

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

Present: Nick Adamopoulos-*School Committee-Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Sheila Blythe –*Voting Member*
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:

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 6:01 pm 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. February 3, 2026-Regular Session

Mr. Hurton entertained a motion to approve the 2/03/2026 meeting minutes as presented.

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes—5 ; No—0 ; Abstain—4

III. OPM Report

- a. Financial Update- Mrs. Mulligan presented the below summary sheet 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 \$933,828 with \$28,322 remaining for soft costs. These amounts take into account any known potential risks.

A	C	D	E	F	G	H	I	J	K
	(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >0)	(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	\$1,657,151	\$79,843,051	\$79,843,051	\$0	\$1,409,021	\$81,252,072	\$61,350,341	\$19,901,732
30 Architectural & Engineering									
Subtotal	\$9,397,300	\$251,288	\$9,648,588	\$9,597,575	\$51,013	\$69,580	\$9,718,168	\$8,743,031	\$975,137
40 Administrative Costs									
Subtotal	\$6,231,844	\$1,976,775	\$8,208,619	\$8,038,728	\$169,891	\$231,200	\$8,439,818	\$5,994,770	\$2,445,049
50 Furniture, Fixtures and Equipment									
Subtotal	\$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	\$3,885,214	\$99,302,258	\$98,902,025	\$400,233	\$1,709,801	\$101,012,058	\$76,421,382	\$24,590,677
70 Project Contingency									
Construction Contingency (Hard Cost)	\$4,000,000	-\$1,657,151	\$2,342,849						\$933,828
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,670,899	\$329,101						\$28,322
Subtotal	\$6,000,000	-\$3,328,050	\$2,671,950						\$962,149
Project Total	\$101,417,044	\$557,163	\$101,974,207	\$98,902,025	\$3,072,182	\$0	\$101,974,207	\$76,421,382	\$25,552,826
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	\$100,005,097	\$3,072,182	\$0	\$103,077,279	\$77,524,454	\$25,552,826

Mrs. Mulligan also presented a ProPay revision update as seen below. A slight adjustment was made to a previous monthly submission and costs were reallocated within ProPay codes. No votes were requested; Mrs. Mulligan wanted Committee awareness due to background budget information being changed..

Attachment: 2025 12 Flansburgh Invoice # 0033856R
 Amendment 4 for \$ ~~104,985.60~~ – ProPay Code: 0204-0200
 Amendment 9 for \$ 27,500.00 – ProPay Code: 0201-9900
 Amendment 6 for \$ 8,690.00 - ProPay Code: 0203-0100

b. Working Group Update & Recommendations

i. Hard Cost Commitments

- a. New Construction Change Orders-#25-Mrs. Mulligan presented the following PCOs to the Committee that make up CO#25.

PCO	Title	Amount
304	Site Grading Changes	\$1,062.43
312R1	Auditorium Handrail	\$11,419.27
314	Hardware to C EXT107 - Outdoor classroom	\$2,798.36
315	Jade Roll Lino (Green Strip Add)	\$1,836.61
316	Costs to service SP-2 Storm Pumps	\$1,011.02
319	Kneewall Infill below Stair 3	\$1,642.43
324	Relocate Outlets	\$2,690.99

Total: \$22,461.11

Mrs. Kontoes pointed out to the Committee the Auditorium Handrail PCO for \$11,419.27, mentioning that this was something being installed at the urging of the local building inspector for the grading step in the railing needed at the lower level last row of the auditorium.

Mr. Hurton entertained a motion to approve CO#25 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8; No—0; Abstain—1

- c. Schedule Update- Mrs. Mulligan explained that the high level substantial completion dates are the same as previously presented. She also presented the Phase 2 milestone dates presented at the previous SBC meeting on 2/3/26 with updates with progress since then:

Phase 2 Milestone Dates:

- 2nd Floor Flooring Completion – 02/06 - **Completed**
- HVAC Equipment Startup - 2/20 – **Started; ongoing**
- Punch List - 2/23 (20d) – **GC started; ongoing**
- 1st Floor Flooring Completion - 2/27 – **Anticipated completion this week**
- Plumbing Final Sign Off - 2/27 – **Pending final report; anticipated this week**
- Electrical Final Sign Off - 2/27 – **Delayed til 3/15**
- Final Cleaning - 3/2 (10d)
- Commissioning Start Date - 3/2 (20d)
- Back Punch and Final Sign Offs
- Substantial Completion - 4/15 and April Break - 4/20 thru 24

Mr. Hurton inquired from the Project Team if these dates will give plenty of time for the Commissioning Agents to get everything completed. Mrs. Varbedian explained that the Commissioning Agent reports under the MSBA, however, even if that step goes beyond the target date, the school will still be able to move into the space. The Commissioning agent is hired from the MSBA as a part of their agreement and contribution towards the project and is a third party entity to review in conjunction with the Project Team.

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IV. Design/Construction Update

- a. Dedication Plaque & Location-Mr. Cruz presented the final dedication plaque layout:



While the plaque does not need approval from the Committee, there was a last chance opportunity to make any corrections or changes. After the meeting, it will be moving forward into shop drawing sign offs and into production. The Design team also presented the requested change of location of the new and old dedication plaques within the project. At the Committee's request, the plaques will now be located in the main entrance vestibule. This will allow viewing right when walking into the main office and fits the space and location. Colliers requested that a vote be taken for consensus so that Flansburgh can issue a field bulletin.

Mr. Hurton entertained a motion to approve the installation of the dedication plaques within the main entrance vestibule as presented to the Committee.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—9; No—0; Abstain—0

Mr. Cruz presented the following information:

RFIs / Submittals for Month of February:

- Request for Information: 588 Submitted – 3 Open
- Submittals: 884 Submitted – 2 Open
- Phase 1 Punch List: 12 Items Open @ \$ 184,000.00
- Project Status: 79.34% Completion

Mr. Armitstead then reviewed recent progress photos which showed significant progress with interior finishes including the media center, the new main entryway, classroom progress, and the second floor connector. Also shown was the installation of the batting cage in the gymnasium.

V. Warrant

Motion to approve the 3/05/2026 warrant in the amount of \$1,681,710.89 as presented.

Motion: Mrs. Blythe

Second: Mr. Young

Vote: Yes—9 ; No—0 ; Abstain—0

VI. Next Steps

- a. Next SBC Meeting to be held on Tuesday, April 7, 2026 @ 6:00PM with a potential walkthrough for Committee members to view Phase 2 progress prior to the meeting.

VII. Adjourn

Mr. Hurton entertained a motion to adjourn at 6:24pm.

Motion: Mr. Young

Second: Mrs. Blythe

Vote: Yes—9 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo