

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM MAY 5 , 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*
Al Young - *Voting Member*
Tim Bell - *Town Accountant*
Lisa Kontoes - *Business Manager*
Monique Pierangeli - *Superintendent*

Absent: Tony Paranto - *Voting Member*
Victor Waskiewicz- *Voting Member*

Attendees: Maria-Anna Hatziliades-Colliers
Vivian Varbedian-Colliers
Richard Armitstead-Flansburgh
Jorge Cruz-Flansburgh

I. Call to Order

Mr. Hurton called the meeting to order at 6:03pm.

II. Review of Previous Meeting Minutes for Approval

a. April 7, 2026-Regular Session

Mr. Hurton entertained a motion to approve the 4/7/2026 meeting minutes as presented.

Motion: Mr. Gabor

Second: Mrs. Nieves

Vote: Yes—6 ; No—0 ; Abstain—1

III. OPM Report

- a. Staff Changes-Maria-Anna Hatziliades was introduced to the Committee as she will be temporarily replacing Christina Mulligan as the Colliers Project Manager. Maria-Anna comes with extensive experience and is also currently working on the Town Hall renovation project in Beverly. Mrs. Hatziliades has an Architectural Degree and background. She has spent the past three weeks working with Mrs. Mulligan in preparation to take over for her role. Mr. Hurton welcomed Mrs. Hatziliades on behalf of the Committee and then entertained a motion to update the Collier's staff record with the MSBA.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—7 ; No—0 ; Abstain—0

- | 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 | \$2,238,543 | \$80,424,443 | \$80,424,443 | \$0 | \$715,619 | \$81,140,062 | \$63,439,806 | \$17,700,256 |
| 30 Architectural & Engineering | | | | | | | | | |
| Subtotal | \$9,397,300 | \$332,744 | \$9,730,044 | \$9,681,351 | \$48,693 | \$61,900 | \$9,791,944 | \$8,848,303 | \$943,641 |
| 40 Administrative Costs | | | | | | | | | |
| Subtotal | \$6,231,844 | \$2,207,473 | \$8,439,317 | \$8,270,446 | \$168,871 | \$1,400 | \$8,440,717 | \$6,253,748 | \$2,186,969 |
| 50 Furniture, Fixtures and Equipment | | | | | | | | | |
| Subtotal | \$1,602,000 | \$0 | \$1,602,000 | \$1,451,204 | \$150,796 | \$0 | \$1,602,000 | \$333,240 | \$1,268,760 |
| Project Sub-Total | \$95,417,044 | \$4,778,759 | \$100,195,803 | \$99,827,445 | \$368,359 | \$778,919 | \$100,974,722 | \$78,875,097 | \$22,099,625 |
| 70 Project Contingency | | | | | | | | | |
| Construction Contingency (Hard Cost) | \$4,000,000 | -\$2,238,543 | \$1,761,457 | | Current Contingency
\$1,761,457 | Potential Risk
-\$715,619 | Potential Contingency
\$1,045,838 | | \$1,045,838 |
| Owner's Contingency (Soft Cost) | \$2,000,000 | -\$1,983,053 | \$16,947 | | \$16,947 | -\$63,300 | -\$46,353 | | -\$46,353 |
| Subtotal | \$6,000,000 | -\$4,221,596 | \$1,778,404 | | \$1,778,404 | -\$778,919 | \$999,485 | | \$999,485 |
| Project Total | \$101,417,044 | \$557,163 | \$101,974,207 | \$99,827,445 | \$2,146,763 | \$0 | \$101,974,207 | \$78,875,097 | \$23,099,110 |
| 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 | \$100,930,517 | \$2,146,763 | \$0 | \$103,077,279 | \$79,978,169 | \$23,099,110 |

i. Hard Cost Commitments

- | PCO | Title | Amount |
|---------------|--|---------------------|
| 296A | Phase 3: Permanent Site Lighting (Part 1 of 2) | \$32,876.94 |
| 305R1 | North Elevation IMP T&M | \$6,019.60 |
| 323 | Time Extension due to FB 156 (Substantial Completion Date Changes) | \$0.00 |
| 326 | Acid Neut Tank Monitoring | \$167,982.45 |
| 339 | Art Workroom Kiln | \$2,374.39 |
| 340 | Permanent Power to the Athletic Field Board | \$10,475.65 |
| 344R1 | RFI 589 - Electrical Outlets Hallway C231 | \$3,460.89 |
| 346R2 | FB 180- DW and Fridge | \$4,634.85 |
| 347 | Expediting Entry Door Hardware | \$2,907.76 |
| 348 | FB 181 - Rm Signs P2 | \$803.25 |
| Total: | | \$231,535.78 |

Mr. Hurton inquired about PCO 326 for \$126,982.45 (Acid Neut Tank Monitoring). Mr. Armitstead replied that it is due to a revision to the building code since the original documents were

completed. The revision now requires monitoring of the installed laboratory tanks.

Mr. Hurton then inquired about PCO 296A which is part 1 of 2 of Phase 3 Permanent site lighting. Mr. Armitstead explained that it is a reconciliation of the existing site lighting conditions and what is required to install new lighting and the cost to get existing circuits to connect/be compatible with the new system. Original connection points planned based on original drawings ended up not being compatible once dug up. Part 1 of this cost would be the electrical contractor work while part 2 would be the site contractor's work; site to do digging and electrical to do circuitry. The digging is not included in this presented cost.

In addition, PCO 340 (Permanent power to the Athletic Field Board) for \$10,475.65 is included in CO #27. Mrs. Varbedian explained this would be fixing the lighting issues for the tennis courts and basketball courts. Mrs. Kontoes brought up that it was her understanding that the Working Group was deferring the discussion on permanent site lighting to the SBC. Mr. Avlas replied that the Working Group wanted to ensure that the Committee was fully aware that PCO 296A was only part 1 of the cost and that it is expected that part 2 will be an even higher cost. Mrs. Varbedian added that the cost has not been fully determined yet and they are doing their due diligence for a reasonable cost before it is brought forward to the Committee. Once they have fully vetted the site portion, it will be presented under CO #28.

Mr. Hurton entertained a motion to approve OCO#27 as presented.

Motion: Mrs. Blythe

Second: Mr. Adamopoulos

Vote: Yes—6; No—1; Abstain—0

- ii. Soft Cost Commitments-The following soft cost commitments were presented to the Committee for their approval:

- a. Technology Education Concepts- \$3,234.
- b. Sterling Movers- Costs for moving staff and students into the Phase 2 space/modulars and out of the Phase 3 spaces-\$57,463.80
- c. American Alarm Testing Services- \$1,020.

Mr. Hurton entertain a motion to approve all the soft cost commitments as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—7; No—0; Abstain—0

d. Schedule Update- Mrs. Varbedian was pleased to announce that Phase 2 has been completed and a temporary certificate of occupancy was received as well as substantial completion on April 15, 2026. She also provided the following schedule updates:

Finalized Substantial Completion Dates:

- Phase 1: Complete
- Phase 2: Complete - April 15, 2026
- Phase 3: November 30, 2026
- Phase 4: June 30, 2027

Despite Phase 3 completion being November 30, 2026, move in will not occur until December 2026 Holiday break so as to not disrupt students. The modulars will then be removed from the site. Phase 4 remains as originally broadcasted and they do not foresee any issues with meeting the substantial completion date. Superintendent Pierangeli took a moment to thank all of the staff involved in the move process over the April 2026 Spring break. The move took a lot of coordination and planning, and staff were helping to clean, set up technology, unpacking and doing whatever they could to make the process go smoothly. All of their collective efforts are much appreciated. Students and staff seem to be pleased with the new space and now with only six classrooms in the modulars, the management of students across campus has been easier. Mrs. Kontoes also thanked MAPFRE for their furniture support. With all of the moves, additional furniture was needed. MAPFRE provided desks, lockers, filing cabinets, and cubical configuration assistance. Additionally, Mrs. Kontoes informed the Committee that the boilers had gone out to bid for purchase, and that purchase has been made for \$10,000 towards the Town Fund.

Finally, Mrs. Varbedian shared the following upcoming tasks for the A Wing renovation:

Phase 3 Upcoming Tasks: A Wing

- Power, water, gas shut offs planned
- Remove temp chair lift / remove boilers
- Demo and Abatement scope begins
- Admin Offices - fire alarms and sprinkler lines
- Sitework - Foundation work begins
- Ongoing Punch List Items

Mr. Gabor inquired about progress and the ongoing cost of the roofing on the project. Mrs. Varbedian replied that ongoing abatement and patching is planned. Any additional costs have already been identified as potential risk in the PCO log and accounted for based on square footage and the potential need for additional decking.

IV. Design/Construction Update- RFI/Submittals-

Mr. Cruz presented the following information to the Committee:

RFIs / Submittals for Month of April:

- Request for Information: 595 Submitted – 1 Open
- Submittals: 929 Submitted – 0 Open
- Phase 1 Punch List: 5 Items Open @ \$ 147,000.00
- Phase 2 Punch List: 155 items @ TBD
- Project Status: 81.72% Completion

Mr. Armitstead then reviewed photos of recent project progress with the Committee including interior work, connector work, and emptied classrooms ready for demolition work in Area A.

V. FFE Update-Mrs. Varbedian reviewed the below FFE/Tech budget update:

Update:

- New Furniture PO:
WB Mason (Additional 9 chairs)
- New Technology POs: See listed in chart.
Waiting on 1 additional PO for battery storage cabinet.
- May/June the project team will prep for the new furniture install over the summer.
- **CURRENT FFE UNDERRUN: - \$ 140,795.64**

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	\$812,000.00
Subtotal of Budget		\$1,602,000.00	\$1,602,000.00
Breakdown:			
Furniture (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	Gray = Committed Costs	
Add Hertz PO (early delivery of dust collector)	\$300.00	Gray = Committed Costs	
WB Mason (Misc. 9 desk chairs)	\$1,099.71	New PO	
Subtotal of FFE	\$1,076,099.88		
Technology (0703-0000)			
Okers Technology Base Contract	\$308,023.00	Gray = Committed Costs	
GovConnection UPS Devices - Tech FFE	\$19,413.84	Gray = Committed Costs	
Okers Change Order # 1	\$20,533.38	Gray = Committed Costs	
B&H Photo	\$5,488.43	New PO	
Amazon	\$1,870.76	New PO	
Gov Connection	\$1,456.88	New PO	
USCutter	\$386.51	New PO	
CDW (Commibuy)	\$1,791.70	New PO	
AET Labs	\$16,342.00	New PO	
B2B (battery storage cabinet)	\$10,000.00	Estimate - Waiting on PO	
Subtotal of Technology	\$385,104.48		
Subtotal FFE & Tech Estimates	\$1,461,204.36		

Prior to the move over the April 2026 break, it was identified that there was a need for an additional 9 task chairs for a total of \$1,099.71. She also reviewed all of the technology purchase orders which have been processed by the School Business Office. The only pending purchase order is for the lithium ion battery storage & charging cabinet for an estimated cost of \$10,000. The FFE/Technology budget as it stands is currently under budget by \$140,795.64.

Meetings have already been held and continue to take place with the Project Team and Stefura for coordination of furniture delivery, timing, and phasing. Mrs. Kontoes added that there will need to be further discussion on logistical timelines and delivery of furniture. The original plan was to accept furniture for B and C section, but there are staff in temporary spaces in B section who can't receive that furniture. The question of whether or not furniture could be held back or stored separately temporarily was discussed. Additionally, there is the challenge of disposal of old furniture and whether or not it can be offered to other school systems, purchased, or truly disposed of.

VI. Warrant

Motion to approve the 4/30/2026 warrant in the amount of \$1,408,788.04 as presented.

Motion: Mrs. Blythe
Second: Mrs. Nieves
Vote: Yes—7 ; No—0 ; Abstain—0

VII. Next Steps

- a. Next SBC Meeting to be held on Wednesday, June 3, 2026 @ 6:00PM via Zoom due to conflicts with BHS Senior Awards Night.

VIII. Adjourn

Mr. Hurton entertained a motion to adjourn at 6:47pm

Motion: Mr. Young
Second: Mr. Gabor
Vote: Yes—7 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo