

**NAUSET PUBLIC SCHOOLS
MEETING MINUTES of the
NAUSET HIGH SCHOOL BUILDING COMMITTEE
MEETING DATE and TIME:**

Wednesday, September 13, 2023 - 5:30pm

Remote Meeting Via Nauset School District Zoom

This meeting took place **remotely** pursuant to the law signed by Governor Baker on June 16, 2021 – An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, which includes an extension, until March 31, 2023, of the remote meeting provisions of his March 12, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law.

Member Attendance: Greg Levasseur, Peter Wade, Chris Easley, Patrick Clark, Jody Craven, Tom Fizzgibbons, Harry Terkanian, Brooke Clenchy, Jacqui Beebe, Giovanna Venditti, Ron Collins, Tom Farris, James Nowack, Lisa Orlandella, Bob Capurso, Griffin Ryder and Kathleen Tringale

Non-Member Attendance: The NRHS SBC Professional Team: Jorge Cruz, Phil Cox, Amanda Sawyer, Aditya Modi and Peter Gaudreau

1. Call to Order / Agenda Changes

Chair Levasseur called the meeting to order at 5:30 pm, declared a quorum present and read the meeting participation and recording statements.

2. Citizens Speak

No citizens wished to speak.

3. Priority Business

A. Flansburgh report and project updates

Mr. Cruz reported that the project has progressed quite a bit, as the contractor is starting to enclose Buildings E and G; rough mechanical electrical and plumbing installation has started. Building F has been erected and the stairs for the auditorium have started to be formed.

Roof membranes have been laid down and finished work is being done to complete the roofs. Mr. Cruz feels the construction is going well.

B. CHA report and updates

Mr. Cox shared slides of the progress for the school construction.

He began with details on Change Order #9 in the total amount of \$245,765.93. The TelCom Site Plan was the largest cost change of \$122,700.68, along with a Utility Termination Enclosure was \$47,346.48. Additional change orders were included in Change Order #9 also.

The Change Order Group discussed the needs in great detail and determined all costs to be reasonable.

Change Order #10 only issue was N Building Wing Facade Revisions in the amount of \$1,298,018.06. When the facade was taken apart, it was found the windows and the rest of the facade could not be used as designed. This was an unforeseen situation and will require a significant amount of work.

Mr. Cox showed many slides of the progress of the construction. Regarding the 4 week look-ahead, the construction timeline continues to move along at a fast pace. The construction timeline gives details of the work that will be done on each building as well as the sitework during the next 4 weeks.

The Project Budget Update reflects a 34% completion as of this month's report according to the budget.

Change order summaries, including modification #10, reflect a remaining balance in the contingency fund of \$4,993,288.64.

C. Change orders to review and vote authorization for funding

Chair Levasseur reported that the Change Order Group met more than three times to discuss the issues and review the costs before coming to an agreement on the final number. The TelCom Site Plan change of \$122,700.68 was due to the required change of moving the data lines from Cable Road on to campus at a new location, to the opposite entrance. A new pole had to be installed and that meant digging underneath Cable Road and bringing in the wire closer to N Building.

Mr. Cruz added that originally they were advised the pole on National Seashore could be used, however that changed.

Chair Levasseur continued explaining that the cost for the Utility Termination Enclosure for \$47,346.48 was due to the need for a new transformer junction box. There were 40 cables going in and the transformer on site could only handle 30. This change was unforeseen and required by NStar.

MOTION: Mr. Levasseur made a motion to authorize Change Order #9 in the amount of \$245,765.93. Mr. Fitzgibbons seconded the motion and via roll call vote all members voted in favor.

D. N building exterior facade redesign and new cost solution

Chair Levasseur explained that Change Order #10 has been reviewed by the Change Order Committee several times as there were several meetings with the subcontractors to negotiate and come to an agreement on the facade work for Building N. (Tomorrow, the Regional School Committee will vote on this Change Order due to the level of cost.)

Mr. Cruz explained that the foundation needed to be expanded to hold the new facade installation, as the repairs to the facade made the wall much thicker. Additionally, when the veneer was taken off the window assemblies, the windows were tied into the veneer and could not be re-used because there was nothing to hold them in place but caulking.

MOTION: Mr. Levasseur made a motion to authorize Change Order #10 for N Building Facade and Redesign in the amount of \$1,298,018.06. Mr. Capurso seconded the motion and via roll call vote all members voted in favor.

E. Update from staff team regarding ongoing interior choices

Mr. Faris felt the school year started very strong! He noted however that parking is an issue and is being worked on by many, especially as many more Juniors pass their driver's license test. They are working on finding more spaces on campus for faculty as they are almost to parking capacity.

Flooring for most of campus has been selected, including bathroom and locker room flooring. This afternoon he and Ms. Tringale met with the tech consultants to better fine tune technology purchases for phase 1 and 2.

Ms. Tringale reported that in the gymnasiums, a final decision on lining for a track has not been made simply because of the cost. However, the colors in the gym have been finalized as well as the bleachers and backboards. There will be a continued conversation tomorrow about the track lines - they are desirable but may not be feasible.

Mr. Faris continued to report that the colors for the auditorium, including the seats and armrests have been selected. Also, reclaimed wood from different parts of the building will be used in both the auditorium and the gymnasium.

F. Update from Director Capurso regarding onsite issues

Director Capurso reported that from the owner's perspective, he feels he is getting good quality work and the school operations are working very well, both the students and staff have been adaptable, especially with no real safety issues.

Brait appears to be on schedule for the completion of the project except for possibly the auditorium, because of the complexity of it. The concerning issue of the construction budget, the pace of using contingency funds is outpacing the work. However, communication between Brait, the School Building Committee and school staff is very good.

Director Capurso said he was pleased with the parking area, drop-off and incoming buses flow that has been created by the Principal and Vice-Principals. They are working very hard to keep a good flow of traffic going and that all are safe.

The septic control shed which was a part of Change Order #9 is a very sophisticated system. The control lines run underground to the main and secondary tanks. The waste will process through the tanks several times and get recycled back as the nitrogen gets broken down. The septic system was tested to be sure there was adequate flow.

Each week there is an owner, architect, contractor meeting. They walk the construction site addressing various items that need to be resolved in the field.

Director Capurso invites members to visit the site for a tour!

Considering there is another two years of construction, Chair Levasseur has asked Brait to build a paved pathway across campus.

G. Vote Other Change Orders Reviewed and Recommended by the Change Order Group

Already completed.

H. Discussion Construction Contingency and Current Status

Chair Levasseur will be meeting in October with Mr. Cruz to discuss other existing buildings and identify costs that may be an issue, prioritize needs and bring an updated plan so change orders aren't so surprising.

4. Miscellaneous issues or questions on the project thus far

The project's website - NausetBuildingProject.org is updated and gives a good snapshot of how the project is going, including updated budget information.

In anticipation of the upcoming storm, the contractors and subcontractors will secure the job site as well as all materials.

5. Payment of Bills

MOTION: It was moved by Mr. Nowack, seconded by Mr. Levasseur and voted unanimously via roll call vote to approve the amended warrant for payment of the following bills from Warrant KW-14 dated September 13, 2023.

Mr. Nowack presented Warrant #KW-14 for payment:

Brait Builders Corp.	\$7,635,926.29
Cape Cod Trailer Storage	\$ 1,410.00
Daedalus Projects, Inc.	\$ 73,000.00
Fenagh, LLC	\$ 84,573.78
Flansburgh Associates	\$ 84,945.84
L & C Fence Company	\$ 7,800.00
Total:	\$7,887,655.91

6. Approval of Minutes

MOTION: Mr. Levasseur made a motion to approve the minutes of May 17, 2023. Mr. Easley seconded the motion and via roll call vote, all members voted in favor.

MOTION: Mr. Easley made a motion to approve the minutes of May 31, 2023. Mr. Fitzgibbons seconded the motion. Ms. Orlandella, Ms. Clenchy and Mr. Clark abstained from the vote all others voted in favor via roll call vote.

7. The next meeting will be held on October 11, 2023.

8. Adjournment

MOTION: It was moved by Mr. Easley, seconded by Mr. Fitzgibbons and voted unanimously to adjourn at 6:50pm.

Respectfully Submitted,
Amanda Lapierre
Recording Secretary

Gregory Levasseur
Gregory Levasseur (Nov 16, 2023 15:11 EST)

Gregory Levasseur

Building Committee Chair

Documents Reviewed and Available Upon Request

Warrant KW-14, Minutes of May 17 and May 31, 2023

Nov 16, 2023