

Name of Committee: Runkle School Building Committee

Meeting Date: 29 July 2009 Time: 2:30 p.m. Meeting Location: Town Hall Room 111

Runkle School Renovations Building Committee

Nancy Daly	x	Joseph Connelly	x
Helen Charlupski	x	Bob Vogel	
Glenn Cunha			
Kenneth Kaplan	x	Anthony Guigli	x
Richard Kelliher	x	Charles Simmons	x
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: Scott Newman, parent, Karen Breslawski, parent, Roger Tackeff, abutter, Harvey and Ariella Finkel, abutters, Michael Oates, abutter, Michael Leabman, architect.

Others Present: Don Rosen, TCI, Toby Greenfield, RED Director, John Schmid, Nitsch Engineering

Topic: Approval of Meeting Minutes

- H. Charlupski notes that the description of what classes exist where in the existing building is not correct. M. Shepard makes a motion to approve the meeting minutes of the July 20, 2009 Runkle School Building Committee Meeting deleting the sentence that reads “This floor housed classrooms for 3rd, 4th and 5th grades”, also after the words “for the 6th grade in the” change the word “existing” to “new” and after the words “and special spaces. In the” change the word “new” to existing”. Unanimous vote to approve with S. Cronin abstaining.

Topic: Upcoming Meeting with BOS:

- The School Superintendent, T. Guigli, the architect to appear before the Board of Selectmen at their meeting of 4 August 2009 to update the Board on the status of the project, design process going forward, schedule, space needs, design program, budget and VE process.

Topic: Description and Discussion of MEP systems

- D. Racine of TCI reviewed the current design with respect to MEP systems. There will be a new electric service, a new electric room and new distribution system throughout the facility. The emergency lighting system will be by battery for egress to meet MA-CHPS efficiency. There will be no emergency generator. As fire protection is concerned, the building will be fully sprinklered and the plan is to re-use existing components wherever possible. He stated that a pressure test

on the water system had been performed and no fire pump is necessary. The HVAC system will be mostly new including three new boilers, dual fuel gas and oil. There will be new air handling units on both the existing roof and the new roofs. Special attention and coordination with the acoustical engineer will be given to the roof top units to minimize sound. Air conditioning will be provided to the Library and administration areas only, not to classrooms, gym, multi-purpose room or cafeteria. Existing plumbing will be gutted with a new hot water loop around the building with a dedicated hot water loop to the kitchen. There will be a waste water treatment system in the building. An alternate being looked at is storm water reclamation.

Geothermal is not under consideration owing to cost. Green items currently in the design include low flow plumbing fixtures, automatic temperature controls for the HVAC system, and energy efficient mechanical equipment.

- Topic: Civil Engineering/Site Review

J. Schmid of Nitsch Engineering provided an update of the civil engineering and site plans as they are currently envisioned, including a “field friendly” drainage system for the storm water run-off. Exact location of water holding system to be determined. Ground water issues will be considered.

- B. Bell presented the building elevations as they are currently designed. Among the issues to be further worked on are outside lighting, occupancy sensors for inside lighting in gym, continuing to work on minimizing massing wherever possible, and site work.
- T. Guigli presented the attached project schedule as it is currently envisioned.
- G. Schroeder distributed the list of upcoming meetings. The next meeting of the Runkle School Building Committee is Tuesday, August 18 at 8:30 a.m. in Room 111, Town Hall.

Respectfully submitted,

Tony Guigli
Project Director