

Name of Committee: Runkle School Building Committee

Meeting Date: 26 August 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	
Glenn Cunha			
Kenneth Kaplan	x	Anthony Guigli	x
Richard Kelliher	x	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: Scott Newman, parent, Roger Tackeff, abutter, Harvey Finkel, abutter, Michael Oates, abutter.

Others Present: Fred Levitan, Advisory Committee, Kevin Stokes, IT Director, David Warner, Warner Larsen

Topic: Schematic Design Cost Estimates:

- G. Schroeder stated that his firm had received the independent cost estimate, arranged by the Town of Brookline, by A.M. Fogarty and that it is under review. There is a meeting scheduled for 2 September 2009 at 4:00 p.m. with both estimators to reconcile differences in the estimates.

On a trade cost of about \$18 million dollars, the DPC estimator is \$262K lower than Fogarty. On mark-ups, there is a \$700K difference, \$500K of that is in contractor's overhead and profit. The DPC estimator carries 2.5% O+P and Fogarty carries 5% O+P. The overall result is that the Fogarty estimate is \$930K over the DPC estimate.

In response to a question from T. Guigli, G. Schroeder stated that there will be three more cost estimates, at Design Development, 40% construction documents and at 80% construction documents. To manage scope as the design progresses, there are three contingencies in the DPC cost estimate. The design contingency will be progressively reduced as the design progresses, until it reaches about 1% at CDs. There is a bidding contingency of \$560K to address variances in the bids that will actually be received at the completion of design. Finally, there is a 6% percent construction contingency for unexpected/unforeseen conditions as construction progresses. In response to another question from T. Guigli, G. Schroeder stated that change orders for this project will not exceed 6% of the low

construction bid, therefore the proposed construction contingency is adequate for the Runkle School project.

K. Kaplan noted that it is very early to try to establish firm budgets when we are only 1/3 thru design.

Topic: Value Engineering Deducts and Additions:

After a discussion of the merits of various potential deducts and additions the Runkle Building Committee voted to proceed “along the lines” of what is described in the attachment to these minutes.

Topic: Project Funding:

- R. Kelliher stated the project had been projected for funding at \$27.5 million. Continuing with 5.5% of the Town’s annual budget set aside for the CIP, and recommending an added \$100K per year of debt service, the funding is now projected to be \$29.1 million, including the roof alternate. This is based on further adjustments, including multi-year staging of bonds. Based on the accepted adds and deducts above, \$150K shall be cut from “soft costs”.
- The next meeting of the Runkle School Building Committee is Wednesday, September 9 at 8:30 a.m. in Room 111, Town Hall. The meeting to reconcile estimates is Wednesday, September 2, 2009 at 4:00 p.m. and the technology meeting is just before that at 2:00 p.m.

Respectfully submitted,

Tony Guigli
Project Director