



**PERMANENT BUILDING COMMITTEE
SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
MEETING MINUTES**

Project: Clinton Middle School
Subject: School Building Committee Meeting
Location: ZOOM
Distribution: Attendees, Project File

Project No: 202000640305
Meeting Date: 06/06/2023
Time: 6:30 PM
Prepared By: E. Grijalva

Present

<u>Name</u>	<u>Affiliation</u>
Michael Ward*	Town Administrator -PBC Member
Brendon Bailey	School Committee Chair
Matthew Varakis	School Committee Vice-Chair
Steven Meyer*	Superintendent – PBC Member
Brian Farragher	Director of Facilities
Chris McGown*	Chair of PBC, Head of DPW
Courtney Harter	CMS Principal
Chris Magliozzi*	Vice-Chair of PBC
Michael Moran*	PBC Member
Brian Delory*	PBC Member
Kelly Turcotte	Special Education Parent Advisory Council
Laura Taylor	Parent-Teacher Association
Trip Elmore	DWMP
Elias Grijalva	DWMP
Peter Caruso	LPA A
Sean Brennan	LPA A
Eric Moore	LPA A

*PBC Voting Members

Item No.	Description	Action
12.1	<p>Call to Order: 6:34 PM meeting was called to order by PBC Chair C. McGown with 6 of 7 voting members in attendance.</p>	Record
12.2	<p>Previous Topics & Approval of April 25, 2023, Meeting Minutes: A motion to approve the 04/25/2023 meeting minutes was submitted by S. Meyer and seconded by M. Ward.</p> <p>Discussion: None. Roll Call Vote: M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y) Abstentions: None</p> <p>All in favor, motion passes, April 25, 2023, meetings are certified as approved.</p>	Record
12.3	<p>Invoices and Commitments</p> <p>Invoice 1: DWMP April Invoice No. 009, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by C. Magliozzi and seconded by B. Delory for the approval of DWMP Invoice No. 009</p> <p>Discussion: None. Roll Call Vote: M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y) Abstentions: None</p> <p>Motion passes to approve DWMP Invoice No. 009 for payment.</p> <hr/> <p>Invoice 2: DWMP May Invoice No. 010, in the amount of <u>\$15,000.00</u>.</p> <p>A motion was made by C. Magliozzi and seconded by B. Delory for the approval of DWMP Invoice No. 010</p> <p>Discussion: None. Roll Call Vote: M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y) Abstentions: None</p> <p>Motion passes to approve DWMP Invoice No. 010 for payment.</p>	Record

Invoice 3: LPA|A April Invoice No. 004, in the amount of \$31,250.00

A motion was made by M. Moran and seconded by C. Magliozzi for the approval of LPA|A Invoice No. 004

Discussion: None.

Roll Call Vote: M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y)

Abstentions: None

Motion passes to approve LPA|A Invoice No. 004 for payment.

Invoice 4: LPA|A May Invoice No. 005, in the amount of \$31,250.00

A motion was made by M. Ward and seconded by C. Magliozzi for the approval of LPA|A Invoice No. 005

Discussion: None.

Roll Call Vote: M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), O'Toole (Y), C. McGown (Y)

Abstentions: None

Motion passes to approve LPA|A Invoice No. 005 for payment.

Amendment 2: LPA|A Amendment No.002 for Land Surveying Services, in the amount of \$28,600.00

A motion was made by C. Magliozzi and seconded by M. Moran for the approval of LPA|A Amendment No. 002

Discussion:

M. Ward asks if this is a full-scale survey.

T. Elmore replies it is not. To conserve funds, we did not survey the entire site. We just did portions of the site that would be affected by the building options as presented.

M. Ward asks if any of our previous work was helpful.

T. Elmore, it's always helpful but we need to shoot grades around the site, including the slab edge as well as some of the perimeter.

Roll Call Vote: M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y)

Abstentions: None

Motion passes to approve LPA|A Amendment. 002.

12.4	<p>LPA A Option Design Update</p> <p>LPA A recaps each building option, including a new hybrid option AR1.5 which shares the best attributes of building options AR1 and AR2.</p> <p><u>Base Repair</u></p> <ul style="list-style-type: none">• This option does not meet the educational program; does not address deficiencies; MSBA will not support it.• Replacing failing equipment, new finishes but no new spaces.• Thermal envelope – exterior insulation needed.• Modular classes will be needed.<ul style="list-style-type: none">◦ If this option is chosen, then the town will have full responsibility for the cost. <p><u>Space Summary Template</u></p> <ul style="list-style-type: none">• Grades 5-8 (550 Enrollment)<ul style="list-style-type: none">◦ Changed from <u>133,000</u> SQF to <u>119,500</u> SQF• Grades 4-8 (700 Enrollment)<ul style="list-style-type: none">◦ Changed from <u>150,000</u> SQF to <u>136,000</u> SQF <p><u>Addition/Renovation AR.1- 700 Enrollment- 145,500 SQF</u></p> <ul style="list-style-type: none">• Adding a large addition on the east side of the 1st-floor building<ul style="list-style-type: none">◦ Main Administration/ Guidance/ Medical spaces• Adding a small addition to the northwest side of the 1st-floor building<ul style="list-style-type: none">◦ 4th-grade spaces• Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.• Corridors will have skylights for natural light.• Gymnasium and cafeteria SQF will remain the same• Classroom – any interconnecting wall will be blown out; spaces are 10% under according to MSBA requirements for this enrollment.• Traffic – Parent drops off in the back; Bus drops off in front of the building.• Modular classrooms are required for swing space. <p><u>Addition/Renovation AR.1 - 550 Enrollment- 134,000 SQF</u></p> <ul style="list-style-type: none">• Adding a small addition to the northwest side of the 1st-floor building<ul style="list-style-type: none">◦ Main Administration / Guidance / Medical spaces• Adding a small Addition on the east side of the floor building<ul style="list-style-type: none">◦ Executive Functioning & OT/PT spaces• Gymnasium and cafeteria SQF will remain the same• Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.• Traffic – Parent drops off in the back; Bus drops off in front of the building.• Modular classrooms are required as swing space.• Corridors will have skylights for natural light.	Record
------	--	--------

Addition/Renovation AR.2 (700 Enrollment- 156,000 SQF

- Adding a large addition at the northwest side of the 1st & 2nd floors
 - 7th & 8th grade spaces in 1st & 2nd floors
 - Admin/ Guidance / Medical spaces – 1st floor only
- Adding a large addition at the southeast side of the 1st & 2nd floors
 - 4th-grade spaces
- Removing the media center to create a large interior courtyard to allow daylight to access the interior spaces.
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using one of the additions as a swing space

Addition/Renovation AR.2 (550 Enrollment- 141,000 SQF

- Adding a large addition at the northwest side of the 1st & 2nd floors
 - 7th & 8th grade spaces – 1st and 2nd floors
 - Admin/ Guidance / Medical spaces – 1st floor only
- Adding a large addition at the southeast side of the 1st floor only
 - 5th-grade spaces
- Removing the media center to create a large interior courtyard to allow daylight to access the interior spaces.
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using one of the additions as a swing space

Addition/Renovation AR.1.5 (700 Enrollment- 150,000 SQF

- Adding a large addition at the southeast side of the 1st & 2nd floors
 - 7th & 8th grade spaces
- Corridors will have skylights for natural light.
- 2-story media center
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using the addition as a swing space

Addition/Renovation AR.1.5 (550 Enrollment- 143,500 SQF

- Adding a large addition at the northwest side of the 1st & 2nd floors
 - 7th & 8th grade spaces
- (2) story existing Admin/ Guidance / Medical; Eliminate the second floor
- Corridors will have skylights for natural light.
- 2-story media center
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using the addition as a swing space

New Construction NC.1 (700 Enrollment- 136,000 SQF: (550 Enrollment- 119,500 SQF)

- Located to the east of the existing middle school on the current softball and baseball fields.
- Two Story Building
- Modularity will not be needed.
- Energy Efficient & Cost Effective
- The existing building will be demoed after the completion of the new building, where the car park will be relocated.

Evaluation Criteria	BR	AR-1		AR-2		AR1.5		NC-1	
	-	550	700	550	700	550	700	550	700
Educational Program Fulfillment	1	2	3	4	4	3	3	5	5
Space Summary	1	3	3	2	1	1	2	5	5
Site & Facility Goals & Objective	4	4	4	4	4	4	4	4	4
Energy Efficient & Utilities	4	4	4	3	3	4	4	4	4
Construction Phasing Impact	2	2	2	3	3	3	3	4	4
Estimated Local Share	1	5	4	3	2	5	5	3	3

Discussion: None

12.5

PSR Cost Estimates

Record

MSBA Market Trends

T. Elmore shares where we stand right now in this market from the standpoint of the MSBA, which has been tracking project cost since their inception, Over the last three years, as we all know there has been steep escalation hitting the market, and right now, one of the more applicable comparable projects has just recently put their project scope and budget in with cost data and they're looking at roughly \$742 a square foot construction cost. They're about eight months ahead of us.

We're starting to really look at something that's potentially in the \$750 to \$800 per square foot for construction costs and that in relation to the project costs really composes about 70% - 75% of what a project costs. Soft costs escalation and contingency make up the other 25% - 30%. Right now, the trendline is going over \$800 per square foot and approaching higher numbers. than that for years ahead.

A similar project – 8+ months ahead of the Clinton Middle School Project

- Whitman- Hanson Whitman Middle School
 - Construction Cost//sf' \$742.00
 - GMP/ GC Date: 02/25
 - Project Phase: PSR
 - PS & B Approval: 10/25/2023

Base Repair

T. Elmore explains the impact of not moving forward with the add/reno or New Construction options. For the base repair, we’re essentially looking at about \$1,000 a square foot for building repairs when you add it all in together, and without any support from the state, it’s all local share. The community will be responsible for this 100%, in the span of 5 to 10 years.

The next way to look at it is what's going on with the building right now. There are a couple of items that I'd point to for example roofing and HVAC basically being downgraded in the assumption that this project would take place, and in the lack of this project taking place, those adjustments would need to be fixed, and streamlined to maintain the building's use on a day-to-day basis.

There's one other factor here that would come into play, the minute you hit 30% of the value of the building with repair costs then you trigger code-mandated updates to the building that includes things like fire protection, accessibility, and hazmat. You'd likely be taking down your ceilings to install these things, and it wouldn’t make sense not to upgrade things like electrical, and plumbing. You could trigger what could be a very costly exercise very quickly, by just maintaining this building.

Base Repair

- Total Project Cost Range: **\$122 to 134**
- MSBA Reimbursement Range: **N/A**
- Potential Local Share Range: **\$122 to \$134**
- Project Duration: **5 -10 years**
- Disturbance to the learning environment: **Very High over time**

Scope of Work	Estimated Construction Cost
Roofing	4.9M +/-
Exterior Walls	6.9M +/-
Exterior Doors/ Windows	2.0M +/-
Fire Protection	1.7M +/-
Accessibility	1.1M +/-
Interior Floor Finishes	2.1M +/-
Interior Ceilings	1.6M +/-
Hazardous Material Abatement	2.2M +/-
HVAC	18.4M +/-
Plumbing	3.8M +/-
Electrical	13.1 +/-

T. Elmore explains the total on this slide adds up to a little under \$58 Million. This total is in today’s dollars, it does not include escalation, OPM cost, Designer Cost, no contingencies, and swing space if needed.

Rough Order of Magnitude Comparison Pricing of Building Options (In Millions):

- MSBA \$/Sq.Ft. Reimbursement Cap: **\$393.00**
- Higher reimbursement Rate in Add/Reno Options

C.McGown asks if that number is locked for us.

T. Elmore response this number will be locked at Schematic Design submission. If that reimbursable rate goes up between now and June, you will have the benefit.

AR1 @ 550 - 134,0000 SQF

- Total Project Cost Range: **\$128 to \$141**
- MSBA Reimbursement Range: **\$55 to \$60**
- Potential Local Share Range: **\$73 to \$81**
- Project Duration: **4 years**
- Disturbance to the learning environment: **Very High**

AR1 @ 700 – 145,500 SQF

- Total Project Cost Range: **\$137 to \$151**
- MSBA Reimbursement Range: **\$58 to \$65**
- Potential Local Share Range: **\$78 to \$86**
- Project Duration: **4 years**
- Disturbance to the learning environment: **Very High**

AR1.5 @ 550 – 143,500 SQF

- Total Project Cost Range: **\$132 to \$153**
- MSBA Reimbursement Range: **\$58 to \$64**
- Potential Local Share Range: **\$77 to \$82**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

AR1.5 @ 700 – 150,000 SQF

- Total Project Cost Range: **\$134 to \$148**
- MSBA Reimbursement Range: **\$60 to \$66**
- Potential Local Share Range: **\$74 to \$81**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

AR2 @ 550-141,000 SQF

- Total Project Cost Range: **\$138 to \$153**
- MSBA Reimbursement Range: **\$58 to \$64**
- Potential Local Share Range: **\$81 to \$89**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

AR2 @ 700- 156,000 SQF

- Total Project Cost Range: **\$148 to \$164**
- MSBA Reimbursement Range: **\$63 to \$69**
- Potential Local Share Range: **\$86 to \$95**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

	<p><u>NC1 @ 550-119,500 SQF</u></p> <ul style="list-style-type: none"> • Total Project Cost Range: \$126 to \$139 • MSBA Reimbursement Range: \$58 to \$64 • Potential Local Share Range: \$81 to \$89 • Project Duration: 3 years • Disturbance to the learning environment: Low <p><u>NC @ 700- 136,000 SQF</u></p> <ul style="list-style-type: none"> • Total Project Cost Range: \$135 to \$149 • MSBA Reimbursement Range: \$52 to \$57 • Potential Local Share Range: \$83 to \$92 • Project Duration: 3 years • Disturbance to the learning environment: Low <p>Discussion:</p> <p>C.McGown asks if these estimates are available.</p> <p>T. Elmore replies, yes, they are. I will have Elias send a link with both estimates.</p>	
12.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.</p> <p>Discussion:</p> <p>S. Meyer shares that he attended the Clinton Chamber of Commerce meeting and he talked to a rep that indicated there is a bill that has some language regarding access to vocational schools and a potential MSBA reimbursement increase. I don't know what the outcome will be, but I do know that there is a little bit of conversation right now.</p>	Record
12.7	<p>Public Comment:</p> <p>Discussion: None</p>	Record
12.8	<p>Next Meeting:</p> <ul style="list-style-type: none"> • Public Community Meeting – June 14th, 2023 – Community public presentation • SBC Meeting No. 014 - June 21st, 2023 – Vote on preferred solution 	Record
12.9	<p>Adjourn: 8:33 PM A motion was made by C. Magliozzi and seconded by M. Moran to adjourn the meeting.</p> <p>Discussion: None.</p> <p>All in favor, the meeting is adjourned.</p>	Record

Sincerely,
DORE + WHITTIER
 Elias Grijalva
 Assistant Project Manager
 Cc: Attendees, File

Project: Clinton Middle School
Meeting: School Building Committee
Meeting No. 012 - 06/06/2023
Page: 10

The above is my summation of our meeting. Please contact me for incorporation into these minutes if you have any additions and/or corrections.