

**Mountview School Building Committee
Meeting Minutes
July 31, 2012**

6PM

HMLD Building

Present: Chairman Paul Challenger, David White, Gary Kaczmarek, Margaret Watson, Nancy Galkowski, Erik Githmark, Chris Lucchesi, Mike Sherman, Jacquie Kelly, Tom Pandiscio, Joel Wolk

Others Present: Mike Pagano, LPA, Bill Senecal, LPA

1. Architect/OPM/Project Update

OPM Gary Kaczmarek introduced Mr. Joel Wolk to the Committee. Mr. Wolk has been hired as part of Mr. Kaczmarek's OPM assistance team.

Mr. Pagano informed the Committee that the PDP was due on August 15, 2012. He reported that Fogerty, the architect's cost estimator, had completed the cost estimating on the PDP. Mr. Senecal updated the Summary of Deliverable's timeline. Mr. Pagano said the Committee must determine and vote on the three options that are the best for the project. He reviewed the three criteria to help the Committee make the best informed building decision for the project. The three criteria are 1. must meet MSBA guidelines; 2. must meet school department guidelines; and 3. must be a 50-year building.

Chris Lucchesi said it was important to review all the materials before removing options from consideration. He asked if there were any narrative variances with the PDP that might cause a problem with the MSBA. Mr. Pagano said that the Superintendent's decision to create a smaller media center and divert the square footage into other areas of the educational design is a new concept for the MSBA to consider. The MSBA might send back review notes on the PDP and request additional information on a reduced media center. However, these comments will not back it back to the Committee until the end of September. This gamble might cause the project to lose design time if the MSBA rejects the alternative use of the media center. Mr. Kaczmarek said he had spoken with Chris Alles with the MSBA concerning some of the variances in the PDP. If an add/renovation option is the final choice, it will cause the building to be larger than the MSBA's allotted 128,000 sf. This is because the building is currently so educationally inefficient and the building is so deficient in sf. The add/renovation option will also include a reduced sf. Media Center and space allocated to pods.

Mike Sherman suggested having the media center concept reviewed by the WRSD School Committee's Education Subcommittee. Margaret Watson said that the Education Subcommittee only meets twice a year and would not have the opportunity to review it prior the PDP submission. Dr. Pandiscio said that he had looked for similar projects and could not find a comparable one. However, there is a lot of discussion among the educational community about decentralizing media centers. Dave White suggested that there was an appropriation of \$625,000 for the Feasibility Study and some money could be spent on conducting additional design fees.

Mr. Senecal commented that another narrative variance issue might involve the proposed size of the gym/stage in the gym instead of the cafeteria.

Mr. Sherman inquired how LPA determines that their work is correct and complete. Mr. Pagano said that he and his staff have extensive experience in school construction. His reports and designs have been recognized by the MSBA as high quality. Mr. White commented that he felt impressed with the quality of work done to date.

The Committee discussed the 30% rule and code compliance. The building does not comply with any current building codes. There will be additional costs for an add/renovation while the building is occupied.

The Committee discussed all six building options for the project. Mr. Lucchesi said that he did not think that a minimum renovation was viable.

Motion by Chris Lucchesi, seconded by David White, it was **UNANIMOUSLY VOTED TO REMOVE A MINIMUM RENOVATION OF THE MOUNTVIEW MIDDLE SCHOOL FROM THE PROJECT CONSIDERATION.**

Motion by Chris Lucchesi, seconded by David White, it was **UNANIMOUSLY VOTED TO REMOVE A MODERATE RENOVATION OF THE MOUNTVIEW MIDDLE SCHOOL FROM THE PROJECT CONSIDERATION.**

Motion by Chris Lucchesi, seconded by David White, it was **UNANIMOUSLY VOTED TO REMOVE DOING NOTHING TO THE MOUNTVIEW MIDDLE SCHOOL FROM THE PROJECT CONSIDERATION.**

Motion by Chris Lucchesi, seconded by David White, it was **UNANIMOUSLY VOTED TO CONSIDER THE THREE REMAINING PROJECT OPTIONS FOR THE MOUNTVIEW MIDDLE SCHOOL: 1. ADD/RENOVATE; 2. BUILD A NEW SCHOOL ON EXISTING SITE; AND 3. BUILD A NEW SCHOOL ON A NEW SITE.**

Margaret Watson said she intended to abstain from the vote to endorse the PDP because she had not had an opportunity to review the document.

Motion by Chris Lucchesi, seconded by David White, it was **VOTED 7-0-1 WITH 1 ABSTAINED TO ENDORSE THE PDP DATED 7/24/12 AS WRITTEN AND ALLOW FOR MINOR EDITS AND CORRECTIONS AS NECESSARY. (ABSTAINED: WATSON.)**

The Committee agreed to meet on August 14, 2012.

LPA left the meeting at 8:22PM.

2. Community Outreach

Chairman Challenger said he would present the PDP to the School Committee at their August 20th meeting.

The Committee agreed to conduct another public tour of the middle school and hold a Committee meeting on August 28, 2012. All Town Committees and State Legislators will be invited to attend.

3. Approval of Previous Minutes

Motion by David White, seconded by Chris Lucchesi, it was **UNANIMOUSLY VOTED TO APPROVE THE MEETING MINUTES OF JUNE 26, 2012 AS PRESENTED.**

Motion by David White, seconded by Chris Lucchesi, it was **UNANIMOUSLY VOTED TO APPROVE THE MEETING MINUTES OF JULY 17, 2012 AS PRESENTED.**

4. Adjournment

Motion by Margaret Watson, seconded by Dave White, it was **UNANIMOUSLY VOTED TO ADJOURN THE JULY 31, 2012 MEETING AT 9:04PM.**

APPROVED: