

Nauset Regional High School Building Committee Meeting Minutes

Wednesday, October 30, 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 Ellsasser, Tom Faris, Harry Terkanian, Greg Levasseur, Tony Nannini, Jim Nowack, John O'Reilly, Lisa Orlandella, Kathleen Tringale, Giovanna Venditti, Peter Wade, Kent Kovacs, Christina Opper, Betsy Garcia

No Agenda Changes

II CITIZENS SPEAK

None

III PRIORITY BUSINESS

A. Flansburgh Updates Kent Kovacs updated us on Flansburgh. He briefly reviewed the recent meetings and noted that meeting minutes will be provided.

- The Educational Leadership Team – mainly met to discuss some projects of the plans and looked at some of the space reductions.
- Eastham Police & Fire we gave an overview of the project. They are pleased with access to the site, and were generally pleased with where the project is going. We will have a town department plan in November
- Facility Working Group has met twice. The first meeting focused on mechanical systems and electrical. Today's civil, landscape, fire protection and general plumbing.

Main goal is to be sure we are not missing any big items. The schematic design that will be voted on our group in Dec. needs to have the final cost of the project. We will send our binder to the MSBA on Jan 2nd for approval.

Kent Kovacs continued the discussion of Space Reduction: This project hasn't changed, 905 is enrollment size. MSBA default size is around 180, 000. Our project is tracking about 220,000 square feet; more labs, program requests, ceramics, metal and jewelry. MSBA will still consider reimbursable 4 additional classrooms, 2 science labs and a global learning lab (all within core academic). MSBA wants to see that we have really vetted out the program. We are asking them to fund a lot of square footage that is above their template.

2500 square feet net – consisting of classrooms, office and useable spaces. (The gross area is wall thicknesses, hallways, toilets, etc.) The educational leadership team guided by Chris Ellsasser and Kathleen Tringale worked to take space away from all programming without comprising the integrity of any. They worked towards getting the square footage closer to the default numbers. Chris and Kathleen both stated their primary goal was to stay true to our educational program.

7 teacher planning areas reduced to 120 square feet ea. dark room, art office, computer graphics, band room, music practice rooms, fitness room, heath and yoga, AD and Trainer offices, gender neutral lockers, administration & guidance have all been reduced.

B. Committee Vote on Revised Education Program

There was allotted time for questions about the space reduction. Greg Levasseur motioned to revise the educational programming as outlined by Flansburgh Associates to reduce the square footage to 2500 square feet. Tom Conrad seconds the motion. The committee votes unanimously.

Next Kent briefly reviewed and referenced the boards of the proposed site plan and highlights. Site costs are reimbursable at 8% by the MSBA including pavement, parking, curbing, etc. Our site costs will not include athletic areas as we are not going into those areas. The boards are just a reference to sum up what the project is and are helpful to be shown around town. Special Education classrooms and Life Skills were relocated. Auditorium space with balcony was also discussed. The updated boards reviewed by Kent are also available to view on our website.

C. Daedalus Updates

Christina Opper reviewed the updated draft schedule. The Schematic Design Cost Estimator meeting has been moved to Nov 12th. We will get it back before Thanksgiving for the estimator teams to reconcile. The meeting to approve the submission by the committee potentially will be moved to December 18th. We are on track to get the designs to the estimators, get the information back get the whole package back for the committee to approve in December for the final submission to the MSBA on January 2, 2020. Greg Levasseur was concerned about peoples calendars filling up during the holiday months. Kent Kovacs reminded us there will be many meetings prior to the committee voting on the final package and so not to push that meeting up too soon. Ron Collins asked about the estimators. Daedalus and Flansburgh both have teams and they will review and

D. Land Title.

Ben Zender has been hired to work on this title issue. Ben has contacted Brian Carlson from National Seashore and Jackie Beebee from Town of Eastham. . Ben has put together a proposed solution to the land title issue. All the land taking were down decades ago, this is just a cleanup detail and sees no action by congress or town meeting. Looking at the 1968 successors (n seashore and Town of Eastham. if all agree legally they would sign off and Ben would file the paperwork. If by December it is not resolved, Costal Engineering can give us a certified plot plan with conditions. When the land title is resolved we will refile. Greg Levasseur will keep the committee in the loop.

F. Public Information Meetings

Tom Conrad thanked the committee members for attending so many of the informational meetings. Finance Committees, Boards and Town Halls and other meetings. Chris and Kathleen are following up with meetings with small groups with the presentation they have created. There will have been 39 meeting by the end of the month with various boards and groups. We are on a fast pace to connecting with community members. During the holidays, it is difficult to meet with folks. The website continues to be updated. Tours of the high school have been extended to beyond Wednesdays only. We are working either Bob Sanborn towards a political action committee to target the elementary families and PTO's.

E. Discussion and Review of Process for Change Orders

Greg Levasseur reviewed the change order process as inevitably change orders are going to happen. All change orders get tracked to the MSBA. The MSBA does reimburse some change orders. It will come out of the contingency. The three kinds of change orders discussed were 1) omission by engineer, 2) owner generated change orders, 3) site change order. No reimbursement by MSBA for a site order change. There is a strong process in place with Daedalus and Flansburgh reviewing drawings but things get missed, resulting in change orders. Over a specific dollar amount for a change order we will have a committee that will authorize changes over a certain dollar amount. The MSBA has the final say on change orders and what they will reimburse. Up to 2% for design issues but no added requests. Differing conditions will be reimbursed.

G. Other General Questions about the Project

The Facilities Working group met and Greg Levasseur reviewed the meetings. Sometime in November we still need a CMR discussion and vote on CMR or Design Bid Build. John O'Reilly mentioned he will be looking for guidance from Flansburgh Team and hopes that the architect and OPM will give us some guided advice on a decision.

McCarthy from MSBA will be here on Thursday, Nov 19th at 6:00pm in the high school auditorium and all four towns have been invited. Jack will answer questions only related to our specific plan that was submitted. The discussion presentation is open to the community.

H. Payment of Bills

Jim Nowak motioned to reimburse and pay Flansburgh invoice #190925 from 9/27/19 for the Feasibility Study. John O'Reilly seconds the motion, the committee votes unanimously.

IV APPROVAL OF MINUTES

John O'Reilly motioned to approve the minutes of September 30, 2019. Harry Terkanian seconds the motion. Dave Telman not voting. The rest of the committee votes unanimously to approve the minutes.

V ADJOURNMENT

John O'Reilly 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 6:42pm.

Minutes submitted by Wendy Spampinato

Greg. LEVASSEUR

CHAIR

Print Name

Title



11/13/19

Signature

Date