

Nauset Regional High School Building Committee Meeting Minutes  
Wednesday, December 11, 2019  
NRHS Room N109, 5:30 pm

**I CALL TO ORDER/ AGENDA CHANGES**

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

**II CITIZENS SPEAK** None. Members from the Eastham and Orleans Finance Committee were in attendance.

**III PRIORITY BUSINESS**

A. Cost Estimate on Design Bid Build

OPM Richard Marks presented the two cost estimate documents for construction (prepared by PM& C and Daedalus). The cost estimates take about two weeks to reconcile amongst about ten people, two estimates come together and agree on quantities. It was noted that the group to negotiate the fee structure for Daedalus and Flansburgh met today and the new cost estimate will be updated and sent to the committee next Monday 12/23 to reflect the changes of tonight's committee vote on construction. The CMR estimate is about 110 million dollars. The DBB estimate is at about 105 million dollars. The significant difference is based on increased staffing for a CMR project. The pool of subcontractors that CRM uses is also smaller which increases costs.

Richard reviewed the cost estimate for Design Bid Build (DBB). With DBB, the team takes the design through 100% construction documents and bids it out to prequalified general contractors for a public bid. Richard reviewed the DBB draft total project cost spreadsheet by category including the Feasibility Study, the Owners Project Manager (OPM) fees, excluded MSBA costs, architects & engineer fees, and reimbursable services. Construction costs were reviewed and \$104,708,000 is the anticipated bid number. Ineligible costs were also reviewed; portions of furniture, technology, contingencies above 2%, and the \$3 million dollars being carried for modulars/swing space during construction. Our reimbursable rate of 44% for eligible costs is based on the 37.95% community wide regional rate set by the MSBA, maintenance, bonus points for renovation, and bonus points for being a green school. A DBB vote would bring the town's share to \$95 million dollars and is the maximum facilities grant. After the February 2020 board meeting with MSBA, the number is final. If the bids come in under, the town's costs would be reduced. If the bid comes in over, the towns would be 100% responsible.

B. Cost Estimate on Construction Management at Risk

The CMR budget is built almost exactly the same at the DBB budget except that the construction costs are over \$5million dollars higher. A CMR vote would bring the towns share to \$101 million dollars.

C. Discussion of Project Cost Estimates and Vote on Option for Submission to MSBA

Time was allotted for a lengthy discussion on CMR and DBB construction. CMR has more people on the contractor's team; they are on board the first year while Flansburgh and Daedalus are planning. CMR has more people to pay; also the project could be completed earlier. DBB potentially could have more change orders, contracts have to be bonded for the project and it is difficult for small companies. Ideally we would have 7-8 bids.

Greg Levasseur mentioned we have an excellent team with Flansburgh and Daedalus and our end project will be great. The committee has worked diligently to reduce the scope of the project. In voting a CMR project we have to defend and justify to the towns the decision to cost the taxpayers an additional

\$6 million dollars. Giovanna Venditti motioned to support the DBB option as presented by Richard Marks. Ron Collins seconds the motion. The committee continued the discussion noting safety not being compromised for either CMR or DBB, CMR advantages, differences between the amount of change orders, quality of education remaining during construction, articulating to taxpayers clear and objectively how we can justify the extra 6 million on CMR, construction styles, school choice during construction, additional site supervision with DBB, and phasing.

Greg asked for a vote from committee members by hand for those in favor of the committee using DBB for the NRHS building project. Members voted as such; thirteen votes yes, one vote no, one not voting and two members were absent. Chris Easley motioned for a CMR vote, Jody Craven seconds the motion and committee members voted as such; one vote yes, 12 votes no. two not voting, two members were absent.

D. Other Required Votes by the Building Committee

Harry Terkanian motions that the negotiating team led by Jim Nowak request a reduction in Flansburgh's fee from their proposed not to exceed \$9.965M to be finally negotiated with the school district. Dave Telman seconds, the committee votes unanimously.

Harry Terkanian motions that Daedalus agrees to review and reconsider their fees but not to exceed \$3,692,000. Dave Telman seconds the motion, the committee votes unanimously in favor.

Chris Easley motions for Richard Marks and Chair Greg Levasseur to review tonight's minutes for Greg to sign. The committee will approve the minutes at our next meeting in January 2020. Ron Collins seconds, the committee votes unanimously.

Harry Terkanian motions for the building committee to authorize the OPM to submit the schematic design package to the MSBA before January 2, 2020. Dave Telman seconds, the committee votes unanimously.

Richard Marks congratulates the committee and announces that since January 2018 we have had 29 school building committee meetings and 18 official open meetings of various groups with the four towns. There have been a total of 47 official meetings for this project so far.

**IV APPROVAL OF MINUTES**




Harry Terkanian motioned to approve the minutes of 12-4-19. Dave Telman seconds, Giovanna Venditti not voting, the rest of the committee votes unanimously.

The next meeting date will be Wednesday, January 8, 2020 at 5:30pm.

**V ADJOURNMENT**

Dave Telman motioned to adjourn the meeting. Harry Terkanian seconds the motion. The committee votes unanimously. Meeting adjourned at 7:10 pm.

Minutes submitted by Wendy Spampinato.

	
Print Name	Title
	12/19/19
Signature	Date