

Name of Committee: Runkle School Building Committee

Meeting Date: 9 November 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		Charles Simmons	
William Lupini		Raymond Masak	x
Sean Cronin	x	Jennifer Fischer-Mueller	
Michael Shepard	x	Gregg Schroeder	x
Peter Rowe	x	Bob Bell	x

Public Present: Mike Oates, abutter, Scott Newman, parent, Karen Breslawski, parent, Harvey Finkel, abutter, Gill Fishman, TMM, Pamela Lodish, TMM, Chad Ellis, abutter, Linda Carlisle, parent.

Others Present: Matt D'Agostino, RED, Jim Pitts, Design Partnership of Cambridge.

Topic: Approval of Meeting Minutes

- Meeting Minutes of 8 September 2009 it is noted that Michael Shepard, Building Commissioner was in attendance. Minutes unanimously approved with the noted change.
- Community Meeting Minutes of 30 September unanimously approved.

Topic: Next Steps in Process

N. Daly noted that the Runkle School Renovations is on the agenda of next week's Special Town Meeting as Article 4. It is likely to be considered on the first night of Town Meeting and is a bond authorization requiring 2/3 majority. In response to a question from N. Daly, M. Shepard states that he expects the School Department will apply for a permit after Town Meeting, if the project bond authorization is approved. It would then be denied for parking and any other applicable zoning issues. The appeal would likely be heard by the ZBA in February. N. Daly states the Schools will voluntarily put FAR issue before the ZBA.

Topic: Questions on Design from the Public

- N. Daly opened the meeting to questions on design from the public. M. Oates spoke first, offering his opinion that the design can be modified to meet the needs of the project while better addressing concerns of all neighbors. He noted the

approved B3 plan is about 5K SF in area less than B2. He believes that B2 can be implemented, less the added SF and still meet the program and better meet all abutters needs, if the architect is creative. As one suggestion, he thought the library might be relocated to the existing space below the main office. This would provide an opportunity to reduce massing and height on the Dean Road side of the building. In response, B. Bell notes that this would cut off circulation routes that currently run around the building. He also noted there is an issue with locating the larger public spaces so as to be optimally used by the School and the public.

G. Schroeder stated that B3 best meets the school's programmatic needs based on working with the staff, the School Department and all of the information gleaned since their firm began work on the project. The major spaces are located so as to be most accessible to program needs and the public. He also notes B2 would have the same zoning issues as B3.

J. Connolly stated that the existing design, B3, best meets the school's programmatic needs and has already been minimized owing to space given up in the two value engineering efforts. It is important to have a spacious lobby with all of the large public spaces directly adjacent to it.

C. Ellis stated he would be open to M. Oates ideas in theory, but also recognizes that at this point they are theoretical only and that the existing plan, B3, does meet the schools programmatic needs as stated by the School Department.

G. Fishman states notes the design appears to be 90%, but that there are two flaws, height and massing. In addressing these two issues, he suggests the architect not be wedded to retaining the existing kindergarten wing, for in doing so it limits flexibility in the design.

P. Lodish stated her concerns to moving forward without zoning issues being resolved. She feels compromises should be made at this point to mitigate certain abutters concerns.

L. Carlisle stated she lives near the school and believes the current design, B3, best meets the programmatic needs. She further noted the cuts that have already been made to reduce SF.

Topic: Video Survey of Underground Piping:

- J. Pitts reported on the findings of the underground piping investigations. In summary all sanitary and storm piping that is envisioned to be reused in B3 is in good condition for re-use with exception of a part of the sanitary line near the existing gym. The plans will call for abandoning this section of pipe and providing new piping in lieu of it. M. Shepard notes the importance of being

sure the existing piping in the streets is of a proper size to handle the load from the building. DPC to confirm this with their design engineer.

Topic: Other investigations

- J. Pitts stated the geotechnical report indicates foundations of the old building(s) on site. In response, the design team produced overlay drawings of the new design on the 1913 and 1924 buildings. The propose carrying 100 LF of foundation removal in the general bid to address these issues. Any actual amounts encountered that vary from this allowance would be addressed higher or lower via change order.

G. Schroeder said DPC would like to get the acoustical engineer started on base-line noise readings, will coordinate with T. Guigli. DPC would also like the Town to remove one of the existing window louver covers to find a better solution to keep out water. DPC would also like to do additional roof investigations. Both issues will again be coordinated with T. Guigli.

- Topic: MTC grant progress

B. Bell stated the design team is in the initial stages of working on the MTC grant objectives. DPC is working with its subconsultants to develop the best coordinated approach to the tasks. They are also in contact with MTC to get answers to questions and clarifications on certain issues.

- Topic: Schedule

G. Schroeder presented the current schedule which calls for DD to begin in earnest after TM approval of the project, with the bid process beginning in July 2010, and completing with General bids in September. Work would then begin in the fall, with completion in 2012.

- Topic: Miscellaneous and upcoming meetings

The next meeting of the Runkle Building Committee is Wednesday, 9 December 2009 at 8:30 a.m. The Brookline Civic Association is taking up this project and enrollment issues Town wide at their meeting tonight. The administrative plan review of the project by the Planning Department will be made available on line.

Respectfully submitted,

Tony Guigli  
Project Director