



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

Project: Clinton Middle School
 Subject: School Building Committee Meeting
 Location: 100 West Boylston Street, Clinton, MA 01510
 Distribution: Attendees, Project File

Project No: 202000640305
 Meeting Date: 03/07/2023
 Time: 6:30 PM
 Prepared By: E. Grijalva

Present	Name	Affiliation	Prese	Name	Affiliation
x	Michael Ward*	Town Administrator -PBC Member		Mike Burton	DWMP
	Sean Kerrigan	Selectman	x	Trip Elmore	DWMP
x	Brendon Bailey	School Committee Chair		Steve Brown	DWMP
x	Matthew Varakis	School Committee Vice-Chair	x	Elias Grijalva	DWMP
x	Steven Meyer*	Superintendent – PBC Member		Mike Cox	DWMP
x	Brian Farragher	Director of Facilities	x	Rachel Rincon	DWMP
x	Chris McGown*	Chair of PBC, Head of DPW		Kathryn Crockett	LPAA
x	Courtney Harter	CMS Principal	x	Peter Caruso	LPAA
x	Shane McCarthy	Teacher		Sean Brennan	LPAA
	Bill McGrail	Finance Committee Co-Chair	x	Christina Bazelmans	LPAA
	Chris Magliozzi*	Vice-Chair of PBC	X	Eric Moore	LPAA
x	Michael Moran*	PBC Member			
x	Brian Delory*	PBC Member			
	Timothy O'Toole*	PBC Member			
	Phil Duffy	Director of Community & Econ.			
x	Kelly Turcotte	Special Education Parent Advisory			
x	Laura Taylor	Parent-Teacher Association			
	Angelica Arroyo	English Learners Parent Advisor			
x	Kate Moran	Spectator			

Item No.	Description	Action
9.1	<p>Call to Order: 6:33 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p>	Record
9.2	<p>Previous Topics & Approval of February 07, 2023, Meeting Minutes: A motion to approve the 02/07/2023 meeting minutes as submitted made by S. Meyer and seconded by M. Ward</p> <p>Discussion: None. Roll Call Vote: M. Ward (Y), S. Meyer (Y), M. Moran(Y), B. Delory(Y), C. McGown (Y)</p> <p>All in favor, motion passes, February 07, 2023, meetings are certified as approved.</p>	Record
9.3	<p>Invoices and commitments Submitted for Approval: C. McGown calls out for a motion to approve DWMP progress payment No. 007.</p> <p>Invoice 1: DWMP February Invoice No.007 in the amount of <u>\$15,000.00</u></p> <p>A motion was made by S. Meyer and seconded by M. Ward for the approval of DWMP Invoice No. 007.</p> <p>Discussion: None Roll Call Vote: M. Ward (Y), S. Meyer (Y), M. Moran(Y), B. Delory(Y), C. McGown (Y)</p> <p>All in favor, motion passes, to approve DWMP February invoice for payment.</p> <hr/> <p>Invoice 2: LPA A, February Invoice No. 002, in the amount of <u>\$31,250.00</u></p> <p>A motion was made by S. Meyer and seconded by M. Ward for the approval of the LPAA, Invoice No. 002.</p> <p>Discussion: None Roll Call Vote: M. Ward (Y), S. Meyer (Y), M. Moran(Y), B. Delory(Y), C. McGown (Y)</p> <p>All in favor, the motion passes, to approve the LPAA February invoice for payment.</p>	Record
9.4	<p>LPA A Update:</p> <p>E. Moore updates the committee on the status of the Preliminary Design Program (PDP). We are on the third task, the Analysis of options. Tonight, Christine is going to lead off by speaking about some of the big takeaways from the programming phase. Peter will talk about the MSBA space summary templates and the major categories of preliminary design alternatives. Finally, I'll briefly walk you through the options that we've developed</p>	Record

and show you a matrix that we've developed to summarize the merits and limitations of each option.

C. Bazelmans recaps the visioning sessions, we have held three visioning sessions, one virtual for the community, and two more in person, one for the students, and one for the staff and faculty. Additionally, we have asked some core programming teams and all the district and school staff to participate in dozens of focus group meetings over the last few weeks and months. So, in those meetings, we were able to take a deeper dive into each one of the departments and disciplines and really get an idea of the spaces that are going to be required in the vision for the future of Clinton Middle School. All of these meetings helped us to develop bubble diagrams to show the key spaces in the building relationships and adjacencies desired it's not tied to the building itself, just trying to get an idea of how the new or potentially renovated school would be organized.

Visioning Session Take Aways (Refer to slide 11,12,13 from the presentation)

- Public Zones – Gymnasium, cafeteria lobby, and main admin suite would be accessible to the community for after-hours use.
- Private Zones – Locked areas for after-school hours community usage
- Separation between Lower/Upper Schools
- Common core spaces:
- Neighborhoods – 7/8 grade neighborhood
- Additional classroom space and small group spaces for special education /English language learners
- Access to exterior – outdoor learning area

P. Caruso explains that we worked through the program with the executive committee and the staff, and we compile the space summary templates, which are guidelines provided by MSBA that lists all the spaces they allow as well as what we're proposing. We looked at 550 students in grades five through eight, which ended up being 133,000 square feet. We also looked at 700 students in grades four through eight which ended up calculating out to be 150,000 square feet. By comparison, your existing building is 130,000 square feet.

Existing Condition/ MSBA Guideline Takeaway

550 Enrollment (Refer to slide 16)

- All classrooms are under or greater than 10% of MSBA Guidelines
- Gym, Café, Media Center, Art/Music, Custodial/Maintenance above MSBA guidelines
- Circulation, Mechanical, toilets slightly under MSBA guideline

700 Enrollment (Refer to slide 17)

- Gym, Art/Music, Custodial/Maintenance above MSBA guidelines
- All classrooms, Café, Media Centers, Medical, Admin/Guidance, Circulation, Toilets, and Storage under MSBA Guidelines

So now that we have all that information now, we started to look at the site and what we can come up with for options. So, looking at the existing we needed to look and evaluate what we have for limitations on the site.

Option Analysis

P. Caruso discusses option 1. Base Repair (BR). The MSBA will support this option. However, it does not address the deficiencies.

1. Base Repair – BR (Refer to slide 20)

- a. Replacing equipment that is failing or will within the next years.
- b. Exterior Insulation is recommended.
- c. Need modular classrooms for swing spaces during construction.

E. Moore discusses the remaining (7) building options. Explains the New Construction options 1-3 are similar with minor variations to the floor plans.

2. Addition/Renovation -AR1 ((Refer to slides 21,22)

- a. Large Addition on the east side of the building and small addition to the northwest side of the building
- b. Complete reno. New Windows, exterior walls, MEP systems, roof, finishes, furnishings, and equipment.
- c. Temporary Modular will be needed for swing space.
- d. Some impact driveways and underground utility
- e. The main entry, cafeteria, gym, PE spaces Media Center will stay the same.

3. Addition/Renovation-AR2 (Refer to slides 23,24)

- a. Two large additions at the northwest and southeast corners - wings
- b. Complete reno. New Windows, exterior walls, MEP systems, roof, finishes, furnishings, and equipment.
- c. Temporary Modular will be needed for swing space.
- d. Some impact driveways and underground utility.
- e. The main entry, cafeteria, gym, and PE spaces Media Center will stay the same.

4. New Construction – NC1 (Refer to slides 25,26)

- a. Located to the east of the existing middle school on the current softball and baseball fields.
- b. Two Story Building
- c. The existing building will be demoed after the completion of the new building.
- d. Modulares will not be needed.
- e. Underground utilities will need to extend to the new building.
- f. Potential for athletic play fields and outdoor learning spaces

5. New Construction – NC2 (Refer to slides 26,27)

- a. Similar to NC1- with minor variation
- b. Located to the east of the existing middle school on the current softball and baseball fields.
- c. Two-Story Building
- d. The existing building will be demoed after the completion of the new building.
- e. Modulares will not be needed.
- f. Underground utilities will need to extend to the new building.
- g. Potential for athletic play fields and outdoor learning spaces

6. New Construction – NC3 (Refer to slides 28,29)

- a. Similar to NC1 with minor variation
- b. Located to the east of the existing middle school on the current softball and baseball fields.
- c. Two-Story Building
- d. The existing building will be demoed after the completion of the new building.
- e. Modulares will not be needed.
- f. Underground utilities will need to extend to the new building.
- g. Potential for athletic play fields and outdoor learning spaces

7. New Construction – NC4 (Refer to slides 30,31)

- a. Located in the existing parking driveway between W. Boylston St and the middle school
- b. Three-Story Building -
- c. Modulares not needed.
- d. Challenges: construct a new building while maintaining safe separations between the occupied school and adjacent work zones- longer construction duration and less efficient than previous construction options
- e. Bus & Parent traffic along with parking will need to be temporarily relocated from their current locations.

8. New Construction – NC5 (Refer to slides 32,33)

- a. Located between the high school and power lines.
- b. Modulares not needed.
- c. Challenges:
 - i. the potential to create conflict between high school and middle school bus parent and student traffic
 - ii. existing high school parking will be permanently displaced further away from the high school.
 - iii. The existing overhead powerlines also severely impact the location of the building.

	<p>iv. Unsuitable organic material</p> <p>Discussion: None</p>	
9.5	<p>Public All Boards Meeting Update</p> <p>T. Elmore talks about the upcoming Public All Boards meeting and demonstrates the invitation that S. Meyer created that was shared with the various committee. Also, demonstrates the ad flyer that was created by C. Bazelmans that was posted on the Clinton Middle School project website. Each person will have an opportunity to place a sticker on their favorite options. This is not an official vote but a way of gathering information to see which of the (8) options the community is steering towards.</p> <p>Discussion: None</p>	Record
9.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None.</p>	Record
9.7	<p>Public Comment:</p> <p>Discussion: None</p>	Record
9.8	<p>Next Meeting:</p> <ul style="list-style-type: none"> • March 15, 2023 – All Boards & Public Option Presentation @6:00PM • March 21, 2023 – CMS PBC Meeting No. 10 @ 6:30 PM <p>Discussion: None</p>	Record
9.09	<p>Adjourn 7:37 Pm A motion was made by S. Meyer and seconded by M. Ward to adjourn the meeting.</p> <p>Discussion: None.</p> <p>Roll Call Vote: M. Ward (Y), S. Meyer (Y), B. Delory(Y), C. McGown (Y)</p> <p>* M. Moran left early.</p> <p>All in favor, the meeting is adjourn.</p>	Record

Sincerely,
 DORE + WHITTIER

Elias Grijalva
 Assistant Project Manager
 Cc: Attendees, File

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