

Name of Committee: Runkle School Building Committee

Meeting Date: 9 June 2010 Time: 8:30 p.m. Meeting Location: Town Hall Room 111

Runkle School Renovations Building Committee

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

Public Present: Scott Newman, parent, Harvey and Ariella Finkel, abutters, Roger Tackeff, abutter.

Others Present: George Cole, Building Commission

Topic: Approval of Meeting Minutes

Committee voted unanimously to approve the Meeting Minutes of 12 May 2010, with the following correction, on page 2, third paragraph change “Ted Jacobs” to “Teddi Jacobs”.

Topic: Color and Finish Selections

B. Bell presented the revised color boards that were developed as a result of a meeting at DPC office with representatives of the Town including H. Charlupski and N. Daly. There were discussions as to exterior colors and finishes as well as cafeteria and auditorium colors and finishes. B. Bell noted the new window assemblies will be similar in color and finish to the existing assemblies installed in the late 90s, that is a light bronze finish on the frames and a silver finish on trim. He noted that the metal trim proposed for the upper part of the elevations, the alucabond material, is currently installed in the same color and finish on Wheelock College in the Fenway. All are invited to view its look on that building, if they wish, in order to get an idea of how it will look on the Runkle School. N. Daly and H. Charlupski noted that they had already seen it on Wheelock College and find it acceptable.

Exterior fascia (solar shield) has a wood look at the art room area and on the underside of the fascia on the Clinton Road side of the building. DPC to provide example(s) of where similar material has been installed on a building exterior. The hoods over the louvers on certain elevations of the building will be removed, as will the existing louvers. They will be replaced with better quality louvers designed to keep out water.

A granite sign for the school has been proposed for the front of the building. It will sit up from the ground, mounted on granite “posts”.

G. Schroeder indicated that he had met T. Guigli and a representative of Yee Consulting Group at the Runkle School for additional hazmat testing. The focus of the testing was to sample caulking for the presence of PCBs. In addition, some testing for asbestos was conducted on a chalk board and on the glue daubs behind it. In response to a question, G. Schroeder indicated it was his opinion that a positive result with PCBs in caulking would mean that the material would need to be handled in much the same way as lead paint and that there is no particular issue with adjacent masonry.

B. Bell indicated that the sample light fixture is installed in one of the basement pre-K classrooms and all are invited to view it. In addition, after further investigations and a site visit, DPC recommends abandoning the notion of re-working the existing chalk board and tack board assemblies to accept new white board and marker board. It would simply be too labor intensive and may not yield the best results. Instead, entirely new white boards assembled off site would be installed. The result will be all new marker boards and tack boards, the existing wood trim will be removed.

B. Bell provided an update on the Massachusetts Technology Collaborative grant design work. He stated the work associated with the grant has helped the design team with their efforts to keep the project in compliance with MA-CHPS. Interestingly, the project does not achieve the daylight performance originally expected yielding one point instead of two as hoped. However, the project over performs with respect to energy performance yielding two points instead of the expected one point. Access to views also yields another two points, so the project is still within the scoring requirements under MA-CHPS to be considered a green school.

A discussion of possibly providing air conditioning to the Multi-Purpose Room followed. G. Schroeder stated that adding A/C to this space would not adversely impact the MA-CHPS scores. DPC estimates the cost of adding A/C including design is about \$45K, and may not be reimbursable. The Runkle School Building Committee voted unanimously to accept the recommendation of the Building Commission that a decision to add A/C in the Multi-Purpose Room be deferred until the 60% Construction Documents estimate is completed.

G. Schroeder provided an update on the design of the play equipment including the meetings and site visits. The play equipment will be bid separately from the main project. He noted that there are some things about the existing equipment at Runkle that may be incorporated into the new equipment such as a “circular” flow to the fixed play equipment and less reliance on “theme specific” components.

Subsequent to site visits to previously renovated schools, the design team recommends the Town move to hardwood verses plastic laminate faced casework owing to longevity and maintenance issues. Hardwood will be carried in the cost estimate.

G. Schroeder listed the upcoming schedule milestones including a planned technology review meeting on 6/9, 60% CD cost estimate on 6/23, 60% CD submission to the MSBA

including response to MSBA's 100% DD comments on 6/23, and structural peer review on 7/13.

T. Guigli reminded the architect that the design and location of the exterior switch and transformer needs to be finalized including confirmation of NSTAR work order, NSTAR back charges and Planning Board approval.

T. Guigli provided an update on the move schedule to the Old Lincoln School, the library is moving on June 24, the first two weeks of July will be the balance of the move. P. Rowe and J. Connolly expect the project to pick up an estimated \$20K in stipend costs for teacher packing and moving.

T. Guigli indicated that the costs of getting the Old Lincoln School ready for temporary use by the Runkle School have greatly escalated beyond the \$50K originally anticipated owing to the program needs of the school. The costs are now estimated to be 2-3 times higher than originally planned. Some of this is expected to be off-set by savings realized by the School Department with the lower than anticipated bussing costs. P. Rowe indicated there is another \$20K or so for after school teacher O/T planned during the school year that he believes should be charged to the project.

T. Guigli provided an update on the contractor and subcontractor pre-qualification process.

Upcoming meetings of the Runkle Building Committee are 23 June 2010 at 8:30 a.m., 14 July 2010 at 8:30 a.m. and 11 August 2010 at 8:30 a.m.

Respectfully submitted,

Tony Guigli
Project Director