

Name of Committee: Runkle School Building Committee

Meeting Date: 31 January 2012 Time: 4:00 p.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	
Mel Kleckner	x		
Helen Charlupski	x		

Others Present: Fred Levitan and Carla Benka, Advisory Committee, Karen Breslawski, John Buchheit, Town Counsel.

Public Present: Michael Oates, Harvey and Ariella Finkel, Luisa Bryan, abutters, Fred Lebow, FSL Associates, Gill Fishman and Pam Lodish, neighborhood and parents of Runkle School children.

Topic: Approval of Meeting Minutes

Unanimous approval of 12/9/11 Meeting Minutes, 12/16/11 minutes approved (two abstentions) with the change from “Among the topics of that meeting is a presentation by ...” to “Among the topics of a future meeting is a presentation by...”

Topic: Date of next Meeting

The date and time of the next meeting is Friday 17 February 2012 at 8:00 a.m. in Town Hall Room 103.

Topic: Play Equipment Bid Process

Bids due tomorrow (2/1/12) at 2:00 p. m.

Topic: Project Update

T. Guigli noted that as of the end of January, construction is over 50% complete. Contractor continues to work on roughing of MEP systems, masonry work, metal studs and drywall, and site work and has commenced work related to metal panel installation. There are some issues with details relating to window flashing that the Town is looking to the architect and contractor to resolve. T. Guigli noted that to date \$927K in change orders have been approved with at least another \$200K pending. The change order

contingency is \$1.35 million so it is likely staff will request a realignment of the project budget in the near future.

Topic: Noise complaint

H. Finkel complained of a noise that he characterized as steady, loud and continuous. T. Guigli to investigate.

Topic: Roof Top equipment

G. Schroeder presented views of the roof that showed what it would look like if RTU-1 was relocated in accordance with their design which was presented to the Building Commission on 1/10/2012. The perspectives included what the relocation would look like using the same roof penetrations and another with the roof penetrations relocated. The views included visuals from street level and from about the second floor of neighboring homes on Dean Road. Gregg also presented the roof in plan with the proposed changes.

T. Guigli stated that the design was forwarded to the contractor a couple of weeks ago for pricing. The contractor was given direction to include provisions for not delaying the project beyond the 12 August 2012 Substantial Completion date. The contractor submitted “order of magnitude” pricing of over \$800K.

All agreed the price appeared far out of scale for the work. This may be attributed to a number of factors including the fact that the drawings would need further development for a “true” price, the “no delay” direction, etc.

The Runkle Building Committee tabled the issue until the Building Commission provides a recommendation.

Respectfully submitted,

Tony Guigli  
Project Director