

**Mountview School Building Committee
Meeting Minutes
October 23, 2013**

7PM

HMLD

Present: Chairman Paul Challenger, David White, Gary Kaczmarek, Chris Lucchesi, Erik Githmark, Margaret Watson, Anthony Gasbarro

Absent: Jacquie Kelly

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

1. Public Comment

A resident from Ottoson Way said he was in attendance because he had some concerns regarding potential water run-off created by the school building project.

2. OPM/Architect Update

Mr. Kaczmarek said that a Pre-Qualification Committee kick-off meeting was held on October 9, 2013. In attendance were Town Manager Kelly, Dave White, Mary Bulso, LPA, Assistant Town Manager Peter Lukes, Mike Pagano, LPA, and OPM Consultant Joel Wolk. The RFQ for the pre-qualification process has since been advertised with a submission deadline of November 26, 2013.

At the meeting, the Pre-Qualification Committee reviewed the ranking/point criteria and determined an allocation of points for each criteria. Specific criteria for each category and subcategory will be established at a later meeting according to the specifications of the town and the project. The MSBC reviewed the October 9th meeting minutes.

The 60% filing is due to the MSBA on October 29, 2013. Mr. Kaczmarek said that he felt that LPA's submittal was even beyond 60% completion. Nothing has changed in the plan; it just becomes more detailed with each filing.

Cost Estimates will not be included in the filing. Mr. Kaczmarek has notified the MSBA that the Cost Estimates will not be included in the 60% filing. They will be reconciled on November 8th and sent to the MSBA on November 15th.

On October 17th, Mr. Kaczmarek and members of LPA met with the Conservation Commission to review stormwater management on site. The Zottoli family hired an engineer who raised concerns about water runoff and downstream flooding because of the project. Mr. Kaczmarek said that town engineering staff is aware that there are some concerns about wet areas at the back of the site that abut Ottoson Way.

At that meeting, the ConCom asked that additional site borings be conducted in the area of the proposed retention pond to test the perk (to establish where ground water might be). The ConCom has also conducted a site walk with Graves Engineering and Mr. Kaczmarek. The next ConCom meeting is scheduled for November 6th.

Mr. Senecal said at the request of the ConCom, Graves Engineering has also been tasked to go downstream to map out the tributaries from the school as well as a culvert that is located off Shrewsbury and Chapel Streets. Mr. Pagano said that this request is beyond the general scope of work that Graves was hired to perform. This will cost an additional amount of money. The Committee agreed and approved that the additional work and money will help to alleviate abutters concerns about potential increased water flow that might negatively affect their properties.

Mr. White said that the project must certify and document that the runoff from the site is not leaving the property "faster" than it currently does. The law says that the water flow cannot be greater than it is today. This is why retention ponds are created. He said any work performed on site will be an improvement to the site; all water will be captured, directed to a retention pond, and leached slowly back into the ground.

The ConCom will also provide guidance on stormwater management during the construction phase as well. LPA is currently developing this plan.

Mr. Kaczmarek said that the Planning Board meeting scheduled to review the site plan on 10/22 was cancelled by the Planning Board due to lack of a quorum.

Mr. Kaczmarek discussed lightening protection for the school. The town's insurance carrier, MIAA, has determined that the elaborate lightening protection system discussed at the last MSBC meeting is unnecessary. The building is grounded and will be insured by MIAA on the town's insurance plan.

Mr. Gasbarro said he had received questions from a school committee member regarding who will maintain the solar cells and who will receive the energy credits? He said that it has already been determined that the District will maintain the solar cells and energy credits will be returned to the town (the District will benefit from lower energy costs from the solar cells and natural gas heat).

Mr. Lucchesi said that this discussion was political in nature and he felt that this question was being directed through the school committee member from one of the Holden Selectmen. He encouraged the concerned school committee representative to speak openly with Town Manager Kelly about their concerns. The savings from these solar cells will ultimately be a very small amount of money in a \$64M project. Green energy credits and the potential savings are unknown at this time.

Motion by Dave White, seconded by Erik Githmark, it was **UNANIMOUSLY VOTED TO APPROVE THE 60% DOCUMENTS AS PRESENTED.**

After some discussion with the Fire Chief, there are no issues with the outside storage unit and it will not require a sprinkler system.

LPA asked that the Committee authorize LPA to continue with the 90% filing without waiting for comments from the MSBA from the 60% documents. The comments/feedback may take up to two months to receive from the MSBA.

Motion by Chris Lucchesi, seconded by Anthony Gasbarro, it was **UNANIMOUSLY VOTED TO AUTHORIZE LPA TO PROCEED WITH THE 90% DOCUMENTS POSTE-HASTE.**

3. Next Meeting

The Committee agreed to schedule the next meeting for Wednesday, November 20th at 7PM at the Light Department.

4. Meeting Minutes

Motion by Chris Lucchesi, seconded by Dave White, it was **UNANIMOUSLY VOTED 5-0-1 WITH 1 ABSTAINED TO APPROVE THE SEPTEMBER 24, 2013 MEETING MINUTES AS PRESENTED. (ABSTAINED: GASBARRO.)**

5. Adjournment

Motion by Chris Lucchesi, seconded by Dave White, it was **UNANIMOUSLY VOTED TO ADJOURN THE OCTOBER 23, 2013 MEETING AT 7:50PM.**

APPROVED: