

Name of Committee: Runkle School Building Committee

Meeting Date: 24 October 2011 Time: 10:30 a.m. Meeting Location: Town Hall, Room 103

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

Others Present: Jim Stoddard, Runkle Vice Principal

Public Present: Michael Oates, Chad Ellis, Harvey and Ariella Finkel, abutters. Sue Sturman, parent, Gill Fishman and Pam Lodish, neighborhood.

Topic: Approval of Meeting Minutes

Meeting Minutes of 14 September 2011 unanimously approved.

Topic: Date of next Meeting

The date and time of the next meeting is Wednesday 9 November 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.

The contractor has requested a one month time extension of Substantial Completion moving it from 12 July 2012 to 15 August 2012. At its meeting this morning, the Building Commission conditionally approved the time extension; formal approval is expected at the 8 November Building Commission Meeting.

Change Orders to date are projected at \$800K, the budget for change orders is \$1.35 million. Work to date is approximately 35% complete. T. Guigli stated that the pace of change orders is expected to slow somewhat as we move toward the completion of contract work. There still are a number of unknowns and the budget and schedule need to be closely monitored.

Topic: Traffic and Parking:

T. Guigli to invite P. Ditto and T. Kirrane to next meeting to update the Committee on the status of the schedule and plans for both the traffic work and the permit parking plan.

Topic: MA-CHPS

B. Bell stated that the MA-CHPS points for the project is 40. We are in the verification stage; some points may be contested during the audit.

Topic: Early purchase of furniture and equipment:

P. Rowe stated that the School Dept. has written the MSBA asking for approval of early purchase of certain items including two cafeteria tables and wireless network equipment, awaiting word from MSBA.

Topic: Roof top equipment

A small number of abutters and neighborhood residents expressed their concern and dismay at the roof top equipment and associated acoustic treatment. In summary, the concern is that these were not part of the ZBA approval, that they amount to a “fourth floor” on the building, and that they will block views and sunlight. They also expressed concern as to the process and how they felt that the installation of the units came as a surprise and that mistakes were made.

In response, the design team explained the process of how the units were located and that the plans presented to the ZBA at the time were schematic only. In pulling the building back to create a smaller footprint, one result is higher mechanical equipment and related appurtenances.

It was also noted that the ZBA relief was for FAR and parking only, not for height. Further, the zoning regulations require acoustic treatment as needed to comply with the Noise By-Law.

The architect was directed to review the matter internally and with their subconsultants to determine what changes, if any, are feasible. This analysis shall include what impacts to cost, schedule and program would result to any proposed changes.

Presentation of same to be made at the next Building Committee Meeting.

Respectfully submitted,

Tony Guigli
Project Director