

Nauset Regional High School Building Committee Meeting Minutes

Wednesday, April 10, 2019

NRHS Room N109, 5:30 pm

I CALL TO ORDER/AGENDA CHANGES

Meeting called to order at 5:30 pm. In attendance: Jackie Beebe, Ron Collins, Tom Conrad, Jody Craven, Dave Tellman, Chris Easley, Chris Ellsasser, Tom Faris, Greg Levasseur, Tony Nannini, Jim Nowack, John O'Reilly, Lisa Orlandella, Harry Terkanian, Giovanna Venditti, Peter Wade

II CITIZENS SPEAK

Brewster resident Marie Hartley, member of the Outer Cape Chorale spoke in favor of the additional seating for the auditorium and stressed the lack of a venue this size for cultural events on the Outer Cape. Eastham resident Barbara Handa and member of the Outer Cape Chorale spoke in favor of the additional seating, collaborating with the Nauset District, fine acoustics, ample space, a green room, and a community space for rent. Members of the OCC are committed to help getting the vote out.

III Priority Business

A & B. Update from Flansburgh and Review Project Space Template- Kent Kovacs

Kent reviewed the additional space requests. Kent met again with all department chairs. Additional space requests include: 1) Science Department: 400 square foot greenhouse. The MSBA would apply 596 square feet (gross) to the entire project, a \$256,280 cost. 2) Health and PE Department: 2 gender neutral locker rooms at 350 square feet each and 2 additional PE offices 300sq feet (1490 square feet gross), a \$649,700 cost. 3) Auditorium: Additional seating from 603 to 750 seats, 1491 square feet, (2222 gross sq. ft.) The MSBA will not contribute to additional seating. MSBA will pay for 2/3 of the student population seating. The additional cost would be \$955,460. Chris Easley motioned to include the additional PE offices and 2 gender neutral locker rooms, Jody Craven seconds, the committee votes unanimously. A discussion about the green house and how it will operate included summertime maintenance, community and school benefits, and size. Chris Ellsasser mentioned the green house will allow for cross curricular work and allow more space for people to connect. It is included in our educational program. John O'Reilly motioned to include the additional greenhouse, Chris Easley seconds, and the committee votes unanimously.

NON BINDING related additional requests: 1) Ground Building for 2800square feet. Flansburgh will track and estimate it out. 2) Basement - 2 options; abandon in place or repurpose (for storage). The basement would need to be accessible and safe with elevator and ventilation. Kent suggests we should track it as an additional item at 10,000 square feet, the estimate will carry how to ventilate and fire protect it.

Kent reviewed design options 4A, 4B, 5B, 6B, and 7B and included 3D massing, floor plans and cost estimates. The committee voted to remove option 6B.

C. Vote Seat Count for Auditorium

With the community also in mind, Tom Conrad supports Fine and Applied Arts Department Head Tom Faris with the number of seats and size of the auditorium. We are looking at this project as a community facility and a public high school. John O'Reilly supports Tom Faris' request for seating size as well. Chris Ellsasser commented partnering with the community and having performances would improve our educational program. Tom Faris clarified the 750 seat request is a compromise that would benefit the high school and the community. John O'Reilly motioned to allow the design team to incorporate a 750 seat auditorium. Chris Easley seconds the motion. The committee votes unanimously.

D. Energy Efficiency Options and Their Impact on Project Costs

We have eliminated the LEED Zero Carbon option, it is not possible for us to achieve.

We are working on LEED Net Zero; it will allow us 2% reimbursement from MSBA. For us to achieve Net O Energy we would need 100% renewable energy (we are at 55%). For our designs to supplement the additional 45% we would need to harness renewable energy and increase the thermal envelope.

Insulate the buildings more; reglaze the windows, solar hot water panels, photovoltaic panels. We also need to look at ways to reduce the energy load by a combination of full AC and partial displacement air (partial air conditioning). Displacement air pulls the moisture out of the air and is very comfortable. The committee discussed the options of full AC and an AC/Displacement Air combo.

E. Discuss Recent Tour to Other School Projects

Greg Levasseur, Chris Easley, Jim Nowack, Peter Wade, and Lisa Orlandella shared their observations from their recent school tours of Winchester, Dearborn, and Rockland.

F. Update on Project Timeline – Joe Sullivan / Christina Opper

Joe Sullivan reported we should be hearing back from the MSBA tomorrow and that our timeline is on schedule.

G. Review Modular Option from Lincoln, MA

Joe Sullivan discussed modular classrooms and how they help with phasing and completing projects ahead of time, sometimes as much as 4-6 months. The modular can be adapted for specific use and have full electricity and heat. Each accommodates around 21 classrooms with about 30 students in each room. As well, space for administration offices, library, and art projects. We may have the option to purchase modulars from Lincoln High School. Their finished time line would align with our building project needs for phasing. Richard Marks is looking into this further and thinks Lincoln may sell their modulars to us for a very low cost should we decide to go with a renovation.

H. General Questions about the Project

Much time was allotted for questions and answers about the project.

I Payment of Bills

Jim Nowack shared two items on the warrant. Jim motioned to pay Flansburgh \$56,250 for services. Also, payment to Greg Levasseur; \$32.85 for postage reimbursement. Chris Easley seconded the motion and the committee votes unanimously.

J. Date of Next Meeting

Next meeting is scheduled for April 24, 2019. NRHS Room N109 at 5:30 pm.

IV APPROVAL OF MINTUES

Chris Easley motioned to approve the minutes for 3/13/19 and 3/27/19. John O'Reilly seconds, the committee votes unanimously.

V ADJOURNMENT

John O'Reilly motioned to adjourn the meeting, Dave Tellman seconds. The committee votes unanimously. Meeting adjourned at 8:20 pm.

Minutes submitted by Wendy Spampinato

