

Mountview School Building Committee
Meeting Minutes
July 12, 2011

DEC 28 8 55 AM '11
HMLD Building 11

7PM

Present: Chairman Paul Challenger, Jacquie Kelly, Peter Brennan, Tom Pandiscio, Michael Sherman, Margaret Watson, David White, Nancy Galkowski, Galkowski

Absent: Chris Lucchesi, Erik Githmark

Others Present: Gary Kaczmarek, Owner's Project Manager
Elizabeth Helder, Recording Secretary

1. RFS Update

Mr. Kaczmarek said his calls to the MSBA are being ignored until the enrollment and capital planning issues are settled. Instead the MSBA is communicating through Town Manager Galkowski. Town Manager Galkowski said Brendan Melican at the MSBA has acknowledged the receipt of some of the enrollment information and the MSBA is in the process of reviewing it, possibly by the end of the summer. Once the information has been reviewed, the MSBA will invite the committee in to Boston for discussion. MSBA encouraged the Town Manager to send them the redline version of the RFS for their review. However there is some uncertainty whether the MSBA will review the RFS until they have processed the other information. Again, the group expressed confusion and frustration at trying to interpret and understand what order the MSBA will be processing the paperwork.

Dr. Pandiscio asked if the MSBA would take information from a demographic study? She said she did not specifically ask that question. She said the MSBA said they would take building permits currently issued. He said he felt strongly that the MSBA's formula of 1.2 children per household would not produce the correct student projected. He said he would like to hire a professional demographer to complete a study. Ms. Watson said that the older population of Holden is growing and these people do not have children.

The group discussed a motion by Dave White and seconded by Michael Sherman to authorize up to \$10,000 to complete a demographic study.

Mr. Sherman asked what the value of conducting the study would be? It might help with the MSBA and the Town would have the information for future use (ie. the Master Planning Committee.) Ms. Watson said a demographic study was complete by NESDEC dated January 18, 2011 with projections through 2025. The group reviewed a summary of the NESDEC study prepared by Ms. Watson. Dr. Pandiscio said that a NESDEC study prepared 10-years ago for the high school was fairly accurate. However, he called the report a "review view mirror" as it only takes live children currently in the district and projects statistics forward based on those numbers. It does not take into consideration births, housing projections or fluctuations in the economy like a demographic study would. Ms. Kelly said that if the study was under \$5,000 a study could be awarded to a specific consultant. Any money over that would require the solicitation of three written quotes.

Basing educational enrollments on building permits is tricky. While the town planner can predict a total number of children based on the number of houses being built, she cannot predict what grades these children will be in. Town Manager Galkowski said she was not comfortable spending \$10,000 on a study that might not be necessary. Mr. Sherman the committee's job was to build the right sized school and said he did not have confidence with the current demographic information available to the committee to do that. Mr. White expressed concern that the current elementary schools are almost filled to capacity and they are only 10-years old. He said he did not want to repeat the same mistake at the middle school level. He expressed frustration that the project's timetable seemed to be stuck in neutral.

Motion by Dave White, seconded by Michael Sherman, it was **UNANIMOUSLY VOTED TO AUTHORIZE UP TO \$10,000 TO COMPLETE A DEMOGRAPHIC STUDY.**

Dr. Pandiscio ensured the group that he would spend the money wisely.

Peter Brennan said he would have a conversation with Mr. Melican at the MSBA about the designer services portion of the RFS in order to finalize some of the committee's questions. He said the capital maintenance plan would be completed for submission to the MSBA by July 15th.

New information added to the RFS include confirmation from Town Counsel regarding insurance liability on page 7 and the typo on the word counsel will be corrected.

Page 9 selection criteria: The group agreed to remove educational programming consultant from the list. Any designers with (owner) will be removed from the RFS document.

Attachment D: Certifications. The group questioned which consultants would require certification. It was agreed that all engineering consultants would require certification.

All the "XXXXXXXXXX's" on page 7 will be removed.

Mr. Brennan suggested Ms. Galkowski send the RFS document to the MSBA both electronically and via certified US mail.

Mr. White questioned why the MSBA will not speak with Mr. Kaczmarek seeing that he is a town employee specifically designated as a representative of the project. Ms. Galkowski said that currently, the MSBA only recognizes herself as a town representative and Mr. Brennan as a school representative to the project.

2. Approval of Minutes

Motion by Dave White, seconded by Michael Sherman, it was voted **7-1 WITH 1 ABSTAINED TO APPROVE THE MAY 10, 2011 MEETING MINUTES. (ABSTAINED: BRENNAN.)**

Motion by Dave White, seconded by Jacquie Kelly, it was voted **6-2 WITH 2 ABSTAINED TO APPROVE THE JUNE 28, 2011 MEETING MINUTES. (ABSTAINED: BRENNAN, SHERMAN.)**

3. New Business

The Committee agreed to meet on July 26th.

4. Adjournment

Motion by Dave White, seconded by Michael Sherman, it was **UNANIMOUSLY VOTED TO ADJOURN THE JULY 12, 2011 MEETING AT 8:12PM.**

APPROVED: