

Nauset Regional High School Building Committee Meeting Minutes

Wednesday, November 20, 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: Jackie Bebe, Ron Collins, Jody Craven, Dave Telman, Chris Easley, Chris Ellsasser, Greg Levasseur, Tony Nannini, Jim Nowack, John O'Reilly, Lisa Orlandella, Harry Terkanian, Kathleen Tringale, Giovanna Venditti, Peter Wade, Kent Kovacs, Joe Sullivan

No Agenda Changes

II CITIZENS SPEAK

None

III PRIORITY BUSINESS

Flansburgh Up

Kent Kovacs updated the committee. Flansburgh is focusing on December 4th and capturing the cost of the project. The pricing package has been submitted to the estimators and Flansburgh continues to supplement information to them. Daedalus is also doing an estimate even though they are not contracted to. Over the phone on December 4th, both teams with contractors and consultants will have an all-day cost reconciliation meeting to determine the dollar amount for the schematic design. Currently both estimators are tracking the project as CMR.

Kent stated we need more discussion about eliminating site work outside the building. We have to decide if the maintenance shed will be part of the project. It is not reimbursable by MSBA. Currently the estimators are tracking the shed at about 1.5-1.6 million dollars.

A meeting was held today with various Eastham town departments including police and fire. The meeting included a general overview and understanding of the project, the MSBA, what the final design is looking like, the schedule of phasing and construction, an overall lay of the land with safety and access, and a pros and cons discussion about CMR and DBB. A follow up meeting in January will take place once more of the design is submitted.

Part of the MSBA requirement for the schematic design binder assembling includes existing conditions updates, any analysis that has happened, and a submission to DESE (Dept. of Elementary and Secondary Education). DESE is outside the control of the MSBA. Matt Dillinger represents the DESE and is also a MSBA member. Matt reviewed the preliminary project and agreed the distribution of Special Education space was reasonable. We took Matt's suggestions and switched locations of the culinary arts and life skill spaces and also relocated a special education classroom in Building B. These changes allow for the special education spaces to be more in the mix with the other classrooms. We are inventorying all the special education spaces and their locations. Once submitted on January 2, 2020 we don't want to relocate them in our plan as it would involve another review from DESE that would hold the project up. We have 3 self-contained classrooms and a lot of smaller testing and meeting rooms that are part of spec education and we want to have the rationale to explain why they are necessary.

Hydrant flow consultants tested and evaluated the pressure and determined it acceptable. We need to do a round of borings. LGCI will focusing on borings to understand our soil composition and will provide recommendations to our structural engineer. The \$8000 fee includes having the sub-contractor come out and produce a report to help with specifications. This cost is reimbursable. During the Thanksgiving break Coastal Engineer will do the test pits to understand the soil condition and how it pertains to the infiltration system. Greg Levasseur motioned to allow testing borings in the amount of \$8000. Chris Easley seconds the motion. The committee votes unanimously.

B. Daedalus Updates

Jack McCarthy from the MSBA led a public forum at the high school on Tuesday, November 19th. A lot of conversation was around enrollment. Jack emphasized there is no guarantee if the vote doesn't happen that Nauset will get back into the MSBA system. The entire process starts over; currently 312 other towns are waiting for MSBA funding. In the event there is a no vote the regional towns would be responsible to pay for the feasibility in its entirety without any MSBA reimbursement. If there is a failed vote we have ten days to come up with a recovery, if we fail a new feasibility will have to be done. Harry Terkanian thought it was a missed opportunity that Jack McCarthy did not provide a better explanation of our relationship with the MSBA, the funding agreement, the percentages, and the scope of the project as defined.

We still need to decide on CMR vs DBB as it affects the estimates. Greg asked for a motioned to direct Flansburgh and Daedalus to provide two estimates; one based on CMR and one for DBB for the committee to review at a future date. Chris Easley motioned, Jim Nowak second the motion, the committee votes unanimously.

C. Votes by the Committee on Architect Fees and OPM Fees for the Project

Christina Opper sent the committee potential fees for Flansburgh and Daedalus moving forward. Greg Levasseur asked the committee to review. Kent provided us with a memo about the basic services and what they include for the committee to review as well.

D. Vote on CMR Option for Construction Project – HELD UNTIL DECEMBER MEETING

Greg Levasseur suggested Flansburgh provided the committee with project cost information in a line by line cost estimate before we decide on the CMR vote. We have been tracking certain items that we know are coming out of the project that will lower the total cost. With line by line dollar amounts the committee can make the best decision for the taxpayers and feel confident about the choice. We will hold the vote on CMR until December after reviewing costs further.

E. Other General Questions about the Project

Getting information about the project out to the communities continued. It is imperative to get the young families active in voting and make certain citizens are registered and vote on the given day. We have to get parents and students from all four towns on board. Families that have school aged children are the economic force that drives our community. What encourages those families here are good schools we need to reinforce to people who are considering voting no on the project that a no vote hurts the community. Communities with good property values have good schools. The confusion about school choice has been frustrating as many folks don't understand that school choice numbers help to maintain our versatile programming opportunities. The cost of delay in a new school will cost the towns more in the future. We also want to be sure to keep our kids in the district. A political action committee needs to be formed but has to be separate from our building committee.

School Committee meets on December 12th to decide on the funding scheme, the length of the bonding term, the interest, and the payment schedule. Those decisions will be submitted to the MSBA.

For the next phase of the project Flansburgh is contracted to provide 5 sets of hard copies to the committee for review.

The maintenance shed was discussed. Greg Levasseur suggested we remove it from the MSBA template, clear the portables and enhance a maintenance site. This would avoid contractor and bonding markups that we could manage ourselves. Tony Nannini voiced the shed needs to part of this project for many reasons. Lisa Orlandella echoed Tony's opinion and the importance of keeping the new buildings and grounds maintained, and the need for a new shed. Chris Ellsasser commented that the maintenance of our facility and the education of our students go together. In order for education to be a

top priority, the building has to work i.e. the air quality, climate, the systems that bring the heat and water. Kent suggested we should continue to carry the allowance of 1.5 million for the shed. Hopefully the usage of the campus will increase as a center for the community. The amount of wear and tear on the property will take more time, energy, and machinery. Kent asked if we are carrying the allowance to remove the existing shed. Greg says no, leave it. Tony would like more discussion.

Kent asked for clarification of the number of classrooms and much discussion was had. The MSBA will only reimburse for 31 of the 35 classrooms we submitted in our design. A decision from the committee will need to be made soon. Harry Terkanian suggested some of the classrooms could possibly have reduced square footage. Greg Levasseur asked to put this discussion on hold until Tom Conrad is part of the conversation.

Ben Zhender continues to work on our land title issue and plot plan.

F. Payment of Bills

Jim Nowack asked for a motion to pay Amazon for a presentation pointer in the amount of \$59.98 Chris Easley motioned, Jody Craven seconds the motion, the committee votes unanimously. Jim Nowak asked for a motion to pay LeMere Murphy for legal fees for \$200. John O'Reilly motioned, Harry Terkanian seconds the motion, the committee votes unanimously.

IV APPROVAL OF MINUTES

The minutes from the building committee on November 13, 2019 will be approved at our next meeting.

V ADJOURNMENT

Ron Collins motioned to adjourn the meeting, Chris Easley seconds the motion. The committee votes unanimously. Meeting adjourned at 7:24 pm.

Minutes submitted by Wendy Spampinato

<u>GREGORY LEVASSEUR</u>	<u>CHAIR</u>
Print Name	Title
<u>[Signature]</u>	<u>12/4/19</u>
Signature	Date