

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM NOVEMBER 4, 2025

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

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

I. Call to Order

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

Prior to moving onto the next agenda item, Vivian Varbedian, Colliers Project Director, was formally introduced to the Committee. Vivian comes to the project with several years of experience, including her own experience serving as Vice Chair on her own town's School Building Committee. She has been working on the project for a little under two months and expressed that she recognizes the Committee's interests and feels that together great strides have already been made. She also mentioned that she has worked with Alana Forbes, the assistant project manager, for six years and has completed four other school projects with her in that timeframe.

II. Review of Previous Meeting Minutes for Approval

a. October 7, 2025-Regular Session

Mr. Hurton entertained a motion to approve the 10/7/2025 meeting minutes with the proposed amendment to add Ryan Decker, Flansburgh, to the attendees list.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—7 ; No—0 ; Abstain—1

III. OPM Report

a. Financial/Schedule Update-

Budget Summary-Mrs. Mulligan brought the attention of the Committee to the project contingency with a reminder that the project started with 6 million.

Between the hard/softs costs and potential risk, the project is getting a bit tighter

financially. At the next Working Group meeting, the group will discuss any potential savings that can be made.

70 Project Contingency				Current Contingency	Potential Risk	Potential Contingency
Construction Contingency (Hard Cost)				\$2,673,568	-\$973,122	\$1,700,446
Owner's Contingency (Soft Cost)				\$431,242	-\$57,250	\$373,992
Subtotal				\$3,104,810	-\$1,030,372	\$2,074,438

Committed Costs- Mrs. Mulligan presented the current committed costs, including Brait Change Order #21 and two Flansburgh designer amendments. She also drew attention to the \$750 cost to Project Dog, which wasn't included on the agenda for approval and can be revisited at the next SBC Meeting.

Brait Builders	\$291,061.56	10/29/2025	11/04/25	BB CO#21	20-800	0508-0000	BB CO 21
Project Dog	\$750.00	10/7/2025	11/04/25	2372	40-200	0103-0000	For Bidding FFE - Furniture and Equipment (ProjectDog #2372)
Flansburgh Associates	\$32,923.00	10/30/2025	11/04/25	FA 12	30-300	0203-0100	Designer Amdn 12 - Fuss & O'Neil UST and Auditorium Add Service Proposal
Flansburgh Associates	\$18,150.00	10/30/2025	11/04/25	FA 13	30-300	0203-0100	Designer Amdn 13 - Fuss & O'Neil Cavity Wall Monitoring

Budget Adjustments- The adjustments to the budget if the above mentioned Committed Costs are approved at this SBC Meeting:

To Const Change Order from Const Cont	\$291,061.56	11/04/25	20-800	To Cover BB CO 21
From Const Cont to Const Change Order	(\$291,061.56)	11/04/25	70-000	To Cover BB CO 21
To Testing and Inspections from Owner Cont	\$51,073.00	11/04/25	30-300	To Cover FA Amd 12 & 13
From Owner Cont to Testing and Inspections	(\$51,073.00)	11/04/25	70-500	To Cover FA Amd 12 & 13

Invoices- Mrs. Mulligan presented the invoices that are included on the 11/6/2025 warrant for approval later in the meeting:

\$2,006,426.69 Brait Builders	21	10/31/25	11/04/25	20-200	0502-0000	Oct 2025 - GC Req 21
\$85,769.00 Flansburgh Associates	0033832	09/30/25	11/04/25	30-160	0201-0700	Sept 2025 Services - CA
\$71,926.20 Colliers Project Leaders	0001101093	10/05/25	11/04/25	40-050	0102-0700	Sept 2025 Services - CA
\$15,585.00 Colliers Project Leaders	0001101093	10/05/25	11/04/25	40-700	0602-0000	Aug 2023 - 3rd Party Testing (Yankee Invoice 34354)
\$42,500.00 Triumph Modular	39894	10/01/25	11/04/25	40-751	0603-0000	Oct 2025 Lease 26 for Modulars

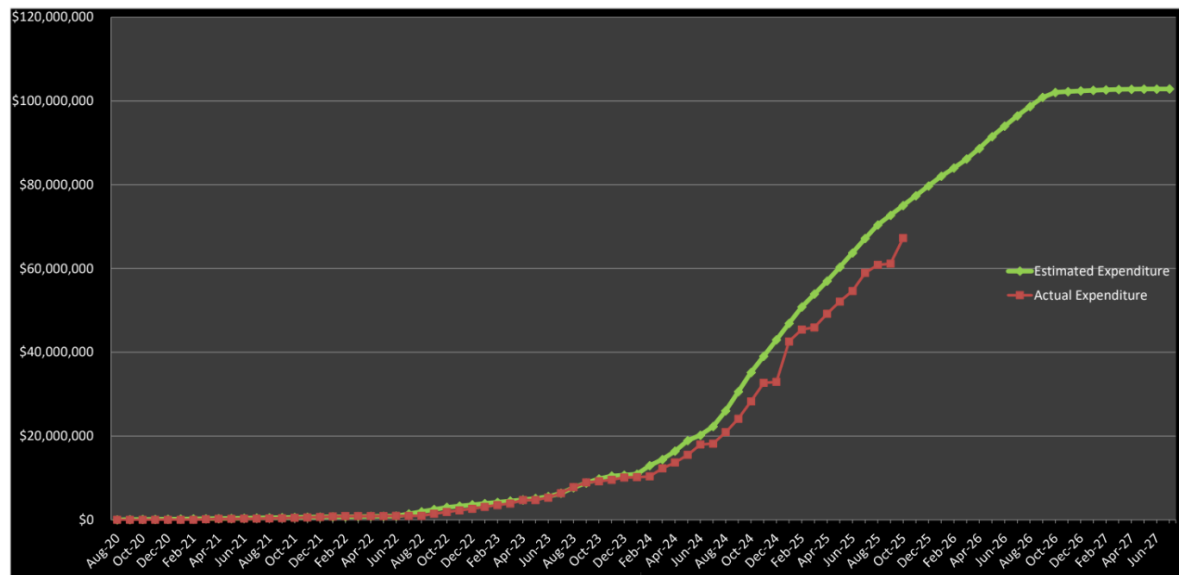
Forecast Cost- Mrs. Mulligan briefly reviewed the current forecasted costs. As always, the hard cost from the PCO log is included on the first line. The Fuss & O'Neil window monitoring for area A as well as the add services for Flansburgh and Accelerated Schedule Adjustment will be discussed in more detail later in the meeting.

VENDOR	AMOUNT	FORECASTED DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	Notes
Forecasted PCO Cost from the PCO Log (Hard Cost)	\$973,121.74	10/31/2025			20-800	Forecast Pulled from the PCO Log
F&O Window Intel Monitoring - Area A	\$40,000.00	7/30/2025			30-300	F&O Window Intel Monitoring - Area A (ROM)
FA Amendment Add Service Amendment	\$29,570.00	12/1/2025			30-290	FA Misc Add Service Amendment (outlets/data)
Accelerated Schedule Adjustment	\$30,000.00	11/4/2025			70-000	BB cost for schedule adjustment
TOTAL	\$1,072,691.74					\$1,072,691.74

PCO Log- Mrs. Mulligan reviewed the current PCO log with the Committee.

Cash flow- Mrs. Mulligan shared the current estimated vs. actual cash flow (see charts below). Mr. Bell mentioned that he will be reaching out to Mrs. Mulligan via email in regards to the current cashflow since at this point, it is behind approximately 10 million the original estimate. He explained that a few times a year, the Town will speak to their consultant Hilltop Securities regarding borrowing and cashflow. Mr. Bell clarified that for all intents and purposes, depending on where we are we have borrowed and bonded everything we can, we might have 2 to 3 million possibly more if costs are eligible. Based on the additional 7 or 8 million of MSBA grant, Webster is only able to bond the 2-3 million.

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 Update- Mrs. Mulligan started by sharing the great news that on October 31, 2025, the Auditorium was officially cleared for occupancy. Mr. Hurton questioned if there were any financial penalties to Brait for the significant delay. Mrs. Varbedian replied that during conversations with the Brait team, the sentiment was to waive liquidated damages from their contract just for that phase

and portion of the topic being delivered on time. A no cost change order would be issued to remove them from liquidated damages so the actual contract remains as is. Mr. Cruz added that the original steel structural repair issues had been addressed within the 90 day contract period. Mr. Armitstead also added that Brait had to absorb any and all costs when it came to the water infiltration, consultant fees, and that payment was withheld from Brait until these issues were addressed. The additional thorough safety and air quality testing that had to be done was at the request of the District which extended the timeframe as well. Mr. Cruz also made the Committee aware that the zero cost change order would go to the working group for review. To impose a monetary penalty to Brait would be difficult as it would take very specific, quantifiable information. Mrs. Pierangeli added that the District's attorney agreed that it would be difficult. Brait had been ready to turn over the auditorium to the District, but the District wouldn't accept the turnover until they were certain it was completely safe for occupancy. Next, Mrs. Mulligan presented a letter from Brait in regards to the additional work and the potential impact on the overall project schedule in regards to the previously discussed new admin wing cavity wall. Because of the work that needs to be done on the cavity wall, Brait is unable to focus on interior work they need to do. In order to accelerate the process and keep to the schedule, Brait will conduct overtime and weekend work at the additional cost of approximately \$30,000. As it was explained to the Committee, if Brait exceeds that \$30,000, they are responsible for additional costs. Additionally, if they still do not make the schedule with that \$30,000 provided, they will owe that amount back to the project as a credit PCO. Mrs. Mulligan explained that if this cost is not approved, Phase II would likely not be able to be completed until April 2026. If that were to happen, an additional two months of renting the modular classrooms cost would be incurred (\$85,000) so this is the cheaper of the two options. It was also suggested to be a lump sum due to the need for Colliers to track time and materials, which they do not currently work on weekends. This would incur additional costs as well. Mrs. Varbedian assured the Committee that it is the most cost effective route, and that it is also in Brait's best interest to finish the project on time and on schedule. After further discussion, the Committee was in agreement that Mr. Waskiewicz (SBC Designee) could sign off on this future PCO following review at the next Working Group meeting, as long as the mentioned caveats were included in the language.

b. Working Group Update & Recommendations

i. Hard Cost Commitments

- a. New Construction Change Orders-OCO #21-Mrs. Mulligan presented OCO #21 which is made up of a handful of PCOs already reviewed by the Working Group. She flagged three of the larger cost PCOs for discussion with the SBC:
 - Area A Window lintels \$188,709.99-This was the target SBC meeting to present the repair for Area A.
 - Gym backboard motors \$28,551.61-All new backboards had been decided to be purchased after the original vote to keep the original basketball hoops. However, Brait priced out motors to move the hoops up and down; this would be for the vertical movement of the backboards.

-Line Existing Foundation \$37,485.49-The existing column foundation pier was built out of masonry underground which needs to be replaced with concrete.

Mr. Hurton entertained a motion to approve OCO#21 in the amount of \$291,061.56 as presented.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

ii. Soft Cost Commitments

- a. F&O Monitoring for Lintels (Area A)-ROM not to exceed \$40,000-For informational purposes, the Fuss & O'Neil window lintel monitoring for area A is not to exceed \$40,000 based on the estimated timeframe that Brait has provided. There are still discussions ongoing about the formal timeframe. This item did not need to be voted on as it is under the forecasted items.

- b. FA Amendment #12-F&O UST Proposal & Add Service
This Amendment is made up of two proposals:

-Fuss & O'Neil Underground Storage Tank Removal and Abatement/Consulting Services-\$24,838

-Fuss & O'Neil Proposal for Indoor Air Quality Consulting Services and Sampling-\$8,085

Mr. Hurton entertained a motion to approved FA Amendment #12 for a total of \$32,923 as presented.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

- c. F&O Proposal for Cavity Wall Reconstruction- Mrs. Mulligan presented FA Amendment #13 for acknowledgement only as it had already been previously presented and signed off by Mr. Waskiewicz (SBC Designee). This proposal was for a total of \$18,150 for Fuss & O'Neil monitoring for asbestos and consultation during the cavity wall reconstruction.

IV. MSBA Reimbursement Update

- a. Reimbursement Status-Mrs. Kontoes reviewed the submittals for reimbursements with the SBC, showing that we have submitted all the way through October 2025. There is currently one outstanding reimbursement, but have confirmed that all have been received by the MSBA. So far, the MSBA has reimbursed the project for all eligible costs to date. Mrs. Mulligan reminded the SBC of the letter received by the MSBA during their most recent quarterly Change Order log

review. In this letter, the MSBA informed the project that it is nearing its cap of eligible costs. Mrs. Kontoes reminded the Committee that the modular classrooms do not qualify for reimbursement.

- b. PFA Amendment-The first draft of PFA Amendment 3 has been received from the MSBA factoring in the previously discussed outside funding sources. There will be a few edits to this draft, and Colliers noticed a few math errors that they will be addressing with them. The goal is to have the draft to the next SBC meeting for a formal vote. Mr. Hurton asked if the sending of the draft indicates that the MSBA agrees with incorporating the outside funds. Mrs. Mulligan replied yes and no-the million dollar outlier will still have to be tracked outside of the project. The PAE funds and Esser grant funds do not seem to be an issue.

- V. Design/Construction Update-** Mr. Cruz informed the Committee that there have been 545 RFIs to date with 1 currently open, 844 submittals with 6 currently open, and 19 open punchlist items with \$288,800 held against it. As previously stated, FFE is currently out to bid with bids due on Monday, November 10, 2025. On October 31, 2025 occupancy was permitted in the auditorium. The substantial completion form is being worked on with a date TBD to officially close the turnover from Brait to the District for the auditorium.

Mr. Armitstead reviewed recent progress photos provided by Mrs. Mulligan with the Committee. Substantial progress has been made including the completion of structural steel, stud framing and work enclosing the building. The roof membrane on B wing is complete. In regards to the cavity wall which needs replacement, the mason is carefully removing bricks to re-use. Mrs. Mulligan updated the Committee that the time capsule discussed in the previous meeting has officially been removed from the wall and is being safely stored (unopened) until a final decision is reached on how it will be addressed.

VI. Warrant

Motion to approve the 11/6/2025 warrant in the amount of \$2,222,206.89 as presented.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—8 ; No—0 ; Abstain—0

VII. Next Steps

- a. Next SBC Meeting to be held on Tuesday, December 2, 2025 @ 6:00PM

VIII. Adjourn

Mr. Hurton entertained a motion to adjourn at 7:00pm.

Motion: Mr. Young

Second: Mr. Paranto

Vote: Yes—8 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo

