

Name of Committee: Runkle School Building Committee

Meeting Date: 14 September 2011 Time: 3:30 p.m. Meeting Location: Town Hall, Room 103

Nancy Daly	x		
Kenneth Kaplan	x	Anthony Guigli	x
Vanessa Beauchaine	x	Charles Simmons	
William Lupini	x		
Sean Cronin	x	Jennifer Fischer-Mueller	
Michael Shepard	x	Gregg Schroeder	x
Peter Rowe	x	Bob Bell	x
Mel Kleckner			
Helen Charlupski	x		

Others Present: Scott Newman, parent

Public Present: Harvey and Ariella Finkel, abutters.

Topic: Approval of Meeting Minutes

Meeting Minutes of 22 July 2011 unanimously approved (one abstention, K. Kaplan), with the correction that Selectman Daly was in attendance.

Topic: Date of next Meeting

The date and time of the next meeting is Monday 24 October 2011 at 8:30 a.m. in Room 103, Town Hall.

Topic: Project, Schedule and Budget Update

T. Guigli reported on the progress of work, schedule and budget.

Structural Steel is mostly erected with exception of steel at gym and in the front of the building. There remains a lot of detailing and decking to be placed. MEP rough-ins continue at the ETR building as is interior metal stud installation. Coordination drawings are being developed for the new addition, and work continues on the classroom mock-up and exterior wall mock-ups. The water detention system holding tank is in place. Light gauge metal framing and denz glass is being installed as is masonry in the new addition. PCB abatement work, done on a time and materials basis, is ongoing, as is selective ACM removals and lead abatement. The contractor is beginning work on the utilities and other site work at the Druce Street side of the building.

T. Guigli noted there are a number of pending change orders; two of the bigger ones include re-routing of the secondary feeders from the transformer and attic insulation.

Together, the costs proposed by the contractor add up to about \$100K. The total projected value of change orders approved to date and pending change orders is about \$750K out of a total construction contingency of \$1.35 million. Through the end of August, the contractor has completed approximately 27% of the work.

According to the most recent CPM schedule submission by G&R Construction, the Substantial Completion date has been moved back to July 2012. Town staff and the architect are reviewing it along with a delay letter recently submitted by G&R Construction. The delay letter relates to steel erection work and does not necessarily suggest the completion date will not be achieved. T. Guigli reported that at the most recent meeting of the Building Commission, the contractor expressed concern about the schedule and the need to watch it carefully and implement measures such as increasing crew sizes.

Topic: MA-CHPS Update:

B. Bell provided an update on the status of Contractor MA-CHPS compliance. There have been a few issues, but overall the contractor continues to work with DPC to address them. The revised application is in to MA-CHPS with a total number of points of 41; 34 are required for a “green” building. Of the 41 points there are a number that are “at risk” for not being achieved including the 7.5 second requirement of water faucets (which is in potential conflict with the plumbing code), the parking plan and the bike racks. At Substantial Completion, MA-CHPS will conduct an audit; they have 30 days to finalize. DPC to follow up on water faucet issue, including potential of filing for a variance to the Plumbing Board. P. Rowe to follow up with Transportation to get the parking plan approved. The Town has a number of other things it must do including forwarding a copy of the commissioning report and Certificate of Occupancy, implement “Tools for Schools”, provide a submittal on street parking signage for “green” vehicles, etc.

Topic: Technology Purchase:

P. Rowe presented a quote in the amount of \$86.4K for technology hardware and software such as Mac Books, access point carts, etc. The items are to be purchased now and the funds will come from the \$672K line item “Computer Equipment”. Previous purchases out of this line item include a Smart Board at OLS that the schools will relocate to Runkle and approval for two cafeteria tables and wireless hardware. The Committee approved the purchase, with the School Department to coordinate/gain approval of early purchase of these items from the MSBA.

Respectfully submitted,

Tony Guigli
Project Director