

Nauset Regional High School Building Committee Meeting Minutes

Wednesday, September 11, 2019

Nauset High School, Room N109, 5:30 pm

**I CALL TO ORDER/ AGENDA CHANGES**

Meeting called to order at 5:30 pm. In attendance: Ron Collins, Tom Conrad, Jody Craven, Dave Telman, Chris Easley, Chris Ellsasser, Tom Faris, Harry Terkanian, Greg Levasseur, Tony Nannini, Jim Nowack, Lisa Orlandella, Kathleen Tringale, Giovanna Venditti, Peter Wade, Kent Kovacs, Richard Marks

No Agenda Changes

**II CITIZENS SPEAK**

None

**III PRIORITY BUSINESS**

A. Update/MSBA

Richard Marks updated the committee. 8/7/19 Board members Chris Ellsasser, Tom Conrad, Kathleen Tringale met with the Facilities Assessment Sub Committee and the MSBA. Kent Kovacs and landscape architect from Stimpson were also present. The board asked detailed questions and made comments. The FAS Committee reviews each project at the end of the feasibility study. They were very pleased with the design, the approach and presentation, and aspects of the project. They appreciated we were renovating and maintaining the feel of the existing campus. Overall the FSA Meeting was a great meeting, no negative takeaways. MSBA comments came back after the meeting with pushbacks on the number of our class rooms and the black box. The MSBA calculates classroom size at 23 students average while we target 16-18 classroom sizes. We will need to take a very hard look at space to make our budget work optimally with this project. If we are able to trim some space and consider some additional compromises it will have a direct positive effect on the bottom line of cost. The number of classrooms we are requesting is also being challenged and we will need to push back to maintain reimbursement for all classrooms requested.

Kent Kovacs commented on his takeaway from the day. The FAS Committee and the MSBA meeting on 8/7/19 are on board with what we are presenting to them. The board commented they were very pleased with our Educational Plan revision and how it was executed. On 8/28/19 Tom Conrad, Greg Levasseur and Chris Ellsasser participated in a very short meeting at the MSBA. The MSBA read a motion, no questions were asked, and Tom Conrad thanked the MSBA. Greg Levasseur thanked the committee for all their help at this point.

B. Update Public Information Group – Land Title

We have hired local attorney Ben Zhender to help with our land title issue process. Coastal Engineering recently expanded surveying the property when we looked at new building options. It was discovered the property was taken by the national park, and then the parcel was reverted to the town of Eastham, and then reverted to the school district. On Queen Ann Drive was a land courted sub division which extends on the property today but was never clarified. Even though we will not be touching that land we are working on the issue and whether or not we will need to go to land court.

### C. Update/ Town Boards

Tom Conrad reported a lot of work is happening. Presentations to the Town Financial Committees and the Board of Selectman are a bit different than the community presentations. Over the summer, our Elementary school principals have volunteered to get actively involved i.e.; speaking at open houses, displaying posters, collaborating with information to their respective PTO's and helping to line up informational meetings. Posters defining the project are in each of our towns at the following locations: town hall, libraries, council on aging, community centers and schools. The posters contain an overview of the proposed campus and our website address, there is no financial information. Orleans Board is ready for discussion, and Wellfleet. We are waiting for Eastham, we have spoken with Brewster and waiting for a second meeting with Brewster. School choice is a difficult topic to explain with the community and the funding difference. We are lining up local television shows, we have anticipated 75 meetings and Ann Teft is reaching out to schedule those. Tom Conrad will work with Cape Cod Tech's Superintendent Bob Sanborn on the formation of a political action group. Continuing the efforts for public outreach is on the agenda daily. Greg asked members to view the Brewster Financial Committee Meeting on line and get a sense of what the pushback has been.

Richard Marks has worked with Unibank in Boston on different scenarios on how the project can be funded. Jim Nowak and Giovanna Venditti will communicate with the 4 towns and make recommendations to the school committee as the wording authority for the bonds. Twenty, twenty five, and thirty year bond notes will vary. The analysis will be discussed to the 4 town administrators and the school committee and the cost to each town and how those percentages are determined. Upcoming Town Board Meetings: Wed 9/18 – Orleans Selectmen Meeting, 9/24 Wellfleet Town of Selectmen, 10/2 Brewster Financial Committee Meeting.

### D. Flansburgh Schematic Design Process

Kent Kovacs reviewed the schematic design process. The end goal of this process is to establish the project budget. We are producing a set of drawings and specifications that will get estimated in early November. That will give the estimators time to evaluate and come together for reconciliation. In September the Educational Team Leadership Meetings will come back and report to the building committee group for more conversation. The focus is space confirmation. We need to look at reduction opportunities and also be sure the space template aligns with the project's needs. We have some suggestions from the MSBA to take cues from.

The facilities working group will work to refine the overall floor and site plans and begin adding more detail. Committee members include Tony Nannini, Greg Levasseur, Ron Collins, Peter Wade, and John O'Reilly. They will take the narratives that were part of the PSR and begin to show where in the building these apply. The group will meet with the engineers and Joe Sullivan to review mechanical, plumbing, fire protection, and telecommunication and refine the floor and site plan so that the square footage matches the cost associated with it. The group will report back to the committee.

We will meet with the four town's Fire Departments and Department of Public Works to review the overall floor and site plans. Also we will schedule a couple of community forums in October and December with our architect, OPM, and consultants present at the meeting to answer any community

questions and concerns. Flansburgh will arrange meeting dates and times with the Superintendent's Office.

We will submit another binder to the MSBA in late November, early December and wait for a response.

E. Daedalus- Review cost estimate and adjust items

Richard Marks reviewed the form that the MSBA has on their web site. The form is used to derive the overall project budget which drives the maximum facilities grant. The maximum facilities grant is the total cap of the amount they will reimburse the regional towns for the cost of the project. The MSBA reimburses every month. At the end of schematic design and the MSBA Board Meeting vote on 2/12/20, and after the 4 towns votes (we need a simple majority in each of the 4 towns), we sign a contract for the amount the MSBA will reimburse. That dollar amount is locked in. We need to cap the money at 100% of cost with only 15% of the design. We need to get an accurate dollar amount and have contingencies to account for unforeseen things but not overinflate the budget so much that it doesn't pass. We also need to pick a payment plan option within the next 30 days and lock in with Unibank. Twenty or thirty year financing, level funded or not level funded.

Richard reviewed the form of (mostly) projections as to how our dollars are designated and what the MSBA will and will not reimburse.

F. Payment of Bills

Jim Nowak motioned to reimburse and pay Tom Conrad \$55.64 for travel costs. Dave Telman seconds the motion, the committee votes unanimously. Jim Nowak motioned to pay Daedalus \$29,000 for two months of service. Chris Easley seconds the motion, the committee votes unanimously. Jim Nowak motions to pay Flansburgh \$59,375 for one month service. Chris Easley seconds the motion, the committee votes unanimously.

**IV APPROVAL OF MINUTES**

Dave Telman motioned to approve the minutes of July 31, 2019. Chris Easley seconds the motion. Harry Terkianian and Jody Craven nonvoting, the rest of the committee votes unanimously to approve the minutes.

**V ADJOURNMENT**

Chris Easley motioned to adjourn the meeting. Dave Telman seconds the motion. The committee votes unanimously. Chair Greg Levasseur thanks the committee for attending. Meeting adjourned at 6:43pm.

Minutes submitted by Wendy Spampinato

<u>Gregory Levasseur</u>	<u>CHAIR</u>
Print Name	Title
<u>[Signature]</u>	<u>9/30/19</u>
Signature	Date