

**NAUSET PUBLIC SCHOOLS  
MEETING MINUTES of the  
NAUSET HIGH SCHOOL BUILDING COMMITTEE  
MEETING DATE and TIME:  
Wednesday, July 24, 2024 @ 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, 2025, of the remote meeting provisions of his March 12, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law.

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**Member Attendance:** Greg Levasseur, Jacqui Beebe, Brooke Clenchy, Bob Capurso, Jody Craven, Ron Collins, Chris Easley, Tom Faris, Tom Fitzgibbons, James Nowack, Harry Terkanian, Kathleen Tringale and Giovanna Venditti

**Members Not in Attendance:** Patrick Clark, Lisa Orlandella, Griffen Ryder and Peter Wade

**Non-Member Attendance:** The NRHS SBC Professional Team: Jorge Cruz, Amanda Sawyer, Peter Gaudreau, Sandra Saccone, James McGrath and Josh Munoz

1. **Call to Order**

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

2. **Agenda Changes:**

Chair Levasseur said there was a small moving cost to review. There are no other changes.

3. **Citizens Speak:**

There were no citizens who asked to speak.

4. **Priority Business**

**A. Flansburgh Monthly Report: Jorge Cruz**

Mr. Cruz reported Brait is progressing along as work is being done in four different areas, however Phase 1b base contract work is still incomplete by Brait.

All four buildings have been walked through and a punch list has been established. The punch list has been given to all subcontractors and has been posted. He expected to have a temporary Certificate of Occupancy by August 1; however, the Fire Department inspector is on vacation until August 12.

Brait asked that substantial completion be extended to August 12; they missed the July 1 contract date.

Phase 2 has been allowed to start early by getting the fencing up around the school for phase 2 construction. Additionally, they have been allowed to hook up the modulars to the main sewer line.

Mr. Cruz indicated that asbestos abatement work had started in the boiler room, however it was stopped because asbestos was found on the concrete block, similar to phase 1. A non-traditional work plan was requested and approved by DEP with a start date of July 29 or their contractual start date of August 2.

Knowing that the same concrete block asbestos removal would also need to happen in phase 2, \$300K was set aside in the contingency fund for this change order.

Chair Levasseur noted that Brait's request for extension will be on the August agenda.

**B. Review, Discuss and Vote Change Order #20: CHA and Flansburgh**

Mr. Cruz reported that Change Order #20 was in the amount of \$106,919.41 and consisted of eleven items. Some of those items included duct work adjustments by Delta Mechanical in the amount of \$30,700.54; change Building N dry wall sills to plastic laminate sills (consistent with the rest of the campus) \$19,502.98; per order of the plumbing inspector, a mechanical shut-off valve was installed with a cost of \$3,853.37; purchase of 17 fire extinguishers \$22,686.04.

Chair Levasseur noted that Ms. Saccone spent considerable time on this item.

**MOTION: Chair Levasseur made a motion to approve change order #20 in the amount of \$106,919.41. Mr. Fitzgibbons seconded the motion and via roll call vote all members voted in favor.**

**C. Review, Discuss and Vote Additional Change Order for Protecting "Bollards" for the New National Gas Piping and Meter (Flansburgh)**

Chair Levasseur reported that the building inspector required concrete traffic bollards be installed to protect the newly installed gas meter. The cost of the bollards is \$11,725.10 and the cost will be submitted to National Grid for reimbursements.

**MOTION: Chair Levasseur made a motion to approve PCO #269R4 in the amount of \$11,725.10. Mr. Faris seconded the motion and via roll call vote, all members voted in favor.**

**D. Review, Discuss and Vote Fees for Hazardous Material Monitoring Fees for Fuss and O'Neal (Jorge Cruz)**

Mr. Cruz explained this request is to fund a nontraditional work plan to remove the concrete block in phase 2, which was just approved today by DEP. The cost for Flansburgh to develop the plan and submit it to DEP was \$3,000 and the cost for the required full-time observation of the plan work was \$78,000 for a total sum, which includes the markup costs, \$82,170.

**MOTION: Chair Levasseur made a motion to approve \$82,170 be appropriated for the hazmat review and bookwork for reporting of the asbestos material on phase 2. Mr. Fitzgibbons seconded the motion and via roll call vote, all members voted in favor.**

**E. CHA – Monthly Update (Sandra Saccone)**

Ms. Saccone noted that as reported earlier, the gas service was approved and turned on; the hot water heaters are now energized. As of the end of July, 2024, the project was at 67% completion, with \$169,925,665 is the current project budget. She reviewed the construction timeline which continues to be on schedule for the completion date.

Chair Levasseur informed members that while there were assurances made by the general contractor that an elevator, which could be operated manually, would be available for the move, it was not. The elevator was not ready and that significantly impacted the extensive plan that was put together by the team of Saccone, Tringale and Faris. The team had to change direction on the fly and work with the contractors who were on site specifically for the move. The contractors who were hired for the move did an exceptional job and were adept to the changing situation, as was Mr. Capurso and the maintenance staff.

Chair Levasseur indicated the financial impact due to the general contractor's inability to provide an elevator on time as promised is being evaluated and a report will be ready for next month's meeting on how the costs will be rectified by the general contractor.

Ms. Saccone sent out a quote last night that she had received from COR, Creative Office Resources, who was the first furniture vendors to be on site. COR was to install large desks primarily on the second floor in Building E. The desks could not be carried up the stairs due to the large risk so the desks have been staged in the gymnasium until the elevator is available. Since CoR will have to return to install the desks, an additional cost of \$3,915 was assessed. Ms. Saccone said she expects other vendors may also have to do the same with the larger furniture that was already delivered. She is working with other the vendors who haven't already delivered their furniture to change their delivery dates, however many may be locked into a specific date.

**MOTION: Chair Levasseur made a motion to pay \$3,915 to COR, Creative Office Resources, to come back and do work as described by Ms. Saccone (install the large furniture on the second floor). Mr. Fitzgibbons seconded the motion and via roll call vote, all members voted in favor.**

**5. Payment of Bills / Warrant**

Mr. Nowack presented warrant #EP-76 in the amount of \$7,033,960.71

Brait Builders	\$6,837,479.10
Cape Cod Trailer Storage	\$ 570.00
CDW Government	\$ 7,905.52
Daedalus Projects	\$ 73,000.00
Fenagh, LLC	\$ 13,998.42
Flansburgh Associates	\$ 97,045.83

M. A. Fraser	\$	975.38
Magnum Moving	\$	1,450.00
Robert B. Our	\$	295.00
Kathleen Tringale	\$	366.72
Uline	\$	874.74
<b>TOTAL</b>		<b>\$7,033,960.71</b>

**MOTION: Mr. Nowack made a motion to approve warrant #EP-76 in the amount of \$7,033,960.71. Mr. Faris seconded the motion and via roll call vote, all members voted in favor.**

Chair Levasseur requested Mr. Cruz send the Punch List to all members.

**6. Approval of Minutes – June 12, 2024**

**MOTION: Chair Levasseur made a motion to approve the minutes of the June 12, 2024 meeting. Mr. Fitzgibbons seconded the motion. Ms. Clenchy and Ms. Venditti abstained from the vote, all others voted in favor.**

**7. Other Business Not Anticipated by the Chair**

Chair Levasseur indicated that school committee members will have a walk thru August 2<sup>nd</sup> and August 9<sup>th</sup>. The Brewster Select Board wants to also have a walk through that will be scheduled in the near future. Additionally, the ribbon cutting ceremony for Phase 1B will be held in September.

**8. Next meeting Wednesday, August 14, 2024 @ 5:30pm**

**9. Adjournment**

**MOTION: Mr. Fitzgibbons made a motion to adjourn the meeting at 6:15pm. Mr. Nowack seconded the motion and all were in favor to adjourn.**

Respectfully submitted,  
Amanda V. Lapierre  
Recording Secretary