

Nauset Regional High School Building Committee
Wednesday, January 22, 2020
NRHS 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, Jim Nowack, Lisa Orlandella, Harry Terkanian, Kathleen Tringale, Giovanna Venditti, Kent Kovacs, Joe Sullivan

II CITIZENS SPEAK

None

III PRIORITY BUSINESS

A. Report on meeting with MSBA, Review Budget Document

Greg Levasseur, Tom Conrad, Chris Easley, and Jim Nowack met with MSBA in Boston on January 16th. The MSBA project is moving from Schematic Design to Construction. Greg LeVasseur reviewed and discussed the meeting and the project budget based on the MSBA format. The project gross number is still \$131,825,665. The nonnegotiable maximum total facilities grant is \$36,661,305. Non reimbursable spaces, buy back for our roofs and windows, the gymnasium square footage, auditorium, the LCTV office space and septic were all part of the discussion. Our reimbursable rate is very favorable at 43.39%. After reductions were applied to the original reimbursable rate of 43.39 the project's final reimbursable rate is 37.32%. We received 2.58 incentive points for the renovation portion of the project. A total of \$11 million dollars is non reimbursable by the MSBA. On February 13, 2020 in Boston, the MSBA board votes to confirm the grant.

B. Report on Citizens Forum in Orleans

Chris Ellsasser and Tom Conrad gave a presentation for the Orleans Citizens Forum at the Senior Center on January 16, 2020. Close to 80 people were in attendance. Greg Levasseur helped answer questions. Chris Ellsasser shared that the group is extremely supportive of the building project, they have toured the building and their website offers information and a link to our project. Members have expressed their willingness to help with the project's success. Orleans Finance Committee Chair Lynn Bruneau asked for a hard number for the citizen's share. Greg Levasseur thinks that number is too difficult to determine until construction bids come in. Harry Terkanian said we could give citizens a number by basing it on existing interest rates, existing enrollment numbers, a conservative bond term, and the median house value. We could then calculate each towns' share, and give the four towns responsible and conservative figures.

C. Continue Discussion on Informational Brochure and Other Public Information Platforms

Members discussed and reviewed the informational brochure Christina Opper drafted. Central Office made some comments to the brochure that Greg Levasseur shared with the committee. FAQ's were compiled from the PTO group and shared with members. The brochure once printed will be revised as the project moves forward so it is important to date each brochure version we print. Members shared ideas for the brochure and had many comments and concerns with the current information, intent, content, images, and wordsmithing. Suggestions and comments were collected from the committee Chris Ellsasser, Kathleen Tringale, and Tom Faris will work on revising the brochure for review. We need feedback and a quick turnaround for printing so that these informational brochures are available to the community as soon as possible.

D. General Questions on the Project

Time was allotted for questions and discussion. How we communicate about our extended programming is imperative. We have to explain in clear and understandable terms where we stand with the project and how we got here.

The land title issue was discussed. Attorney Ben Zehnder has been working with the Federal Government through the attorney's office in Philadelphia for the National Park Service, and with the Town of Eastham's Council. Originally they were agreeable to Mr. Zehnder solving the issue of the subdivision that is still on the property. The MSBA's construction group has since asked for an alternative solution to the land title. Ben has suggested a supplemental petition to the land court to settle the issue about the legal title of the property. Ben will meet with MSBA attorneys, and Bank's bond counsel. The property in debate is NOT being built on and it does not impact construction. Harry Terkanian noted the process could potentially take months to conclude and may not be finalized until after April and May Town Meetings. Demonstrating what we do have good title to, making sure the MSBA and bond counsel are satisfied with us addressing this ongoing issue, and them knowing the land is not part of this building project is important. The land title will be addressed with all four towns so they are aware of the process.

Payment of Bills

Giovanna Venditti motioned to pay La Tanzi, Spaulding, & Landreth LLP for legal fees for the month of December for \$1,095.50 Chris Easley seconds the motion. The committee votes unanimously.

IV APPROVAL OF MINUTES


Harry Terkanian motioned to approve the minutes of 1-15-20. Chris Easley seconds the motion. Dave Telman and Tom Faris not voting, the rest of the committee votes unanimously.

V ADJOURNMENT

Ron Collins motioned to adjourn the meeting. Harry Terkanian seconds the motion. The committee votes unanimously. Meeting adjourned at 6:25 pm.

The next building committee meeting is scheduled for Wednesday, February 5, 2020 at 5:30pm.

Minutes submitted by Wendy Spampinato.

GREG LEVASSOR	CHAIR
Print Name	Title
	2/12/20
Signature	Date