

**Mountview School Building Committee
Meeting Minutes
May 22, 2012**

6PM

HMLD Building

Present: Chairman Paul Challenger, Peter Brennan, David White, Margaret Watson, Gary Kaczmarek, Chris Lucchesi

Absent: Town Manager Nancy Galkowski, Assistant Town Manager Jacquie Kelly, Erik Githmark, Tom Pandiscio, Michael Sherman

Others Present: Mike Pagano, LPA, Bill Senecal, LPA, Elizabeth Helder, Recording Secretary

1. Architect Update

Mike Pagano reviewed the Module 3 Feasibility Study Guideline checklist. The Preliminary Design Program (PDP) (a review of all building options) is due to the MSBA by July 12, 2012. The Committee reviewed the requirement responsibility matrix which outlines who is responsible for completing which parts of the Study. Most of the required work will be completed by LPA. All parties should plan on completing their portion of the Study by the end of June for submittal to the MSBA by the July 12th deadline. Mr. Pagano said that LPA was willing to meet with members of the District Administration and the Town to review their portions of the study. Mr. Pagano will provide the Committee with a completed past study/project for review and send Mr. Brennan the study in a pdf. It will be necessary to consider redistricting the students or renovating an empty building in Town as part of the PDP. However, the MSBA does not expect the Town of Holden to consider building a new school on a piece of property in one of the other towns in the District. Mr. Brennan said that other than the high school, the District does not own any other buildings. Sending the students outside of Holden would also involve changes being made to the regional agreement.

LPA has been formatting documents of the existing conditions/drawings, etc. of the school and has conducted a site plan. The MSBA Kick-Off Meeting was held on May 14, 2012 at Mountview. All minutes of the meetings with the MSBA will be included in the PDP. A meeting to evaluate the buildings systems has been scheduled for May 24, 2012 at Mountview School at 2:30PM.

Soil borings and a preliminary geotechnical report have been ordered for the west side of the property. Mr. Pagano said he was suspicious that the soil on the west side will not support a building. Although costly, the poor soil conditions can be overcome. LPA recommended to Mr. Kaczmarek that the Committee select an alternative building site within the next week because due diligence must be done on the site to prepare it as an alternative. Mr. Kaczmarek is working with the Growth Management Director on this selection. Any potential land must have 15 buildable acres. Mr. Pagano suggested that the Committee review the site selection plan that was created for the elementary schools 15 years ago as a source of potential parcels. The Town must demonstrate that the Mountview site is the best site for the project if we are planning on building there.

The MSBA will not reimburse land that is classified as "Prime Agricultural/Farm Land." Mr. Pagano said a portion of the Mountview land was classified as farm land. An investigation into this classification/removal of this classification is ongoing. Mr. Pagano said he wanted an answer to this question prior to the MEPA filing.

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Mr. White provided a history of the property and said that the existing farm soil was buried 20 feet below grade. Beyond the tennis courts, the property sloped off and fill was brought in from the YMCA to create the fields. He said he considered this to be a significant deviation from the agricultural zoning of the property. Mr. Kaczmarek said that houses on Mountview Drive also sit on land classified as agricultural.

The PDP process is to present options. The next phase is to then choose and develop an option. Mr. Senecal said that the Recreation Department will need to "turn the fields" over to the Town to satisfy the conditions of the PDP. The property must be unencumbered. Mr. Kaczmarek has spoken to the Recreation Director about this process.

Mr. Pagano said that Mr. Senecal will contact the District regarding the form of the educational program that will occur at Mountview. Mr. Senecal has already spoken to Mr. Githmark to start this process.

Mr. Kaczmarek will speak with Town Counsel Madaus regarding searching for the deed for the property. Hazardous materials testing of the building will begin soon (preferably after school hours). Issues regarding CORI approval are being worked out. Any one entering the school when children are in the building must be CORI'd. Mr. Lucchesi discussed the current square footage of the building. Mr. Senecal said that the 122,000 current sq.ft. doesn't include the concrete courtyards.

LPA and committee representatives will attend the MSBA's Facilities Assessment Subcommittee meeting on July 11, 2012. The Preferred Schematic Report (PSR) will be submitted to the MSBA by August 9, 2012. The MSBA then will review all the information and vote on the best plan on October 3, 2012. Between October 3rd and February 2013, LPA will compile the Preferred Schematic Design and Cost Analysis for this plan. The MSBA will review the report March 2013.

The next meeting is scheduled for June 12th. Mr. Pagano recommended that the Committee meet on a weekly basis until the filing in July. The Committee agreed to meet weekly. A meeting was scheduled for next Tuesday, May 29, 2012.

Mr. Brennan passed out CORI forms to Committee members. CORI forms may be returned to Mr. Githmark at Mountview School or to Mr. Brennan.

2. Public Outreach

Mr. Challenger, Mr. Lucchesi and Mr. Sherman have met to discuss public outreach efforts. They will meet with the Chairman of the Shrewsbury MA School Building Committee and members of the Shrewsbury School Public Outreach subcommittee the week of May 28th. Mr. Challenger said he spoke at the May 21, 2012 Annual Town Meeting about the efforts of the Committee. He will address the School Committee at their May 23, 2012 meeting. At the end of the month he will begin writing a monthly summary report to be sent to the Selectmen and Town Committees. Mr. White suggested having Mr. Sherman prepare a monthly press release for the local papers. Mr. Brennan also suggested sending out a press release when new information is added to the website

when it is created. Mr. Brennan suggested holding a public hearing or informational meeting prior to the submittal of the PSR on August 9th.

A motion for adjournment was not considered because the Committee did not have a quorum.