

# PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: February 6, 2024  
Meeting Time: 6:30 PM  
Project Name: Clinton Middle School  
Project Number: 202000640305  
Meeting Purpose: SBC Meeting No. 023  
Location: ZOOM  
Meeting Link: <https://us06web.zoom.us/j/83780505605?pwd=UqxeyPKDBdyQtSgmHakUg8PCjYkzPa.1>  
Meeting ID: 837 8050 5605  
Passcode: 948445  
One Tab Mobile: +13052241968,83780505605#,,,,\*948445# US  
Prepared By: Elias Grijalva

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1. Call to Order & number of voting members present.
2. Senior Center Carriage House Project: Approval of Designer Services (**Vote expected**)
3. Previous Topics & Approval of January 09, 2024 & January 30, 2024, Meeting Minutes (**Vote expected**)
4. Invoices and Commitment for Approval (**Vote expected**)
  - DWMP January Invoice No.018, in the amount of \$25,000.00
  - LPA|A January Invoice No. 013, in the amount of \$44,859.00
5. Proprietary Items Vote (**Vote expected**)
6. Construction Cost Reconciliation Update
7. Total Project Budget Review (MSBA Form 3011)
8. Property DEED and registry filing update
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
10. Public Comment
11. Next Meetings
12. Adjourn

PERMANENT BUILDING COMMITTEE  
 SCHOOL BUILDING COMMITTEE SUB-COMMITTEE  
 MEETING MINUTES



Project:	Clinton Middle School	Project No:	202000640305
Subject:	School Building Committee Meeting	Meeting Date:	01/09/2024
Location:	ZOOM	Time:	6:30 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	4- Schematic Design		

**Meeting Agenda**

1. Call to Order & Number of Voting Members
2. Previous Topics and Approval of December 19, 2023 MM
3. Invoices and Commitments for Approval
4. CM Introductions
5. LPA|A Update – Typical Classrooms and Updated SD
6. TEDI Vs. PHIUS
7. Property DEED and registry filing Update
8. Project funding discussion
9. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
10. Public Comment
11. Next Meeting
12. Adjourn

<b>Name</b>	<b>Affiliation</b>
Steven Meyer*	Superintendent – PBC Member
Chris McGown *	Head of DPW - Chair of PBC
Michael Moran*	PBC Member
Chris Magliozzi*	Vice Chair of PBC
Michael Ward*	Town Administration – PBC Member
Matthew Varakis	School Committee- Vice Chair
Brian Delorey*	PBC Member
Phil Duffy	Director of Community & Eco Dev.
Brian Farragher	Director of Facilities
Shane MCarthy	Teacher
Trip Elmore	DWMP- Project Director
Bill Connolly	Observer
Elias Grijalva	DWMP – Assistant PM
Eric Moore	LPA A – Principal in Charge
Peter Caruso	LPA A – Project Manager
Sean Brennan	LPA A – Project Architect
David Fontaine Jr	Fontaine Bros – CEO
Beth Paulson	Fontaine Bros – Project Manager
Chelsey Mutrie	Fontaine Bros -VP of Precon Srv

**\*PBC Voting Members**

Item No	Description	Action
21.1	<p><b>Call to Order:</b> 6:33 PM meeting was called to order by PBC Chair, C. McGown with 6 of 7 members in attendance.</p>	Record
21.2	<p><b>Previous Topics &amp; Approval of December 19, 2024, Meeting Minutes:</b>            A motion to approve the 12/19/2023 meeting minutes was submitted by <b>S. Meyer</b> and seconded by <b>M. Moran</b>.  <b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None; All in favor, motion passes.</p>	Record
21.3	<p><b>Invoices and Commitments for Approval:</b>  <u>Invoice 1: DWMP Invoice #017, for the month of December, in the amount of \$25,000.00</u>            A motion was made by <b>M. Ward</b> and seconded by <b>B. Delorey</b> for the approval of the DWMP December invoice.  <b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None; All in favor, motion passes.</p>	Record
	<p><u>Invoice 2: LPA A Invoice #012, for the month of November, in the amount of \$53,323.00</u>            A motion was made by <b>M. Ward</b> and seconded by <b>M. Moran</b> for the approval of the LPA A December invoice.  <b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None; All in favor, motion passes.</p>	
21.4	<p><b>Construction Introductions</b></p> <p>The Fontaine team provides concise introductions and presents an overview of the timeline and logistical plans for the site.</p> <p><b>Pre-Construction Services</b></p> <ol style="list-style-type: none"> <li>1. Estimating: Chad Bergeron</li> <li>2. BIM + VDC: Ben Hedges</li> <li>3. Safety: Mark Bisson</li> <li>4. Sustainability: Tracy Routhier</li> <li>5. MEP: Brian Davies</li> <li>6. Scheduling: Christa Spedding</li> </ol> <p><b>Preconstruction Timeline:</b></p> <ul style="list-style-type: none"> <li>• Schematic Design: Aug 2023 – Feb 2024</li> <li>• Vote Support: Mar – June 2024</li> <li>• Design Development: June – Oct 2024</li> </ul>	Record

- 60% CD: Nov – Feb 2025
  - Pre GMP #1 approval
- 90% CD: Feb -April 2025
  - Pre GMP#2 approval
- 100% CD: April – June 2025
- GMP Development: Jul – Aug 2025
  - Final GMP approval

### Site Logistics Plan

Overview of the phased approach to construction and development, ensuring minimal disruption to daily operations.

- **Summer 2025**
  - Establish perimeter and construction entrance.
  - Fix traffic flow and student crosswalk
  - Redirect students off site to pick up and maintain car access around the read of the school.
- **Construction 2025 – Spring 2026**
  - On going construction activities
- **Summer 2026**
  - Connect utilities on the west side while maintaining structure boundaries.
- **Fall 2026**
  - Resume original traffic patterns as construction continued within the perimeter.
- **Summer 2027**
  - Demolition of the existing building begins.
  - First day of school in 2027 with established parking and bus loop
- **Fall 2027**
  - Complete turnover of the parking lot
  - Focus on completing the

Discussion:

**C. McGown** asks what's the difference between Guaranteed Maximum Price (**GMP**) 1 and (**GMP**) 2.

**T. Elmore** highlights the importance of timing in deciding when to implement the GMP, either early in the project or after obtaining market input and bids. Utilizing the GMP process with Construction Manager (CM) at risk allows for flexibility in adjusting the project scope until all subcontractors are awarded. This flexibility helps in making informed decisions for the benefit of the community and avoiding unnecessary cash reserves. The value of awarding the GMP in chunks, such as sitework, foundations, structural steel, and MEPs, to better manage costs and keep important aspects of the building intact.

**M. Moran** asks at what point do we value engineering (**VE**)?

**T. Elmore** replies every step of the way, subsequent VE reviews will be conducted three more times at 60%, 90% and 100% Construction Document (CD).



21.5

## LPA|A Update: Typical Classrooms and Updated SD

Record

### **Schematic Design Schedule**

- 01.24.2024: SD Drawings and specifications to cost estimators.
- 02.01.2024: Cost Estimates are due.
- 02.02.2024: Cost Estimate Reconciliation
- 02.06.2024: SBC/PBC Presentation (Cost estimate)
- 02.09.2024: Submit presentation and estimate to the town.
- 02.13.2024: All Boards Meeting
- 02.20.2024: PBC Vote to submit schematic design MSBA.
- 02.23.2024: Submit DESE and SD packet.

**P. Caruso** demonstrates what a typical classroom and science lab will look like.

### **Typical Classroom Main Points:**

- There are (6) dedicated classrooms for each grade, totaling 30 classrooms, not including special education, wellness, executive functioning, etc.
- Each classroom is about 900 square feet, designed for 20 to 25 students, with specific features on the teaching wall, including three magnetic marker boards and an interactive short throw projector.
- Technological flexibility is provided on the back wall with data and electrical outlets, along with a mix of monitors and tack boards.
- -Finishes for general classrooms include linoleum flooring, painted chip gypsum board walls, plastic laminate countertops, and pendant LED light fixtures.
- Grades four through six will have two sinks, one accessible and one with a deep bowl, while grades seven through eight won't have any sinks, following MSBA requirements.
- Cabinets along the corridor wall include a teacher wardrobe cabinet, a phone, and a digital display for clock and door messages.
- Detailed specifications are provided for emergency features and other aspects of the classroom design.
- The speech reinforcement device (SR) is in the ceiling.
- Displacement diffusers in opposite corners of classrooms allow for fresh air circulation in the students' breathing zone.
- Windows along the exterior wall are aesthetically designed to work with exterior fenestration, with plans for one operable window per classroom.
- Each classroom has a communicating door to adjacent classrooms, equipped with security lock sets for both sides, ensuring passage mode for egress even when locked.
- Emergency responders reviewed and approved the door security features.
- Elevations of classroom spaces reveal details like windows, base cabinets with open and lockable shelving, displacement diffusers, teaching wall elements, and sinks for specific grades.
- The presentation provides a comprehensive view of the design and features of the classroom spaces.

### **Typical Science Lab**

- There will be three labs, each around 1440 square feet, located in the seventh and eighth-grade academic wing.

- MSBA guidelines dictate their design, accommodating up to 24 students for safety.
- Science labs share similarities with general classrooms in terms of technology, featuring magnetic whiteboards, interactive short throw projectors on the teaching wall, and a dedicated teacher demonstration table with accessories.
- Each science lab includes a 300 square foot prep room, and the teacher's own dedicated lab sink.
- Finishes include linoleum flooring, painted gypsum board walls, epoxy countertops to resist chemical damage, wood-finish cabinets, and a ceiling with two-foot by two-foot acoustical tiles and pendant LED light fixtures.
- Instead of individual desks and chairs, mobile student tables for two students each are provided, along with stools featuring a backstop.
- The design emphasizes functionality, safety, and durability in the science lab spaces.
- Science labs designed without fume hoods or gas for teachers; shared lab sinks and electrical outlets for students.
- Adherence to MSBA safety guidelines with emergency eyewash, shower, fire extinguisher, fire blanket cabinet, goggle cabinet with UV disinfectant, and safety data sheets station.
- Accessible and general handwashing stations provided, along with a steel frame for hanging objects in experiments.
- Prep rooms equipped with the same finishes as the main lab, including a refrigerator, high-end dishwasher, chemical storage cabinet, and sink.
- Communicating doors between science labs, a dedicated chemical storage room across the hall, and interior elevations showcasing casework, cabinets, and teacher demonstration areas.

**M. Moran** asked if there is a neutralization system?

**P. Caruso** replies yes there will be. As of right now, the collection system is outside.

**S. Brennan** shares the exterior design.

- The current focus on exterior design prioritizes buying scope to ensure cost coverage during this phase.
- A detailed look at the roof edge has been developed, emphasizing refinement as the project progresses.
- Notable revisions include overhangs for the cafeteria and kitchen windows, large south-facing windows with shading structures, and GFRC clad panels for stair towers.
- Canopies, skylight shed roofs, and outdoor engagement spaces, including a courtyard with play areas and raised garden beds, are highlighted.
- Emphasis on the main entry canopy providing cover, large fenestrations for admin and guidance, and a courtyard between two wings.
- Mention of the media center and art rooms with articulated fenestration for doors and windows, creating a dynamic visual effect.

21.6	<p><b>TEDI Vs. PHIUS</b> (Refer to meeting packet for visuals on TEDI vs. PHIUS)</p> <p><b>S. Brennan</b> explains the differences between Thermal Emissivity Density Index (TEDI) and Passive House Institute in the United States (PHIUS).</p> <ul style="list-style-type: none"> <li>• TEDI feasibility study initially met code requirements, but based on preliminary observations, a feasibility study for PHIUS was requested to explore potential cost savings and efficiency.</li> <li>• Detailed comparison between TEDI and PHIUS, considering factors such as windows, window-wall ratio, doors, insulation values, air infiltration rates, modeling requirements, certifications, blower door tests, and additional costs associated with modifications to meet PHIUS standards.</li> <li>• Notable differences include the need for Passivhaus certified windows, different door and window systems, variations in insulation values, multiple modelers, and certifications for PHIUS, higher blower door testing requirements, and the installation of a 250 KW PV array for PHIUS.</li> <li>• Concerns about the potential increased costs associated with deviations from the base model and a comparison of certification fees for LEED and Mass Save under both pathways.</li> <li>• The presentation includes charts illustrating the costs associated with certifications and fees for each pathway, emphasizing the potential financial implications of choosing between TEDI and PHIUS compliance.</li> </ul> <p><b>T. Elmore</b> clarifies that we are pursuing TEDI, currently.</p>	Record
21.7	<p><b>Property DEED and registry filing Update</b></p> <p><b>T. Elmore</b> emphasizes the approaching deadline for the property and registry filing. Urgently, need evidence of property ownership within a month to avoid delay in the project schedule.</p> <p><b>Discussion:</b> None</p>	Record
21.8	<p><b>Project Funding Discussion</b></p> <p><b>S. Meyer</b> comments on the PTA meeting that he attended and shares concerns that were raised during the meeting.</p> <p>General concerns raised in the meeting:</p> <ol style="list-style-type: none"> <li>1. <b>Timing of tax impacts:</b> Questions about the timing of the vote in June 2024 and when the borrowing process begins, affecting tax implications. Consideration of short-term borrowing for the initial years.</li> <li>2. <b>Debt exclusion timing:</b> Uncertainty about when the debt exclusion takes effect in relation to the final borrowing.</li> <li>3. <b>Interest rates:</b> Discussion about the estimates made with bond counselors and the need to explore a range of interest rates, considering potential variations beyond the initial estimate of 5%, such as 7.5%.</li> </ol>	Record

	<p>* Concerns expressed by the PTA members revolve around gaining a clearer understanding of the project's cost implications and ensuring transparency for the community.</p> <p><b>Discussion:</b>  <b>T. Elmore</b> comments that we should present the answers to these questions at the all boards committee and post the response on the website.</p>	
21.9	<p><b>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</b></p> <p><b>M. Ward</b> shares an update on the Senior Center Carriage Housing Project. The second proposer acknowledged that most likely the Town of Clinton couldn't accept their proposals and I expect that would be the answer from the Attorney General as well.</p> <p><b>Discussion:</b> None</p>	Record
21.10	<p><b>Public Comment:</b>  <b>Discussion:</b> None</p>	Record
21.11	<p><b>Next Meeting:</b>          02.06.2024 – CMS Building Committee Remote Meeting No.022 @6:30PM – Location: Zoom          02.13.2024 – All Boards Meeting – In-Person; Location: TBD          02.20.2024 – CMS Building Committee Remote Meeting No.023 @6:30PM – Location: In-Person</p> <p><b>Discussion:</b> None</p>	Record
21.12	<p><b>Adjourn: 8:12 PM</b> a motion was made by <b>M. Moran</b> and seconded by <b>M. Ward</b> to adjourn the meeting.</p> <p><b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None          All in favor, the meeting is adjourned.</p>	Record

Sincerely,

**DORE + WHITTIER**

Elias Grijalva

Assistant Project Manager

Cc: Attendees, File

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

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  
 MSBA Module: 4- Schematic Design

Project No: 20200640305  
 Meeting Date: 01/30/2024  
 Time: 6:30 PM  
 Prepared By: E. Grijalva

**Meeting Agenda**

1. Call to Order & Number of Voting Members
2. Geothermal & PV Systems Discussion/Vote
3. COA Carriage House Designer Services Award
4. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
5. Public Comment
6. Next Meeting
7. Adjourn

**Name**

**Affiliation**

Steven Meyer*	PBC Member- Superintendent
Chris McGown *	PBC Chair
Michael Moran*	PBC Member
Michael Ward*	PBC Member- Town Administration
Brian Delorey*	PBC Member
Shane MCarthy	SBC Member - Teacher
Trip Elmore	DWMP- Project Director
Elias Grijalva	DWMP – Assistant Project Manager
Eric Moore	LPA A – Principal in Charge
Peter Caruso	LPA A – Project Manager
Sean Brennan	LPA A – Project Architect
Kevin Seaman	Seaman Engineering
David Fontaine Jr	Fontaine Bros – CEO
Jamie Blume	Fontaine Bros- Project Executive
Beth Paulson	Fontaine Bros – Project Manager
Chelsey Mutrie	Fontaine Bros – VP of Precon.

**\*PBC Voting Members**

Item No	Description	Action
22.1	<p><b>Call to Order:</b> 6:33PM meeting was called to order by PBC Chair, C. McGown with 5 of 7 members in attendance.</p>	Record
22.2	<p><b>Geothermal &amp; PV Systems Discussion/Vote</b></p> <p><b>Schematic Design Schedule update</b> provided by P. Caruso</p> <p>1/12/24 Schematic Design (SD) drawings and specifications to cost estimators.          2/01/24 Cost Estimates are due.          2/02/24 Cost Estimate reconciliation          2/06/24 SBC/PBC presentation (cost estimate)          2/09/24 Submit presentation and Cost Estimate to the Town          2/13/24 All-Boards Meeting          2/20/24 SBC vote to submit Schematic Design (SD) Package          2/23/24 Submit DESE &amp; SD Package</p> <p><b>S. Brennan</b> summarizes the base system in Schematic Design (SD) and a potential geothermal system option.</p> <p><b>Packaged Air Source Heat Pump</b> (Base system design)</p> <ul style="list-style-type: none"> <li>• Dedicated Outdoor Air Systems (DOAS)</li> <li>• Packaged HVAC Systems</li> <li>• Inverter Variable Speed Compressors</li> <li>• Energy Recovery (ERV) Wheels or Core</li> <li>• Hot Water or Electric Back-up Heat</li> </ul> <p><b>Heat Recovery Chiller/Heater</b> (Base system design)</p> <ul style="list-style-type: none"> <li>• Generates both chilled water and hot water simultaneously.</li> <li>• Operation down to 0F with 130 F water</li> <li>• Multiple 30-ton modules (Est. 150 ton+)</li> </ul> <p><b>Geothermal System Types</b></p> <ul style="list-style-type: none"> <li>• <b>Traditional</b> – normal well field; takes up a lot more land.</li> <li>• <b>Proprietary</b> – pyramidal drilling; preserves the land and provides greater development options in the future.</li> </ul>	Record

<b>Geothermal Cost Comparison</b>			
	<b>Est. Current System (ASHP only)</b>	<b>Est. Geothermal System (partial)</b>	<b>Delta</b>
Mechanical Scope (Direct Cost Only)	\$11,400,000	\$11,650,000	\$250,000
Geothermal Wells and Site Work	\$0	\$3,000,000	\$3,000,000
<b>Subtotal</b>	<b>\$11,400,000</b>	<b>\$14,650,000</b>	<b>\$3,250,000</b>
Mass Save Rebates (275 Tons)	(\$220,000) \$800/ton	(\$553,000) 90 tons @ \$4500/ton 185 tons @ \$800/ton	(\$333,000)
IRA (est. 34%)	\$0	\$ (4,981,000.00)	\$(4,981,000.00)
<b>Estimated Total Const. Costs</b>	<b>\$11,180,000</b>	<b>\$9,116,000</b>	<b>\$(2,064,000.00)</b>

- The annual heating energy consumption is estimated to be 190,800kWh/year.
- The Annual Heating Energy Cost is +/- 190,800kWh/year (.22cents) = \$42,000.00

<b>System</b>	<b>Annual Cost</b>	<b>Median Service Life</b>
Air-sourced heat pumps	\$16,790.00	15-20 years
Ground Source Heat Pumps	\$10,494.00	20-25 years
	\$(6,296.00)	(5-10 years)

- The savings of using geothermal equipment to be approx. \$6,300/year
  - A geothermal system is expected to be 25-50% more efficient than an equivalent air source system.

**T. Elmore** emphasizes that nobody has received actual grants from this Inflation Reduction Act (IRA), so there is a little risk to consider, but it is published. The check would be issued about a year after the building is complete and you would need to meet the criteria, which is not fully understood at this point.

**M. Moran** asks, does anyone know if this system is running in other schools?

**T. Elmore** replies, there are several schools, for example Lexington and Cambridge

**M. Moran** asks, has anyone heard any comments and how it's working?

**K. Seaman** mentions that early installations, particularly in Westboro, utilized a system with standing column wells to extract water from the ground. While this method was efficient and

saved the need for numerous boreholes, there were notable failures due to the early stage of implantation.

**M. Moran** asks, how many wells would there be?

**K. Seaman** replies, the proposed design will be a partial geothermal system, which means about 20 wells estimated at 700 feet in depth.

**S. Meyer** mentions, the tax credit for geothermal only applies to projects which construction begins before January 1, 2025.

A motion was made by B. Delorey and 2<sup>nd</sup> by M. Moran, to proceed with Geothermal for the Schematic Design (SD) submission.

**Discussion:** None; **Roll Call Vote:** B. Delorey (Y), M. Moran (Y), S. Meyer (Y), C. McGown (Y);  
**Abstention:** M. Ward (Experienced technical difficulties)

**Photovoltaic System Update presented by S. Brennan.**

**Estimated available square footage for photovoltaic (PV) cells is the following:**

- Roof PV array | 28,830sf | +/-400kW array\*
- Parking Lot Canopy PV array | 7,350sf | +/-100kW array\*
- TOTAL | 36,180sf | +/-500kW array.
  - Anything over 500kWh will require battery storage.

**PV system on New School:**

- 500kW estimated generation = 405,000kWh/year
- 405,000kWh/year x \$0.22/kWh = **\$89,100/year\***

**Budgetary Numbers:**

School Roof (~400kW)	\$1,400,000
Parking Lot Canopy (~100kW)	\$ 350,000
Parking Lot Canopy Framing	\$ 750,000

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PV System Budget                      \$2,500,000

\*Estimated Town Share After Incentives (30%): \$2,500,000 x 70% = \$1,750,000

**M.Moran** asks, does the unused power go back to the grid?

**T. Elmore** replies, yes, it goes back to the grid and then you get a credit swap.

**M.Moran** asks, will National Grid take it?

**T. Elmore** replies, you will have to work with National Grid to get them to take it.

**S. Meyer** asks, is there any negative impact in terms of the energy code that we need to meet?

**S. Brennan** replies, no there is not.

A motion was made by S. Meyer and 2<sup>nd</sup> by M. Moran, to have the PV system as an add alternate.

**Discussion:** None; **Roll Call Vote:** B. Delorey (Y), M. Moran (Y), S. Meyer (Y), C. McGown (Y);  
**Abstention:** M. Ward (Experienced technical difficulties)



	<b>S. Brennan</b> provides an updated rendering of the project. (refer to project website to watch the latest rendering)	
22.3	<p><b>COA Carriage House Designer Services Award</b></p> <p>A motion was made by S. Meyer and 2<sup>nd</sup> by M. Moran, to accept SSV Architects qualifications and move forward with a price proposal.</p> <p><b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey (Y), M. Moran (Y), S. Meyer (Y), C. McGown (Y), M. Ward (Y); <b>Abstention:</b> None</p>	Record
22.4	<p><b>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</b></p> <p><b>Discussion:</b> None</p>	Record
22.5	<p><b>Public Comment:</b></p> <p><b>Discussion:</b> None</p>	Record
22.6	<p><b>Next Meeting:</b></p> <p>02.06.2024 – CMS Building Committee Remote Meeting No.022 @6:30PM – via Zoom          02.13.2024 – All Boards Meeting – In-Person; Location: CMS Cafetorium          02.20.2024 – CMS Building Committee Remote Meeting No.023 @6:30PM – via Zoom</p> <p><b>Discussion:</b> None</p>	Record
22.7	<p><b>Adjourn: 8:16 PM</b> a motion was made by S. Meyer and seconded by M. Ward to adjourn the meeting.</p> <p><b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None</p> <p>All in favor, the meeting is adjourned.</p>	Record

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

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

**Dore and Whittier Management Partners, LLC**

Please send payments to;  
212 Battery Street  
Suite 1  
Burlington, VT 05401

Clinton Middle School  
100 West Boylston Street  
Clinton, MA 01510

Invoice number 00018  
Date 01/30/2024

Project 22-0126 CLINTON SCHOOL  
DEPARTMENT

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Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
<b>Pre Designer Selection</b>	39,000.00	39,000.00	0.00	0.00	39,000.00
<b>Feasibility Sudy</b>	125,000.00	125,000.00	0.00	0.00	125,000.00
<b>Schematic Design</b>	120,000.00	70,000.00	25,000.00	25,000.00	95,000.00
Total	284,000.00	234,000.00	25,000.00	25,000.00	259,000.00

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Invoice total **25,000.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00017	12/31/2023	25,000.00		25,000.00			
00018	01/30/2024	25,000.00	25,000.00				
Total		50,000.00	25,000.00	25,000.00	0.00	0.00	0.00

# Invoice

**BILL TO**

Mr. Trip Elmore  
 Dore & Whittier  
 220 Merrimac Street  
 Building 7, 2nd Floor  
 Newburyport, MA 01950

DATE	INVOICE #
1/31/2024	2220-2401
TERMS	DUE DATE
Net 15	2/15/2024

DESCRIPTION							AMOUNT
Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design Services including Amendments No. 1 through 6.							44,859.00
SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$1,840 Amd. No. 2 - \$28,600 Amd. #3 - \$17,600 Amd. #4 - \$11,935 Amd. #5 - \$14,190 Amd. #6 - \$4,950 = \$685,415							
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	250,000	250,000			
0002-0000	SD	350,000	175,000	175,000	43,750	131,250	
0003-0000	Env. Site	8,140	8,140	8,140			
0003-0000	Survey	28,600	28,600	28,600			
0003-0000	Site Survey	17,600	17,600	17,600			
00030000	Geotech	10,010	10,010	10,010			
0003-0000	Flow Test	1,925	1,925	1,925			
0003-0000	Traffic Analysis	14,190	9,113	9,113	1,109	3,968	
0003-0000	Phius FS	4,950	4,950	4,950			
0004-0000	Other	451	451	451			
<b>TOTAL</b>		685,866	505,789	505,789	44,859	135,218	
cc: Elias Grijalva							
<b>Total</b>							<b>\$44,859.00</b>

Enter Budget Values for Ineligible Costs in light yellow highlighted cells.

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
<b>Feasibility Study Agreement</b>				
OPM Feasibility Study	\$284,000	\$0	\$284,000	
A&E Feasibility Study	\$600,000	\$0	\$600,000	
Environmental & Site	\$50,000	\$0	\$50,000	
Other	\$66,000	\$0	\$66,000	
<b>Feasibility Study Agreement Subtotal</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$753,300</b>
<b>Administration</b>				
Legal Fees	\$30,000	\$30,000	\$0	\$0
<b>Owner's Project Manager</b>				
Design Development	\$392,000	\$0	\$392,000	
Construction Contract Documents	\$562,000	\$43,384	\$518,616	
Bidding	\$181,000	\$0	\$181,000	
Construction Contract Administration	\$2,400,000	\$1,282,616	\$1,117,384	
Closeout	\$125,000	\$0	\$125,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$0	\$0	\$0	
Cost Estimates	\$40,000	\$0	\$40,000	
Advertising	\$2,000	\$0	\$2,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$350,000	\$0	\$350,000	
Other Administrative Costs	\$50,000	\$50,000	\$0	\$0
<b>Administration Subtotal</b>	<b>\$4,132,000</b>	<b>\$1,406,000</b>	<b>\$2,726,000</b>	<b>\$2,053,496</b>
<b>Architecture and Engineering</b>				
<b>Basic Services</b>				
Design Development	\$3,600,000	\$0	\$3,600,000	
Construction Contract Documents	\$3,975,000	\$128,700	\$3,846,300	
Bidding	\$200,000	\$0	\$200,000	
Construction Contract Administration	\$3,175,000	\$4,091,300	\$0	
Closeout	\$150,000	\$0	\$150,000	
Other Basic Services	\$0	\$0	\$0	
<b>Basic Services Subtotal</b>	<b>\$11,100,000</b>	<b>\$4,220,000</b>	<b>\$6,880,000</b>	
<b>Reimbursable Services</b>				
Construction Testing - TEDI	\$200,000	\$0	\$200,000	
Printing (over minimum)	\$10,000	\$0	\$10,000	
Other Reimbursable Costs	\$5,000	\$0	\$5,000	
Hazardous Materials	\$300,000	\$0	\$300,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$80,000	\$0	\$80,000	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$60,000	\$0	\$60,000	
<b>Architectural / Engineering Subtotal</b>	<b>\$12,005,000</b>	<b>\$4,220,000</b>	<b>\$7,785,000</b>	<b>\$5,864,441</b>
<b>CM at Risk Pre-Construction Services</b>				
Pre-Construction Services	\$273,000	\$0	\$273,000	\$205,651
<b>Site Acquisition</b>				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Costs</b>				
<b>SUBSTRUCTURE</b>				
Foundations	\$6,557,886			
Basement Construction	\$0			
<b>SHELL</b>				
Super Structure	\$7,269,425			
Exterior Closure	\$8,143,536			
Exterior Walls	\$0			
Exterior Windows	\$0			
Exterior Doors	\$0			
Roofing	\$3,830,378			
<b>INTERIORS</b>				
Interior Construction	\$7,446,397			
Staircases	\$473,047			
Interior Finishes	\$5,603,884			
<b>SERVICES</b>				
Conveying Systems	\$179,000			
Plumbing	\$3,984,580			
HVAC	\$12,310,034			
Fire Protection	\$1,052,800			
Electrical	\$8,405,721			
<b>EQUIPMENT &amp; FURNISHINGS</b>				
Equipment	\$1,088,836			
Furnishings	\$1,905,475			
<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
Special Construction	\$0	\$0		
Existing Building Demolition	\$1,170,000	\$0		
In-Building Hazardous Material Abatement	\$1,515,000	\$0		
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$420,000	\$420,000		
Other Hazardous Material Abatement	\$0	\$0		
<b>BUILDING SITE WORK</b>				
Site Preparation	\$3,378,291	\$0		

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed

Template Revised: December 2023  
Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.

Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
Administration:	\$4,482,000	\$1,406,000	\$3,076,000
A/E Services:	\$12,655,000	\$4,220,000	\$8,435,000
Site Acquisition: Ineligible, therefore not included in calculation			
Miscellaneous Project Costs:	\$850,000	\$250,000	\$600,000
FFE:	\$2,700,000	\$1,020,000	\$1,680,000
Owners Contingency: Not included in this calculation			
Total Eligible Soft Costs =			\$13,791,000

Category	Estimated Budget
CM Pre-Construction Services:	\$273,000
Construction Cost:	\$114,347,747
Construction Contingency: Not included in this calculation	
Total Construction Cost:	\$114,620,747
Soft Cost Allowance: 20%	
Reimbursable Soft Cost:	\$22,924,149
Eligible minus Reimbursable =	-\$9,133,149 If >0 enter into Cell C116

-If Eligible minus Reimbursable is negative; OK.  
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.

Scope Excluded Aud/PE (GSF):	1,500	(1.1000%)
Total (GSF):	136,000	
OPM Basic Services:	\$3,944,000	1.1000%
Designer Basic Services:	\$11,700,000	1.1000%

Scope Excluded Direct Construction Cost (\$):	\$0	(0.0000%)
Total Direct Construction Costs (\$):	\$87,239,063	
OPM Basic Services:	\$3,944,000	0.0000%
Designer Basic Services:	\$11,700,000	0.0000%
Total Scope Excluded OPM Fees (\$): \$0 Enter in Cell C13		
Total Scope Excluded Designer Fees (\$): \$0 Enter in Cell C28		

Upper Limit:	\$74,800,000	136,000	\$550 /sf
Construction Budget:	\$114,347,747		
Basis of OPM & Designer Fee Caps:	\$74,800,000		
OPM Services Estimated Budget			
Basic Services:	\$3,944,000	\$1,326,000	\$2,618,000
Extra Services:	\$106,000	\$0	\$106,000
Designer Services Estimated Budget			
Basic Services:	\$11,700,000	\$4,220,000	\$7,480,000
Extra Services:	\$955,000	\$0	\$955,000

Ineligible Building Area	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	1,050		1,575	\$1,324,244
Special Education:				\$0
Art & Music:	500		750	\$630,593
Vocations & Technology:	4,320		6,480	\$5,448,319
Chapter 74 CTE:				\$0
Health & Physical Education:	1,000	1,500		\$1,261,185
Media Center:	50		75	\$63,059
Auditorium / Drama:				\$0
Dining & Food Service:	1,000		1,500	\$1,261,185
Medical:				\$0
Administration & Guidance:				\$0
Custodial & Maintenance:				\$0
Other:				\$0
<b>Total:</b>	<b>1,500</b>	<b>1,500</b>	<b>10,380</b>	<b>\$9,988,585</b>
Grossing Factor:	1.50			

Construction Budget	\$114,347,747	1.310740201	= Mark Up Ratio
Construction Trades Subtotal	\$87,239,063		

Total Demolition and Abatement Costs:	\$3,105,000
Ineligible Demolition and Abatement Costs:	-\$420,000
Eligible Demolition and Abatement Costs:	\$2,685,000
<b>Marked Up Eligible Costs:</b>	<b>\$3,519,337</b>

Site Improvements	\$7,883,454	\$0	
Site Civil / Mechanical Utilities	\$3,639,836	\$0	Cell C86 - Scope Excluded
Site Electrical Utilities	\$981,483	\$0	Sitework Costs such as a stadium, out buildings, concession stand etc. (Enter Direct Construction Costs)
Scope Excluded Site Work	\$0	\$0	
<b>Construction Trades Subtotal</b>	<b>\$87,239,063</b>	<b>\$420,000</b>	
Contingencies (Design and Pricing)	\$8,723,906	\$42,000	
Sub-Contractor Bonds	\$1,295,500	\$6,237	
D/B/B Insurance	\$0	\$0	
General Conditions	\$2,744,528	\$13,213	
D/B/B Overhead & Profit - GR's	\$4,425,600	\$21,306	
GMP Insurance - in GR's	\$0	\$0	
GMP Fee	\$2,242,113	\$10,794	
GMP Contingency	\$1,919,259	\$9,240	
Escalation to Mid-Point of Construction	\$5,757,778	\$27,720	
Construction Cost over Funding Cap		\$35,185,299	Cell C98 - Represents construction costs over MSBA funding limits (Cell H103)
<b>Construction Budget</b>	<b>\$114,347,747</b>	<b>\$35,735,810</b>	<b>\$59,218,372</b>
Alternates			
Ineligible Work Included in the Base Project	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0
<b>Subtotal to be Included in Total Project Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Miscellaneous Project Costs			
Utility Company Fees	\$300,000	\$0	\$300,000
Testing Services	\$300,000	\$0	\$300,000
Swing Space / Modularity	\$0	\$0	\$0
Other Project Costs (Mailing & Moving)	\$250,000	\$250,000	Cell C112 - Represents the amount exceeding the \$1,200 per student allowance for FF&E (Cell J109)
<b>Miscellaneous Project Costs Subtotal</b>	<b>\$850,000</b>	<b>\$250,000</b>	<b>\$451,980</b>
Furnishings and Equipment			
Furniture, Fixtures, and Equipment	\$1,500,000	\$660,000	Cell C113 - Represents the amount exceeding the \$1,200 per student allowance for Technology (Cell J110)
Technology	\$1,200,000	\$360,000	
<b>FF&amp;E Subtotal</b>	<b>\$2,700,000</b>	<b>\$1,020,000</b>	<b>\$1,265,544</b>
Soft Costs that exceed 20% of Construction Cost		\$0	Cell C116 - Soft costs that exceed 20% of the construction cost (Cell G21)
<b>Project Budget</b>	<b>\$135,307,747</b>	<b>\$42,631,810</b>	<b>\$69,812,783</b>

<b>Eligible Site Work Cost</b>	
Total Direct Site Work Costs:	\$15,883,064
Ineligible Site Work Costs:	\$0
Potentially Eligible Direct Site Work Costs:	\$15,883,064
Potentially Eligible Marked Up Site Work Costs:	\$20,818,571
<b>Marked Up Eligible Site Work Costs:</b>	<b>\$6,826,600</b>

<b>Construction Costs and Funding Cap</b>		<b>Ineligible Cost Breakdown</b>	
Total Building Area (GSF):	136,000	Scope Excluded Site Work:	\$0
Ineligible Excess Auditorium/PE Areas (GSF):	-1,500	Site Work Cost beyond Funding Limit:	\$13,991,971
Other Ineligible Building Areas (GSF):	-10,380	Ineligible Demo & Abatement:	\$550,511
Eligible Building GSF:	124,120	Scope Excluded Aud/PE Areas:	\$1,261,185
<b>Building Cost Funding Limit (\$/sf):</b>	<b>\$550</b>	Other Ineligible Building Areas:	\$8,727,400
Eligible Building Costs:	\$68,266,000	Construction Cost over Funding Cap:	\$11,204,743
Eligible Site Work Costs:	\$6,826,600		
Eligible Demolition & Abatement Costs:	+ \$3,519,337		
<b>Basis of Construction Costs:</b>	<b>\$78,611,937</b>	<b>Construction Cost Breakdown</b>	
Construction Budget:	\$114,347,747	Total Construction Cost (\$/sf):	\$841
Basis of Construction Costs:	-\$78,611,937	Reimbursable Construction Cost (\$/sf):	\$633
Ineligible Construction Costs:	\$35,735,810	Marked Up Building Costs (\$/sf):	\$658
Construction Cost over Funding Cap:	\$0	Marked Up Site, Building Takedown & Haz Mat (\$/sf):	\$183
	If > 0 enter value into Cell C98	Direct Building Cost (\$/sf):	\$552

<b>FF&amp;E Reimbursement</b>				
Eligible Enrollment:	700	Enter Eligible Enrollment		
	Funding Limit	Estimated Budget	Eligible Costs	Ineligible Costs
Furniture, Fixtures & Equipment:	\$1,200/student	\$1,500,000	\$840,000	\$0 If >0 enter in Cell C112
Technology:	\$1,200/student	\$1,200,000	\$840,000	\$0 If >0 enter in Cell C113

<b>Incentive Points</b>	
1.65	(0-2) Maintenance
0.00	(0-6) Newly Formed Regional School District
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places
#DIV/0!	0 gsf Renovated or Existing to Remain
0 gsf	Total at Conclusion of Project
0.00	(0-1) Overlay Zoning 40R and 40S
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures
4.00	(0-4) Energy Efficiency - "Green Schools"
<b>5.65</b>	<b>Total Incentive Points</b>

<b>Commissioning (Cx) Costs associated with Ineligible Building Area</b>	
Building GSF:	136,000
Cx Fee per GSF:	\$0.92
Ineligible GSF:	11,880
Ineligible Cx Costs:	\$10,930 If >0 enter in Cell B128

<b>Cost Recovery associated with Prior Projects</b>	
<b>Prior Project ID Number:</b>	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

<b>Board Authorization</b>	
Design Enrollment	700
Total Building Gross Floor Area (GSF)	136,000
Total Project Budget (excluding Contingencies)	\$135,307,747
Scope Items Excluded or Otherwise Ineligible	-\$42,631,810
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$92,675,937
Reimbursement Rate <sup>1</sup>	75.33%
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$69,812,783
Cx Costs associated with Ineligible Building Area <sup>2</sup>	-\$10,930
Cost Recovery associated with Prior Projects <sup>2</sup>	-\$0
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$69,801,853

69.68 Reimbursement Rate Before Incentive Points  
5.65 Total Incentive Points  
75.33% MSBA Reimbursement Rate

**NOTES**  
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$ \_\_\_\_\_. The proposed demolition of the \_\_\_\_\_ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the \_\_\_\_\_ project at the existing facilities completed in \_\_\_\_\_. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Construction Contingency <sup>3</sup>	\$3,000,000
Ineligible Construction Contingency <sup>3</sup>	\$1,856,523
"Potentially Eligible" Construction Contingency <sup>3</sup>	\$1,143,477
Owner's Contingency <sup>3</sup>	\$1,000,000
Ineligible Owner's Contingency <sup>3</sup>	\$428,261
"Potentially Eligible" Owner's Contingency <sup>3</sup>	\$571,739
Total Potentially Eligible Contingency <sup>3</sup>	\$1,715,216
Reimbursement Rate	75.33%
Potential Additional Contingency Grant Funds <sup>3</sup>	\$1,292,072
Maximum Total Facilities Grant	\$71,093,925
Total Project Budget	\$139,307,747
local share	\$68,213,822
MA & Fed. Geo thermal/PV Grant Funding to Clinton	\$2,500,000 ???
Revised Local share	\$65,713,822

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

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**Clinton Middle School Project School  
Building Committee Remote Meeting No.023  
Module 4: Schematic Design**





1. **Call to Order & number of voting members present.**
2. **Previous Topics & Approval of January 09, 2024 & January 30,2024 Meeting Minutes (Vote expected)**
3. Invoices and Commitment for Approval **(Vote expected)**
4. Proprietary Items Vote
5. Construction Cost Reconciliation Update
6. Total Project Budget Review (MSBA Form 3011)
7. Property DEED and registry filing update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn

# Previous Meeting Minutes for Approval : January 09, 2024

“Motion to approve January 9,2024, Meeting Minutes by \_\_\_\_\_ , 2<sup>nd</sup> \_\_\_\_\_ .”

## PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

Item No	Description	Action
21.1	<b>Call to Order:</b> 6:33 PM meeting was called to order by PBC Chair, C. McGown with 6 of 7 members in attendance.	Record
21.2	<b>Previous Topics &amp; Approval of December 19, 2024, Meeting Minutes:</b> A motion to approve the 12/19/2023 meeting minutes was submitted by <b>S. Meyer</b> and seconded by <b>M. Moran</b> . <b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None; All in favor, motion passes.	Record
21.3	<b>Invoices and Commitments for Approval:</b> <u>Invoice 1: DWMP Invoice #017, for the month of December, in the amount of \$25,000.00</u> A motion was made by <b>M. Ward</b> and seconded by <b>B. Delorey</b> for the approval of the DWMP December invoice. <b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None; All in favor, motion passes.  <u>Invoice 2: LPA A Invoice #012, for the month of November, in the amount of \$53,323.00</u> A motion was made by <b>M. Ward</b> and seconded by <b>M. Moran</b> for the approval of the LPA A December invoice. <b>Discussion:</b> None; <b>Roll Call Vote:</b> B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); <b>Abstentions:</b> None; All in favor, motion passes.	Record
21.4	<b>Construction Introductions</b>  The Fontaine team provides concise introductions and presents an overview of the timeline and logistical plans for the site.  <b>Pre-Construction Services</b> 1. Estimating: Chad Bergeron 2. BIM + VDC: Ben Hedges 3. Safety: Mark Bisson 4. Sustainability: Tracy Routhier 5. MEP: Brian Davies 6. Scheduling: Christa Spedding  <b>Preconstruction Timeline:</b> • Schematic Design: Aug 2023 – Feb 2024 • Vote Support: Mar – June 2024 • Design Development: June – Oct 2024	Record



# Previous Meeting Minutes for Approval : January 30, 2024

“Motion to approve January 30,2024,  
Meeting Minutes by \_\_\_\_\_ ,  
2<sup>nd</sup> \_\_\_\_\_ .”

## PBC Roll Call Vote:

- Brian Delorey
- Chris Magliozzi
- Chris McGown
- Michael Moran
- Michael Ward
- Steven Meyer
- Timothy O’Toole

Item No	Description	Action																
22.1	<b>Call to Order:</b> 6:33PM meeting was called to order by PBC Chair, C. McGown with 5 of 7 members in attendance.	Record																
22.2	<p><b>Geothermal &amp; PV Systems Discussion/Vote</b></p> <p><b>Schematic Design Schedule update</b> provided by P. Caruso</p> <table border="0"> <tr><td>1/12/24</td><td>Schematic Design (SD) drawings and specifications to cost estimators.</td></tr> <tr><td>2/01/24</td><td>Cost Estimates are due.</td></tr> <tr><td>2/02/24</td><td>Cost Estimate reconciliation</td></tr> <tr><td>2/06/24</td><td>SBC/PBC presentation (cost estimate)</td></tr> <tr><td>2/09/24</td><td>Submit presentation and Cost Estimate to the Town</td></tr> <tr><td>2/13/24</td><td>All-Boards Meeting</td></tr> <tr><td>2/20/24</td><td>SBC vote to submit Schematic Design (SD) Package</td></tr> <tr><td>2/23/24</td><td>Submit DESE &amp; SD Package</td></tr> </table> <p><b>S. Brennan</b> summarizes the base system in Schematic Design (SD) and a potential geothermal system option.</p> <p><b>Packaged Air Source Heat Pump</b> (Base system design)</p> <ul style="list-style-type: none"> <li>• Dedicated Outdoor Air Systems (DOAS)</li> <li>• Packaged HVAC Systems</li> <li>• Inverter Variable Speed Compressors</li> <li>• Energy Recovery (ERV) Wheels or Core</li> <li>• Hot Water or Electric Back-up Heat</li> </ul> <p><b>Heat Recovery Chiller/Heater</b> (Base system design)</p> <ul style="list-style-type: none"> <li>• Generates both chilled water and hot water simultaneously.</li> <li>• Operation down to 0F with 130 F water</li> <li>• Multiple 30-ton modules (Est. 150 ton+)</li> </ul> <p><b>Geothermal System Types</b></p> <ul style="list-style-type: none"> <li>• <b>Traditional</b> – normal well field; takes up a lot more land.</li> <li>• <b>Proprietary</b> – pyramidal drilling; preserves the land and provides greater development options in the future.</li> </ul>	1/12/24	Schematic Design (SD) drawings and specifications to cost estimators.	2/01/24	Cost Estimates are due.	2/02/24	Cost Estimate reconciliation	2/06/24	SBC/PBC presentation (cost estimate)	2/09/24	Submit presentation and Cost Estimate to the Town	2/13/24	All-Boards Meeting	2/20/24	SBC vote to submit Schematic Design (SD) Package	2/23/24	Submit DESE & SD Package	Record
1/12/24	Schematic Design (SD) drawings and specifications to cost estimators.																	
2/01/24	Cost Estimates are due.																	
2/02/24	Cost Estimate reconciliation																	
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2/09/24	Submit presentation and Cost Estimate to the Town																	
2/13/24	All-Boards Meeting																	
2/20/24	SBC vote to submit Schematic Design (SD) Package																	
2/23/24	Submit DESE & SD Package																	

1. Call to Order & number of voting members present.
2. Previous Topics & Approval of January 09, 2024 & January 30,2024 Meeting Minutes (Vote expected)
- 3. Invoices and Commitment for Approval (Vote expected)**
4. Proprietary Items Vote
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8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn

# DWPM Invoice #018 for Approval:

Motion to approve the DWMP  
January Invoice, in the amount of  
\$ 25,000.00 , \_\_\_\_\_ 2<sup>nd</sup>  
by \_\_\_\_\_."

## PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O'Toole

### Dore and Whittier Management Partners, LLC

Please send payments to;  
212 Battery Street  
Suite 1  
Burlington, VT 05401

Clinton Middle School  
100 West Boylston Street  
Clinton, MA 01510

Invoice number 00018  
Date 01/30/2024

Project 22-0126 CLINTON SCHOOL  
DEPARTMENT

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
<b>Pre Designer Selection</b>	39,000.00	39,000.00	0.00	0.00	39,000.00
<b>Feasibility Study</b>	125,000.00	125,000.00	0.00	0.00	125,000.00
<b>Schematic Design</b>	120,000.00	70,000.00	25,000.00	25,000.00	95,000.00
Total	284,000.00	234,000.00	25,000.00	25,000.00	259,000.00

Invoice total **25,000.00**

### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00017	12/31/2023	25,000.00		25,000.00			
00018	01/30/2024	25,000.00	25,000.00				
Total		50,000.00	25,000.00	25,000.00	0.00	0.00	0.00

**LPA|A Invoice #013 for Approval:**

Motion to approve the LPA|A  
 January Invoice, in the amount of  
 \$44,859.00 by \_\_\_\_\_  
 2<sup>nd</sup> \_\_\_\_\_”

**PBC Roll Call Vote:**

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

BILL TO
Mr. Trip Elmore Dore & Whittier 220 Merrimac Street Building 7, 2nd Floor Newburyport, MA 01950

Invoice	
DATE	INVOICE #
1/31/2024	2220-2401
TERMS	DUE DATE
Net 15	2/15/2024

DESCRIPTION							AMOUNT
Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design Services including Amendments No. 1 through 6.							44,859.00
SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$1,840 Amd. No. 2 - \$28,600 Amd. #3 - \$17,600 Amd. #4 - \$11,935 Amd. #5 - \$14,190 Amd. #6 - \$4,950 = \$685,415							
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	250,000	250,000			
0002-0000	SD	350,000	175,000	175,000	43,750	131,250	
0003-0000	Env. Site	8,140	8,140	8,140			
0003-0000	Survey	28,600	28,600	28,600			
0003-0000	Site Survey	17,600	17,600	17,600			
00030000	Geotech	10,010	10,010	10,010			
0003-0000	Flow Test	1,925	1,925	1,925			
0003-0000	Traffic Analysis	14,190	9,113	9,113	1,109	3,968	
0003-0000	Phius FS	4,950	4,950	4,950			
0004-0000	Other	451	451	451			
<b>TOTAL</b>		685,866	505,789	505,789	44,859	135,218	
cc: Elias Grijalva							
<b>Total</b>							<b>\$44,859.00</b>

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11. Adjourn

# Proprietary Items Vote

“Motion to approve the Proprietary Items for SD submission by \_\_\_\_\_, 2<sup>nd</sup> \_\_\_\_\_.”

## PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

### 1. Network Switches- Extreme Networks

- Maintains consistency with other standard equipment that is being used by the school networking.
- Enhances and streamlines the management due to being a single manufacturer.
- Reduces overall cost of support due to being a single manufacturer.
- Provides the highest level of coordination with other equipment within the District.
- Is a Tier 1 manufacturer which are widely used by Districts throughout the state.
- Supported by multiple resellers.



### 2. Wireless Access Devices- Cisco Meraki

- Same as above



### 3. Telephone System- Mitel

- Same as above.



### 4. Integrated Security System- Verkada

- Same as above.
- Is a Tier 1 manufacturer that produces cloud-based security system equipment and applications that are supported by multiple and reliable resellers in Massachusetts that compete for this business.



PROPRIETARY ITEMS

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**Construction Cost  
Reconciliation Update**

Reconciled Budget \$114.4  
million Construction Cost

Value Engineering  
Identified \$1.5 million

Total Project Budget  
\$139.3 million



# SD ESTIMATE COST COMPARISON

FONTAINE BROS., INC.

CSI Division	Cost/SF	Total Amount	Fogarty	Variance
01-0000 PROJECT REQUIREMENTS	136,000 sf	32.54 /sf \$ 4,425,600	\$ 4,425,600	\$ -
02-0000 EXISTING CONDITIONS & DEMO	136,000 sf	24.36 /sf \$ 3,312,500	\$ 3,105,000	\$ 207,500
03-0000 CONCRETE	136,000 sf	28.23 /sf \$ 3,839,756	\$ 3,351,159	\$ 488,597
04-0000 MASONRY	136,000 sf	20.30 /sf \$ 2,760,148	\$ 2,156,931	\$ 603,217
05-0000 METALS	136,000 sf	52.63 /sf \$ 7,157,300	\$ 7,267,076	\$ (109,776)
06-0000 ROUGH CARPENTRY	136,000 sf	3.44 /sf \$ 467,755	\$ 613,151	\$ (145,396)
06-2000 FINISH CARPENTRY	136,000 sf	2.82 /sf \$ 383,468	\$ 527,058	\$ (143,590)
07-0000 THERMAL & MOIST PROTECT	136,000 sf	17.86 /sf \$ 2,429,580	\$ 3,442,223	\$ (1,012,643)
07-5000 ROOFING	136,000 sf	20.20 /sf \$ 2,746,551	\$ 2,945,469	\$ (198,918)
07-8000 FIREPROOFING / CAULKING	136,000 sf	1.70 /sf \$ 231,800	\$ 595,621	\$ (363,821)
08-0000 DOORS & WINDOWS	136,000 sf	31.67 /sf \$ 4,307,740	\$ 3,876,471	\$ 431,269
09-0000 FINISHES	136,000 sf	73.32 /sf \$ 9,970,859	\$ 10,121,941	\$ (151,082)
10-0000 SPECIALTIES	136,000 sf	7.21 /sf \$ 980,010	\$ 1,098,340	\$ (118,330)
11-0000 EQUIPMENT	136,000 sf	8.15 /sf \$ 1,108,150	\$ 1,125,536	\$ (17,386)
12-0000 FURNISHINGS	136,000 sf	15.62 /sf \$ 2,123,980	\$ 1,880,655	\$ 243,325
14-0000 CONVEYING SYSTEMS	136,000 sf	1.58 /sf \$ 215,000	\$ 170,000	\$ 45,000
21-0000 FIRE SUPPRESSION	136,000 sf	8.15 /sf \$ 1,108,276	\$ 1,052,800	\$ 55,476
22-0000 PLUMBING	136,000 sf	27.98 /sf \$ 3,805,067	\$ 3,984,580	\$ (179,513)
23-0000 HVAC	136,000 sf	87.32 /sf \$ 11,875,640	\$ 12,310,034	\$ (434,394)
26-0000 ELECTRICAL	136,000 sf	60.58 /sf \$ 8,239,469	\$ 9,023,162	\$ (783,693)
27-0000 COMMUNICATIONS	136,000 sf	0.00 /sf		
28-0000 ELECTRONIC SAFETY & SECURITY	136,000 sf	0.00 /sf		
31-0000 EARTHWORK	136,000 sf	42.08 /sf \$ 5,723,110	\$ 6,919,011	\$ (1,195,901)
32-0000 EXTERIOR IMPROVEMENTS	136,000 sf	53.99 /sf \$ 7,342,518	\$ 7,668,968	\$ (326,450)
33-0000 UTILITIES	136,000 sf	18.03 /sf \$ 2,452,679	\$ 4,003,878	\$ (1,551,199)
<b>Total Direct Cost</b>		<b>\$ 87,006,954</b>	<b>\$ 91,664,664</b>	<b>\$ (4,657,710)</b>
Design Contingency		\$ 8,700,695	\$ 8,723,906	\$ (23,211)
Escalation		\$ 5,655,452	\$ 5,757,778	\$ (102,326)
Construction Contingency		\$ 1,740,139	\$ 1,919,259	\$ (179,120)
Subcontractor Default Insurance		\$ 1,288,791	\$ 1,295,500	\$ (6,709)
GC's & GR's		\$ 7,169,858	\$ 2,744,528	\$ 4,425,330
CM Fee		\$ 2,276,773	\$ 2,242,113	\$ 34,660
<b>Project Total</b>		<b>\$ 113,838,662</b>	<b>\$ 114,347,748</b>	<b>\$ (509,086)</b>

# POTENTIAL VE OPTIONS

FONTAINE BROS., INC.

## CLINTON MS - SCHEMATIC VALUE ENGINEERING LOG - 02.06.2024

Item #	Category	Item	Estimated Direct Cost Savings	Estimated Total Cost Savings (20% Markup)
1	Landscape	Landscape planting reductions (30%)	\$ 266,000	\$ 319,200
2	Thermal	Delete underslab rigid insulation except within 4 feet of foundation walls.	\$ 250,000	\$ 300,000
3	AV	Reduce Cafeteria Stage AV System to "basic" system (\$25k allowance)	\$ 50,000	\$ 60,000
4	Equipment	Reduce Playground Equipment Allowance to \$300K	\$ 100,000	\$ 120,000
5	AV	Reduce qty. of Digital Screens/Signage in the Building from assumption of 10 to 5.	\$ 50,000	\$ 60,000
		<b>sub total</b>	<b>\$ 716,000</b>	<b>\$ 859,200</b>
Potential Additional VE Items				
6	Site	Consider reduction of granite curb and replace with asphalt or concrete curb (15% reduction)	\$ 75,000	\$ 90,000
7	Electrical	If possible, consider deletion of Cell Amplification System	\$ 100,000	\$ 120,000
8	Electrical	If possible, consider deletion of Environmental Sensors	\$ 68,000	\$ 81,600
9	Mechanical	Review/reduce scope of lab waste system	TBD	
10	Roof	Consider substituting EPDM Roof in lieu of PVC	\$ 126,000	\$ 151,200
11	Finishes	Consider restroom wall tile at wet walls only (~30% reduction)	\$ 30,000	\$ 36,000
12	Finishes	Consider exposed ceilings at all storage and BOH spaces (3,000 sf)	\$ 20,250	\$ 24,300
13	Finishes	Consider reduction of corridors wall tile from 7' tall to 4' wainscot	\$ 100,000	\$ 120,000
		<b>sub total</b>	<b>\$ 519,250</b>	<b>\$ 623,100</b>
		<b>Overall Total</b>	<b>\$ 1,235,250</b>	<b>\$ 1,482,300</b>

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# Total Project Budget (MSBA form 3011)

Clinton Middle School

2/5/24 TE

DRAFT

Enter Budget Values for Ineligible Costs in light yellow highlighted cells.

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
<b>Feasibility Study Agreement</b>				
OPM Feasibility Study	\$284,000	\$0	\$284,000	
A&E Feasibility Study	\$600,000	\$0	\$600,000	
Environmental & Site	\$50,000	\$0	\$50,000	
Other	\$66,000	\$0	\$66,000	
<b>Feasibility Study Agreement Subtotal</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$753,300</b>
<b>Administration</b>				
Legal Fees	\$30,000	\$30,000	\$0	\$0
<b>Owner's Project Manager</b>				
Design Development	\$392,000	\$0	\$392,000	
Construction Contract Documents	\$362,000	\$43,304	\$318,696	
Bidding	\$181,000	\$0	\$181,000	
Construction Contract Administration	\$2,400,000	\$1,282,618	\$1,117,382	
Closeout	\$125,000	\$0	\$125,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$0	\$0	\$0	
Cost Estimates	\$40,000	\$0	\$40,000	
Advertising	\$2,000	\$0	\$2,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$350,000	\$0	\$350,000	
Other Administrative Costs	\$50,000	\$50,000	\$0	\$0
<b>Administration Subtotal</b>	<b>\$4,132,000</b>	<b>\$1,406,000</b>	<b>\$2,726,000</b>	<b>\$2,053,496</b>
<b>Architecture and Engineering</b>				
<b>Basic Services</b>				
Design Development	\$3,600,000	\$0	\$3,600,000	
Construction Contract Documents	\$3,975,000	\$128,700	\$3,846,300	
Bidding	\$200,000	\$0	\$200,000	
Construction Contract Administration	\$3,175,000	\$4,091,300	\$0	
Closeout	\$150,000	\$0	\$150,000	
Other Basic Services	\$0	\$0	\$0	
<b>Basic Services Subtotal</b>	<b>\$11,100,000</b>	<b>\$4,220,000</b>	<b>\$6,880,000</b>	
Reimbursable Services				
Construction Testing - TEDI	\$200,000	\$0	\$200,000	
Printing (over minimum)	\$10,000	\$0	\$10,000	
Other Reimbursable Costs	\$5,000	\$0	\$5,000	
Hazardous Materials	\$300,000	\$0	\$300,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$80,000	\$0	\$80,000	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$60,000	\$0	\$60,000	
<b>Architectural / Engineering Subtotal</b>	<b>\$12,005,000</b>	<b>\$4,220,000</b>	<b>\$7,785,000</b>	<b>\$5,864,441</b>
<b>CM at Risk Pre-Construction Services</b>				
Pre-Construction Services	\$273,000	\$0	\$273,000	\$205,651
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>SUBSTRUCTURE</b>				
Foundations	\$6,557,886	\$0	\$6,557,886	
Basement Construction	\$0	\$0	\$0	
<b>SHELL</b>				
Super Structure	\$7,269,425	\$0	\$7,269,425	
Exterior Closure	\$8,143,536	\$0	\$8,143,536	
Exterior Walls	\$0	\$0	\$0	
Exterior Windows	\$0	\$0	\$0	
Exterior Doors	\$0	\$0	\$0	
Roofing	\$3,830,378	\$0	\$3,830,378	
<b>INTERIORS</b>				
Interior Construction	\$7,446,397	\$0	\$7,446,397	
Staircases	\$473,047	\$0	\$473,047	
Interior Finishes	\$5,603,884	\$0	\$5,603,884	
<b>SERVICES</b>				
Conveying Systems	\$179,000	\$0	\$179,000	
Plumbing	\$3,984,585	\$0	\$3,984,585	
HVAC	\$12,310,034	\$0	\$12,310,034	
Fire Protection	\$1,052,800	\$0	\$1,052,800	
Electrical	\$8,405,727	\$0	\$8,405,727	
<b>EQUIPMENT &amp; FURNISHINGS</b>				
Equipment	\$1,088,838	\$0	\$1,088,838	
Furnishings	\$1,905,475	\$0	\$1,905,475	
<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
Special Construction	\$0	\$0	\$0	
Existing Building Demolition	\$1,170,000	\$0	\$1,170,000	
In-Building Hazardous Material Abatement	\$1,515,000	\$0	\$1,515,000	
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$420,000	\$420,000	\$0	
Other Hazardous Material Abatement	\$0	\$0	\$0	
<b>BUILDING SITE WORK</b>				
Site Preparation	\$3,378,291	\$0	\$3,378,291	

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed.

Template Revised: December 2023  
Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.

Category	Estimated Budget	Excluded Costs	Within Soft Costs
Administration:	\$4,482,000	\$1,406,000	\$3,076,000
A/E Services:	\$12,655,000	\$4,220,000	\$8,435,000
Site Acquisition:	Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	\$850,000	\$250,000	\$600,000
FFE:	\$2,700,000	\$1,020,000	\$1,680,000
Owners Contingency:	Not included in this calculation		
<b>Total Eligible Soft Costs =</b>			<b>\$13,791,000</b>

Category	Estimated Budget
CM Pre-Construction Services:	\$273,000
Construction Cost:	\$114,347,747
Construction Contingency:	Not included in this calculation
<b>Total Construction Cost:</b>	<b>\$114,620,747</b>
Soft Cost Allowance:	20%
Reimbursable Soft Cost:	\$22,924,149
Eligible minus Reimbursable =	-\$9,133,149 if >0 enter into Cell C116

-If Eligible minus Reimbursable is negative; OK.  
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.

	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	\$3,944,000	1.1000%	\$43,384
Designer Basic Services:	\$11,700,000	1.1000%	\$128,700

	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	\$3,944,000	0.0000%	\$0
Designer Basic Services:	\$11,700,000	0.0000%	\$0
<b>Total Scope Excluded OPM Fees (\$):</b>			<b>\$0</b>
<b>Total Scope Excluded Designer Fees (\$):</b>			<b>\$0</b>

\$0 Enter in Cell C13  
\$0 Enter in Cell C28

Upper Limit:	\$74,800,000	136,000	\$550 /sf
Construction Budget:	\$114,347,747		
Basis of OPM & Designer Fee Caps:	\$74,800,000		
<b>OPM Services Estimated Budget</b>	<b>Ineligible Costs</b>	<b>Eligible Costs</b>	<b>OPM Value @ 3.50%</b>
Basic Services:	\$3,944,000	\$1,326,000	\$2,618,000
Extra Services:	\$106,000	\$0	\$106,000
<b>Designer Services Estimated Budget</b>	<b>Ineligible Costs</b>	<b>Eligible Costs</b>	<b>Designer Value @ 10.00%</b>
Basic Services:	\$11,700,000	\$4,220,000	\$7,480,000
Extra Services:	\$955,000	\$0	\$955,000

	Ineligible NSF	Ineligible Aud/P/E GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	1,050		1,575	\$1,324,244
Special Education:			-	\$0
Art & Music:	500		750	\$630,593
Vocations & Technology:	4,320		6,480	\$5,448,319
Chapter 74 CTE:			-	\$0
Health & Physical Education:	1,000	1,500		\$1,261,185
Media Center:	50		75	\$63,059
Auditorium / Drama:		-		\$0
Dining & Food Service:	1,000		1,500	\$1,261,185
Medical:			-	\$0
Administration & Guidance:			-	\$0
Custodial & Maintenance:			-	\$0
Other:			-	\$0
<b>Total:</b>		<b>1,500</b>	<b>10,380</b>	<b>\$9,988,585</b>
Grossing Factor:	<b>1.50</b>			

Construction Budget	\$114,347,747	1.310740201	= Mark Up Ratio
Construction Trades Subtotal	\$87,239,063		

Total Demolition and Abatement Costs:	\$3,105,000
Ineligible Demolition and Abatement Costs:	-\$420,000
Eligible Demolition and Abatement Costs:	\$2,685,000
<b>Marked Up Eligible Costs:</b>	<b>\$3,519,337</b>



# Total Project Budget (MSBA form 3011)

Site Improvements	\$7,883,454	\$0	
Site Civil / Mechanical Utilities	\$1,639,836	\$0	
Site Electrical Utilities	\$981,483	\$0	
Scope Excluded Site Work	\$0	\$0	
<b>Construction Trades Subtotal</b>	<b>\$87,239,063</b>	<b>\$420,000</b>	
Contingencies (Design and Pricing)	\$8,723,906	\$42,000	
Sub-Contractor Bonds	\$1,295,500	\$6,237	
D/B/B Insurance	\$0	\$0	
General Conditions	\$2,744,528	\$13,213	
D/B/B Overhead & Profit - GR's	\$4,425,600	\$21,306	
GMP Insurance - in GR's	\$0	\$0	
GMP Fee	\$2,242,113	\$10,794	
GMP Contingency	\$1,919,259	\$9,240	
Escalation to Mid-Point of Construction	\$5,757,176	\$27,720	
Construction Cost over Funding Cap		\$35,185,299	
<b>Construction Budget</b>	<b>\$114,347,747</b>	<b>\$35,735,810</b>	<b>\$59,218,372</b>
Alternates			
Relinable Work Included in the Base Project	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0
<b>Subtotal to be Included in Total Project Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Miscellaneous Project Costs			
Utility Company Fees	\$800,000	\$0	\$800,000
Testing Services	\$300,000	\$0	\$300,000
Sealing Space / Modifiers	\$0	\$0	\$0
Other Project Costs (Mailing & Moving)	\$250,000	\$250,000	\$0
<b>Miscellaneous Project Costs Subtotal</b>	<b>\$850,000</b>	<b>\$250,000</b>	<b>\$451,980</b>
Furniture, Fixtures and Equipment			
Furniture, Fixtures, and Equipment	\$1,500,000	\$860,000	\$640,000
Technology	\$1,200,000	\$360,000	\$840,000
<b>FF&amp;E Subtotal</b>	<b>\$2,700,000</b>	<b>\$1,020,000</b>	<b>\$1,265,544</b>
Soft Costs that exceed 20% of Construction Cost		\$0	\$0
<b>Project Budget</b>	<b>\$135,307,747</b>	<b>\$42,631,810</b>	<b>\$69,812,783</b>

<b>Board Authorization</b>		69.68	Reimbursement Rate Before Incentive Points
Design Enrollment	700	5.65	Total Incentive Points
Total Building Gross Floor Area (GSF)	136,000	75.33%	MSBA Reimbursement Rate
Total Project Budget (excluding Contingencies)	\$135,307,747		
Scope Items Excluded or Otherwise Ineligible	-\$42,631,810		
Third Party Funding (Ineligible)	-\$0		
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$92,675,937	75.33%	Reimbursement Rate
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$69,812,783		
Cx Costs associated with Ineligible Building Area <sup>2</sup>	-\$10,930		
Cost Recovery associated with Prior Projects <sup>2</sup>	-\$0		
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$69,801,853		

**NOTES**  
 This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$ \_\_\_\_\_. The proposed demolition of the \_\_\_\_\_ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the \_\_\_\_\_ project at the existing facilities completed in \_\_\_\_\_. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Construction Contingency <sup>3</sup>	\$3,000,000	
Ineligible Construction Contingency <sup>3</sup>	\$1,856,523	
"Potentially Eligible" Construction Contingency <sup>3</sup>	\$1,143,477	
Owner's Contingency <sup>3</sup>	\$1,000,000	
Ineligible Owner's Contingency <sup>3</sup>	\$428,261	
"Potentially Eligible" Owner's Contingency <sup>3</sup>	\$571,739	
Total Potentially Eligible Contingency <sup>3</sup>	\$1,715,216	
Reimbursement Rate	75.33%	
Potential Additional Contingency Grant Funds <sup>3</sup>	\$1,292,072	
Maximum Total Facilities Grant	\$71,093,925	
Total Project Budget	\$139,307,747	
local share	\$68,213,822	
MA & Fed. Geo thermal/PV Grant Funding to Clinton	\$2,500,000	???
Revised Local share	\$65,713,822	

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

<b>Eligible Site Work Cost</b>		
Total Direct Site Work Costs:	\$15,883,064	
Ineligible Site Work Costs:	\$0	124,120 Eligible Building GSF
Potentially Eligible Direct Site Work Costs:	\$15,883,064	<b>\$55 Site Work Cost Limit (\$/sf) Includes Mark</b>
Potentially Eligible Marked Up Site Work Costs:	\$20,818,571	\$6,826,600 Site Work Cost Allowance includes Mark Up
<b>Marked Up Eligible Site Work Costs:</b>	<b>\$6,826,600</b>	

<b>Construction Costs and Funding Cap</b>			<b>Ineligible Cost Breakdown</b>
Total Building Area (GSF):	136,000		Scope Excluded Site Work:
Ineligible Excess Auditorium/PE Areas (GSF):	-1,500		Site Work Cost beyond Funding Limit:
Other Ineligible Building Areas (GSF):	-10,380		Ineligible Demo & Abatement:
Eligible Building GSF:	124,120		Scope Excluded Aud/PE Areas:
<b>Building Cost Funding Limit (\$/sf):</b>	<b>\$569</b>		Other Ineligible Building Areas:
Eligible Building Costs:	\$68,266,000		Construction Cost over Funding Cap:
Eligible Site Work Costs:	\$6,826,600		
Eligible Demolition & Abatement Costs:	+\$3,519,337		
<b>Basis of Construction Costs:</b>	<b>\$78,611,937</b>		<b>Construction Cost Breakdown</b>
Construction Budget:	\$114,347,747		Total Construction Cost (\$/sf):
Basis of Construction Costs:	-\$78,611,937		Reimbursable Construction Cost (\$/sf):
Ineligible Construction Costs:	\$35,735,810		Marked Up Building Costs (\$/sf):
Construction Cost over Funding Cap:	\$0		Marked Up Site, Building Take-down & Haz Mat (\$/sf):
			Direct Building Cost (\$/sf):

<b>FF&amp;E Reimbursement</b>				
Eligible Enrollment:	700	Enter Eligible Enrollment		
Furniture, Fixtures & Equipment:	\$1,200/student	Funding Limit	Estimated Budget	Eligible Costs
Technology:	\$1,200/student	\$1,200,000	\$1,500,000	\$840,000
		\$1,200,000	\$840,000	\$0

<b>Incentive Points</b>			
1.65	(0-2) Maintenance		
0.00	(0-6) Newly Formed Regional School District		
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places		
	#DIV/0!	0 gsf	Renovated or Existing to Remain
		0 gsf	Total at Conclusion of Project
			If Cell G117 > 0 enter value into Cell F116
0.00	(0-1) Overly Zoning 40R and 40S		
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures		
4.00	(0-4) Energy Efficiency - "Green Schools"		
<b>5.65</b>	<b>Total Incentive Points</b>		
			Owner's Contingency Cap: 0.50%
			Construction Contingency Cap: 1.00%

<b>Commissioning (Cx) Costs associated with Ineligible Building Area</b>	
Building GSF:	136,000
Cx Fee per GSF:	\$0.92
Ineligible GSF:	11,880
Ineligible Cx Costs:	\$10,930 If >0 enter in Cell B128
	Commissioning Fee Schedule

<b>Cost Recovery associated with Prior Projects</b>	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

Enter Date. Assume 15th of August if new school opens in September. For example if turnover is June, new school will not be used until September by students.

Enter Date. If only month is known, assume 15th of the month.

# Total Project Budget Review Summary (MSBA Form 3011)

Feasibility Study:	\$1 million
Administrative Cost:	\$4.1 million
Design Cost:	\$12 million
Construction Cost:	\$114.4 million
Miscellaneous Cost:	\$850 thousand
FF&E Cost:	\$2.7 million
<hr/>	
Sub Total:	\$135.3 million
Contingency:	\$4 million
<hr/>	
Total:	\$139.3 million
<hr/>	
Approx. Local Share:	\$68.2 million
<hr/>	
Potential Geothermal/PV Grant:	(\$2.5 million)
Potential Local Share:	\$65.7 million

1. Call to Order & number of voting members present.
2. Previous Topics & Approval of January 09, 2024 & January 30, 2024 Meeting Minutes (Vote expected)
3. Invoices and Commitment for Approval (Vote expected)
4. Proprietary Items Vote
5. Construction Cost Reconciliation Update
6. Total Project Budget Review (MSBA Form 3011)
- 7. Property DEED and registry filing update**
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn

1. Call to Order & number of voting members present.
2. Previous Topics & Approval of January 09, 2024 & January 30, 2024 Meeting Minutes (Vote expected)
3. Invoices and Commitment for Approval (Vote expected)
4. Proprietary Items Vote
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7. Property DEED and registry filing update
- 8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.**
- 9. Public Comment**
- 10. Next Meetings**
11. Adjourn



# Next Meetings

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**FEBRUARY 13, 2024 :**

IN-PERSON ALL BOARDS MEETING @  
CAFETORIUM @ 6:30PM



**FEBRUARY 20, 2024:**

IN-PERSON SBC/PBC MEETING @ MEDIA  
CENTER (VOTE ON SCHEMATIC DESIGN SUBMISSION)



1. Call to Order & number of voting members present.
2. Previous Topics & Approval of January 09, 2024 & January 30,2024 Meeting Minutes (Vote expected)
3. Invoices and Commitment for Approval (Vote expected)
4. Proprietary Items Vote
5. Construction Cost Reconciliation Update
6. Total Project Budget Review (MSBA Form 3011)
7. Property DEED and registry filing update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
- 11. Adjourn**

# Adjourn

“Motion to Adjourn by \_\_\_\_\_,  
2<sup>nd</sup> by \_\_\_\_\_”

## **PBC Roll Call Vote:**

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

Thank You