

Name of Committee: Runkle School Building Committee

Meeting Date: 30 March 2011 Time: 8:30 a.m. Meeting Location: Town Hall Selectmens' Conference Room, 6th Floor

Attendees indicated by x

Runkle School Renovations Building Committee

Nancy Daly		Mel Kleckner	x
Helen Charlupski	x	Bob Vogel	
Glenn Cunha	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

Others Present: Scott Newman and Karen Breslawski, parents

Public Present: Harvey and Ariella Finkel, abutters, Amy Hummel, parent.

Topic: Approval of Meeting Minutes

Meeting Minutes of 19 November 2010 unanimously approved.

Topic: Date of next Meeting

The date and time of the next meeting is Friday 13 May 2011 at 8:30 a.m. in Room 103, Town Hall.

Topic: Project and Schedule Update

T. Guigli reported that, as of the end of February, G&R reported the project was on schedule. Since then, the schedule has been affected by the discovery of added asbestos in the brick-shelf of the 1988 foundation and of pipe lagging found under the slab. In addition, the EPA rejection of the first abatement plan associated with PCBs and the discovery of asbestos containing mastic in the walls of Stair #2 has slowed the demolition of Stair #2. These items are on the critical path of the schedule, however, as of yet, the contractor has not stated there is a delay. Proactively, the Town has presented suggestions to G&R as to how to mitigate any such delay based on a detailed review of the CPM schedule.

T. Guigli reported that selective demolition work is about 50% complete, including demo of the 1988 building down to the foundation, much of the interior demo of the existing building to remain is complete as is most of the interior asbestos abatement. Shop drawings and submittals are well underway as are the coordination drawings. Some structural steel is fabricated and the steel supplier is working with the structural engineer

of record on detailing issues. Underslab sanitary and storm piping is being installed in the 1962 building.

Topic: Project Funding Agreement Amendment

S. Cronin presented the details of the proposed Project Funding Agreement (PFA) Amendment, as outlined in the attached spreadsheet. Formal documents will be coming from the MSBA and will need to be voted by the Building Commission, School Committee and Board of Selectmen. The Runkle Building Committee voted unanimously to recommend the budget changes.

Topic: Hazardous Materials Update

In addition to the added asbestos found in the brick shelf and under the slab of the 1988 addition, T. Guigli noted there was a lot of asbestos containing materials found in the 1962 building including pipe elbows, flooring, and mastic. There will be significant change orders associated with added asbestos.

Additionally, T. Guigli reported that the EPA rejected the abatement plan submitted by CDW on the Town's behalf for PCBs. As a result, there will be a change to the architect's contract in the amount of \$30K+ for additional testing and resubmission of plan(s). This is likely to result in the removal of a certain amount of existing masonry around window, door and other openings in the 1962 building. All of this would be a change order to the contractor and may be costly. A big area of concern is the existing to remain window curtain walls that were installed in 1998. Surprisingly, a sample of caulking came back as containing PCBs.

The results of additional masonry and caulking testing is expected back in the next week and will provide much more information as to how the abatement plan will be revised and the associated potential for change orders.

This issue will be discussed in detail at the next Building Commission meeting on 12 April 2011.

Topic: Pending Change Orders and Contract Amendments

In addition to the contract amendment described above for added PCB testing and reporting, T. Guigli stated there is another pending contract amendment to the contract with the architect in the amount of \$13K for geotechnical construction administration.

Change Order #2 to the G&R contract in the amount of \$30,576.00 is pending approval of the BOS.

Topic: BOS and School Committee Summer Signature Process

T. Guigli reminded the Committee that in the past the School Committee and BOS had designated one or two members to sign invoices on their behalf during the summer months owing to limited summer meeting calendars. Town Counsel has advised this is no longer the operating procedure. As such, it is important both the BOS and School Committee have a plan for signing invoices during the summer months.

Respectfully submitted,

Tony Guigli
Project Director