

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM AUGUST 4 , 2026

Present: Nick Adamopoulos-*School Committee-Voting Member*
Ted Avlas – *Vice Chairman Member - Voting Member*
Mark Rogers-*Selectmen Delegate - Voting Member*
Sheila Blythe –*Voting Member*
Dave Hurton - *Chairman - Voting Member*
Gina Nieves - *Voting Member*
Tony Paranto - *Voting Member*
Al Young - *Voting Member*
Monique Pierangeli - *Superintendent*

Absent: Lisa Kontoes - *Business Manager*
Tim Bell - *Town Accountant*
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 6:08pm.

II. Review of Previous Meeting Minutes for Approval

a. July 7, 2026-Regular Session

Mrs. Varbedian noted that she had not yet had the opportunity to review the minutes and will do so as soon as she receives them. If she identifies any necessary revisions, the minutes will have to be brought back to the Committee for reconsideration and approval.

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

Motion: Mr. Young

Second: Mrs. Nieves

Vote: Yes—4 ; No—0 ; Abstain—4

III. School Building Committee Reorganization- Being that Mr. Gabor recently submitted his resignation to the Board of Selectmen, Mr. Hurton introduced Mr. Mark Rogers, the new SBC Selectmen Delegate, to the Committee. Mr. Hurton spoke highly of Mr. Rogers, noting his extensive and successful corporate career, prior personal experience serving with him on a local nonprofit board, and his reputation as a kind, hardworking and committed individual. A formal vote was not needed to welcome him into the Committee; Mrs. Varbedian will only need an updated membership list to provide to the MSBA.

IV. OPM Report

a. Financial Update- Mrs. Varbedian presented the following summarized budget information, stating that the total project budget still appears to be in line with

expectations. She noted that the potential contingency does already intentionally include Change Order #30 which will be addressed later in the meeting. This was done to give the Committee a clear understanding of where the Project Budget stands with its potential approval and to allow for an informed decision. With that being said, the potential contingency is currently at \$465,476. This includes all identifiable current risks.

A Description	C (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)	
	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	\$2,724,752	\$80,910,652			\$80,910,652	\$0			\$559,019	\$81,469,671			\$71,113,265	\$10,356,407		
30 Architectural & Engineering																	
Subtotal	\$9,397,300	\$312,144	\$9,709,444			\$9,685,751	\$23,693			\$61,900	\$9,771,344			\$9,121,236	\$650,108		
40 Administrative Costs																	
Subtotal	\$6,231,844	\$2,482,473	\$8,714,317			\$8,567,607	\$146,710			\$1,400	\$8,715,717			\$6,676,042	\$2,039,675		
50 Furniture, Fixtures and Equipment																	
Subtotal	\$1,602,000	-\$50,000	\$1,552,000			\$1,462,542	\$89,458			\$0	\$1,552,000			\$358,289	\$1,193,711		
Project Sub-Total	\$95,417,044	\$5,469,368	\$100,886,412			\$100,626,552	\$259,860			\$622,319	\$101,508,731			\$87,268,832	\$14,239,899		
70 Project Contingency																	
Construction Contingency (Hard Cost)	\$4,000,000	-\$2,924,752	\$1,075,248														
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,987,453	\$12,547														
Subtotal	\$6,000,000	-\$4,912,204	\$1,087,796														
Project Total	\$101,417,044	\$557,163	\$101,974,207			\$100,626,552	\$1,347,655			\$0	\$101,974,207			\$87,268,832	\$14,705,375		
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			\$101,729,624	\$1,347,655			\$0	\$103,077,279			\$88,371,904	\$14,705,375		

b. Working Group Update & Recommendations

i. Hard Cost Commitments

- a. New Construction Change Order- OCO #30- Mrs. Varbedian presented Change Order #30, made up of the following PCOs which have already been recommended for approval by the Working Group:

PCO	Title	Original Amount	Final Amount	Delta
215R1	B Wing Tenant Debris Removal	\$78,212.03	\$25,000.00	\$53,212.03
250R1	FB-115 Additional Outlets/Data Ports- Area C	\$11,841.75	\$13,983.75	(\$2,142.00)
296BR2	R&D Light Poles and removal of portion of bases	\$61,771.48	\$22,826.10	\$38,945.38
300R1	Gymnasium Banners	\$15,000.00	\$13,496.56	\$1,503.44
362	Phase 3 Roof Deck Replacement	\$250,000.00	\$177,750.00	\$72,250.00
363	FB-186 Receptacle Updates Rm B131a	\$4,080.84	\$4,080.84	\$0
363A	FB-186 Receptacle Updates Rm B103	\$3,484.07	\$3,484.07	\$0
367R2	Roof Abatement Agreement	\$204,451.94	\$90,000.00	\$114,451.94
368	Area A First Floor Bracing	\$2,681.78	\$2,681.78	\$0
370	FB-188 Bus Loop Revisions	\$3,620.95	\$3,620.95	\$0

CO#30 Total: \$356,924.05

***Savings of \$278,220.79**

The summary provided shows the original proposed amount of the PCO, final negotiated amounts (some items having been under protest), and the resulting savings. Through negotiations, the Project Team has been able to save \$278,220.79 against the original expected costs for these items. Some of these PCOs were originally considered "Day 2" items such as the gymnasium banners (installation of hardware for hanging existing banners, not new banners). Mrs. Varbedian highlighted the following PCOs:

The proposal would cost approximately \$230,000 and would complete the entire parking lot, including milling, repaving, and striping. This decision would need to be made immediately because work would begin as early as August 5th, 2026 while crews are already on site and mobilized. Mrs. Varbedian gave reasons for completing the task now instead of at a later date—delaying would require not only an increase of cost to approximately \$250,000 (due to inflation as well as additional labor), but would need a separate bid process and contractor

remobilization. Several members of the Committee expressed that the current parking lot is in poor condition with potholes and that a newly renovated building and grounds with a deteriorating parking lot would present poorly to the public. However, concerns were raised by some Committee members about the current project budget and whether or not the project could still encounter large unexpected costs prior to completion. Mrs. Varbedian assured the Committee that with 90% of the project complete, and the project team's diligence to attempt to identify all current potential risks, that she believes that the budget remains in good standing. Mr. Armitstead added that most major structural work is finished and the remaining work is primarily finishes, casework, and minor punch-list items. Any remaining change orders are expected to be relatively small rather than major unforeseen circumstances. Mrs. Varbedian added that additional contingency funds may remain in several budget categories including FFE (approximately an \$89,000 underrun) and legal costs. The Committee briefly discussed other options; waiting and paving later or reducing the scope. Mr. Armitstead explained that the milling alone for the area is approximately \$100,000 and will be required for paving. Partial paving is not feasible due to damaged subbase areas which must be repaired-if not the lot will continue to crack and get damaged. Mr. Avlas, in reviewing the project budget, took notice of the "Insurance-Builder's Risk" Insurance line:

Insurance - Builder's Risk	\$106,800	\$0	\$106,800
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It appears as though the line item has not been spent (\$106,800). He questioned Mrs. Varbedian and the Project Team if they knew why. Through discussion with the Project Team, it was believed that in the original contract, the Contractor was responsible for providing Builder's Risk insurance. Mrs. Varbedian will verify and follow up at the next SBC Meeting.

The Committee also briefly discussed future athletic field improvements, mainly the track, and if it would be feasible to replace it with any remaining project funds. While members of the Committee acknowledged the District's need for a new track, it would be too costly and funding is insufficient. The overall consensus was that repairing the parking lot should take priority at this time.

Motion: Mr. Avlas made a motion to approve the \$230,000 parking lot reconstruction.

Second: Mr. Adamopoulos

Vote: Yes—8; No—0; Abstain—0

- ii. Soft Cost Commitments-Nothing to present at this time.

- c. Schedule Update-Mrs. Varbedian shared 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 (Potential Early Completion)

As previously discussed in the last SBC Meeting, Mrs. Varbedian expects Phase 4 to be completed prior to June 30, 2027 but she does not yet have a definitive date. She then shared upcoming tasks happening in Phase 3:

Phase 3 Upcoming Tasks: A Wing

- Board & Tape Interior Walls
- Install New Storefront
- Sitework – Grade & Binder at Bus Loop, Install Curbing at Bus Loop & Roadway, Install Site Lighting (Partial Phase 4)
- Ongoing Phase 2 Punch List Items

- V. **Design/Construction Update-Mr. Cruz presented the following information:**

RFIs / Submittals for Month of July:

- Request for Information: 618 Submitted – 2 Open
- Submittals: 944 Submitted – 2 Open
- Phase 1 Punch List: 4 Items Open @ \$ 19,000.00
- Phase 2 Punch List: 108 items @ \$383,500.00
- Project Status: 90.45% Completion

Mr. Armitstead then reviewed recent construction progress photos with the Committee. These included work in the bus loop by the Modular classrooms, progress in the science rooms/laboratory, boarding/taping of interior walls, some brick repair, and poured sidewalks.

- VI. **FFE Update-As previously discussed, the current FFE underrun is at \$89,458. There have been no new POs/purchases made this month.**

Update:

- No New POs this month
- August- Phase I furniture installation in Buildings B & C is complete.
- **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
GovConnection UPS Devices - Tech FFE	\$19,413.84	Gray = Committed Costs
Ockers Change Order# 1	\$20,533.38	Gray = Committed Costs
B&H Photo	\$5,486.43	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	Gray = Committed Costs
Subtotal of Technology	\$386,442.48	
Subtotal FFE & Tech Estimates	\$1,462,542.36	

VII. Warrant

Motion to approve the 7/30/2026 warrant in the amount of \$2,998,404.88 as presented.

Motion: Mrs. Blythe

Second: Mrs. Nieves

Vote: Yes—8; No—0; Abstain—0

VIII. Next Steps

- a. Set meeting date for next SBC Meeting in September- Due to Tuesday, September 1, 2026 being Election Day, the next SBC meeting will take place on Wednesday, September 2, 2026 at 5:00pm via Zoom.

IX. Adjourn

Mr. Hurton entertained a motion to adjourn at 6:55pm

Motion: Mr. Young

Second: Mrs. Blythe

Vote: Yes—8; No—0; Abstain—0

Respectfully submitted,

Christina Radlo