

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM APRIL 7 , 2026

Present: Nick Adamopoulos-*School Committee-Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Earl Gabor - *Selectmen Delegate - Voting Member*
Dave Hurton - *Chairman - Voting Member*
Gina Nieves - *Voting Member*
Tony Paranto - *Voting Member*
Al Young - *Voting Member*
Tim Bell - *Town Accountant*
Lisa Kontoes - *Business Manager*
Monique Pierangeli - *Superintendent*

Absent: Sheila Blythe –*Voting Member*
Victor Waskiewicz- *Voting Member*

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

I. Tour of BHS Section B - 5:15-5:45pm

II. Call to Order

Mr. Hurton called the meeting to order at 6:06 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.

III. Review of Previous Meeting Minutes for Approval

a. March 3, 2026-Regular Session

Mr. Hurton entertained a motion to approve the 3/03/2026 meeting minutes as presented.

Motion: Mr. Paranto

Second: Mr. Young

Vote: Yes—7; No—0; Abstain—0

IV. OPM Report

- a. Financial Update- Mrs. Mulligan presented the rolled up budget summary listed below, focusing on the current contingency and potential contingency (in red). She stressed to the Committee that the project is not over budget. There are forecasted items that are still being vetted, but are included as potential risk. The current actual contingency is \$2,420,494.

A	C	D	E	F	G	H	I	J	K
	(Bud. Adj. Tab)	(C=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	\$1,657,151	\$79,843,051	\$80,192,900	-\$349,856	\$1,880,963	\$81,724,014	\$62,726,551	\$19,497,463
30 Architectural & Engineering									
Subtotal	\$9,397,300	\$332,744	\$9,730,044	\$9,681,351	\$48,693	\$61,545	\$9,791,589	\$8,792,042	\$999,547
40 Administrative Costs									
Subtotal	\$6,231,844	\$2,146,775	\$8,378,619	\$8,208,728	\$169,891	\$21,450	\$8,400,069	\$6,113,976	\$2,286,093
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	\$4,136,670	\$99,553,714	\$99,505,657	\$48,056	\$1,963,958	\$101,517,671	\$77,465,809	\$24,051,862
70 Project Contingency					Current Contingency	Potential Risk	Potential Contingency		
Construction Contingency (Hard Cost)	\$4,000,000	-\$1,657,151	\$2,342,849		\$2,342,849	-\$1,880,963	\$461,886		\$461,886
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,922,350	\$77,645		\$77,645	-\$82,999	-\$5,350		-\$5,350
Subtotal	\$6,000,000	-\$3,579,506	\$2,420,494		\$2,420,494	-\$1,963,958	\$456,536		\$456,536
Project Total	\$101,417,044	\$557,163	\$101,974,207	\$99,505,657	\$2,468,550	\$0	\$101,974,207	\$77,465,809	\$24,508,398
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	\$100,608,729	\$2,468,550	\$0	\$103,077,279	\$78,568,881	\$24,508,398

b. Working Group Update & Recommendations

i. Hard Cost Commitments

a. New Construction Change Orders-OCO #26-

Mrs. Mulligan presented OCO#26 made up of the listed below PCOs for a total of \$349,856.24. She mentioned that PCO #301 for \$183,720.54 is for the previously discussed second part of the cavity wall repair. She also pointed out several credits including \$9,750 in savings for utilizing concrete vs. aggregate sidewalks as well as a credit of \$14,400 for February window testing. Mr. Hurton questioned PCO 279R2 for the District Admin wing fire alarm scope (\$69,855.46) and whether or not there could be additional costs beyond that. Mr. Armitstead replied that this is a one time cost and there are no anticipated additional costs. This cost is in addition to extending the sprinkler system into the District Administration wing.

PCO	Title	Amount
279R2	District Admin FA (Fire Alarm) Scope	\$69,855.46
287R1	Access Control Systems Revisions	\$8,939.72
301	Cavity Wall Area B - Exterior Wall (Part 2 of 2) PCO 282	\$183,720.54
302	Difference in HW Change 059 to 023A	\$3,670.32
309	Phase 3: Temp Power for Existing Site Lighting	\$27,748.21
310	BMS Workstation Emergency tie in	\$2,547.75
313	Area B Slab Repair: Expansion Joints	\$11,269.44
320	Entry Door Hardware	\$25,941.72
321	B-222 Grid Power	\$1,742.71
328	Rebuild CMU Lintel at C-145 door	\$6,581.88
329	P1 Concrete Walk In place of P4 Aggregate	-\$9,750.00
330	Bathroom Core Changes	\$922.99
331	Area A Science Lab Chase Walls	\$10,190.29
332	Condenser Drain	\$1,580.56
333	Daikin Damper Power	\$17,069.56
334	FT2 v Casework Conflict in B203	\$2,225.09
341	Credit February Window Testing	-\$14,400.00

Total: \$349,856.24

Mr. Hurton entertained a motion to approved OCO#26 as presented.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

ii. Soft Cost Commitments

- a. FA Amendment #16-Mrs. Mulligan presented Flansburgh Amendment #16 for a total of \$83,776 for Fuss & O’Neil project monitoring services for wall flashing at windows (\$38,238) as well as for Fuss & O’Neil monitoring services for Area A abatement work over summer 2026 (\$43,218).

Mr. Hurton entertained a motion to approved FA Amendment #16 as presented.

Motion: Mr. Adamopoulos

Second: Mr. Paranto

Vote: Yes—7; No—0; Abstain—0

- b. Triumph Modular Classroom Lease Extension-170k- Mrs. Mulligan presented a \$170,000 cost for the modular classroom lease extension. The current lease expires on August 31, 2026. This proposal would extend the lease agreement for an additional 4 months (September 1, 2026-December 31, 2026). Two of these months are due to the adjustment for Phase II completion from February 2026 to April 2026. The other two months are due to the original lease being based on the original project completion date. Mr. Hurton inquired from the Project Team if project costs for additional months due to schedule issues are being tracked, to which Mrs. Varbedian confirmed.

Mr. Hurton entertained a motion to approve the \$170,000 lease extension as presented.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

- c. Schedule Update- Mrs. Mulligan re-shared the New substantial completion timeline with the Committee:

New Substantial Completion Timeline:

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

Mr. Hurton asked the Project Team if there is any chance of missing the April 15th, 2026 date, to which Mrs. Varbedian replied that nothing is 100%, however, as many of the Committee members saw in the earlier walkthrough, the building is complete, with pending final checks from Flansburgh and their consultants for affidavits. The Commissioning Agent was out last week and everything seems to

be in order. The only foreseeable issue that she mentioned could potentially arise was with IT connections such as the intercom/bells and network connectivity being up and running for vendors and the IT department to ensure that the school can operate as expected upon return from April 2026 break. Mr. Cruz added that everything is progressing well with their consultants and gathering final paperwork from Brait. Ongoing safety testing and proper airflow testing are also going well.

V. Design/Construction Update-Mr. Cruz presented the following update to the Committee:

RFIs / Submittals for Month of February:

- Request for Information: 592 Submitted – 0 Open
- Submittals: 900 Submitted – 3 Open
- Punch List: 5 Items Open @ \$ 147,000.00
- Project Status: 79.34% Completion

Besides paperwork, they have reached substantial completion. They are about 90% complete with Brait getting final paperwork to them and as previously mentioned, safety tests are being finalized. Mrs. Varbedian added that the Fire and Police Departments did a walkthrough last week and completed their testing as well. Mr. Armitstead then reviewed recent progress photos with the Committee including the Maker Space, Band and Chorus rooms.

VI. FFE Update-Mrs. Mulligan presented an additional FFE purchase order that was created for the amount of \$300. This purchase is for the early delivery of the dust collector needed over the April 2026 break for immediate use in the classroom. This puts the current FFE expenditures under budget at \$1,075,000.17 (budgeted amount \$1,090,000). Technology equipment procurement quotes are currently being gathered and processed by the School Department and will be presented at the next SBC meeting. At this time, it is looking as though the technology expenses will also be coming in under budget.

VII. Warrant

Motion to approve the 4/02/2026 warrant in the amount of \$1,044,427.22 as presented.

Motion: Mr. Paranto

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

VIII. Next Steps

- a. Next SBC Meeting to be held on Tuesday, May 5, 2026 @ 6:00pm. Due to the District offices being closed during the next phase of construction, meetings are planned to be held in the Bartlett High School Media Center. This information will be listed on the upcoming agenda.

IX. Adjourn

Superintendent Pierangeli took a moment to thank the Project Team and school staff for all of their continued hard work and collaboration to bring Phase II to completion. Mr. Hurton entertained a motion to adjourn at 6:32pm.

Motion: Mr. Young

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

Respectfully submitted,

Christina Radlo