

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE WEDNESDAY, 6:00 PM JUNE 3 , 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*
Victor Waskiewicz- *Voting Member*
Al Young - *Voting Member- Joined at 6:15pm*
Tim Bell - *Town Accountant*
Lisa Kontoes - *Business Manager*
Monique Pierangeli - *Superintendent*

Absent: Sheila Blythe –*Voting Member*

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

I. Call to Order

Mr. Hurton called the meeting to order at 6:02pm 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. May 5, 2026-Regular Session

Mr. Hurton entertained a motion to approve the 5/5/26 meeting minutes as presented with the correction of “Maria-Anne” to “Maria-Anna” Hatziliades on the listed meeting attendees.

Motion: Mr. Avlas

Second: Mrs. Nieves

Vote: Yes—5 ; No—0 ; Abstain—2

III. OPM Report

- a. Financial Update - Mrs. Varbedian presented the below total budget overview to the Committee. As always, they continue to keep a watchful eye on the potential contingency. To date, the project is trending strongly with a little over a million dollars in potential contingency. This potential contingency includes any potential risks identified including Change Order #28 which will be presented for approval later during the meeting. Mr. Hurton questioned the gap on the project cashflow-asking if this is due to the Phase 2 delay or if there will be an upcoming larger influx of cost. Mrs. Varbedian replied that the project is trending well and that the project will ramp up during the summer months, a lot of which is site

related. This will result in costs/fees increasing during June, July, and August 2026.

A Description	D (Bud. Adj. Tab)			G (Com. Cost tab)				I (Invoice Tab)	
	C PFA Approved Budget	D Authorized Changes	E Approved Budget	F Committed Costs	G Uncommitted Costs	H Forecast Costs	I Total Project Costs	J Expenditures to Date	K Balance To Spend
20 Construction									
Subtotal	\$78,185,900	\$2,324,095	\$80,509,999	\$80,509,999	\$0	\$615,403	\$81,125,402	\$65,072,956	\$16,052,446
30 Architectural & Engineering									
Subtotal	\$9,397,300	\$332,744	\$9,730,044	\$9,681,351	\$48,693	\$61,900	\$9,791,944	\$8,933,850	\$858,093
40 Administrative Costs									
Subtotal	\$6,231,844	\$2,207,473	\$8,439,317	\$8,270,448	\$168,871	\$1,400	\$8,440,717	\$6,372,889	\$2,067,827
50 Furniture, Fixtures and Equipment									
Subtotal	\$1,602,000	\$0	\$1,602,000	\$1,462,542	\$139,458	\$0	\$1,602,000	\$341,884	\$1,260,116
Project Sub-Total	\$95,417,044	\$4,864,315	\$100,281,359	\$99,924,338	\$357,021	\$678,703	\$100,960,062	\$80,721,579	\$20,238,483
70 Project Contingency									
Construction Contingency (Hard Cost)	\$4,000,000	-\$2,324,095	\$1,675,901						
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,983,053	\$16,947						
Subtotal	\$6,000,000	-\$4,307,153	\$1,692,849						
Project Total	\$101,417,044	\$557,163	\$101,974,207	\$99,924,338	\$2,049,869	\$0	\$101,974,207	\$80,721,579	\$21,252,628
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	\$101,027,410	\$2,049,869	\$0	\$103,077,279	\$81,824,651	\$21,252,628

b. Working Group Update & Recommendations

i. Hard Cost Commitments

- a. New Construction Change Orders-OCO #28-Mrs. Varbedian presented OCO#28 to the Committee which is made up of the following PCOs already reviewed by the Working Group, Architectural Team and CPL Team:

PCO	Title	Amount
194R2	Admin Window Replacement	\$41,784.79
239R2	FB-107 Electrical Rm Partition	\$25,775.71
349	Temp Site Lighting Earthwork	\$11,786.63
356	Modular CLSRMS Temp Fiber	\$2,443.53
359	Refurbish & Install Original Building Plaque	\$2,516.85
360	COR#46 Added Beams	\$3,764.57
		Total: \$88,072.08

She did make note that the first two PCOs listed have undergone revisions after many conversations have taken place. The first is for the replacement of the two large windows in the Administration wing for \$41,784.79 which were original to the building and not replaced during the previous renovation of the space. The second revised PCO for \$25,775.71 presented was for partitioning in the main electric room in section C (first floor behind custodial room). Mr. Hurton asked why this was not included in the original drawings. Mr. Armitstead replied that it was not deemed necessary at the time by the Electrical Engineer, however, upon another review by the Electrical Engineer at a later time, it then was. It is now required.

Mr. Hurton entertained a motion to approved OCO #28 as presented.

Motion: Mr. Gabor

Second: Mr. Paranto

Vote: Yes—7; No—0; Abstain—0

ii. Soft Cost Commitments

- a. CPL Amendment #7-Mrs. Varbedian presented CPL Amendment #7. Colliers is seeking approval for this soft cost amendment in the amount of \$297,161. She explained that request is in regards to adding additional fees to their contract value for oversight of Phase 4. Their intention to cover this cost would be to pull money from outlined cost savings that have occurred during the project:

Amendment 07 Cost Coverage	Amount
Technology	\$50,000.00
Environmental and Site (FS/SD)	\$22,161.00
Survey of Existing Conditions/Wetlands	\$25,000.00
Sitework Allowance carried in Contingency	\$200,000.00
Total	\$297,161.00

Mr. Hurton then relayed the history of this request to the Committee. Several months prior, this request was brought to Superintendent Pierangeli, Mrs. Kontoes, Mr. Avlas and himself. They were told that prior to construction starting, Mr. Carroll (Colliers) brought CPL Amendment #3 for additional costs that Colliers projected in order for them to manage the project for numerous reasons (bid process, etc.) At that time, he did not include a dollar amount for Phase 4. Initially, Colliers had requested close to \$500,000 for this requested amendment, however, through multiple meetings, negotiations, and Mrs. Kontoes providing an in-depth analysis of communications, original documents and amendments, the request now is under \$300,000 as presented by Mrs. Varbedian today. Mr. Hurton stated that he did not agree with the Colliers cover letter stating, however, that an additional \$50,000 was an absolute on top of this initial request.

The requested \$297,161.00 represents an initial payment toward these additional services, with the remaining needed amount of \$50,000.00 to be reviewed and reconciled at a later date based on ongoing project needs and the continued duration of services.

Mrs. Varbedian explained that Colliers wanted to wait to see where the Technology/FFE budget was at (of which \$50,000 is already being allocated to this amendment). The remainder, if needed, could potentially be taken from additional Technology/FFE savings only after Mrs. Kontoes has done a thorough check that all needs have been met for the school.

Mr. Hurton stated that they had made it very clear to Colliers how frustrated and disappointed that they are now requesting additional funds, however, he also stressed that the School Department simply does not have the capacity to cover any more responsibilities of the day to day management of the project. Despite the situation, it is imperative that Colliers is on site for Phase 4. He also mentioned that the overall relationship between all the entities involved in the Project has been going much better

in the past year since Mrs. Varbedian arrived and he does not wish to affect that progress moving forward.

Mrs. Kontoes wished to add additional commentary on her analysis, stating that from her analysis and review of the various amendments that her biggest observation came from mismatches between the overall project schedule and the separate resource planning documents (how resources are allocated across the Project). Where the schedule showed where the phases were, there was a gap where the resources dropped off. The other observation she had was earlier in the Project, prior to going out to bid, there had been a thought process that the project would be done in February, 2026. When Colliers came back with Amendment #3, that is when the correction should have taken place. It is unfortunate that throughout this time period, and the request of subsequent amendments from Colliers that this wasn't identified sooner.

Mrs. Varbedian echoed the sentiment that it was unfortunate that the error was made—it was a genuine oversight that was carried, mostly due to changes during the bidding process. She'd like to keep the effort and the team working together as great progress has been made. Colliers is looking to work collaboratively through the summer and advance to Phase 4 as quickly as possible.

Motion: Mr. Gabor made a motion to approve CPL Amendment #7 as presented, thanking Mrs. Kontoes for her thorough investigation of the matter.

Second: Mr. Adamopoulos

Vote: Yes—8; No—0; Abstain—0

- c. Schedule Update—Mrs. Varbedian presented the following schedule update:

Finalized Substantial Completion Dates:

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

While Phase 3 is scheduled to end on November 30, 2026—School staff and students will not be moving until the December 2026 winter break. At this time, Phase 4 is scheduled to be finalized on June 30, 2027, however, as previously discussed, the Project Team is always examining potential ways to shave time off of the schedule, even if by a month or two. Mr. Hurton questioned the Modular lease, as additional money had been approved a few meetings prior. Mrs. Varbedian assured the Committee that the Modulares will be taken down immediately after the move and that cost would not be going up again. Mr. Bell inquired about the estimated timeframe for an audit of all project costs by the MSBA. Mrs. Varbedian explained that the audit program is automatically triggered by the completion of Phase 3. At that time, the process takes approximately 8 months to a year to complete (the closeout and audit phase). She

anticipates that the process will begin around January or February 2027. Mrs. Varbedian then shared the upcoming Phase 3 tasks:

Phase 3 Upcoming Tasks: A Wing

- Install Structural Steel
- Install New Roofing
- Frame Interior Walls
- Admin Offices - fire alarms and sprinkler lines
- Sitework - Foundation work begins
- Ongoing Phase 2 Punch List Items

IV. Design/Construction Update-Mr. Cruz presented the following information: RFIs / Submittals for Month of May:

- Request for Information: 600 Submitted – 1 Open
- Submittals: 934 Submitted – 1 Open
- Phase 1 Punch List: 4 Items Open @ \$ 19,000.00
- Phase 2 Punch List: 140 items @ \$330,000.00
- Project Status: 84.5% Completion

Mr. Armitstead then reviewed several project progress photos with the Committee. Inside abatement is more or less completed as of the day of this meeting, including floors and walls. Abatement on the roof is still ongoing with the contractor doing one section at a time. Structurally unsound sections of the roof are being replaced with new roof decking, some abutting old sound roof decking. Mr. Hurton inquired about any additional costs due to the ongoing roof repairs. Mrs. Varbedian explained that while some allowances had been set aside in anticipation of these costs, it had been exceeded. However, additional projected costs have already been included and captured in the potential risk presented earlier to the Committee. Mr. Cruz did add that the damage in section A has been much less than the previous damages found in section C so far. However, the entire roof has not been exposed yet. For that reason, Mrs. Varbedian explained that the team has captured as many potential costs as possible, but they do not have a direct understanding of the worst of it yet.

V. FFE Update- Mrs. Hatziliades presented the following FFE update information:

Update:

- New Technology POs: See listed in chart. Additional PO for battery storage cabinet issued.
- May/June the project team will prep for the new furniture install over the summer.
- **CURRENT FFE UNDERRUN: \$ 89,458.00**

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:			
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	Gray = Committed Costs	
Subtotal of FFE	\$1,076,099.88		
Technology (0703-0000)			
Ockers Technology Base Contract	\$308,023.00	Gray = Committed Costs	
Gov/Connection UPS Devices - Tech FFE	\$19,413.84	Gray = Committed Costs	
Ockers Change Order# 1	\$20,533.38	Gray = Committed Costs	
B&H Photo	\$6,486.43	Gray = Committed Costs	
Amazon	\$1,670.76	Gray = Committed Costs	
Gov Connection	\$1,456.86	Gray = Committed Costs	
USCutter	\$386.51	Gray = Committed Costs	
CDW (CommBuys)	\$1,791.70	Gray = Committed Costs	
AET Labs	\$16,342.00	Gray = Committed Costs	
Denios (battery storage cabinet)	\$11,338.00	New PO	
Subtotal of Technology	\$386,442.48		
Subtotal FFE & Tech Estimates	\$1,462,542.36		

Summer move and furniture installation planning with Stefura and school staff has already begun. Mrs. Kontoes added that they are currently working

on surplus furniture lists. She will be going out to other schools to see if there is any interest in the surplus items. Whatever is not shown interest for will then be at a silent auction in the building at the end of June 2026. Whatever remains will need to be removed. Furniture delivery will begin on July 6, 2026. Vendors have already walked through the site for delivery and the IT department will be on site to help move and connect equipment with the least amount of moving possible.

VI. Warrant

Motion to approve the 5/28/2026 warrant in the amount of \$210,358.38 as presented:

Motion: Mr. Gabor

Second: Mr. Paranto

Vote: Yes—8; No—0; Abstain—0

Motion to approve the 6/11/2026 warrant in the amount of \$2,509,943.40 as presented:

Motion: Mr. Young

Second: Mr. Paranto

Vote: Yes—8; No—0; Abstain—0

VII. Next Steps

- a. Next SBC Meeting to be held on Tuesday, July 7, 2026 @ 6:00pm in person with option to join via zoom.

VIII. Adjourn

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

Motion: Mr. Young

Second: Mrs. Nieves

Vote: Yes—8; No—0; Abstain—0

Respectfully submitted,

Christina Radlo