

**NAUSET PUBLIC SCHOOLS  
MEETING MINUTES of the  
NAUSET HIGH SCHOOL BUILDING COMMITTEE  
MEETING DATE and TIME:  
Wednesday, August 14, 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, Brooke Clenchy, Bob Capurso, Jody Craven, Ron Collins, Chris Easley, Tom Faris, Tom Fitzgibbons, James Nowack, Harry Terkanian, Giovanna Venditti, Patrick Clark and Peter Wade

**Members Not in Attendance:** Lisa Orlandella, Kathleen Triangle and Jacqui Beebe

**Non-Member Attendance:** The NRHS SBC Professional Team: Jorge Cruz, Peter Gaudreau, Sandra Saccone and Josh Munoz; Susan Murray

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 agenda item #6 “Review Request for Changes to Insurance” will not be discussed tonight.

3. **Citizens Speak:**

There were no citizens who asked to speak.

4. **Priority Business**

**1. Flansburgh Monthly Report/Phase 1B Closeout**

Mr. Cruz reported the building department, electrical department and plumbing department have all approved their inspections to allow for the certificate of occupancy. However, Flansburgh is not able to get construction affidavits to the building inspector yet because Brait is still lacking work that still has to be in the field and/or documentation for Flansburgh to sign off on to have affidavits ready. Mr. Cruz believes the affidavits may be ready next week. There are three trades that are behind; fire protection still has life safety work to do on physical components to satisfy the consultant, but most of their paperwork is

in and ready to approve and Flansburgh is still waiting on approval of documents from the electrical and mechanical contractor.

Manhole covers need to be raised to the binder grade and the septic system needs a functional test which will be completed next week.

There are 126 workers still on-site completing Phase 1 tasks. The plumbing system is close to completion with backflow preventors being set and water temperatures being checked across fixtures.

Mr. Cruz informed that a temporary fence from Phase 1 will be taken down and set up for Phase 2 keeping students separated.

### **Flansburgh Phase 2 Startup**

Phase 2 of the project will start with the drainage and septic systems.

Asbestos abatement has started in Building D and is being monitored full-time by Fuss and O'Neil who are following DEP regulations.

The project is roughly at 74% completion, including Phase 1 and 2, with many building materials already on-site for Phase 2 work. Mr. Cruz reported there is about \$36 million remaining in the contract, with a 5% retainage on the contract.

Next week Flansburgh anticipates getting all the documentation in place to then create all the affidavits to give to building department so that the certificate of occupancy can be issued for each of the buildings. Mr. Cruz indicated he believes it will be a temporary certificate of occupancy on Building F because the auditorium will be about a month late. Once the certificate of occupancy is obtained, Brait can issue a substantial completion form, which will establish a date when the owner takes possession of the four buildings and start the insurance policy on those four buildings.

The punch list, beginning with 1,100 items, will be attached to the substantial completion form; no items on the list will interrupt the process of obtaining the occupancy permit.

Teachers are scheduled to arrive on August 28, 2024 and the students arrive in September.

Mr. Cruz explained transitioning from builder's risk insurance to permanent insurance is currently being discussed with the broker. The workers can still occupy the building while on builder's risk insurance.

Both Mr. Collins and Mr. Clark requested they be notified if any type of early access to the building for administrators and counselors prior to August 28 could occur as at least 20 staff members can be settled.

Mr. Cruz indicated he will know more at tomorrow's contractors meeting. He also noted that fire protection is the only outstanding item and he has spoken with the company owner who said he was putting four additional men on site this week and hopes to have his work completed by the August

13th. At that point Flansburgh will push for the affidavit to be issued on August 21 and if it is, he will be in touch with Chair Levasseur about issuing substantial completion.

## **2. Change Order #21**

Mr. Cruz states that PCO#131R4 is still an ongoing discussion, the cost is closer to \$90,000 but he is recommending \$61,874.34 as a fair cost for work and recommend approval to approve.

PCO#261 regarding the generator that was previously against the gym building was moved across from the tennis courts. When the generator was moved, there was a credit for the large 50' stack. A new wind study was done at the generator's new location and the study only called for a 10' stack on the generator. So, \$12,823 was added back into the change order.

The plumbing inspector requested additional backflow preventers added to the kitchen; that was approved by subcontractor for a cost of \$12,514.

The fitness/training room no longer required a depression and was filled for a cost of \$5,267.

Balcony rails needed to be raised and carpentry finish work needed to be done for a cost \$10,136; Flansburgh recommends approval.

The last change order did not include the painting, painters gave an estimate of \$2,305. The work is complete and the cost is fair and reasonable.

The auditorium columns were exposed with no finish; it was determined they needed to be wrapped in drywall, putty and finished with paint for a total cost of \$2,873.

EV charger bollards were also installed at the east end charging stations, costing \$14,583 and is line with a previous change order.

Return air grills on either side of the auditorium stairs for correct air flow were added costing \$5,464.

**MOTION: Chair Levasseur made a motion to approve Change Order #21 in the amount of \$206,398.66 as presented. Mr. Craven seconded the motion and via roll call vote, all members voted in favor.**

## **3. Review Request by GC Brait Builders for Extension of Time for Phase IB**

Mr. Cruz stated that Brait has made a request for a time extension to August 14 which was the date shown on the schedule for substantial completion. He added that there are two different dates; on the general conditions which was created by the owner's legal department, it states April 12, 2024 for substantial completion. In Flansburgh's phasing of the work section, they reflected a date of July 18, 2024. Granting an extension is in the committee's purview, however, once the extension is granted, the leverage is lost for liquidated damages. The contractor is responsible for \$186,000 in liquidated damages for not meeting

the April 12 substantial completion deadline and \$40,500 in liquidated damages for not meeting the July 18 deadline.

In Mr. Cruz's opinion, the extension should not be granted and the owner should wait for substantial completion before taking any action to relieve the contractor of liquidated damages. The additional costs incurred during the most recent move need to be also negotiated with the contractor before granting an extension.

Chair Levasseur recommends no extension until all costs incurred by not meeting deadlines for the move have been determined. He states there is money tied into the moving cost and suggests holding off granting relief to GC.

Mrs. Saccone added costs are being tracked, the majority of the costs are from the furniture contractor.

Chair Levasseur recommends holding off on any decisions regarding an extension until next meeting.

#### **4. Monthly Report from Daedalus/CHA Project OPM**

Mr. Capurso narrated pictures of the buildings and work that remains to be done. Many pictures reflected rooms that are not complete but should be by this time, as well as debris (trash) on the new roof and damage to brand new floors by subcontractors storing equipment and parts. There are many challenges they are facing because rooms are not ready and school equipment that should have been installed by now, is being moved into staging areas.

Ms. Saccone reviews the timeline and discusses buildings that are done. The punch list for Phase 1B of the project is continuously being worked on. 69% of the project budget has been spent.

#### **5. Update from Director Bob Capurso, Education Liaisons Kathleen Triangle & Tom Faris**

Mr. Faris stated that while facing many obstacles, there was a tremendous effort by custodial staff and Compass movers to get the moving job done! The move is largely done except for the music spaces. Furniture is being placed and custodians are cleaning floors for the teachers to return. Teachers have a lot of work to do preparing their rooms, many for the first time. Room security is an ongoing problem as many contractors need access to all areas, however, he would like the rooms locked and under school control very soon.

#### **6. Review Request for Changes to Insurance**

This item was tabled.

#### **7. General Questions**

There were no questions at this time.

**5. Payment of Bills/Warrant**

Mr. Nowack presented warrant #EP-86 in the amount of \$3,816,141.64

Boston Kiln Sales and Service	\$ 1,800.00
Brait Builders Corporation	\$3,295,981.41
Cape Cod Trailer Storage Inc.	\$ 465.00
CDW Government Inc.	\$ 137,241.96
Compass Moving & Storage	\$ 55,860.00
Daedalus Projects Inc.	\$ 82,630.00
Fenagh LLC	\$ 1,684.00
Flansburg Associates Inc.	\$ 106,637.61
Ralf Kremer	\$ 368.70
Piano Mill Group	\$ 15,900.00
Re-Stream CO.	\$ 1,250.00
Robert H Lord Company Inc.	\$ 116,329.00
<b>Total</b>	<b>\$3,816,141.64</b>

**Motion: Chair Levasseur made a motion to approve warrant #EP-86 in the amount of \$3,816,141.64. Mr. Fitzgibbons seconded the motion and via roll call vote, all members voted in favor.**

**6. Approval of Minutes: July 24, 2024**

**Motion: Chair Levasseur made a motion to approve the minutes of the July 24, 2024 meeting. Mr. Faris second the motion. Mr. Clark and Mr. Wade abstained from the vote, all others voted in favor.**

**7. Next meeting Wednesday September 18th, 2024 @ 5:30pm**

**8. Adjournment**

**Motion: Chair Levasseur made a motion to adjourn the meeting at 6:30pm. Mr. Faris seconded the motion and all were in favor to adjourn.**

Respectfully submitted,  
Amanda V. Lapierre  
Recording Secretary