

Name of Committee: Runkle School Building Committee

Meeting Date: 18 August 2009 Time: 8:30 a.m. Meeting Location: Town Hall Room 111

Runkle School Renovations Building Committee

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

Public Present: Karen Breslawski, parent, Michael Leabman, architect, Jennifer Shapiro, parent, Michael Oates, abutter, Harvey and Ariella Finkel, abutters.

Others Present: Fred Levitan, Advisory Committee, David Warner, WLI.

Topic: Schedule of Upcoming Meetings

- G. Schroeder distributed the attached list of upcoming meetings. The next meeting of the Runkle School Renovations Building Committee meeting is 27 August 2009 at 8:30 a.m. in the Runkle School Library, 50 Druce Street, Brookline.

Topic: Additional site investigations

- G. Schroeder noted that today there will be a final round of soil borings at the site. Five had been done previously, about five more will be done today. The idea is to better determine soil conditions to confirm glacial till as has been found in the previous borings. In addition, there will be a test pit in the area of the underground storm water detention location for a perc test. G. Schroeder confirms the added cost for these tests is within existing allowances in the contract.

Topic: Schematic Design Cost Estimate:

- G. Schroeder presented a summary of the cost estimate based on the schematic design. It is roughly \$29.2 million dollars. The design team has identified approximately \$1.2 million value engineering items. After some discussion, it was noted that the playground equipment should not have been deleted from this cost estimate. Its cost is estimated at \$815K, so the schematic cost estimate is approximately \$30 million.

Topic: Possible scope additions or deductions

G. Schroeder described the possible deducts as follows:

1. Bid alternate for roof on existing building estimated deduct \$723K
2. Omit protection board under roof membrane at new addition, estimated deduct is \$62K. The protection board allows one to walk on the roof and also makes it possible to salvage and reuse the insulation in future years when the roof is eventually replaced.
3. Storefront instead of curtain wall in certain locations savings \$96K. Curtain wall has a higher resistance to wind loads and thus sealants may last longer.
4. Black EPDM instead of white at roofs, savings \$15K.
5. Eliminate 8 toilet fixtures, savings \$33K. The down side is that for big functions that use multiple large meeting spaces, the bathrooms in the rest of the building would likely be needed, thus eliminating the closing off of those areas for such events.
6. Omit in-room sinks for grade 3-6 classrooms, savings \$42K.
7. Use composite gym floor in lieu of wood, savings \$44K
8. Change gym floor structure from a double-concrete floor to a single-concrete floor system, savings \$125K. This is not highly recommended owing to potential noise in the cafeteria below.

G. Schroeder described the possible additions as follows:

1. Lower cafeteria floor, provide stair and ramp and increase size, add \$48K.
2. High efficiency boilers in lieu of cast iron, add \$50K. Cast Iron boilers last longer.
3. Use proprietary cast iron boilers add \$50K.
4. Reclaim stormwater for 1 toilet stack including treatment tank, separate CW supply and valves to interconnect to domestic water system, add \$147K.
5. Add building flushout at completion of construction, 2 MA-CHPS points, add \$26K.
6. Add classroom speech reinforcement system, add \$76K.
7. Add video head end equipment and coax to all classrooms, add \$85K.
8. Restore ornamental fence and repair existing decorative seat walls add \$103K.
9. Transplant existing trees and provide new plant materials, add \$22K.
10. Provide picnic tables, accessible outdoor water fountain and benches add \$40K.
11. Provide approximately 3,400 sf of “green roof” add \$88K.

G. Schroeder was asked to investigate whether the type of gym floor affects the question of the gym floor structure and by how much. Also, he was asked to separate the accessible outdoor water fountain as its own potential add item.

- Topic: Site Plan

D. Warner of Warner Larson presented the site plans as currently designed. Included in base contract work is paving of walkways, curbing, retaining walls, earthwork and all lawns. No major changes to the front of the building are planned except the inclusion of accessible parking on Druce Street and an accessible walkway from Chesham Road. The front stairs to the building will be brought up to code compliance. There will also be accessible parking on Chesham Road.

There will be a 16' wide route from Clinton Road for access by emergency vehicles and occasional utility vehicles. The basketball court will remain, with new surfacing, and backboards. The retaining walls set up level areas at the back of the building where play structures and resilient surfaces would be located. There is also resilient surfaces and play structure outside the kindergarten area.

- B. Bell distributed the current MA-CHPS scorecard, showing the project currently having a score of 37. He also gave an explanation of the three categories of points.

Respectfully submitted,

Tony Guigli
Project Director