

Name of Committee: Runkle School Building Committee

Meeting Date: 8 September 2009 Time: 8:30 a.m. Meeting Location: Town Hall Room 103

Runkle School Renovations Building Committee

Nancy Daly	x	Joseph Connelly	x
Helen Charlupski	x	Bob Vogel	
Glenn Cunha	x		
Kenneth Kaplan		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: Dascha Weir, parent/abutter, Jennifer Shapiro, parent.

Others Present: Fred Levitan, Advisory Committee.

Topic: Approval of Meeting Minutes

- Meeting Minutes of 29 July 2009 change Scmid to Schmid on page 2. Minutes unanimously approved with the noted change.
- Meeting Minutes of 18 August 2009 approved with two (2) abstentions.
- Meeting Minutes of 26 August 2009 unanimously approved.

Topic: Additional site investigations

- G. Schroeder stated that as a result of these added site investigations, it has been determined that the soil is denser and less permeable, the result of which is that the storm water retention system has to be enlarged somewhat. The additional borings resulted in finding some construction debris. It is recommended that an allowance of 2000 CY be carried in the contract documents for this, which should cost about \$6K. A unit cost will be carried for any amounts that vary from the allowance. In addition a layer of asphalt was found along with some petroleum hydrocarbons. The allowance is intended to address these as well.

Topic: Video Survey of Underground Piping:

- G. Schroeder stated the results of this survey would be available tomorrow.

Topic: Gym Floor Construction

- In response to a question previously asked by H. Charlupski, DPC had been provided drawings of the Baker School. The question was whether the proposed

elimination of the double concrete floor in the design for the Runkle Gym would yield quieter results than that of the gym over program spaces at Baker. G. Schroeder stated the design at Baker is “drum wood joists” which actually aggravates sound transmission.

- Topic: Cost Estimates Reconciliation

G. Schroeder indicated that the two cost estimators had reviewed each others estimates and the Town hosted a meeting between them and the architect to discuss their findings. As a result of the meeting, Fogarty decreased their design contingency, and substituted a lower costing metal panel. They increased their electrical costs and added \$275K for kitchen equipment. Essential Estimating added \$64K for metal panels. In the end, the deviation between the reconciled estimates was less than 4%. T. Guigli indicated that both estimators agreed this was statistically acceptable.

- Topic: G. Schroeder presented the attached draft MSBA Form 3011 and accepted cost estimate with accepted scope options, both dated 9/3/09, for discussion. The Committee acknowledged the scope additions. After some discussion, it was thought the “Bid Contingency” in Form 3011 would be more appropriately added to the Construction Costs. The Committee also suggested adding certain potential “add back” items to the “Alternates” column, including added FF&E, technology and “green” items. The Committee was made to understand there are certain unanswered questions regarding how the MSBA will view Form 3011 with respect to costs eligible for reimbursement and what their outlook will be on reallocating costs as the project progresses. The Committee provided favorable action on Form 3011 in principal with the understanding the final numbers may be tweaked by staff in consultation with the architect.

- Topic: Community Meeting

The next Community Meeting will be either 9/23 or 9/30. School Department to decide in near future. *Subsequent to the meeting, it was decided the Community Meeting will be held on September 30, 2009 at 7:00 p.m. in the Runkle School Library, 50 Druce Street.*

Respectfully submitted,

Tony Guigli
Project Director