

Nauset Regional High School Building Committee Meeting Minutes

Wednesday, June 8, 2022 Virtual Meeting 4:00 PM

Call to Order/Agenda Changes/Recording Notification

Chair Greg Levasseur called the meeting to order at 4:00 pm and read the recording notification.

In attendance: Chris Easley, Tom Faris, Tom Fitzgibbons, Harry Terkanian, Tony Nannini, Jody Craven, Giovanna Venditti, Ron Collins, Lisa Orlandella, Peter Wade, Kathleen Tringale, Jim Nowack, Chris Ellsasser, Griffin Ryder, Jackie Beebe, Brooke Clenchy, Brian Hores, Alyssa Chatani, Amanda Sawyer, Christina Opper, Zach Mang, Jorge Cruz

II Citizens Speak

None

III Priority Business

A. Update from Daedalus/CHA of prequalification of sub contactors and general contractors

Alyssa Chatani reported the Prequalification Committee has wrapped up scoring of general contractors and sub-contractors. Companies that score 70 or higher are approved to bid on the project. Scoring includes various categories such as longevity of their company, management and similar project experience, financial review, and a reference check. Prequalification Committee Members Ron Collins, Griffin Ryder, Peter Wade, members of CHA and members from Flansburgh met biweekly for several weeks. The process was reopened to get more competitive responses. All of the subcontractors and three of four of the general contractors scored 70 or more. Peter Wade made a motion to finalize the prequalification scoring process and accept the work of the prequalification committee, and by letter, notify each contractor whether or not they are eligible to bid on the project on 6-22-22. Griffin Ryder second the motion. Chair Greg Levasseur took a roll call vote and the committee voted unanimously.

B. Vote on prequalification list

Greg Levasseur motioned to accept the prequalification's of our subcommittee group. (The vote is to move forward with the recommendation from the subcommittee to move forward, not to vote on the actual contractors) Tom Fitzgibbons seconds the motion. Greg Levasseur takes a roll call vote and the committee votes unanimously.

C. Update from Daedalus/CHA on modular relocation with J&J Construction

Daedalus, Flansburgh and J& J Construction recently met to go through the scope and proceed with issuing J& J Construction a contract. In addition to IT discussions, a meeting in Lincoln on Monday will discuss how we will be fitting out the modulares when they arrive on site. By the end of June, J&J will be removing all the skirting gutters and down spots on the modulares. They will disconnect the power throughout July; disconnect water, sewer, remove electrical work and interior work. Interior work on all of the modulares will begin in August and in mid-August, transporting the modulares will begin. Once onsite, they will begin installing them and getting ready by end of November. The move into the modulares is scheduled during the high school's December break.

Jorge Cruz updated that Flansburgh has a meeting with J&J Construction on Friday at Nauset to review our site, and documents are being prepared. The contract has been updated with the addendum items included.

D. Vote on contract with J&J

The building committee will hold off on voting on the J&J contract until we receive the executed contract from J&J Construction.

E. Review latest Value Engineering list for budget realignment

Zach Mang and Jorge Cruz reviewed the latest Value Engineer List with the committee. The recommended VE subject items presented included Landscape, Civil Engineering, Architecture, District Space, Research Center Space, General Classroom Space, Student Commons, gymnasium, kitchen, and teacher planning space, N Building, Woodshop, and Auditorium.

F. Discuss VE list and Alternate list items for final construction documents

The committee had a chance to review, discuss, and suggest ideas related to the proposed VE items. Specific VE item concerns included; all items related to the gymnasium, district meeting space, removal of three toilet rooms, removal of the motorized shades in the student commons and café, removal of the outdoor dust collection in the wood shop, reusing the kitchen food digester, replacing copper conductors with aluminum, and securing and storing specific classroom materials. Kathleen Tringale suggested reducing rather than selecting to remove some of the VE items i.e.: classroom shelves and the removal of built in cabinets. Members weighed in on functionality vs aesthetics and contingency dollars were also discussed. Agreed upon VE #1 and #2 items were adjusted.

Vote on VE list and Alternates

Amanda Sawyer reported we have a 2.5-2.6 million dollar deficit in the budget from the modular cost of purchasing, moving, and installing. The committee must reduce the budget by 2.5-3 million dollars. The budget will be reduced by applying this VE exercise and using some contingency money. The contingency money was briefly discussed. Harry Terkanian reminded the committee much of this project is renovation and we should hold onto as much of the contingency money as possible for project issues we may encounter later. Greg Levasseur made a motion to accept the items marked #1 as a VE list for this meeting totaling \$1,000,871.00. Harry Terkanian seconds the motion. By roll call, the committee votes unanimously. On June 22, the project will go out to bid. Next meeting the committee will discuss and rank the VE alternates.

G. Discussion of water main installation

Time was allotted for discussion of the water main. The project is proposing to extend the water main for almost \$200,000. The Town of Eastham has a contractor doing this work with an inventory of supplies needed to move forward, our current contractor have a six-month backup supply wait. The water main should be installed as soon as possible to keep the project moving.

H. Vote to proceed with water main installation by alternate contractor

Greg Levasseur motioned to vote to remove the installation of the water main extension from our scope of work and the need and water main extension will be installed as part of the Town of Eastham's municipal water system. Chris Easley seconds the motion. The committee votes yes by roll call vote except for Jim Nowack who sustains.

I. Next meeting

The next building committee meeting will be Wednesday, June 15, 2022.

IV Payment of Bills

Jim Nowack motioned to pay the \$200,000 invoice to Lincoln Public Schools for the modular deposit from warrant A-2229. Tom Fitzgibbons seconds the motion. Greg Levasseur takes a roll call vote and the committee votes unanimously. Jim Nowack motions to pay the following invoices from warrant A-2230: Ben Zehnder, LLC - \$675.00 for legal fees, Daedalus - \$20,000 for OPM services, Flansburgh Associates - \$218,450.00 for services and contract bidding, Lemessurier Consultants - \$4,250.00 for testing services, Murphy, Lamere & Murphy - \$600.00 for legal fees, and WB Mason - \$118.99 for mailing and packing project costs. The full warrant amount is \$244, 093.99 and Chris Easley seconds the motion. The committee votes unanimously by roll call.

V Approval of Minutes from May 25, 2022

Greg Levasseur motioned to approve the minutes on May 25, 2022. Chris Easley seconds the motion. By a show of hands, the committee votes unanimously.

VI Adjournment

Greg Levasseur makes a motion to adjourn the meeting. Harry Terkanian seconds the motion. The committee votes unanimously by a show of hands. Meeting adjourned at 6:45pm.

Minutes submitted by Wendy Spampinato

Gregory Levasseur CHAIR
Print name Title

[Signature] 6/15/22
Signature Date

