

Nauset Regional High School Building Committee Meeting Minutes

Wednesday, November 13, 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, Greg Levasseur, Tony Nannini, John O'Reilly, Lisa Orlandella, Kathleen Tringale, Giovanna Venditti, Peter Wade, Kent Kovacs, Richard Marks

No Agenda Changes

II CITIZENS SPEAK

Citizen Robert Renn was in attendance. Chair Greg Levasseur gave him the option to speak later in the meeting.

III PRIORITY BUSINESS

A. Flansburgh Updates

Kent Kovacs gave us a Flansburgh update. Flansburgh is putting together the schematic design cost estimate set. It will be developed further for a committee vote and then be submitted to the MSBA on 1/2/2020 with the schematic binder, schematic design drawing set, and specifications. Kent showed the committee the existing plans including the structural grids, classrooms, ceiling and flooring materials, and exterior elevations. Real material and quantities allow a more precise estimate for the final project number that the committee will vote on. The estimator set is very technical. Kent presented a slide show of other projects that have incorporated materials we will talk about when we start to create artistic renderings of our project. Kent's presentation of public school projects included cafeteria spaces, window treatments, glass, ceiling materials, visuals of light fixtures, flooring materials, auditoriums, exterior elevations, wood, and pop out colors.

B. Daedalus Updates

Daedalus will be running parallel cost estimates with Flansburgh. The two firms will reconcile on December 2nd. Daedalus is doing a full review of the submission. Richard Marks reminded us of the importance of the binder we submit to the MSBA as it becomes the budget for the entire project. We want to hit the right level so we have contingency for changes and room for things to occur but not so much that we budget too high for the voters. The Maximum Facility Grant from the MSBA is finalized during their six week review of the project submission. The MSBA will total costs, implement formulas, and run numbers. The MSBA will give us the total towns' share of the project (our estimate will be very close). On February 13, 2020 there will be a board meeting at the MSBA in Boston for confirmation. We then have 120 days for the four towns to approve the financing of the project. (A brief extension is possible if necessary). We need to lock down the parameters of the vote because the MSBA will not let the project move forward if there are litigations on a project. Town Hall Meetings are the first two weeks in May and ballot votes are two weeks after. We will need a ballot vote prior to Memorial Day and the majority vote from each town. After we move forward, Daedalus will focus the next year working on the design that will be ready to show in April 2021.

MSBA has still not given us a final determination on whether or not they will approve our two additional science labs and all 35 classrooms. It could mean that up to 4000sq feet of construction would not be reimbursed.

Richard Marks explained the cost recovery with regards to NRHS's existing MSBA Green Project of windows and roofs done in 2012.

Jack McCarthy from the MSBA will be here on November 19, 2019 in the high school auditorium at 6:00 pm. Jack will answer questions specific to our project. All four towns have been invited. The community is invited and Richard encouraged committee members to attend.

We are purchasing modulars from the town of Lincoln to help with phasing when construction begins.

C. Discussion with Flansburgh and Daedalus about CMR

Kent and Richard led a discussion about Construction Management at Risk versus Design Bid Build. Presently, we have budgeted for a CMR premium. Voting CMR we would preselect the contractor after the May votes and work with the construction manager for the year to assist with planning, phasing, and the entire process. Pre selecting allows us to base our decision on the team that is presenting, the quality of the firm and the experience as a construction manager from similar jobs.

Voting DBB, the general contractors are prequalified. In accordance with Mass Public Works Construction Law, the award will be made to the lowest responsible and eligible bidder. There are only a few DBB contractors and we should be prepared to receive, at most, three qualified bids.

Most MSBA projects are going CMR. All renovation additions are CMR. It is unusual to use DBB for a renovation project like ours. Often there are less change orders with CMR. The MSBA is surprised we are still considering DBB. The MSBA used to give out a 1% bonus for using CMR but no longer do so. Most straight new construction is DBB majority. The MSBA requires model school projects to use DBB.

Richard Marks will send the committee a link to current projects the MSBA has approved; the graph indicates the use of CMR or DBB contractors. Citizen Robert Renn asked for clarification about the amount of bidders for CMR vs DBB and the lower risk associated with CMR. Richard explained the CMR have more choice over their subs and staff translating into less risk. The budgeted premium amount for CMR was also discussed.

D. Public Information Updates

Tom Conrad updated the committee. We have targeted up to 40 groups and continue to meet with towns, boards, senior centers, and outreach groups. Chris Ellsasser and Kathleen Tringale continue their presentations with small groups. The presentation is about an hour and includes a slide show and time for questions. Tom stated how beneficial it would be for all committee members to see. We are getting a lot of positive feedback from the town boards. Thursday, November 14th, the Regional School Committee will vote on the logistics of how the community will vote on the building project voting in May 2020. Tom thanked committee members for all their help on the project so far. He is aware we will slow down with public outreach during Thanksgiving and New Year's. We want to look at moving to town forums and information giving mode during February and March and into a campaign approach during April. At the last Brewster Selectman's meeting the board voted 5-0 to support the project.

E. Other General Questions about the Project

Time was allotted for questions about the project. Greg reminded the committee that before the end of the year the committee will need to vote on CMR vs DBB and also vote to approve a cost submittal fee schedule for Daedalus and Flansburgh (part of the upcoming cost estimate). Richard Marks will be sure we have everything we need to have votes by our last meeting of the year on Dec 16th.

F. Payment of Bills

Greg Levasseur asked for a motion to pay Daedalus \$7,500 for November, 2019 services. Dave Telman motioned, Chris Easley seconds the motion, the committee votes unanimously.

Greg asked for a motion to LaTanzi, Spaulding & Landreth LLP, for \$1,640. Attorney Ben Zhender is working on the land title issue for us. Harry Terkanian reviewed Ben's notes. Ben is working with the National Park Service and Council for the Town of Eastham both out of Boston. The goal is to avoid incurring any other official vote. Dave Telman motioned, Peter Wade seconds, the committee votes unanimously.

IV APPROVAL OF MINUTES

Ron Collins motions to approve the amended minutes of October 30, 2019. Dave Telman seconds the motion. The committee votes unanimously to approve the minutes.

V ADJOURNMENT

Peter Wade motioned to adjourn the meeting. Chris Easley seconds the motion. The committee votes unanimously. Chair Greg Levasseur thanks the committee for attending. Meeting adjourned at 6:47pm.

Minutes submitted by Wendy Spampinato

<u>Greg Levasseur</u>	<u>Chair</u>
Print Name	Title
<u>[Signature]</u>	<u>12/4/19</u>
Signature	Date