

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM FEBRUARY 3 , 2026

Present: Nick Adamopoulos-*School Committee-Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member (Via Zoom)*
Tim Bell - Town Accountant
Dave Hurton - Chairman - *Voting Member*
Gina Nieves - *Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - Business Manager
Monique Pierangeli - Superintendent

Absent: Tony Paranto - *Voting Member*
Sheila Blythe –*Voting Member*
Earl Gabor - *Selectmen Delegate - Voting Member*
Victor Waskiewicz- *Voting Member*

Attendees: Christina Mulligan-Colliers (via Zoom)
Vivian Varbedian-Colliers
Richard Armitstead-Flansburgh
Jorge Cruz-Flansburgh

I. Call to Order

Mr. Hurton called the meeting to order at 6:04 pm in person as well as to include participants via Zoom in accordance with Governor Baker’s Order Suspending Certain Provisions of the Open Meeting Law, G.L. S30A, S20, now extended through June 30, 2027.

II. Review of Previous Meeting Minutes for Approval

a. January 6, 2026-Regular Session

Mr. Hurton entertained a motion to approve the 1/6/2026 meeting minutes with the following language added to Section IV OPM Report-Budget Overview.
“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.”

Motion: Mr. Adamopoulos

Second: Mrs. Nieves

Vote: Yes—5 ; No—0 ; Abstain—0

III. OPM Report

- a. Financial Update- Mrs. Varbedian presented the below rolled up version of the total project budget. She drew attention to the highlighted area in red-Potential Contingency. The current potential remaining contingency for hard costs is \$1,466,673 with \$45,221 remaining for soft costs. As always, these amounts take into account any potential known risks.

A	Old C	C	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
Description	PFA Approved Budget	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	\$78,185,900	\$1,634,690	\$79,820,590	\$79,820,590	\$0	\$898,637	\$80,719,227	\$59,886,603	\$20,832,624
30 Architectural & Engineering										
Subtotal	\$9,397,300	\$9,397,300	\$251,288	\$9,648,588	\$9,597,575	\$51,013	\$69,580	\$9,718,168	\$8,631,176	\$1,086,991
40 Administrative Costs										
Subtotal	\$6,231,844	\$6,231,844	\$1,976,775	\$8,208,619	\$8,038,728	\$169,891	\$214,300	\$8,422,919	\$5,888,652	\$2,534,267
50 Furniture, Fixtures and Equipment										
Subtotal	\$1,602,000	\$1,602,000	\$0	\$1,602,000	\$1,422,670	\$179,330	\$0	\$1,602,000	\$333,240	\$1,268,760
Project Sub-Total	\$95,417,044	\$95,417,044	\$3,862,752	\$99,279,796	\$98,879,564	\$400,233	\$1,182,517	\$100,462,314	\$74,739,671	\$25,722,643
70 Project Contingency										
Construction Contingency (Hard Cost)	\$4,000,000	\$4,000,000	-\$1,634,690	\$2,365,310						\$1,466,673
Owner's Contingency (Soft Cost)	\$2,000,000	\$2,000,000	-\$1,670,899	\$329,101						\$45,221
Subtotal	\$6,000,000	\$6,000,000	-\$3,305,589	\$2,694,411						\$1,511,894
Project Total	\$101,417,044	\$101,417,044	\$557,163	\$101,974,207	\$98,879,564	\$3,094,644	\$0	\$101,974,207	\$74,739,671	\$27,234,537
Funds Outside the Project										
Subtotal	\$0	\$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	\$101,417,044	\$1,660,235	\$103,077,279	\$99,982,636	\$3,094,644	\$0	\$103,077,279	\$75,842,743	\$27,234,537

b. Working Group Update & Recommendations

i. Hard Cost Commitments

- a. New Construction Change Orders-OCO #24-Mrs. Varbedian presented the following PCOs to the Committee. They have been reviewed, discussed and approved by the Working Group for final approval at this meeting.

PCO	Title	Amount
107	Installation of SGG T&M	\$10,675.73
289	Media Center CMU Wall Support	\$2,485.79
290R2	Power Data modifications at B-222	\$6,617.41
297	Phase 2 Roof Edge AVB	\$7,096.55
303R1	A2.2-B Wing First Floor RCP with Lowered Ceilings	\$6,039.58
307	Clerestory CMU Unsupported on Upper West Wall	\$1,257.18
318	Band Room Soffit	\$2,980.60

Total: \$37,152.84

Mr. Hurton entertained a motion to approve OCO #24.

Motion: Mr. Avlas

Second: Mr Adamopoulos

Vote: Yes—5; No—0; Abstain—0

ii. Soft Cost Commitments-Nothing to report.

c. Schedule Update

The following project schedule updates were presented to the Committee:

New Substantial Completion Timeline:

- Phase 1: Complete
- Phase 2: April 15, 2026 (*Moved from February*)
- Phase 3: November 2026 (*Moved from October*)
- Phase 4: June 30, 2027 (*Remains the same*)

Phase 2 Milestone Dates:

- 2nd Floor Flooring Completion – 02/06
- HVAC Equipment Startup - 2/20
- Punch List - 2/23 (20d)
- 1st Floor Flooring Completion - 2/27
- Plumbing Final Sign Off - 2/27
- Electrical Final Sign Off - 2/27
- Final Cleaning - 3/2 (10d)
- Commissioning Start Date - 3/2 (20d)
- Whiteout Ceiling Completion - 3/6
- Substantial Completion - 4/15 and April Break - 4/20 thru 24

The project completion date of June 30, 2027 still remains the same despite the changes to Phase 2 and Phase 3. Mr. Hurton questioned the project team and how this would incur additional modular costs (\$42,500 per month). Currently, the Triumph modular contract goes through August, 2026. This was due to the contract dates lining up with the original bid which had been delayed. Mrs. Varbedian explained that despite Phase 3 now ending in November 2026, it is not anticipated that an actual move would occur until the end of December 2026 due to the timing with the school calendar and the holiday break. She anticipates that the modulares would be removed in January 2027 to allow the Contractor to take over that portion for hardscaping/landscaping. Mrs. Mulligan added that the breakdown fee for the modular's removal is already a part of the contract, so that portion wouldn't change. When questioned by the Committee about whether a winter breakdown would cost more, Mrs. Mulligan said she does not anticipate any additional costs, but it is not finalized. The potential risk of the additional modular costs has already been captured in the budget. If there are any additional months beyond those anticipated and due to the contractor being delayed it would be on them to cover the costs.

Mr. Hurton asked Colliers if there were any other anticipated costs to be concerned about in regards to the extension of the phases to which Mrs. Varbedian replied that she would have to get back to the Committee on the topic. Mrs. Mulligan added that it could affect the FFE deliveries, however, there is a 60 day clause in the contracts so despite the schedule changes, it should not be impacted.

IV. Design/Construction Update

- a. Dedication Plaque- Mr. Cruz presented the current layout of the dedication plaque as seen below after working with the District. There is one more opportunity to revise the plaque, how names are presented and the layout. The Contractor will then provide a proof prior to it going into casting.



The current format of the plaque and how participants were listed were based upon past practice with the other two school buildings. However, it is the School Building Committee's right to vote on who is ultimately included.

Motion: After discussion within the Committee, Mr. Adamopoulos made a motion to omit Ruthann Goguen-Petrino from the dedication plaque.

Second: Mr. Young

Vote: Yes—3; No—2; Abstain—0

Motion: Mr Adamopoulos made a motion to omit Ted Tetrault from the dedication plaque.

Second: Mr. Young

Vote: Yes—5; No—0; Abstain—0

Mr. Cruz also inquired about the original plaque from when Bartlett High School was originally built. The Committee decided that the old plaque did not need to be professionally restored and would be researching options to have vocational students involved in its restoration instead. The plaque will be placed next to the new dedication plaque. There will need to be a designated space decided upon in the near future for both plaques. While the plan had originally been to place them on a wall in Area A, the Committee wanted to explore hanging them nearby the Main Entrance instead. The design team will explore the alternative options with the District.

Mr. Cruz presented the following information:

RFIs / Submittals for Month of December:

- Request for Information: 577 Submitted – 2 Open
- Submittals: 877 Submitted – 2 Open
- Punch List: 15 Items Open @ \$ 178,500.00
- Project Status: 77.45% Completion

Mr. Armistead then reviewed recent progress photos which showed significant progress with interior finishes including media center painting and trimming as well at the main entry vestibule.

- V. **FFE Update**-Mrs. Varbedian presented an update in regards to the FFE budget showing the recent revision in December, 2025 (decrease in technology and increase in FFE). Additionally, Mrs. Varbedian presented a WB Mason quote for \$11,114 for science demo tables and temporary eyewash station/equipment for the modular classrooms during Phase 3.

Mr. Hurton entertained a motion to approve the WB Mason quote for \$11,114 as presented for procurement.

Motion: Mr. Young

Second: Mr. Adamopoulos

Vote: Yes—5; No—0; Abstain—0

New Purchase Order:

- WB Mason Quote = \$ 11,114.00 for the Temporary Science Demonstration Tables and Eyewash Equipment.
- Technology Procurement is currently scheduled to be presented in the March/April SBC Meeting.

FFE Overall Target Budget:		PREVIOUS	CURRENT (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	Gray = Committed Costs
Reduced RH Lord PO	-\$28,209.00	Gray = Committed Costs
Add Hertz PO (bedframes)	\$3,413.01	Gray = Committed Costs
Science Demo Tables & Temp Eyewash	\$11,114.00	Potential Vote Item
Subtotal of FFE	\$1,074,700.17	
Technology (0703-0000)		
Ockers Technology Base Contract	\$308,023.00	Gray = Committed Costs
UPS Devices - Tech FFE	\$19,413.84	Gray = Committed Costs
Ockers Change Order# 1	\$20,533.38	Gray = Committed Costs
Technology Equipment List	\$47,748.96	* includes 5% contingency
Subtotal of Technology	\$395,719.18	
Subtotal FFE & Tech Estimates	\$1,470,419.35	

VI. MSBA Update

As previously mentioned at the last SBC meeting, the project had been nearing its reimbursement cap from the MSBA. Mrs. Varbedian formally presented that the project has now reached that cap and official notification had been received after the processing of Change Orders #15-19.

VII. Warrant

Motion to approve the 2/5/2026 warrant in the amount of \$1,735,543.95 as presented.

Motion: Mr. Adamopoulos

Second: Mr. Young

Vote: Yes—5 ; No—0 ; Abstain—0

VIII. Next Steps

- a. Next SBC Meeting to be held on Tuesday, March 3, 2026 @ 6:00PM with the potential of another hybrid in-person/Zoom meeting.

IX. Adjourn

Mr. Hurton entertained a motion to adjourn at 6:50 pm.

Motion: Mr. Young

Second: Mr. Adamopoulos

Vote: Yes—5 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo