mr. Armitstead explained that the tub was originally treated as an equipment item, and had been intended to be purchased in the equipment package, not directly through the contractor. Cold water plumbing was included in the original drawings, but the hot water plumbing was not. Mrs. Mulligan added that by going through the Contractor, we'd be able to obtain the tub quicker and they could simply purchase it. For ease of the Change Order and MSBA review, it would come from contingency instead of FFE. Mr. Avlas questioned whether that would now make the project under budget for FFE by the amount of the tub, to which Mrs. Mulligan replied that the FFE budget had recently been flagged to be a bit higher, but with savings on the technology budget, it looks like it won't be over. This would help offset that cost as well.

Similarly, the Batting Cage was discussed. Mr. Paranto once again expressed his concern that if the batting cage is left out of the project at this point, it may not be added back in. Mrs. Kontoes added that the District has the same position. The existing batting cage could not be used due to support connections on the new walls. During inclement weather, the batting cages are used for practice. Otherwise, funds would have to be raised for transportation to go to commercial batting cages for athletes to be prepared for the season.

Lastly, the added power and data for area A and B was discussed. This PCO was a higher cost than many of the others, so the Working Group wanted to have a further review. This PCO would be to add additional power outlets to classrooms in area A and B. After the opening of area C, an immediate need was identified for more outlets. This is especially important due to each student in the district having their own chromebook and need for access to charging their devices if need be. A deep dive was done for review of classrooms. Currently, area C has less outlets per classroom than either Park Ave or Webster Middle. An additional cost around \$12,000 will be presented at a future meeting for the additional outlets in area C as well.

Motion: Mrs. Blythe made a motion to approve CO#20 as presented.

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

- V. Design/Construction Update-** Mrs. Mulligan shared recent progress pictures while Mr. Armitstead reviewed them with the Committee. The majority of steel has been put in place, the cafeteria demolished. The majority of framing is complete on the second floor, with framing beginning on the first floor. Preparation continues on the roof for the new roofing. As previously discussed, the FFE bids should be expected back in early November 2025.

During ongoing construction, it was discovered that there is a time capsule on one of the exterior brick walls behind an existing cornerstone plaque from the original building completion in 1979. The timecapsule itself is from 1977. However, due to the backup wall behind the brick facade needing replacement, the time capsule will be disturbed. More research is needed to determine whether or not the time capsule was meant to be opened after 50 years or not. It is not known what the size of the time capsule is, but it was suggested to move the time capsule to an interior wall in the new main office for easy access. Through discussion with the Committee, it was determined that the original cornerstone plaque should remain in the same location once brickwork is completed and the time capsule moved to the discussed interior location. The Committee also agreed that a new timecapsule should be developed for the completion of this building project as well and perhaps the existing plaque could be updated with new information at building completion.

Mr. Avlas asked for an update on the area C leftover punchlist and what still remained. Mr. Armitstead explained that the Contractor is making good progress and is now down to below fifty items and all are manageable items. In regards to the timeline of the auditorium being turned over to the District, they are still waiting for the previously discussed samplings and reports. Mrs. Kontoes added that the projection had been at the earliest October 16, 2025 and the latest being the beginning of November 2025. However, the formal reports are needed back to address any necessary next steps or remediation if needed.

VI. Warrant

Motion to approve the 10/9/2025 warrant in the amount of 3,648,312.16 as presented.

Motion: Mrs. Blythe

Second: Mr. Young

Vote: Yes—7 ; No—0 ; Abstain—0

VII. Next Steps

- a. Next SBC meeting to be held on Tuesday, November 4, 2025 @ 6:00pm

VIII. Adjourn

Mr. Avlas entertained a motion to adjourn at 6:56pm.

Motion: Mrs. Blythe

Second: Mr. Young

Vote: Yes—7 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo