

Name of Committee: Runkle School Building Committee

Meeting Date: 9 December 2011 Time: 8:30 a.m. Meeting Location: Town Hall, Room 103

Nancy Daly	x		
Kenneth Kaplan	x	Anthony Guigli	x
Vanessa Beauchaine	x	Charles Simmons	x
William Lupini	x		
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: Carla Benka and Fred Lebow, Advisory Committee

Public Present: Michael Oates, Harvey and Ariella Finkel, Luisa Bryan abutters, Gill Fishman, neighborhood, numerous parents of Runkle School children.

Topic: Approval of Meeting Minutes

Suggested changes to DRAFT Meeting Minutes of 5 December 2011:

- Third Page, 1st paragraph, after the word “concerns” add the words “about the HVAC equipment on the roof.”
- Third Page, 2nd paragraph, in two places correct the spelling of “versus” from the incorrect spelling “verses”.
- Third Page, 2nd paragraph, after the word “options” add the words “were accepted”
- Third Page, 6th paragraph, after the words “contractor pricing” add the words “which would not involve delay to the project”

Meeting Minutes of 5 December 2011, with the corrections and additions above, unanimously approved.

Topic: Date of next Meeting

The date and time of the next meeting is Friday 16 December 2011 at 8:00 a.m. in Town Hall Room 103. Among the topics of that meeting is a presentation by Engineering and the Traffic Departments as to an update and schedule of proposed traffic improvements and the permit parking plan.

Topic: Roof Top Equipment

G. Schroeder presented a proposal dated 8 December 2011 to investigate relocating selected roof top mechanical units and associated screens at the Runkle School. The two options it would address are “2A” and “8”.

“2A” involves relocating and re-supporting RTU-1 (which serves the cafeteria) and its screen from the roof of the gym over to the roof above the new classroom addition. There are two variations of this idea, one with the unit’s long side basically parallel to the edge of the courtyard and another rotated about 90 degrees so that the “short” end of the equipment faces the courtyard.

Option 8 also has two variations and proposes to relocate three rooftop units; RTU-3, RTU-4 and RTU-6 to the roof area above the Media Center. Clustering of the units in this fashion would result in a taller acoustic screen. *Subsequent to the meeting, the architect consulted with the acoustic engineer who confirmed the screen would be three feet higher.* According to the architect, this option would likely require new steel columns extending through the floors below to new concrete footings at the lowest level. Because the boiler room is located below this area and there is so little space available there, the architect feels this option may not be feasible.

The proposed cost to study Option 2A is \$23K, Option 8 is \$25K.

The architect noted that the cost of a survey, needed for Option 8, is not in this proposal. The idea for either option is to develop the design to the point where reliable pricing and potential delay information can be obtained from the contractor. Also not included in the proposal, according to Design Partnership of Cambridge (DPC) is added Construction Administration services should the change result in a delay beyond the Substantial Completion date.

A lengthy discussion then ensued in which the merits of both options was discussed along with a number of people expressing their opinions as to the circumstances around the issue of the roof top units in general and the merits of spending project money to study their potential relocation.

Finally the Committee, by a majority vote, made a recommendation to the Building Commission, School Committee and Board of Selectmen that the Architect be directed to study Option 2A.2 only, for a cost less than what is proposed. In addition, when the documents are presented to the contractor, that G&R be directed to price the potential change in the context of no delay to the project.

Respectfully submitted,

Tony Guigli
Project Director