

Name of Committee: Runkle School Building Committee

Meeting Date: 10 June 2009 Time: 8:30 a.m. Meeting Location: Town Hall Room 111
Runkle School Renovations Building Committee

Nancy Daly	x	Joseph Connelly	
Helen Charlupski		Bob Vogel	
Glenn Cunha			
Kenneth Kaplan	x	Anthony Guigli	x
Richard Kelliher		Charles Simmons	
William Lupini	x	Raymond Masak	x
Sean Cronin	x	Julie Hackett	
Michael Shepard	x	Gregg Schroeder	x
Peter Rowe	x	Bob Bell	x

Public Present: Karen Breslawski, parent, Scott Newman, parent, Matt D'Agostino, Runkle Extended Day, Sandy Costello, parent, Rosemary McElroy, parent, Jennifer Shapiro, parent, Michael Leabman, architect, Roger Tackeff, abutter, Amy Hummel, parent, Harvey and Ariella Finkel, abutters, Mike Oates, abutter, Arthur Segel, neighbor.

Others Present: Henry Warren, School Committee, Judy Meyers, School Committee, Dave Warner, Warner Larson

Topic: Cost estimate(s) and reconciliation:

- G. Schroeder states the current design calls for a building of approximately 102,900 SF, and that at a meeting with MSBA staff, there appeared no objection to the design at this point. DPC cost estimator had the project cost at approximately \$32 million, but after the value engineering effort, the project cost is projected to be approximately \$28 million. The Town's cost estimator estimated construction cost only, and after an estimate reconciliation effort, both cost estimators are close in numbers. One big area of question remains the site drainage. Based on a certain level of water retention/storm water management, the cost of underground utilities is being estimated at approximately \$600K by the architect's cost estimator. That number may be reduced depending on how the design develops and information from the DPW as to their requirements is obtained in the coming weeks. Another area of question is the amount carried for hazardous materials. The updated figures are \$300-330K verses the \$350K originally carried. In addition, the MSBA requires including escalation through the mid-point of construction.

There is a concern about costs that are not currently considered reimbursable such as demolition, hazardous materials abatement and transportation costs.

Topic: Permit Process/Zoning issues:

- G. Schroeder discusses permit/zoning issues for the project. With regards height, it appears the zoning bylaw includes three methods of calculation to determine whether a variance is needed. DCP is of the opinion that no matter the method, the current design does not require a variance. The Building Commission, at their meeting on Tuesday 9 June, requested that DCP proceed with a survey to determine a true and engineered calculation of this question. The current design includes one loading dock, three are required. The zoning by-law also requires a large amount of on-site parking. The School Department has formally requested the Transportation Board consider a street permit parking program for staff be implemented.

Topic: Traffic and Parking:

- G. Schroeder provided an overview of the findings of the Traffic engineer. Traffic counts were taken and the engineer observed vehicular and pedestrian traffic patterns as well as a review of the streets in the vicinity as to current dimensions and configurations. The engineer suggests making Druce and Chesham streets one way all of the time with parking on one side of Druce and both sides of Chesham. This would allow for handicapped parking on Druce as well as a clear student drop off area. This also allows for traffic calming at the intersection of Druce and Dean and Druce, Chesham and Buckminster. At these intersections, the engineer is also recommending “neck downs” at the side walks and shorter crosswalks. The permit parking in this scenario also calls for parking on one side of Buckminster, Dean and on both sides of Clinton Road, for a total of about 96 permits. The permit parking request is anticipated to be considered by the Transportation Board at their meetings on 25 June and 16 July.
- G. Schroeder then distributed the list of upcoming meetings. The following changes were made to the meeting dates of the Runkle School Building Committee: 7/15 was moved to 7/20 at 8:30 a.m., the time of the 7/29 meeting was moved from 8:30 a.m. to 2:30 p.m., 8/19 was moved to 8/18 at 8:30 a.m., 8/26 was moved to 8/27 at 8:30 a.m.
- There is a community meeting on Monday, June 15 at 7:00 p.m. in the Runkle School Library.
- The next meeting of the Runkle School Building Committee is Monday, July 20 at 8:30 a.m. in Room 111, Town Hall.

Respectfully submitted,

Tony Guigli
Project Director