

Name of Committee: Runkle School Building Committee

Meeting Date: 20 July 2009 Time: 8:30 a.m. Meeting Location: Town Hall Room 111

Runkle School Renovations Building Committee

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

Public Present: Scott Newman, parent, Rosemary McElroy, parent, Dascha Weir, parent, Michael Leabman, architect.

Others Present: Erin Gallentine, Brookline Parks and Recreation, Pat Ward, Town Clerk.

Topic: Review of Runkle School for voting

- The Town Clerk was advised as to the anticipated schedule for construction for planning purposes with respect to upcoming elections.

Topic: Approval of Meeting Minutes

- K. Kaplan makes a motion to approve the meeting minutes of the June 10, 2009 Runkle School Building Committee Meeting. Five (5) votes to approve, four (4) abstentions.
- K. Kaplan makes a motion to approve the meeting minutes of the June 15, 2009 Runkle School Renovations and Additions Community Public Meeting. Seven (7) votes to approve, two (2) abstentions.

Topic: Upcoming Meeting with MSBA:

- T. Guigli to suggest the following dates in order of preference, for a meeting requested by the MSBA to update the Authority on the status of the project: July 27 at 1:00 p.m., July 30 at 1:00 p.m. or July 28 at 1:00 p.m. T. Guigli to notify all when the date and time is set.

Topic: Refined Preferred Scheme B3

- G. Schroeder explains that scheme B3 is the further developed B1 which was voted by the Building Committee in mid-June. It brings the building into the

approved square footage, corrected interior spaces that did not have windows and tightened up the courtyard.

B. Bell provided a detailed description, floor-by-floor. On the first floor in the existing building, the corridor wall on one side is moved, to accommodate lockers. Kindergarten remains in its existing space and specialized spaces are located here. In the new wing are located 1<sup>st</sup> and 2<sup>nd</sup> grade, and the cafeteria and kitchen below the gym. This floor also contains the boiler room and custodial areas. The existing gym becomes the multi-purpose area.

On the main floor, in the existing lobby the existing stairwell is removed. In the existing wing, the administration area is bigger, and the corridor wall is moved as in the floor below. This area contains classrooms and specialized spaces. On the “left” side of the lobby is located the media center (library), computer lab, technology work room and MDF. Towards Clinton Road is the gym and RED spaces.

The upper floor houses classrooms for the 6<sup>th</sup> grade in the existing wing along with learning centers and special spaces. In the new wing are located classrooms for the 7<sup>th</sup> and 8<sup>th</sup> grades.

- Topic: Elevations

B. Bell revealed the elevation drawing for B3.

- Topic: Floor Plan Studies

B. Bell reviews three (3) floor plan studies including the “buried gym” (B5), “Move 6<sup>th</sup> Grade” (B6) and “both” (B5 and B6).

“B5” switches the location of the kitchen/cafeteria with the gym and buries the gym fourteen feet into the ground. This forces the classroom wing in the addition out from the ideal North-South alignment and increases square footage for circulation spaces, stairwell and toilets

“B6” includes an infill where the existing library is including an added floor. It also includes a small addition at the front of the building at the Chesham/Druce intersection, and eliminates the third floor towards Clinton Road. There are concerns as to less windows and ceiling issues in the infill.

B. Bell mentions another possibility is to implement both B5 and B6.

- G. Schroeder then distributed the projected cost implications of all of the above. B3 is estimated at \$29.1 million, the architect believes with another value engineering effort the cost can be pared to \$28.5 million. B5 is estimated at \$29.9 million, B6 at \$29.7 million and B5 and B6 combined at \$30.4 million.

- G. Schroeder distributed a copy of an email from him to the Building Commissioner dated 17 July 2009 relative to building height. The current design is within the building height allowed under the Town By-Laws.
- Motion to approve “Option B3” for further development of schematic design and cost estimating by N. Daly. Unanimously approved.
- G. Schroeder distributed the list of upcoming meetings. The next meeting of the Runkle School Building Committee is Wednesday, July 29 at 2:30 p.m. in Room 111, Town Hall.

Respectfully submitted,

Tony Guigli  
Project Director

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