

Nauset Regional High School Building Committee Meeting Minutes
Tuesday, June 30, 2020
Eastham Town Hall Virtual Meeting 10:30 a.m.

I. CALL TO ORDER/AGENDA CHANGES

In attendance: Greg Levasseur, John O'Reilly, Ron Collins, Jody Craven, Kathleen Tringale, Chris Easley, Harry Terkanian, Giovanna Venditti, Tom Faris, Peter Wade, Thomas Conrad, Jackie Beebe, Jim Nowack, Chris Ellsasser, Richard Marks, Kent Kovacs

II. CITIZENS SPEAK

Full time Orleans resident Martin Tulloch addressed the lack of communication the building committee has with the public on the web site. Chair Greg Levasseur assured Mr. Tulloch that he has answered all questions about the building project and any school related questions Greg has forwarded to administration. The current Covid situation has caused some delay in response to questions being answered.

III. PRIORITY BUSINESS

A. Vote contract to extend services for Daedalus

Greg Levasseur motioned for the committee to vote to extend the contract for services for Daedalus to May 31, 2021 for \$24,000. Funds would come from the original appropriation for the feasibility study. Chris Easley moved the motion. Giovanna Venditti seconds the motion. The vote was by roll call. The committee unanimously approved.

B. Vote contract to extend services for Flansburgh

Greg Levasseur motioned for the committee to vote to extend the contract for services for Flansburgh to May 31, 2021 for \$26,200. The funds to extend the contract are coming from the original appropriation. Chris Easley seconds the motion. The vote was by roll call. The committee unanimously approved.

C. Nauset Regional School Committee action at June 11th meeting

Nauset Regional School Committee voted to request the services of Richard Marks of Daedalus to petition the MSBA for an extension to the project to 5/31/20.

D. MSBA action of June 25 (Daedalus)

Richard Marks reported the MSBA is being extremely understanding of extensions for communities needing additional time to receive local votes. We have requested a 5-31-2021 extension but if we are able to move the vote sooner for the four towns we will do so. At the 6-25-20 MSBA board meeting there was no dispute from the MSBA and the extension was accepted. Several other districts have also approached the MSBA for extensions.

E. Flansburgh update of continuing progress

Kent Kovacs, Chelsea Vollmer, and Zach Mang have been working to confirm plans. Flansburgh is keeping the momentum constant, working with consultants, and any questions can be directed to Kent. A place holder model was created and a refined

model will be built next but feedback regarding scale is still needed. The Flansburgh office is transitioning to being formally re-opened.

Richard Marks and Daedalus are watching the market closely. The market is getting more competitive, and should get better in terms of pricing to the owners benefit. Interest rates are at historic lows right now. If we are able to borrow soon we will achieve better than expected interest rates.

F. Land Title Filing Update

Ben Zhender will be filing paper work from the US Parks Service and The Town Council in Eastham with the land court in Boston about the title of our property. Mr. Zhender is hopeful the issue will be cleared up by this November. We still have the authorization to move forward on the building site because that is not impacted.

G. Discussion of next steps and timing of moving the project forward

We need to talk with the school committee about the project, public outreach, and votes. Communication with towns and their support of the school committee and building project will be crucial in deciding the timing of the vote. A lot of supporters of the project have asked to hold off the project. The current focus for towns has been the educational plan of school for this fall. Tom Conrad suggests once we figure out our current plan with the Covid situation we can continue with the building project moving forward. The scheduling of town meetings will present a challenge and Harry Terkanian questioned if there has there been any discussion so far with the member towns about the vote. When is the timing going to be most successful; standing out and voting on a separate day or during the presidential election to yield the most people going to the polls? Eastham is having a special election to vote on the project on October 6th. Town Meeting dates as of now: Brewster – 9/5/20, Eastham- 9/21/20, Wellfleet-10/5/20, and Orleans is in October but date is unknown.

H. Net Zero Construction/Net Zero Emissions

Mr. Elkin, on behalf of the Wellfleet Energy and Climate Action Committee presented. Mr. Elkin stated that the Governor has announced that by 2050 the state of Mass will be net zero. The Energy Committee feels it would be short sighted not to originally construct to meet net zero goals as it will eventually require a major upgrade and will end up costing taxpayers much more than if the project was designed as net zero to begin with. Kent Kovacs reviewed that this project is seeking reimbursement from the MSBA to be LEED certified. We have a very efficient plan and are beyond LEED certified (silver certified). We are working with 60% of our existing campus structure, constructing a net zero project would add 6 million dollar premium on top of the existing base line. Reducing, geo thermal, ground source heat pumps were discussed and Kent will have further discussion with the sustainability consultants. Mr. Elkin asked the committee to revisit the plan to achieve net zero. Chris Easley pointed out the committee is dedicated to the environment and being as green as possible while still trying to keep the project affordable. Having the building project be net zero ready will be discussed further.

I. Questions from the Committee and Public Participants

Orleans resident Bob Wren asked the committee for updated figures on the project due to the impact of Covid. Mr. Wren also asked when the project will receive the construction bids. Greg Levasseur answered that towns and voters first have to vote to support the project. Then our architects will design and spec out the project to go out to bid. Daedalus has worked through several projects during Covid, and has not seen increases in costs resulting from Covid procedures being put in place. Richard Marks foresees less overall construction which reduces prices from contractors and sub-contractors working. He does not see costs increasing.

J. Payment of Bills

Jim Nowack motioned to pay the following: LaTanzi, Spaulding & Landreth LLP for land court issues Invoice #10671 for \$2,368.50 and Invoice #10891 for \$1,522.00. Greg Levasseur for travel costs to Boston for \$86. Murphy, Lamere, & Murphy for legal fees and costs; Invoice#18-024 for \$100. Total warrant is \$4,076.50. Harry Terkanian seconds the motion. A roll call vote was taken and the committee voted unanimously to approve.

IV. **APPROVAL OF MINUTES**

Greg Levasseur motioned to approve the minutes from 4-8-2020. A roll call vote was taken. Jody Craven did not vote. The rest of the committee voted unanimously.

V. **ADJOURNMENT**

Greg Levasseur motioned to adjourn the meeting. John O'Reilly moves the motion. Chris Easley seconds the motion. The committee votes unanimously by roll call. Meeting adjourned at 11:35am.

Minutes submitted by Wendy Spampinato

Gregory Levasseur CHAIRMAN

(Print Name)

(Title)

Gregory Levasseur 4/6/20

(Signature)

(Date)