

Nauset Regional High School
Building Committee Meeting Minutes
Wednesday, February 16, 2022 Virtual Meeting 3:00 PM

I Call to Order/Agenda Changes/Recording Notification

Chair Greg Levasseur called the meeting to order at 3:00 pm and read the recording notification.

In attendance: Chris Easley, Chris Ellsasser, Tom Faris, Tom Fitzgibbons, Harry Terkanien, Tony Nannini, Jody Craven, Giovanna Venditti, Ron Collins, Lisa Orlandella, Peter Wade, Kathleen Tringale, Jim Nowack, Brian Hores, Kent Kovacs, Alyssa Chatani, Jorge Cruz, Steve Brown

II Citizens Speak

None

III Priority Business

A. Flansburgh presentation

Kent Kovacs shared that Flansburgh has met with various groups including an onsite meeting with Nauset's kitchen director and Flansburgh's Jorge Cruz to discuss the next phasing of kitchen and dining. These early stages of planning are looking at existing equipment, refrigeration, off site prepping along with a temporary serving kitchen in B Building and the current library as a dining hall.

Flansburgh, Vanderweill, and the Facilities Committee met about the emergency generator. The generator needs a one thousand kilowatt load. The emergency generator will carry access for WIFI technology, the heating and cooling sewer pipe system, the kitchen, and amenities accompanied with an emergency shelter. A meeting with the fire chief is still to be scheduled regarding the number of elevators on the generator. The school cannot serve as a shelter while the community shelter part of the campus is under construction.

Flansburgh held an educational logistics meeting with the performing arts about the overall review of the space. A meeting with the nurse was held to discuss their space needs. Flansburgh also met with PE and Athletics and reviewed their space and where things currently exist in the plan. It was discussed and determined that for safety and use a wood floor is necessary for the high school gymnasium. The wood floor was removed as a VE item.

The two main activities for phase 1A is to get the modulares up and running and a temporary kitchen. Construction fencing over the area of construction begins around April 5th, summer work will begin to put in the main water line and some access for temporary parking. The modular contractor and the base bid contractor will be onsite together but kept separate. The modulares will not be online until November, students will not transition until after the school year begins. Phase 2 will be from July of 2024 through November of 2025. The final phasing will be removing the modulares and finishing up the site work from October 2025 through February 2026. The status of what happens to the modulares after we are finished utilizing them is undetermined.

Kent clarified a VE item of the wainscot reduction to heavy traffic of corridors only. The wainscot change would save about \$48,000 PER FLOOR for a total of \$96,000

B. Daedalus/CHA presentation

Alyssa Chatani reviewed that 90% Construction Documents are in development and the estimate will be available on March 3rd followed by a reconciliation meeting. A submission to the MSBA is slated for April 8th.

The modular sale has been negotiated and the contractor portion goes out to bid March 2nd. Planning and phasing is in progress.

The procurement of moving company services to begin planning for temporary classrooms in the summer 2022 has started. The RFD is upcoming.

Prequalification documents are being finalized and will be available for review tomorrow. A central register ad was sent out to be reviewed to be posted. Alyssa explained what is required for pre qualifications from contractors for projects over 10 million dollars. Prequalified contractors only are able to bid on the project, the process is all electronic and we will have access to the submissions. Alyssa reviewed the entire procurement schedule up through the vote from the building committee for the general contractor in June 2022.

Alyssa discussed the tentative building committee meeting schedule through December of 2022. Alyssa reviewed the budget and explained the need for an owner's contingency versus a construction contingency.

The urgency of starting the moving process and that RFP was noted.

C. Kathleen Tringale & Tom Faris Campus Update

Tom Faris reported he and Kathleen Tringale have met with the Food Service, Nurse, PE, and Fine Arts Departments. They are working on populating the modular classroom spaces and working closely on next year's main schedule with Katie Cameron. We are looking at 23-25 potential classrooms down from 30 plus 18 offices for administration.

Kathleen Tringale discussed the phase 1 move; teachers are beginning to purge, making some decisions about what will be surplus and what will be packed and inventoried. A main issue is securing permanent filing boxes for teacher's files. Kathleen stressed the importance of being proactive and providing the boxes for teachers now and not assuming they will be here in the summer to pack. We want to provide as many organizational opportunities as possible now for teachers so to help them with minimal disruption in September. Permanent storage containers and temporary storage containers will be needed. Tony Nannini is working with a book vendor company that will take our excess books that are surplus and or deemed worthless. Jim Nowack took a recent tour led by Kathleen Tringale and echoed her urgent request for boxes as soon as possible. Alyssa Chatani confirmed that moving boxes can be ordered as soon as next week and available to teachers the last week of February.

D. General Updates on Project Issues i.e. Land Title

The land title has been filed and should be finalized by June. Time was allotted for general questions about the project.

E. Payment of Bills

Jim Nowack makes a motion to pay the following invoices; two invoices in the amount of \$452,057 and \$452,057 to Flansburgh Associates totaling \$904,114. Two invoices to LaTanzi, Spaulding & Landreth for \$120 and \$360 totaling \$480. Three invoices to Murphy, Lamere & Murphy for \$80, \$260, and \$1,440 totaling \$1,780. The total amount of the warrant was \$906,374.00. Giovanna Venditti seconds the motion. Greg Levasseur takes a roll call vote, and the committee votes unanimously.

F. Approval of Minutes from January 5, 2022

Greg Levasseur motions to approve the minutes from January 5, 2022. Tom Fitzgibbons seconds the motion. By roll call the committee votes unanimously except for Jody Craven who sustains.

G. Next Meeting Date

The next building committee meeting is scheduled for Wednesday, March 9, 2022.

IV ADJOURNMENT

Greg Levasseur makes a motion to adjourn the meeting. Chris Easley seconds the motion. The committee votes unanimously by a show of hands. Meeting adjourned at 3:59 pm.

Minutes submitted by Wendy Spampinato

Gregory Levasseur

Print name

Chair

Title

Jody Craven

Signature

4/7/22

Date

