

**Mountview School Building Committee
Meeting Minutes
February 28, 2012**

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Present: Chairman Paul Challenger, Erik Githmark, Peter Brennan (left 6:45PM), David White, Nancy Galkowski, Tom Pandiscio, Jacquie Kelly, Michael Sherman (arrived 6:48PM), Margaret Watson, Gary Kaczmarek, Chris Lucchesi (arrived 6:48PM)

Others Present: Ken O'Brien, Holden Board of Selectmen
Elizabeth Helder, Recording Secretary

1. Bid Proposal Review

The Committee reviewed the 10 schematic design bid proposals that were received on February 24, 2012. Copies of the 10 proposals are being kept at the Town Manager's office. The remainder of the proposals will be sent to the Design Panel at the MSBC. The Design Panel will meet on March 27, 2012 and determine if they want to interview any of the firms. If not, they will rank the top three candidates and review their choices with Dr. Pandiscio, Town Manager Galkowski and Mr. Challenger, the three members of the Committee in attendance. The Town then has 30 days to negotiate a contract with the top candidate. The Committee discussed the proposals to rank them in order of Committee preference. Mr. Challenger said that several of the candidates have had experience working with the District/member towns on school projects. However, several of the firms have not done any school projects in Massachusetts. Mr. Challenger said he found that to be disconcerting.

HMFH, a firm out of Cambridge, MA, designed the Central Tree Middle School in Rutland. Dr. Pandiscio said he did not like the design flow of the school. Additionally he and Mr. White expressed concern regarding the subcontractor HMFH is using for site civil engineering (GED). This subcontractor was used on the high school project, which experienced many problems. Dr. Pandiscio said that Laura Wernick, Senior Principal, HMFH was professional to work with. They are one of the largest firms to submit a bid. Mr. Kaczmarek said he had experience working with HMFH in Lexington.

RDA is a small, two-architect firm that only works on one project at a time. Mr. White said that Mr. Raymond was the architect on the high school renovation. Mr. White felt that Mr. Raymond did not defend the design documents to the GC during the construction process, which ultimately caused a lot of ambiguity and problems on site. While Mr. Raymond is a "nice guy", an architect must have a presence in the room and take responsibility for the documents/project. Mr. Kaczmarek concurred with Mr. White's opinion. Dr. Pandiscio said that Mr. Raymond did not develop the plans he had to work with and worked well at selling the high school project at Town Meeting. Mr. O'Brien said he was impressed with Mr. Raymond and the RDA proposal. He felt that attention to detail, cost control, and professionalism were three important criteria to consider. Mr. White said that every change order that occurred during the high school renovation did not come with any time extensions and Mr. Raymond repeatedly said the change orders did not require any extra time. At the end of the project, TLT the GC won their overage claim based on the fact that they were not given any extra time to complete the project/change orders. Ms. Watson expressed concern over maintaining code compliance (a problem at the high school). Mr. White said the entire Mountview School is not within code and that this will be an important consideration when hiring a Code Compliance sub.

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Design Proposal Review Cont.**

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Tai Soo Kim Partners is an out of state firm trying to enter into the Massachusetts building market. While the firm has completed 11 school building projects, they have no experience building in Massachusetts. Mr. O'Brien and Mr. Challenger said they did not want to be the "test child" for this firm's first project in Massachusetts. Mr. Kaczmarek said it was important to select an architectural firm that has experience designing schools. Ms. Galkowski said she thought it was important to select a firm that has familiarity working with the MSBA.

ARC has done no schools in MA in the last five years and therefore not worked with the MSBA. In January 2012, they placed as the third architect for the Auburn Middle School project. LPA was ultimately awarded the contract.

Flansburgh has handled large 82M projects and have an experienced track record designing schools.

LPBA has not done any schools in MA in the last five years. They have done a lot of pieces of schools (libraries, atriums etc.), but have never done a school. Ms. Galkowski said she thought that LPBA has limited experience.

JCJ recently opened a Boston office and is the largest firm to submit a proposal. The Project Manager is a Holden native. They have done five schools in the MA, but no middle schools and none as large as Mountview. Mr. Sherman said at first glance he liked their design options the best.

Design Partnership out of Charlestown MA, has done three schools in the last five years with the largest over 100M. Mr. Challenger said he thought they had a good analysis of the current situation and understood the importance of engaging the community in the process. Mr. O'Brien said he would rate this firm highly.

MVG out of Wakefield, MA has completed seven middle schools in the last five years and are also interested in working with abutters. They have a history of low change orders and the electrical engineering sub is a Holden resident. Mr. Kaczmarek said he has worked with two of the subcontractors (Nitch and SAR) and was not impressed with work performed by SAR.

Lamoureux-Pagano Architects (LPA) has completed four school building projects in the last five years and one middle school. They were the architectural firm for the three elementary schools in Holden. LPA was selected as the number one architect for Auburn Middle School in January 2012, and have had success with the Designer Selection Panel at the MSBA. Ms. Watson recalled that the School Committee had safety issues at the Glenwood School in Rutland and had to speak with the architect directly regarding the issues. Mr. Sherman and Mr. White recalled that the issues came from the Town of Rutland and the former school Superintendent and were mostly about aesthetics. Ms. Watson also added that LPA had problems with water and the elevator at the Mayo School. The building shifted and water entered the building. Mr. White said there was a significant amount of water (i.e. swamp) on the property the Town of Holden purchased in order to build the school. The elevator subcontractor did not install the elevator correctly. He said the building itself is a beautiful building with the best K-5 design layout. Dr. Pandiscio said that that Mr. Pagano is super responsive to on-site problems and communicating with the District. He cautioned that one problem the District has had with these large school designs is snow and ice build-up on the peaked roofs.

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Dr. Pandiscio said his number one choice was LPA. Mr. O'Brien spoke positively to several of the sub contractors working with LPA. He said they use a lot of local people and have a good history working with the Town. Mr. Lucchesi said LPA was the project design firm who worked closely with the architects in charge of the public safety building. LPA ultimately saved the public safety project a quarter of a million dollars with their design suggestions.

Mr. Challenger summed up the Committees preferences. The Committee favorable reviewed MVG, LPA, Design Partnership, Flansburgh, and JCJ. They Committee would prefer not to work with Tai Soo Kim, RDA, ARC, LPBA, and HMFH.

Mr. Kaczmarek said he would conduct the required reference checks on the bidding firms and would drive the proposals to Boston and present them to the MSBA in person.

2. New Business

Mr. Kaczmarek will meet with the Town Manager, Lori Rose and Mr. Brennan regarding access to the Pro Pay system.

The next meeting will be scheduled for April 10, 2012 or sooner depending on the results of the March 27, 2012 meeting with the MSBA.

3. Adjournment

Motion by David White, seconded by Mike Sherman, it was **UNANIMOUSLY VOTED TO ADJOURN THE FEBRUARY 28, 2012 MEETING AT 8:02PM.**

APPROVED: