

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM JANUARY 6, 2026

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

Absent: Ted Avlas – *Vice Chairman Member - Voting Member*
Tony Paranto - *Voting Member*

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

I. Tour of BHS Section B- 4:30 p.m. - 5:30pm

II. Call to Order

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

III. Review of Previous Meeting Minutes for Approval

a. December 2, 2025-Regular Session

Mr. Hurton entertained a motion to approve the 12/2/2025 meeting minutes as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

IV. OPM Report

a. Financial/Schedule Update

Mrs. Mulligan presented a new format for the presentation of information at the SBC meetings in the form of a Powerpoint. The Powerpoint format will allow for focused snapshots and bullets of important information.

Budget Overview-Mrs. Mulligan brought the attention of the Committee to the current project contingency. This amount is forecasting all current risks. The Working Group continues to do a deep dive into these forecasted costs. She reminded the Committee that anything that could be potentially approved at tonight's meeting is already presented as part of committed costs, not potential.

A	C	D	E	F	G	H	I	J	K
	(Bud. Adj. Tab)	(C+D)	(E+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(I-J)
Description	BUDGET			COST				CASH FLOW	
	PFA Approved Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Subtotal	\$78,185,900	\$1,997,537	\$79,783,437	\$79,783,437	\$0	\$932,945	\$80,716,382	\$58,367,129	\$22,349,253
30 Architectural & Engineering									
Subtotal	\$9,397,300	\$251,288	\$9,648,588	\$9,597,575	\$51,013	\$69,580	\$9,718,168	\$8,511,710	\$1,206,451
40 Administrative Costs									
Subtotal	\$6,231,844	\$1,976,425	\$8,208,269	\$8,038,720	\$169,541	\$1,800	\$8,210,069	\$5,791,692	\$2,418,377
50 Furniture, Fixtures and Equipment									
Subtotal	\$1,602,000	\$0	\$1,602,000	\$347,970	\$1,254,030	\$0	\$1,602,000	\$333,240	\$1,268,760
Project Sub-Total	\$95,417,044	\$3,825,250	\$99,242,294	\$97,767,711	\$1,474,583	\$1,004,325	\$100,246,618	\$73,003,777	\$27,242,841
70 Project Contingency									
Construction Contingency (Hard Cost)	\$4,000,000	-\$1,997,537	\$2,402,463						
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,670,549	\$329,451						
Subtotal	\$6,000,000	-\$3,268,086	\$2,731,914						
				Current Contingency	Potential Risk	Potential Contingency			
				\$2,402,463	-\$932,945	\$1,469,518			\$1,469,518
				\$329,451	-\$71,380	\$258,071			\$258,071
				\$2,731,914	-\$1,004,325	\$1,727,589			\$1,727,589
Project Total	\$101,417,044	\$557,163	\$101,974,207	\$97,767,711	\$4,206,497	\$0	\$101,974,207	\$73,003,777	\$28,970,431
Funds Outside the Project									
Subtotal	\$0	\$1,103,072	\$1,103,072	\$1,103,072	\$0	\$0	\$1,103,072	\$1,103,072	\$0
Project Total with Outside Funds	\$101,417,044	\$1,660,235	\$103,077,279	\$98,870,783	\$4,206,497	\$0	\$103,077,279	\$74,106,849	\$28,970,431

The MSBA continues to review PFA #3. Once Colliers receives comments back, the PFA Approved Budget column will be adjusted accordingly. Colliers also recently completed their year-end financial reconciliations to the city ledger. Project sub-total expenditures to date of \$73,003,777 shown on the OPM's budget overview agree, to the dollar, with the Town's general ledger accounting (fund 5033) of total project expenditure of \$73,003,777. She was pleased to inform the Committee that everything matched to the penny. Mrs. Varbedian added that they will continue to do this reconciliation quarterly. Mrs. Kontoes also added that a recent reconciliation was done of the propay submissions. During the most recent submission, any necessary corrections were made (such as duplicate invoice entries or number discrepancies). Once those are finalized, propays will be fully reconciled as well.

Schedule Update

New Substantial Completion Timeline:

- Phase 1: Complete
- Phase 2: April 2026 (*Moved from February*)
- Phase 3: October 14, 2026 (*Remains the same*)
- Phase 4: June 30, 2027 (*Remains the same*)

Mrs. Mulligan presented the updated project schedule. Unfortunately, Phase 2 has now moved to April 2026 instead of the original February 2026. At this time, Phase 3 remains the same. The Committee expressed concern about Phase 3 and questioned how it could possibly remain the same when the project is being pushed back two months. Mrs. Varbedian explained that they are expecting a schedule update from Brait soon for this month (January 2026). Whatever date they provide for the end of Phase 3 is what will be expected to be committed to moving forward. Until then, Phase 3 and Phase 4 remain the same on the schedule. Mr. Cruz explained that the largest concern for keeping the October 2026 deadline would be the science rooms. These rooms require the most extensive work in the final phase. However, during the summer, Brait does have the potential opportunity to accelerate the schedule by adding resources/support and overtime. Despite the disappointment by the Committee that it appears initial

milestones for the project will not be hit, Mrs. Varbedian did commend Brait for their due diligence in trying to keep up with the original schedule. There have been many unexpected changes in the progress and unforeseen circumstances. Mr. Hurton inquired about the impact of the schedule change, mostly in the form of continued modular classroom expenses. Who is responsible for the extra costs as a result? Mr. Cruz mentioned that while the Owner could pursue Brait to pay for the added cost due to the schedule change, Brait could also come back and say that their schedule was impacted due to the multiple change orders. Other concerns, such as when moving would now occur (due to lack of school break in the month of October) were also discussed. Superintendent Pierangeli responded that the move is much less extensive than that of the changeover from Phase 1 to Phase 2. The District Office re-opening is not as critical and can be adjusted. Once the schedule is finalized, a plan will be made and the school calendar reviewed. She also reiterated that the district will not be put in the same unacceptable position that they were in last time with the transition of phases. She is working to ensure that everything is functional, operational and flowing well for the students and staff. Mr. Cruz added that the additional two months in the schedule will allow for more time for conditioning and the punchlist to be done, without the same rush.

Mrs. Mulligan said that there will be an updated schedule at the next SBC meeting for further discussion and review.

b. Working Group Update & Recommendations

i. Hard Cost Commitments

a. New Construction Change Orders-OCO #23

Mrs. Mulligan presented Change Order #23 in the amount of \$188,037.30.

WBHS - Change Order # 23		
PCO#	Title	Amount
151R2	Overhead Door Electrical	\$25,874.39
266R1	FB-144 Exterior Wall Precast Shelf	\$4,352.73
280R1	RFI 526 Added Work - Mechanical Roof	\$11,194.23
282	Area B Exterior Cavity Wall (Part 1 of 2)	\$141,545.90
288	Roof Edge Blocking Support Detail at Clearstory	\$2,070.05
292	Slope Tops for Lockers	\$3,000.00
		\$188,037.30

Mr. Hurton questioned what the \$25,874.39 Overhead Door Electrical PCO was for. Mr. Cruz explained that there wasn't one indicated in the original drawings-the electrical engineer hadn't shown any power to it. Mr. Armistead also reviewed the \$141,545.90 PCO for the Area B Exterior Cavity Wall which was previously discussed as unforeseen circumstances with the original wall not being built in a sound way. This cost would be for the first part of addressing the issues, but the second part will cost approximately the same.

Mr. Hurton entertained a motion to approve Change Order #23 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

ii. Soft Cost Commitments

- a. Flansburgh Amendment #14-This \$101,420 amendment is made up of the following and has been recommended for approval by the Working Group:

-Additional Service Fees for onsite supervision of new furniture deliveries for Summer 2026 and Fall 2026 (valued at \$87,450).

This supervision would be done by Stefura, the same company that coordinated the FFE bidding and purchasing. This service would fully staff the receipt and placement of the furniture. While this service could, in theory, be provided by the School Department, Stefura has all of the necessary information of the orders as well as knowledge of the specifications and proper placements of materials.

-Additional consulting fees for Owner-requested changes to the Makerspace, Advanced Manufacturing, Tech Office, and Power & Data (consulting fees only valued at \$13,970). The consulting fee was purposely separated from Amendment 15's service fees (To be discussed later in the meeting) due to concerns that the Working Group had with the request.

Mr. Hurton entertained a motion to approve Flansburgh Amendment #14 as presented.

Motion: Mr. Adamopolis

Second: Mrs. Blythe

Vote: Yes—6; No—1; Abstain—0

- b. Flansburgh Amendment #15-This \$9,600 amendment is specifically for the requested additional professional service fees from Flansburgh for the previously discussed changes to the Makerspace, Advanced Manufacturing, Tech Office, and Power & Data. As a reminder, after the completion of Section C, the Owner determined that there was additional need for outlets for these spaces that were not put in the original design. Both Colliers and the Working Group did not recommend this amendment for approval (the service fee portion in comparison to consulting fees). Mr. Cruz explained that time and effort went into orchestrating the requested changes working with consultants, adjusting to classroom needs and making design adjustments that were requested by the School Department, and they consider it an add service as such.

Mr. Hurton entertained a motion to approve Flansburgh Amendment #15 as presented.

Motion: Mr. Adamopolis

Second: Waskiewicz

Vote: Yes—5; No—2; Abstain—0

- c. National Grid-Temp Power (Work Order 10031051702)- Mrs. Mulligan presented National Grid Work Order #10031051702 for temp power earlier in the project which already had an associated invoice 500161228 for \$240. This invoice has already been paid. The cost was never committed, so she is bringing it to the Committee for their attention and approval. Mr. Hurton entertained a motion to approve the commitment as presented.

Motion: Mr. Young

Second: Mrs. Blythe

Vote: Yes—7; No—0; Abstain—0

V. Design/Construction Update-

RFIs / Submittals for Month of December:

- Request for Information: 567 Submitted – 2 Open
- Submittals: 869 Submitted – 1 Open
- Punch List: 15 Items Open @ \$ 178,500.00
- Project Status: 75.64% Completion

After Mr. Cruz reviewed the above information, Mr. Armitstead discussed recent progress photos. These photos showed progress with exterior panelling, the outdoor classroom, music and band rooms, media center, and the school store.

An FFE update was also discussed based upon the following presented information:

FFE Overall Target Budget:		PREVIOUS	REVISED 12.2.25
Furniture, Fixtures and Equipment		\$890,000.00	\$1,090,000.00
Technology		\$712,000.00	\$512,000.00
Subtotal of Budget		\$1,602,000.00	\$1,602,000.00

Breakdown:	
FFE (0701-0000)	
Bid and State Contract Amount	\$1,088,382.16
Reduced RH Lord PO	-\$28,209.00
Add Hertz PO (bedframes)	\$3,413.01
Science Demo Tables & Temp Eyewash	\$15,000.00
Subtotal of FFE	\$1,078,586.17
Technology (0703-0000)	
Ockers Technology Base Contract	\$308,023.00
UPS Devices - Tech FFE	\$19,413.84
Ockers Change Order# 1	\$20,533.38
Technology Equipment List	\$47,748.96
Subtotal of Technology	\$395,719.18
Subtotal FFE & Tech Estimates	\$1,474,305.35

Gray = Committed Costs

Estimate

Gray = Committed Costs

Gray = Committed Costs

Gray = Committed Costs

* includes 5% contingency

All purchase orders have been generated and sent off to companies for processing. There was a revision to the original RH Lord purchase order for the removal of loose auditorium seating. Those are now being purchased directly through Brait themselves. A new Hertz purchase order was generated for bedframes (for the healthcare pathways classrooms) which was not presented in the earlier packages. Mrs. Mulligan added that there is also a planned purchase for approximately \$15,000 for temporary science demo tables and temporary eyewash stations for the science classrooms once they move to the modulars. Once final quotes are received, a purchase order will be processed for that purchase as well.

VI. Warrant

Motion to approve the 12/31/2025 warrant in the amount of \$2,214,021.00 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

VII. Next Steps

a. Next SBC Meeting will be held on Tuesday, February 3, 2026 @ 6:00 p.m.

VIII. Adjourn

Mr. Hurton entertained a motion to adjourn at 6:52 pm.

Motion: Mrs. Blythe

Second: Mr. Young

Vote: Yes—7 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo