

**Mountview School Building Committee
Meeting Minutes
November 20, 2013**

7PM

HMLD

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

Absent: Anthony Gasbarro

Others Present: Bill Senecal, LPA
Darryl McCall, WRSD Business Manager
Peter Lukes, Assistant Town Manager
Elizabeth Helder, Recording Secretary

1. Public Comment

No one from the public was in attendance.

2. OPM/Architect Update

The Committee reviewed a document entitled 60% Construction Document: Building Summary Comparison. Mr. Kaczmarek reported that on November 8th, he met with representatives from Daedalus (owner's cost estimator), Fogarty (architect's cost estimator), and members of LPA to reconcile the Cost Estimates. The estimates came in with a variance of \$130,294.

Mr. Kaczmarek reported that he has not received feedback from the MSBA on the 60% construction document filing from October 26, 2013.

Ms. Kelly inquired what fields would be available for town recreation use in 2014. Mr. Kaczmarek responded that the only areas that will be available beginning in 2014 for recreation use will be the baseball field and the tennis courts.

The construction process will not affect the current entry or exit at the school. The school will be totally isolated from the construction project. The tricky part will be when the new school is occupied and the demolition of the old school begins. Mr. Kaczmarek said will present a plan on how this will be handled at a future meeting.

A test well was drilled near the baseball field in the southwest corner of the property for irrigation purposes. The test drilled down 700 feet and produced 6 gallons of water per minute. This is better than what exists now, but not what was expected. The drilling company estimates that if the rock was hydra-fracked, it might produce up to 10-12 gallons per minute. One option would be to conduct a fracture trace analysis to help determine where lineal fractures exist. If the Committee wants to continue to pursue this irrigation option, something must be done before going out to bid. Mr. White said that another option would be to install an underground tank and allow it to fill and use this water to irrigate one half of the campus one night and the other half the second night.

A meeting was held at LPA to review the MA-CHPS program at the school. The MA-CHPS scorecard has increased its points to 54 and added 7 more criteria that will be easily obtained. Mr. Kaczmarek said that based on this recent review, the 50-point MA-CHPS threshold for reimbursement will be achieved.

Mr. Kaczmarek reported that he met again with the Conservation Commission. Graves Engineering conducted stormwater management studies associated with questions raised by the Con-Com at a previous meeting. The \$6,500 cost associated with the study was previously built into the budget. Several members of the Conservation Commission feel that the project should be doing more than is required. As such, the Commission has not taken a final approval vote. The next meeting is scheduled for December 4th. Ms. Kelly said she would attend the meeting.

The Planning Board met on November 19th to review the project. One member of the Planning Board made comments about infiltration on site specific to the planned retention pond. Mr. Kaczmarek said this was not part of the Planning Board's purview; this falls under the jurisdiction of the Conservation Commission who does not have an issue with the pond. Another comment from the Planning Board involved having only one entrance/exit to the property. Both Police and Fire Chiefs have approved the site plan as submitted. Chief Sherrill will write another letter to the Planning Board to support the plan as presented. The Planning Board inquired about moving the location of the crosswalk from its current location closer to the new entrance. Mr. Kaczmarek and LPA will investigate. Mr. Senecal said both sides of the street would need to be reconstructed to accommodate the handicap accessible entrances. There will be a cost to reconstruct the intersection. Mr. Lucchesi cautioned against moving the crosswalk closer to the intersection as it will give drivers in the intersection less time to react to people in the street. Mr. Kaczmarek said that a traffic engineer reviewed and approved the current plan to keep the crosswalk where it is. The Planning Board also addressed installation of some type of visual screening for the neighbors on Mt. View Drive. Some parts of the new driveway near the new building will be approximately 15 feet from the property line along some of the abutter's properties. Fencing or natural vegetation screening was discussed. The Committee discussed installing some type of fence where the access road abuts the property to discourage people from driving through the access road. LPA has anticipated these concerns and conveyed them to the landscape architect. This is expected to cost \$15-\$20K and is not currently in the budget. The Committee agreed that it was the right thing to do and directed Mr. Kaczmarek to include a natural screen/buffer in this area of the property.

The Committee had a lengthy discussion regarding student access to the property via the access road. The District will determine how it would like the situation handled and report back to the Committee.

Mr. Kaczmarek asked the Town about using Mt. View Drive as an access for construction vehicles. The DPW Director has responded that the road was not constructed for heavy vehicle use. If it is used, the road would have to be reconstructed at the Committee's cost. However, Mr. Kaczmarek reported that construction workers could use this access road to help keep traffic flow at the front of the school property less congested.

Mr. Senecal updated the efforts on a lightening protection system. The lowest cost system to add on to the project will cost approximately \$10,000. As previously discussed, the building is not considered to be a high strike building and the insurance company does not consider it a risk. The whole frame will be grounded and this add-on will probably not minimize a lightning strike. Ms. Watson said she had experienced lightning strikes on Doyle Road.

Motion by Chris Lucchesi, seconded by Dave White, it was **VOTED 5-1 WITH 1 OPPOSED TO NOT INSTALL A LIGHTENING PROTECTION SYSTEM AT THE MOUNTVIEW SCHOOL. (OPPOSED: WATSON.)**

Mr. Kaczmarek discussed the construction of the utility building. He suggested that the first four feet should be constructed out of block/concrete. The Committee concurred with the suggestion.

Mr. White suggested that the utility building contain a small boiler with radiant floor heat. He said it will be more energy efficient and better for the mechanical equipment that is stored in the building.

Mr. White discussed sodding the new soccer field and front grass area planned for the front of the building. He said that a field that is seeded requires two full growing seasons before it can be used. Sodding the field will allow it to be used sooner and will be more aesthetically pleasing to look at from the street. Mr. Kaczmarek will report back with estimated costs.

Prequalification bid deadline is 11/26 at 2PM.

3. Next Meeting

The Committee agreed to schedule the next meeting for Wednesday, December 11th at 7PM at the Light Department.

4. Adjournment

Motion by Chris Lucchesi, seconded by Dave White, it was **UNANIMOUSLY VOTED TO ADJOURN THE NOVEMBER 20, 2013 MEETING AT 8:39PM.**

APPROVED: