

Nauset Regional High School Building Committee Meeting Minutes  
Wednesday, July 14, 2021 Virtual Meeting 5:30 PM

**Call to Order/Agenda Changes/Recording Notification**

Chair Greg Levasseur called the meeting to order at 5:30 pm and read the recording notification. In attendance Harry Terkanian, Tony Nannini, Lisa Orlandella, Tom Fitzgibbons, Ron Collins, Giovanna Venditti, Peter Wade, Brooke Clenchy, Kathleen Tringale, Jody Craven, David Telman, Jim Nowack, Tom Faris, Jackie Beebe, Chris Easley, Greg Levasseur, Christina Opper, Steve Brown, Jorge Cruz, Kevin Hallahan, Brain Hores, Joe Sullivan, Kent Kovacs,

**II Citizens Speak**

None

**III Priority Business**

Chair Greg Levasseur introduced two new building committee members Brooke Clenchy, Superintendent of Nauset Schools and Tom Fitzgibbons of Brewster and Nauset Regional School Committee member. Also introduced was Jorge Cruz from Flansburgh who will be working on the modulars we are obtaining from Lincoln.

A. Review, Discuss, Vote Daedalus /CHA OPM Update and organizational chart and new member to the OPM Team and their roles. Joe Sullivan presents

Joe Sullivan presented a chart of the new organizational changes to the Daedalus team. Sean Sweeney is the project executor and has taken over for Richard Marks. Joe Sullivan remains the project director. Steve Brown is the project manager. Alyssa Chatani will be managing a lot of the coordination as the assistant project manager role. Alyssa has become much more involved during this next phase. Dell Williamson and Sidni Bragg are also part of the team. James McGrath will be our on site representative. Christina Opper continues as the communication manager. The building committee had an opportunity to ask Joe Sullivan questions about the proposed team. Greg Levasseur motioned to accept the organizational chart and the team from CHA Daedalus moving forward from design development through construction administration. Ron Collins seconded the motion. A roll call vote was taken. The committee voted unanimously to approve.

C. Project Updates from Daedalus/ Joe Sullivan

Joe Sullivan gave this month's Daedalus' presentation. For each upcoming building committee meeting, Joe will present a project progress report. The report will include ongoing activities and upcoming activities, a schedule report with milestones to include design, pre qualifications and bidding, an upcoming meeting schedule, and an updated monthly budget spreadsheet. Following Joe Sullivan's presentation chair Greg Levasseur spoke about the process and timeline of materials prior to each building committee meeting. These meetings are meant for an update and what has occurred over the past month. Nothing is being done that won't go before the building committee for review prior.

B. Project Status/ review presentation materials with Flansburgh Kent Kovacss. Jorge Cruz

Kent Kovacs reintroduced Flansburgh and Vanderweill project members. Kent reviewed the phasing steps. Kent is currently working with Coastal Engineers on the portables as well as all the

engineers with phasing logistics and Kent continues to update the committee with progress. Preparation is ongoing to get the portables online for phase one. Jorge Cruz will lead the portable project and reviewed that phasing with the committee. Jorge is working on the pre-design package and visiting the site of the modulars in Lincoln, The fire chief has approved the sprinkler and alarm systems. Bus drop off, parking, fire access, emergency vehicle access, possible garden access, are all part of more phasing that is being developed further. Greg Levasseur asked for a couple of building committee volunteers to be the point people to work with Kent on this part of the project. July 28th at 11am is the site visit to Lincoln. Any committee members who are interested in visiting the portables were asked to contact Greg.

Kent reviewed the recent round of the various department meetings and explained how this phase is to capture anything that has to do with costs. There have been recent informational meetings with the kitchen director, custodial team, and Phys Ed. Flansburgh continues to work with the user groups and give us more feedback.

Kent reviewed the overall floor plans and some details are being refined. Brian Hores walked the committee through our BIM process (building information modeling). The designs Flansburgh develop are three dimensional and Flansburgh works with the consulting engineers to coordinate the models. Everything is in 3D to generate different views and angles. Working with the constructional engineers, Flansburgh coordinates digitally with all the structural systems. In this way, issues with construction can be avoided before conflict.

Kevin Callahn from Vanderweill gave a summary of the air system, the central plan and the water distribution system. Kevin updated the committee with their developed design of the HVAC System including system and components, the decision of the plant location, and the design development stage. Steve Brown and Kent Kovacs explained to the committee that when the design development is submitted, the MSBA will assign us a commissioning agent. The agent will review the mechanical strategy and specifications and then provide us with recommendations and comments. For this reason, Kent emphasized decisions for mechanical systems need to be wrapped up by the end of design development. Christina Opper added that Daedalus CHA has an in house commission team as well that we can utilize as a resource.

#### D. Questions about the project

Time was allotted for questions about the project. Also, Greg Levasseur updated us on the land court process. Ben Zhender is hoping our claim will be completed by the end of this August. September 15, 2021 the building committee will vote on the design submission to the MSBA. For now, meetings will continue with a zoom format.

#### E. Payment of Bills /Jim Nowack

Jim Nowack made a motion to pay the following invoices:

- Daedalus for services rendered for the months of May and June, for \$50,000. Giovanna Venditti seconds the motion, the committee votes unanimously by roll call.
- Flansburgh Architects for services for the months of April, May, and June in the amount of \$1,216,250.00. Chris Easley seconds the motion and the committee votes unanimously by roll call.
- La Tanzi Spaulding & Landreth for land court work for \$600 and Murphy Lamere & Murphy for legal fees in the amount of \$260. Chris Easley seconds the motion for these two invoices and the committee votes unanimously by roll call.

#### IV Approval of Minutes

Approve the minutes of 5-26-2021. Greg Levasseur motioned to approve the minutes from May 26, 2021. Tom Fitzgibbons seconds the motion. By roll call these committee members voted yes: Brooke Clenchy, Chris Easley, Kathleen Tringale, Ron Collins, Harry Terkanian, Peter Wade, Dave Telman, Jackie Beebee, Tom Faris, Giovanna Venditti, Jim Nowack, Tony Nannini, Tom Fitzgibbons, and Greg Levasseur. Lisa Orlandella and Jody Craven abstained.

#### V ADJOURNMENT

Greg Levasseur makes a motion to adjourn the meeting. Dave Telman seconds the motion. The committee votes unanimously by a show of hands. Meeting adjourned at 7:13pm.

Minutes submitted by Wendy Spampinato

Gregory Levasseur CHAIR  
Print name Title

[Signature] 8/5/21  
Signature Date