PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: June 6, 2023 Meeting Time: 6:30 PM

Project Name: Clinton Middle School

Project Number: 202000640305

Meeting Purpose: SBC Meeting No. 012

Meeting Location: ZOOM

Meeting Link: https://us06web.zoom.us/j/82847334425?pwd=ZGVoblE2UUR3czdOOV]mNnFrbWlvdz09

Meeting ID: 828 4733 4425

Passcode: 724146

Mobile: +6469313860,,82847334425#,,,,*724146# US

- 1. Call to Order & number of voting members present:
- 2. Previous Topics and Approval of April 25th, 2023, Meeting Minutes:
- 3. Invoices and Commitments
 - 3.1. DWMP invoice #009, for the month of April, in the amount of \$15,000.00
 - 3.2. DWMP invoice #010, for the month of May, in the amount of \$15,000.00
 - 3.3. LPA|A Invoice #004, for the month of April, in the amount of \$31,250.00
 - 3.4. LPA|A Invoice #005, for the month of May, in the amount of \$31,250.00
 - 3.5. LPA|A Amendment # 002, for the month of May, in the amount of \$28,600.00
- 4. LPA|A Option Design Update
- 5. PSR Cost Estimates
- 6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
- 7. Public Comment
- 8. Next Meetings
- 9. Adjourn:



PERMANENT BUILDING COMMITTEE SCHOOL BUILDING COMMITTEE SUB-COMMITTEE MEETING MINUTES

Project:Clinton Middle SchoolProject No:202000640305Subject:School Building Committee MeetingMeeting Date:04/25/2023Location:ZoomTime:6:30 PM

Distribution: Attendees, Project File Prepared By: E. Grijalva

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

ltem No.	Description	Action
11.1	Call to Order : 6:37 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.	Record
	*PBC Member M. Ward joined @ 6:53 PM.	
11.2	Previous Topics & Approval of March 21, 2023, Meeting Minutes: A motion to approve the 03/21/2023 meeting minutes was submitted by S. Meyer and seconded by C. Magliozzi.	Record
	Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None	
	All in favor, motion passes, March 21, 2023, meetings are certified as approved.	
11.3	Clinton Senior Center Award - Painting Repairs	Record
	C.McGown shares that Fox Painting was the low bidder for the Clinton Senior Center and received positive recommendations from engineers and previous Clinton town hall projects.	
	A motion was made by S. Meyer and seconded by B. Delory to approve Fox Painting's proposal of \$210,000.00.	
	Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None	
	Motion passes to approve Fox Painting Proposal.	
11.4	Invoices and Commitments	Record
	Invoice 1 : DWMP March Invoice No. 008, in the amount of \$15,000.00	
	A motion was made by B. Delory and seconded by C. Magliozzi for the approval of DWMP Invoice No. 008	
	Discussion: None. Roll Call Vote M. Ward (Y), S. Meyer (Y), C. Magliozzi (Y), M. Moran(Y), C. McGown Abstentions: None	
	Motion passes to approve DWMP Invoice No. 008 for payment.	
	Motion passes to approve DWMP Invoice No. 008 for payment.	

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Invoice 2: LPA|A March Invoice No. 003, in the amount of \$39,646.00

A motion was made by **S. Meyer** and seconded by **C. Magliozzi** for the approval of LPA|A Invoice No. 003

Discussion: None.

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

Abstentions: None

Motion passes to approve LPA | A Invoice No. 003 for payment.

DWMP Amendment No.001: DWMP Fee Cost Estimate, in the amount of \$6,600.00

A motion was made by **C. Magliozzi** and seconded by **B. Delory** for the approval of DWMP Amendment No.001 PSR Estimate.

Discussion: None.

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

Abstentions: None

Motion passes to approve DWMP Amendment No.001.

Budget Revision Request

- T. Elmore briefly explains the funds being transferred.
 - Moving funds from Class Code 0003-0000 -Environmental& Site to Class Code 0001-0000- OPM Feasibility in the amount of \$30,0000.00
 - o 0003-0000 Class Code Remaining Balance: \$61,860.00
 - Moving funds from Class Code 0004-0000-Other to class code 0001-0000- OPM Feasibility in the amount of \$60,600.00
 - o <u>0004-0000 Class Code Remaining Balance: \$38,432.32</u>
 - <u>Conclusion:</u> Transferring \$90,600.00 from two different class codes to the 0001-0000 OPM feasibility.

Discussion: None

11.5 **PDP Submission Update**

Record

T. Elmore informs the SBC & PBC that we received comments from the MSBA on the PDP submission on April 18, 2023, and we must respond within 14 Days. Our plan is to respond to the MSBA by May 1st.

Discussion: None

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11.6 **LPA | A Option Design Update**

Record

- **S. Brennan** recaps the MSBA process and updates the SBC/PBC where we stand today on the project.
 - Module 3 Feasibility Study:
 - o Preliminary Design Program submitted 03.28.2023
 - Preferred Schematic Report upcoming submission 06.28.2023
- **P. Caruso** shares that LPA | A held a sustainability workshop with representatives from the town, OPM, and LPA | A consultants to discuss the sustainability goals for this project.

Sustainability Workshop

Site & Location

- Alternative transportation methods
- Siting of the building
- Access to open space
- Opportunities for health and wellness
- Exterior lighting
- Landscape native and drought-tolerant plants
- Rainwater management low-impact development

Energy Conservation Measures

- HVAC System
- All electric options
- Building Envelope
- Lighting design and target improvement beyond code
- Domestic hot water system and plumbing fixtures
- Process loads
- Passive strategies
- Renewables

Water Use

- Outdoor Potable Water use reduction
- Rainwater capture/reuse
- Efficient Water Fixtures Waster sense labeled.
- Water metering prerequisite/data sharing and water sub-metering credit
- Bottle Fillers
- Commercial Kitchen process water reduction

Indoor Environmental Quality

- Air Quality
- Visual Comfort
- Thermal Comfort
- Acoustic Comfort
- Green Cleaning

LEED and NE-CHPS Comparison

Pros/Cons of each

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Discussion:

- **B. Delory** asks if we have to file for LEED standards.
- **T. Elmore** explains that we must file to get two reimbursement incentive points from the MSBA. We're shooting for LEED SILVER.
- **C.Maglioizzi** states I'm assuming we need to get those incentive points to get our maximum reimbursement from the MSBA for this project.
- **T. Elmore** confirms that we do and states to achieve LEED Silver we need to score 50 points.

Option Design Update

Addition/Renovation -AR.1 (700 Enrollment) - 147,000GSF

- Adding a large addition on the east side of the 1st-floor building
- Adding a small addition to the northwest side of the 1st-floor building
- Complete Reno New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Corridors will have skylights for natural light.
- 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.

Addition/Renovation - AR.1 (550 Enrollment) - 134,500 GSF

- Adding a small addition to the northwest side of the 1st-floor building
- Adding a small Addition on the East side of the floor building
- 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.

Addition/Renovation - AR.2 (700 Enrollment) - 167,000 GSF

- Adding a large addition at the northwest side of the 1st & 2nd floors
- Adding a large addition at the southeast side of the 1st & 2nd floors
- Complete Reno New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are required for swing space.

Addition/Renovation- AR.2 (550 Enrollment) - 153,000 GSF

- Adding a large addition at the northwest side of the 1st & 2nd floors
- Adding a large addition at the southeast side of the 1st only

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- Complete Reno New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are required for swing space.

New Construction - NC-1 (700 Enrollment) - 150,000 GSF

- Located to the east of the existing middle school on the current softball and baseball fields.
- Three Story Building
- Modulars will not be needed.
- The existing building will be demoed after the completion of the new building, where the car park will be relocated.

New Construction - NC-1 (550 Enrollment) - 134,000 GSF

- Located to the east of the existing middle school on the current softball and baseball fields.
- Two-story building
- Modulars will not be needed.
- The existing building will be demoed after the completion of the new building where the car park will be relocated.

New Construction - NC-1R (700 Enrollment) 147,000 GSF

- Located to the east of the existing middle school on the current softball and baseball fields.
- Two-story building
- Modulars will not be needed.
- The existing building will be demoed after the completion of the new building.

New Construction - NC-1R Hybrid (550 Enrollment) 134,000 GSF

- Located to the east of the existing middle school on the current softball and baseball fields.
- Two-story building
- Modulars will not be needed.
- The existing building will be demoed after the completion of the new building.

Discussion:

- **S. Brennan** recommends building options NC-1 (700 enrollment) and NC-1 (550 enrollment) floorplans to carry forward into the remainder of the PSR.
- **M. Ward** agrees that a two-story building makes more sense than a three-story one, financially.
- **C. Magliozzi** states the recommended options are cheaper, but we have no economic feedback about these options. We don't know any numbers.

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- **T. Elmore** explains that we did have some numbers running for the PDP, the numbers that are out for schools right now are somewhere in the range of \$1,000 a square foot. When we first looked at the PDP, option NC1 was coming in around 153,000 GSF and now we're at 147,000 GSF. You're talking 6,000 GSF, that's almost 6 million dollars. And that's all on the district because you're going to, you're going to cap out the MSBA reimbursement because of their restrictions. And so, that would be all districts, you know, funding.
- **C.McGown** states I think that's why we have the Add/Reno options in there but the add/reno options might or might not be less expensive, depending on, the MSBA reimbursements for the classroom space and stuff like that and the disruption of the people but that's where I think we'll see if there are differences in costs that are substantial.
- **T. Elmore** states that the plan is to get these floorplans further defined and then get them to the estimators by Mid-May and by the beginning of June, we" have estimates back and I take that information and build a spreadsheet that captures all project cost, then I take a stab at trying to figure out what is going to be deemed reimbursable and not reimbursable. This is where the bad news comes in and suddenly, the 75% reimbursement realistically comes back to under 50%. So, the idea would be that we would have numbers at the beginning of June, and we'd call another remote meeting where we could review the numbers and what local share impact is likely to be prior to the public meeting and all boards meeting on June 14th because we will have numbers for that meeting.
- **M. Varakis** asks how much of a runway you're going to give for people to digest this information, because if you're running up to me at the beginning of June, and then you hit us with two or three sets of numbers that this board can evaluate on. What's the percentage of Add/Reno versus New Construction? I mean, they're going to need more than like six days to digest this and then bring it public.
- **T. Elmore** states that the current tracking timeline has us trying to get on the August 30 board of directors meeting where the MSBA bless, going into schematic design. Now if we miss the August meeting, we are potentially impacting the project for six months.
- **C.McGown** states it all depends really on how compelling and accurate the numbers are because if you start getting into stuff and there's a lot of questions, we're getting back to maps runway concept, you know in the delay. The biggest difference in cost here is not the difference between two similarly sized buildings, it's going to be the difference in a renovation and the non-reimbursable costs being clearly spelled. So, one versus the other and the disruption somehow quantified both monetarily and emotionally disruption.
- **T. Elmore** states It always is a challenge when you're talking about the disruption, and you're talking about the length of time the renovation is going to take. The new building just shows the nature of the building and the hopscotching effect that you would have in a renovation is just going to elongate a time. There will be quite a bit of disruption. And for a long time, like three years. That's a hard thing to quantify in money.

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11.5	Other Topics not Reasonably Anticipated 48 hours prior to the Meeting. Discussion: None.					
11.6	Public Comment: Discussion: None	Record				
11.7	 SBC Meeting No. 013 – June 6th, 2023 – Cost numbers to be made public. Public Community Meeting – June 14th, 2023 – Community public presentation SBC Meeting No. 014 - June 21st, 2023 – Vote on preferred solution 	Record				
11.8	Adjourn: 7:36 PM A motion was made by B. Delory and seconded by C. Magliozzi to adjourn the meeting. Discussion : None. All in favor, the meeting is adjourned.	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.

Dore and Whittier Management Partners, LLC

260 Merrimac Street Bldg. 7 Newburyport, MA 01950

> Clinton Middle School 100 West Boylston Street Clinton, MA 01510

Invoice number Date

00009

04/28/2023

Project 22-0126 CLINTON SCHOOL DEPARTMENT

Description		Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection		39,000.00	39,000.00	0.00	0.00	39,000.00
Feasibility Sudy		125,000.00	50,000.00	15,000.00	60,000.00	65,000.00
Schematic Design		120,000.00	0.00	0.00	120,000.00	0.00
	Total	284,000.00	89,000.00	15,000.00	180,000.00	104,000.00

Invoice total

15,000.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
80000	03/28/2023	15,000.00		15,000.00			_
00009	04/28/2023	15,000.00	15,000.00				
	Total	30,000.00	15,000.00	15,000.00	0.00	0.00	0.00

Dore and Whittier Management Partners, LLC

260 Merrimac Street Bldg. 7 Newburyport, MA 01950

> Clinton Middle School 100 West Boylston Street Clinton, MA 01510

Invoice number Date

00010 05/31/2023

Project 22-0126 CLINTON SCHOOL DEPARTMENT

Description		Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection		39,000.00	39,000.00	0.00	0.00	39,000.00
Feasibility Sudy		125,000.00	65,000.00	15,000.00	45,000.00	80,000.00
Schematic Design		120,000.00	0.00	0.00	120,000.00	0.00
	Total	284,000.00	104,000.00	15,000.00	165,000.00	119,000.00

Invoice total

15,000.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00008	03/28/2023	15,000.00		,	15,000.00		
00009	04/28/2023	15,000.00		15,000.00			
00010	05/31/2023	15,000.00	15,000.00				
	Total	45,000.00	15,000.00	15,000.00	15,000.00	0.00	0.00





Richard J. Lamoureux, Jr. Eric D. Moore Robert Para, Jr.

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

	Invoice
DATE	INVOICE#
4/28/2023	2220-2304
TERMS	DUE DATE
Net 15	5/13/2023

			DESCRIPTI	ON			AMOUNT
						bility Study through ental Assessment.	31,250.00
SUMMARY: A	/E FEE = FS	5 - \$250,000	SD - \$350,0	000 Amd.#	1 - \$8,140	= \$608,140	
Cost Category	Phase	Fee	Previously Invoice	y Received	Current Invoice	Balance to Invoice	
0002-0000 0002-0000 0003-0000	FS SD Env. Site	250,000 350,000 8,140	93,750 8,140	62,500	31,250	125,000 350,000	
TOTAL cc: Elias Grijalv	⁄a	608,140	101,890	62,500	31,250	475,000	
Total		-			***************************************		\$31,250.00





Richard J. Lamoureux, Jr. Eric D. Moore Robert Para, Jr.

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

	Invoice
DATE	INVOICE#
5/31/2023	2220-2305
TERMS	DUE DATE
Net 15	6/15/2023

			DESCRIPT	ION			AMOUNT
Amount Now D Schematic Desi	31,250.00						
SUMMARY: A	A/E FEE = FS	- \$250,000	SD - \$350,0	000 Adm. 1	No. 1 - \$8,14	40 = \$608,140	
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000 0002-0000 0003-0000	FS SD Env. Site	250,000 350,000 8,140	125,000 8,140	93,750 8,140	31,250	97,750 350,000	
TOTAL		608,140	133,140	101,890	31,250	443,750	
cc: Elias Grijal	va						
Total							\$31,250.00

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES AMENDMENT NO. __2___

	HEREAS, the Town of Clinton moureux Pagano Associates Architects		ne "Designer") (d		wner") and ely, the "Parties")
ent	ered into a Contract for Designer Service cember 20 th , 2022; and	es fo	r the <u>Clinton I</u>	Middle S	<u>School</u>	
Wŀ	HEREAS, effective as of May 9, 2023		, the Parties v	vish to a	mend the Contra	act:
this wh	DW, THEREFORE , in consideration of the samendment, and other good and valuation ich are hereby acknowledged, the Partie ows:	ble c	onsideration, th	e receip	ot and legal suffic	ciency of
1.	The Owner hereby authorizes the Designation of the terms and conditions set					urveying,
2.	For the performance of services require shall be compensated by the Owner in a Services:					gner
	Fee for Basic Services:	Orig	ginal Contract	Aft	er this Amendme	ent
	Feasibility Study Phase	\$	250,000	\$	250,000	
	Schematic Design Phase	\$	350,000	\$	350,000	
	Design Development Phase	\$		<u>\$</u>		
	Construction Document Phase	\$		\$		
	Bidding Phase	\$		<u>\$</u>		
	Construction Phase	\$	<u> </u>	<u>\$</u>		
	Completion Phase	\$		<u>\$</u>		
	Amd. #1 – Hazardous Material Inspec.					
	& Environmental Assessment	\$	8,140	. \$	8,140	
	Amd. #2 – Land Survey Services	\$		_ \$_	28,600	
	Total Fee	\$	608,140	<u>\$</u>	636,740	

This Amendment is a result of: Additional Services relating to Land Surveying Services at Existing Middle School Site.

3.	The Construction Budget shall be as follows	»:
	Original Budget:	\$
	Amended Budget	\$
4.	The Project Schedule shall be as follows:	
	Original Schedule:	\$
	Amended Schedule	\$
IN V	otherwise, regarding amendments to the orithe Parties, and all other terms and condition	her understandings or representations, oral or ginal Contract shall be deemed to exist or bind ns of the Contract remain in full force and effect prior approval of the Authority, and the Designer
	/NER	
-Ste	even Meyer (print name)	
Su	perintendent of Schools (print title)	
Ву	(signature)	
Dat		
Ka	SIGNER thryn Crockett (priptname) esident	-
By	(Hrinting) YOULD	-
Dat	e May 9, 2023	



Robert Para, Jr.



9 May 2023

Trip Elmore, Project Manager Dore + Whittier, OPM Group 260 Merrimac Street Building 7, 2nd Floor Newburyport, MA 01950

Clinton Middle School - Amendment No. 2 - Additional Services

Land Surveying Services of Existing Clinton Middle School Site

Dear Mr. Elmore:

As requested, this is LPA|A's fee proposal for additional services relative to surveying the existing Clinton Middle School site. Per our previous discussion, only the existing middle school side of the property will be surveyed which includes the entire property to the east of the existing transmission lines that bisect the existing high and middle school sites.

The consulting engineer proposed for the above work is Nitsch Engineering (NE). The total cost for the proposed scope of work, including LPA|A's 10% contractual markup, is \$28,600 and is, in LPA|A's opinion, reasonable and appropriate. A copy of NE's proposal letter, dated April 21, 2023, is attached for your reference.

Also attached is Attachment F - Amendment No. 2 to the Contract for Designer Services for the Owner's signature.

Please contact me if you have any questions or comments.

Sincerely,

Eric Moore,

Principal Architect

EM/pf

Enclosures:

NE proposal letter dated 4/21/23

Attachment F - Amendment No. 2 to the Contract for Designer Services

cc:

Katie Crockett, LPA|A

Peter Caruso, Jr., LPA|A

Sean Brennan, LPA|A

Pam Farley, LPA|A



370 Main Street, Suite 850 Worcester, MA 01608 T: 508-365-1030

www.nitscheng.com

April 21, 2023

Ms. Kathryn Crockett President Lamoureux Pagano Architects 108 Grove Street, Suite 300 Worcester, MA 01605

RE:

Nitsch Proposal #15181.1P Clinton Middle School Land Surveying Services Additional Services Clinton, MA

Dear Ms. Crockett:

Nitsch Engineering is pleased to submit this Additional Services proposal to you (the Client) for professional land surveying services associated with feasibility study and schematic design for the Clinton Middle School in Clinton, Massachusetts. It is our understanding that land surveying services are being requested to include location of the property lines shown on an unrecorded plan by Cullinan Engineering dated September 30, 1999, in relation to site features and perform a full topographic survey of Area 1 as shown on the attached Survey Limits Sketch. This letter summarizes our scope and fee.

SCOPE OF ADDITIONAL SERVICES

- Perform Global Positioning System (GPS) observations to establish Massachusetts State Plane (NAD 83) horizontal coordinates and North American Vertical Datum of 1988 (NAVD 88) vertical datum for the project site and set four (4) benchmarks onsite;
- 2. Perform survey locations of property monuments shown on plan provided by client and prepared by Cullinan Engineering, dated September 30, 1999 (see attached);
- 3. Perform a topographic and location survey of approximately 20 acres of the site and adjacent streets, shown as Area 1 on the attached Survey Limits Sketch. The topographic information will be collected in a manner suitable to prepare 1-foot contours and will include the location of observable surface improvements within the survey limits such as buildings, building entrances, finished floors at doorway entrances, exterior steps, edge of pavement, pavement markings, curbing, sidewalks, driveway entrances, walls, fences, visible surface utilities, utility poles, overhead wires, shutoffs, valves, call boxes, signs, landscape areas, standalone trees (trees will be identified as coniferous or deciduous only), tree lines, playfields and basketball courts;
- 4. Nitsch Engineering will contact the utility companies listed on the Massachusetts Department of Transportation (MassDOT) Statewide Utility Contacts web page for the Town of Clinton (the Town) and pertinent Town departments to obtain record plans and utility data within the project area to obtain record plans and utility data within the project area. We will also contact other observed utility agencies within the project area and compile and plot available utility record information onto the base map in conjunction with the utility field locations obtained from above. It is also requested that the client provide any utility information they may have for the site. The American Society of Civil Engineers (ASCE) has defined four (4) quality levels for depicting underground utility lines (see document CI/ASCE 38-02). Each level contains the information from the lower levels, e.g., Level C includes Level D, Level A, includes Levels B, C, & D. A summary of the Quality Levels are as follows; Quality Level A locations based on actual excavation and verification; Quality Level B locations based on surface geophysical methods and remote sensing techniques; Quality Level C locations based on visible above-ground utility features; Quality Level D locations based on existing records and/or oral recollections. This survey will show utilities to Quality Level C;

Ms. Kathryn Crockett: Nitsch Proposal #15181.1P (Additional Services)
April 21, 2023

Page 2 of 4

SCOPE OF ADDITIONAL SERVICES - continued

5. Obtain pipe size, material, and rim and invert elevations for accessible sewer and drain structures within the survey limits; and

6. Prepare an AutoCAD drawing (.DWG), in Release 2021 or compatible version and at a scale of 1 inch = 20 feet, utilizing Nitsch Engineering file format and drafting standards.

WORK NOT INCLUDED IN THE SCOPE OF SERVICES

- 1. Performing a full boundary line retracement survey. (Property lines will be based on prior surveys).
- 2. Performing or subcontracting a title examination to verify ownership, easements, and other title matters.
- 3. Setting lot corners or other monumentation.
- 4. Performing a full topographic survey outside of Area 1.
- 5. Delineation and location of wetland resource areas.
- 6. Field location of geotechnical explorations.
- 7. Preparing plans dividing the property.
- 8. Preparing easement plans.
- 9. Performing construction layout, preparing record plans, or performing other Construction Phase services.
- 10. Performing advanced subsurface investigation such as Electro Magnetic Induction, Ground Penetrating Radar (GPR), or Test Pits to locate utilities.
- Providing utility line pressures or adequacy of utility services.
- 12. Preparing a plan suitable for recording at the Registry of Deeds.

ASSUMPTIONS

- Any revisions requested by the Client or other approving authorities after commencement of the survey will be considered Additional Services.
- 2. The Client is responsible for providing and arranging open and uninterrupted access to the site prior to Nitsch Engineering's arrival and there are no special access requirements. Should access not be supplied, Additional Services will be required.
- 3. Criminal background checks, such as Criminal Offender Record Information (CORI) and Sexual Offender Record Information (SORI), if required, do not cause undue delays to access site.
- 4. The survey does not require any information within the existing buildings. Should the Client request information on the interior of the building, Additional Services will be required.

Ms. Kathryn Crockett: Nitsch Proposal #15181.1P (Additional Services) April 21, 2023 Page 3 of 4

ASSUMPTIONS - continued

- 5. The Client will provide a copy of the deed and plan of locus.
- 6. Any information pertaining to the property's ownership and rights, including but not limited to unrecorded deeds and plans, title reports, written, or verbal agreements, adverse claims, knowledge of monuments existing, removed, or disturbed, and any proposed development will be provided by the Client.
- 7. This cost assumes record monumentation, including survey control, is recoverable and Nitsch Engineering will encounter reasonable congruity between field and record data.
- 8. Property lines will be based on prior surveys by others, readily recoverable record property monumentation is recoverable and Nitsch Engineering will encounter reasonable congruity between field observations and record data.
- 9. Regarding the utility information, Nitsch Engineering will indicate the structures and locations of utilities which are indicated on plans provided by utility companies/departments and/or that are observable on the ground surface during the survey, within the project limits. Rim elevations for observable utilities will be shown and invert elevations, sizes, and directions will be obtained for drainage and sewer only, electric and communication manholes will not be opened. Nitsch Engineering does not guarantee the validity or completeness of the data from others.
- Confined space entry is not required. The Client shall identify any confined spaces within the project area.
- 11. Inverts requiring police details will be performed within the four (4) hour minimum charged by police details and is included in the lump-sum cost. Additional details, if required, will be paid by the Client. The estimated cost of the police detail is \$225 per four (4) hour minimum charge.
- 12. There are no statutory Wetland Resource Areas or buffers within the project limits.
- 13. Horizontal and/or vertical datum conversions will not be required. Any conversions will require an Additional Services Agreement.
- 14. Additional or special insurance coverage is not required.
- 15. AutoCAD drawing layer standards used by Nitsch, will not need to be modified.
- 16. Subject to the customary standard of care for the professional services performed or furnished by Nitsch Engineering under this agreement, Nitsch Engineering may use or rely upon the accuracy and completeness of record documents provided by others and shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information within any such record documents from which information was obtained, in whole or in part, and incorporated into documents prepared by Nitsch Engineering.

TIME AND MANNER

Nitsch Engineering is prepared to begin work within 4 weeks from the receipt of this executed proposal and documents to be provided by the Client and anticipates substantial completion within 4 weeks thereafter. The completion of field tasks will be subject to weather conditions affecting the required field work.

Ms. Kathryn Crockett: Nitsch Proposal #15181.1P (Additional Services) April 21, 2023 Page 4 of 4

COMPENSATION

Compensation for the Additional Services provided will be in accordance with the Standard Contract Terms of Nitsch Engineering's executed agreement with the Client, dated December 29, 2022. The cost for these services is \$26,000 and will be billed on a lump-sum basis. Costs will not be incurred by Nitsch Engineering beyond this amount without verbal approval from the Client. Expenses are included in the above-listed fees.

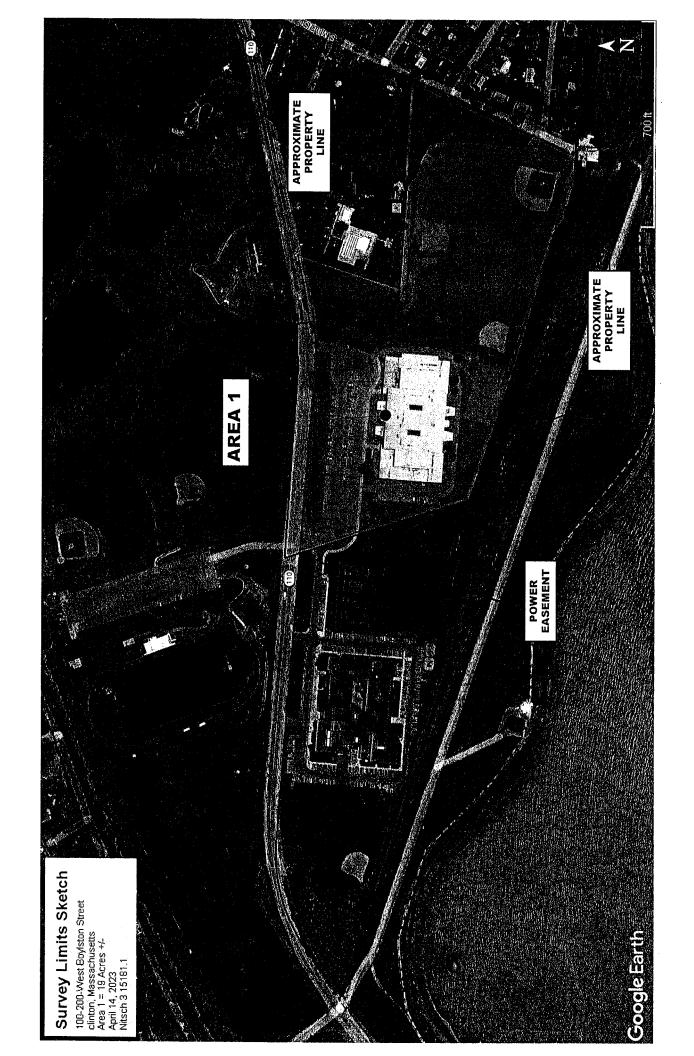
Engineering is authorized to commence and/or continue providing its services on the project, either verbally or in writing, prior to the full execution of a written contract, such authorization will be deemed an acceptance accordance with the terms and conditions contained herein as though this Additional Services proposal were

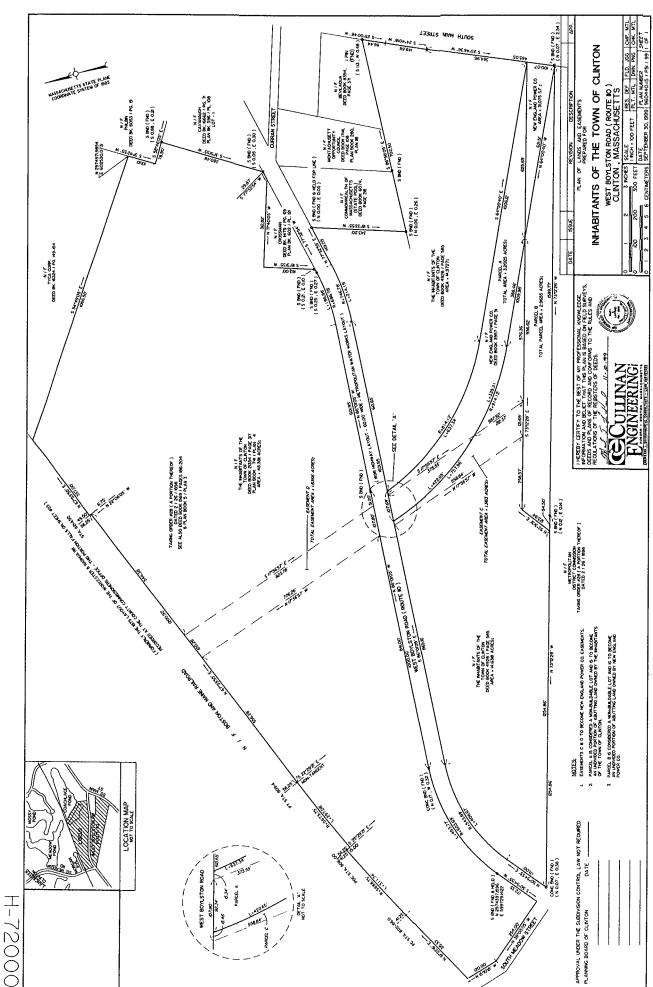
Should the conditions of this Additional Services proposal meet with your approval, please sign the Client Authorization section below and return this Additional Services proposal to us for our files. If Nitsch of this Additional Services proposal, and all such services will be provided and compensated for in fully executed by the Client. If you have any questions, please call. Very truly yours, Nitsch Engineering, Inc. Mark Violette Mark E. Violette, PLS Denis R. Seguin, PLS Senior Project Manager Vice President, Director of Land Surveying MEV/kwo Enclosures: Survey Limits Sketch P:\15000-16999\15181 Clinton MS\Contract\Draft Agreements\Survey\15181.1P_SurPr.docx **CLIENT AUTHORIZATION** This Additional Services proposal is hereby accepted by the Client as evidenced by the execution hereof,

and such a person so executing the same on behalf of the Client does hereby warrant full authority to act for, in the name of, and on behalf of the Client.

Such acceptance provides full authorization for Nitsch Engineering to proceed with providing the Scope of Additional Services under the terms and conditions stated herein.

Signature	Date







PBC & SBC Meeting Agenda – June 6th, 6:30PM

- 1. Call to Order & number of voting members present:
- 2. Previous Topics and Approval of April 25th, 2023, Meeting Minutes:
- Invoices and Commitments
 - 1. DWMP invoice #009, for the month of April, in the amount of 15,000.00
 - 2. DWMP invoice #010, for the month of May, in the amount of \$15,000.00
 - 3. LPAA Invoice #004, for the month of April, in the amount of \$31,250.00
 - 4. LPAIA Invoice #005, for the month of May, in the amount of \$31,250.00
 - 5. LPA|A Amendment # 002, for the month of May, in the amount of \$28,600.00
- 4. LPA Option Design Update
- 5 PSR Cost Estimates
- Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
- Public Commer
- 8 Next Meetings
- 9 Adiourr









April 25th, 2023, Meeting Minutes for approval:

"Motion to	approve the April 25 ^{th,} 2023, N	∕leeting
Minutes by	v, 2 nd by	

Roll Call Vote

- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O'Toole

Project: Clinton Middle School Meeting: School Building Committee Meeting No. 011 - 04/25/2023

Item No.	Description	Action
11.1	Call to Order: 6:37 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.	Recor
	*PBC Member M. Ward joined @ 6:53 PM.	
11.2	Previous Topics & Approval of March 21, 2023, Meeting Minutes: A motion to approve the 03/21/2023 meeting minutes was submitted by S. Meyer and seconded by C. Magliozzi.	Recor
	Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None	
	All in favor, motion passes, March 21, 2023, meetings are certified as approved.	
11.3	Clinton Senior Center Award - Painting Repairs	Recor
	C.McGown shares that Fox Painting was the low bidder for the Clinton Senior Center and received positive recommendations from engineers and previous Clinton town hall projects.	
	A motion was made by S. Meyer and seconded by B. Delory to approve Fox Painting's proposal of \$210,000,00.	
	Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None	
	Motion passes to approve Fox Painting Proposal.	
11.4	Invoices and Commitments	Reco
	Invoice 1: DWMP March Invoice No. 008, in the amount of \$15,000.00	
	A motion was made by B. Delory and seconded by C. Magliozzi for the approval of DWMP Invoice No. 008	
	Discussion: None. Roll Call Vote M. Ward (Y), S. Meyer (Y), C. Magliozzi (Y), M. Moran(Y), C. McGown	
	Abstentions: None	

Page 2 of 8

PBC & SBC Meeting Agenda – June 6th, 6:30PM

- 1. Call to Order & number of voting members present
- 2. Previous Topics and Approval of April 25th, 2023, Meeting Minutes:
- 3. Invoices and Commitments
 - 1. DWMP invoice #009, for the month of April, in the amount of 15,000.00
 - 2. DWMP invoice #010, for the month of May, in the amount of \$15,000.00
 - 3. LPA|A Invoice #004, for the month of April, in the amount of \$31,250.00
 - 4. LPA|A Invoice #005, for the month of May, in the amount of \$31,250.00
 - 5. LPA|A Amendment # 002, for the month of May, in the amount of \$28,600.00
- 4. LPA|A Option Design Update
- 5 PSR Cost Estimates
- 6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
- 7. Public Commen
- 8. Next Meetings
- 9. Adjourn









DWMP Invoice #009, Month of April for approval

"Motion t	o approve D & W Invoic	e #009, in the
amount o	f \$15,000.00 by	2 nd ر
by	<i>"</i>	

Roll Call Vote

- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O'Toole

Dore and Whittier Management Partners, LLC

260 Merrimac Street

Newburyport, MA 01950

Clinton Middle School 100 West Boylston Street Clinton, MA 01510

Invoice number

00009 04/28/2023

Project 22-0126 CLINTON SCHOOL DEPARTMENT

Description		Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection		39,000.00	39,000.00	0.00	0.00	39,000.00
Feasibility Sudy		125,000.00	50,000.00	15,000.00	60,000.00	65,000.00
Schematic Design		120,000.00	0.00	0.00	120,000.00	0.00
	Total	284.000.00	89.000.00	15.000.00	180.000.00	104.000.00

15,000.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00008	03/28/2023	15,000.00		15,000.00			
00009	04/28/2023	15,000.00	15,000.00				
	Total	30,000.00	15,000.00	15,000.00	0.00	0.00	0.00

Clinton Middle School Invoice number 00009 Invoice date 04/28/2023

DWMP Invoice #010, Month of May for approval

"Motion to	approve D & W Inv	oice #010, in the
amount of	\$15,000.00 by	2 nd
by	"	

Roll Call Vote

- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O'Toole

Dore and Whittier Management Partners, LLC

260 Merrimac Street Bldg. 7 Newburyport, MA 01950

> Clinton Middle School 100 West Boylston Street Clinton, MA 01510

Invoice number

00010 05/31/2023

Project 22-0126 CLINTON SCHOOL

DE					

Description		Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection		39,000.00	39,000.00	0.00	0.00	39,000.00
Feasibility Sudy		125,000.00	65,000.00	15,000.00	45,000.00	80,000.00
Schematic Design		120,000.00	0.00	0.00	120,000.00	0.00
	Total	284,000.00	104,000.00	15,000.00	165,000.00	119,000.00

Invoice total

15,000.00

Aging Summary

,							
Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00008	03/28/2023	15,000.00			15,000.00		
00009	04/28/2023	15,000.00		15,000.00			
00010	05/31/2023	15,000.00	15,000.00				
	Total	45,000.00	15,000.00	15,000.00	15,000.00	0.00	0.00

LPA | A Invoice #004, Month of April for Approval

"Motion to	approve LPAA Inv	oice #004, in the
amount of	\$31,250.00 by	2 ^{nc} ر
by	<i>"</i>	

Roll Call Vote

- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O'Toole



Kathryn Crockett

chard J. Lamoureux, Jr. Eric D. Moore Robert Para, Jr.

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

	Invoice
DATE	INVOICE #
4/28/2023	2220-2304
TERMS	DUE DATE
Net 15	5/13/2023

	AMOUNT						
Amount Now Do Schematic Designment Summary: A	31,250.00						
Cost Category	Phase	Fee	Previously Invoice	y Received	Current Invoice	Balance to Invoice	
0002-0000 0002-0000 0003-0000	FS SD Env. Site	250,000 350,000 8,140	93,750 8,140	62,500	31,250	125,000 350,000	
TOTAL		608,140	101,890	62,500	31,250	475,000	
cc: Elias Grijalv	va						
Total							\$31,250.00

Lamoureux Pagano Associates | Architects 108 Grove Street, Suite 300, Worcester MA 01605

508.752.2831 | www.lpaa.c

LPA | A Invoice #005, Month of May for Approval

"Motion to	approve LPAA Inv	oice #005, in the
amount of	\$31,250.00 by	2 nd ر
by	<i>"</i>	

Roll Call Vote

- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O'Toole



Kathryn Crockett

ard J. Lamoureux, Jr. Eric D. Moore Robert Para, Jr.

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

	Invoice
DATE	INVOICE #
5/31/2023	2220-2305
TERMS	DUE DATE
Net 15	6/15/2023

	AMOUNT						
Amount Now D Schematic Desi	31,250.0						
SUMMARY: /	A/E FEE = FS	3 - \$250,000	SD - \$350,0	000 Adm.	No. 1 - \$8,14	40 = \$608,140	
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000 0002-0000 0003-0000	FS SD Env. Site	250,000 350,000 8,140	125,000 8,140	93,750 8,140	31,250	97,750 350,000	
TOTAL		608,140	133,140	101,890	31,250	443,750	
ce: Elias Grijal	va						
Total							\$31,250.0

Lamoureux Pagano Associates | Architects 108 Grove Street, Suite 300, Worcester MA 01605

08.752.2831 | www.lpaa.com

LPA | A Amendment No.002, Month of May for Approval

"Motion to appro	ove LPAA Amendment No.00	2, in
the amount of \$2	28,600.00 by	2 nd ر_
by	<i>"</i>	

Roll Call Vote

- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O'Toole

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES AMENDMENT NO. __2___

WHEREAS, the Town of Clinton	("Owner") and
Lamoureux Pagano Associates Architects , (the "Designer") (collectively, the "Parties")
entered into a Contract for Designer Services t	
December 20th, 2022; and	
WHEREAS, effective as of May 9, 2023	, the Parties wish to amend the Contract

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

- The Owner hereby authorizes the Designer to perform additional services for Land Surveying, pursuant to the terms and conditions set forth in the Contract, as amended.
- For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:	Original Contract	After this Amendment		
Feasibility Study Phase	\$ 250,000	\$ 250,000		
Schematic Design Phase	\$ 350,000	\$ 350,000		
Design Development Phase	\$	\$		
Construction Document Phase	\$	\$		
Bidding Phase	\$	\$		
Construction Phase	\$	\$		
Completion Phase	\$	\$		
Amd. #1 - Hazardous Material Inspec.				
& Environmental Assessment	\$ 8,140	\$ 8,140		
Amd. #2 - Land Survey Services	\$	\$ 28,600		
Total Fee	\$ 608,140	\$ 636,740		

This Amendment is a result of: <u>Additional Services relating to Land Surveying Services at Existing Middle School Site.</u>

PBC & SBC Meeting Agenda – June 6th, 6:30PM

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4. LPA|A Option Design Update

- 5 PSR Cost Estimates
- 6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
- 7. Public Commer
- 8. Next Meetings
- Adiourn







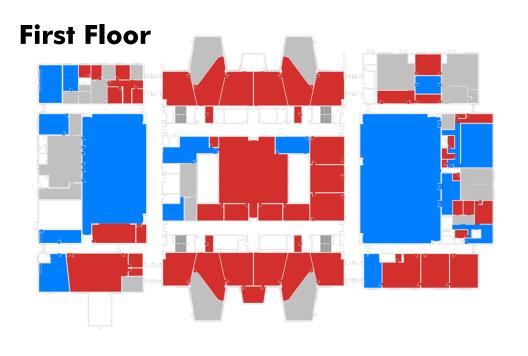


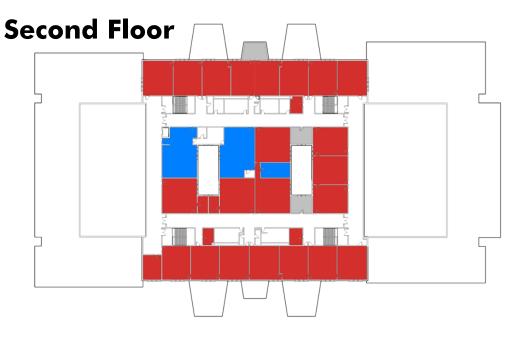




BR

BASE REPAIR





SPACE LEGEND

- SQUARE FOOTAGE 10% OR MORE BELOW MSBA SPACE GUIDELINES
- SQUARE FOOTAGE WITHIN 10% OF MSBA SPACE GUIDELINES
- SQUARE FOOTAGE 10% OR MORE ABOVE MSBA SPACE GUIDELINES

BR

BASE REPAIR

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3		
SPACE SUMMARY VARIATIONS	1	3	3						5
SITE & FACILITY GOALS & OBJECTIVES	4	4							4
ENERGY EFFICIENCY & UTILITIES	4	4		3	3				4
CONSTRUCTION PHASING IMPACT	2	2		3	3	3	3		4
ESTIMATED LOCAL SHARE	1	5		3				3	3

OPTIONS COMPARISON

550 STUDENT GRADES 5-8

				. \square	PROPOSED				Date: Enter Date Enter Subm				Enter Submittal								
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139,000 GROSS SQUARE FEET

700 STUDENT GRADES 4-8

CLINTON MIDDLE SCHOOL [4-8]	1 .	elythys Constit	ions.	100	doe to Fem	in/Naneuslad	Т	PROPOSEI			Total		Difference	u to Milita	Caldelines	Г	110	DOM:	M10	Enter Submittel Outbrilles opram & Space Standard Guidelin
CLINTON MIDDLE SCHOOL [4-6]	_	_	_	_				_					_		tanderset.	H				egram & Space Standard Guidelin
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Greenhouse	_	,	629		\perp		_	_												
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Total Building Nat Ploor Area (NPA)			85,546		-	-			100,270			100,279			19,590	F			89,600	
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Cher Cooper France (ed separates)	-				Norte	A		SUPPA			THEFT	49,732								
CONT. SALIGNES, PRINTER (M. SEGRESHES)					#Dry/			Ph.			275									Non-Programmed space and required to be included in the laterwing submitteds:
					#Drvid	-		1%			3%					l F	_			Religiousing submittals: Schematic Design Submitts
Unocuped MERRY Space Unocuped Steels, Supply Rooms & Strange Rooms		2	1,300		KOV/			2%			9%									Schenado Design Submits Design Development Subm 60% Construction Docume
		1	- 40		MON/A			95			9%									90% Construction Document Final Construction Document
Consider provision, stains names & almostors; Remaining		0			#Crvii			2%			9% 33%	49,720								- Fred Construction Docume
Total Building Grown Floor Assau (GFA)			123,200		T				150,000			150,000		_	35,800		_		115,000	
			-						1.83			1.85								
County Lines (SFAMPA)	_	_																		

156,000 GROSS SQUARE FEET

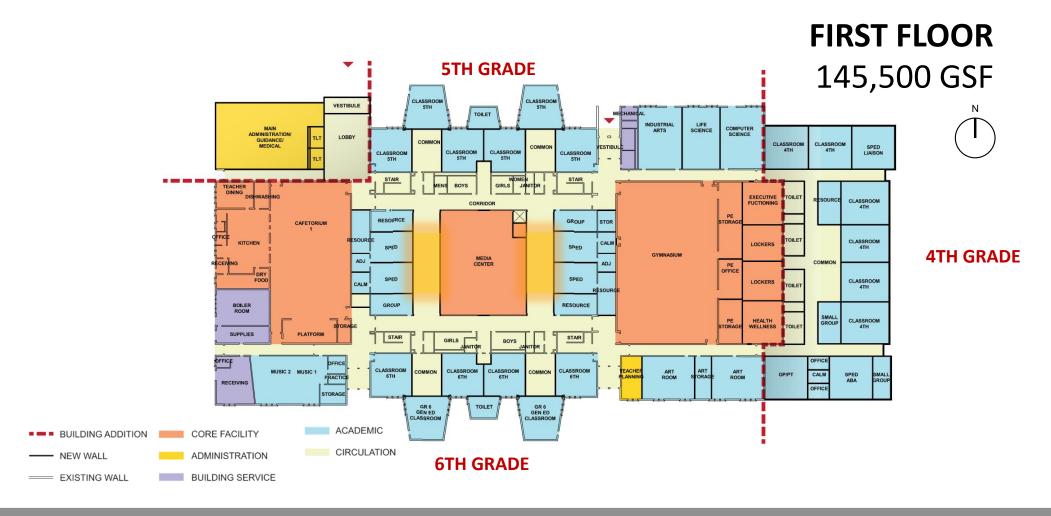
SPACE SUMMARY TEMPLATE



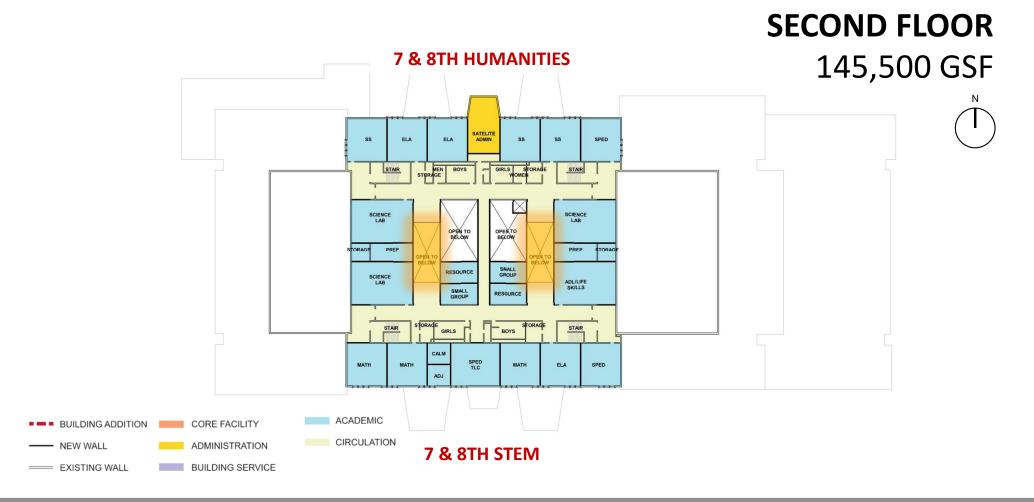
AR-1 (700)







AR-1 (700)



AR-1 (700)

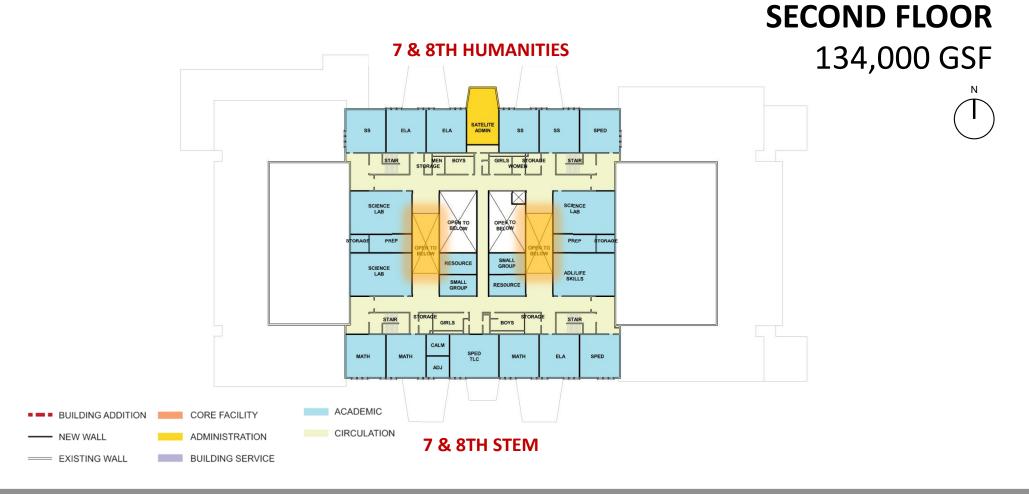
FIRST FLOOR 5TH GRADE 134,000 GSF CLASSROOM 5TH VESTIBULE MAIN ADMINISTRATION/ GUIDANCE/ LOBBY CLASSROOM 5TH GROUP RESOURCE STAIR PRACTICE RECEIVING TOILET GR 6 GEN ED CLASSROOM ACADEMIC BUILDING ADDITION CORE FACILITY CIRCULATION **ADMINISTRATION 6TH GRADE**

AR-1 (550)

BUILDING SERVICE

NEW WALL

— EXISTING WALL



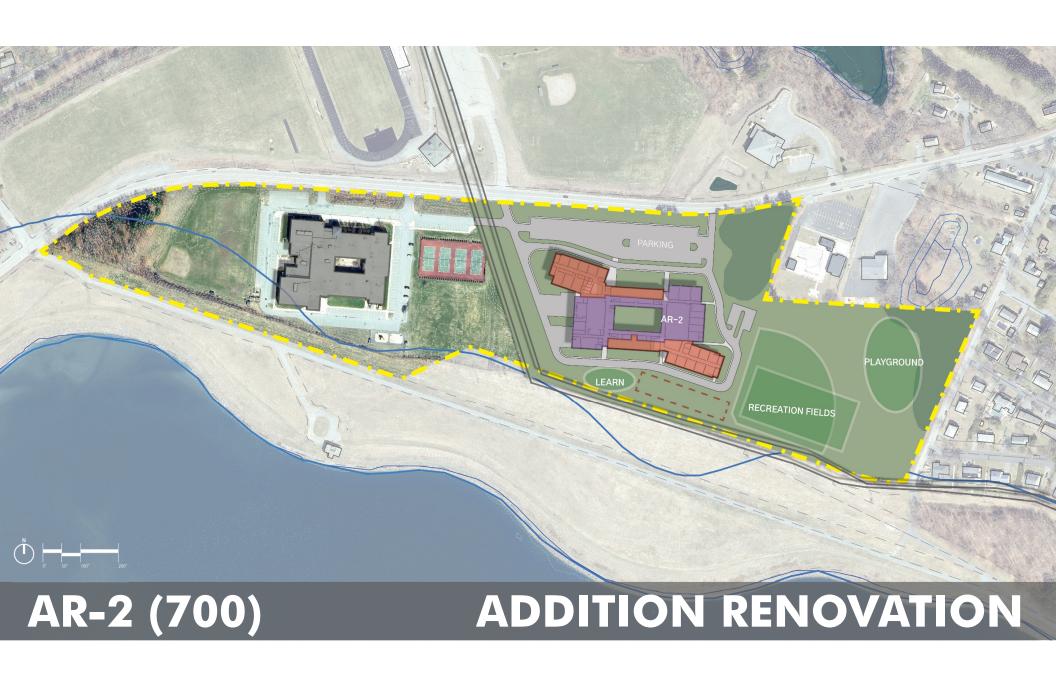
AR-1 (550)

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3	2			2		5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4					4
ENERGY EFFICIENCY & UTILITIES	4	4	4	3	3				4
CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3		4
ESTIMATED LOCAL SHARE	1	5	4	3	2	5	5	3	3

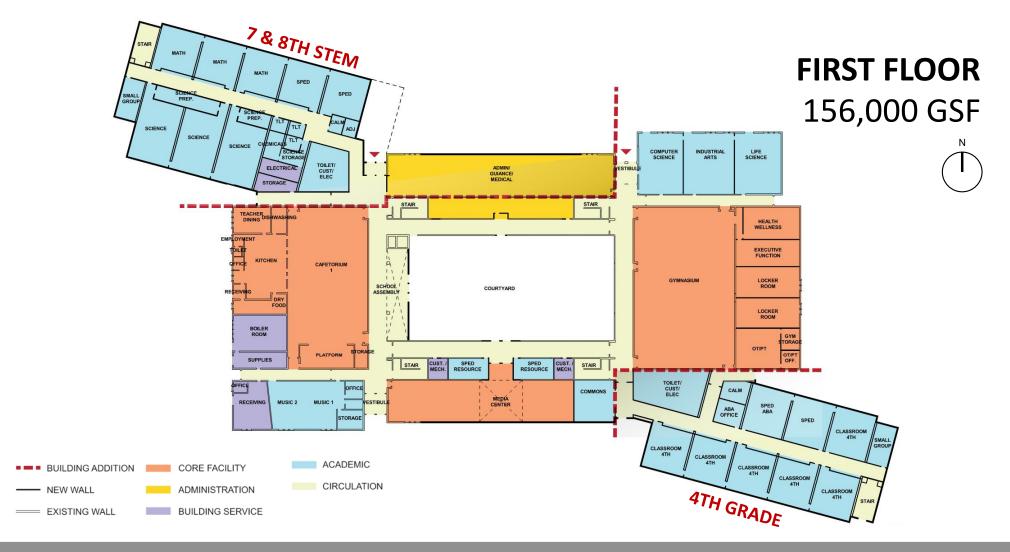
OPTIONS COMPARISON



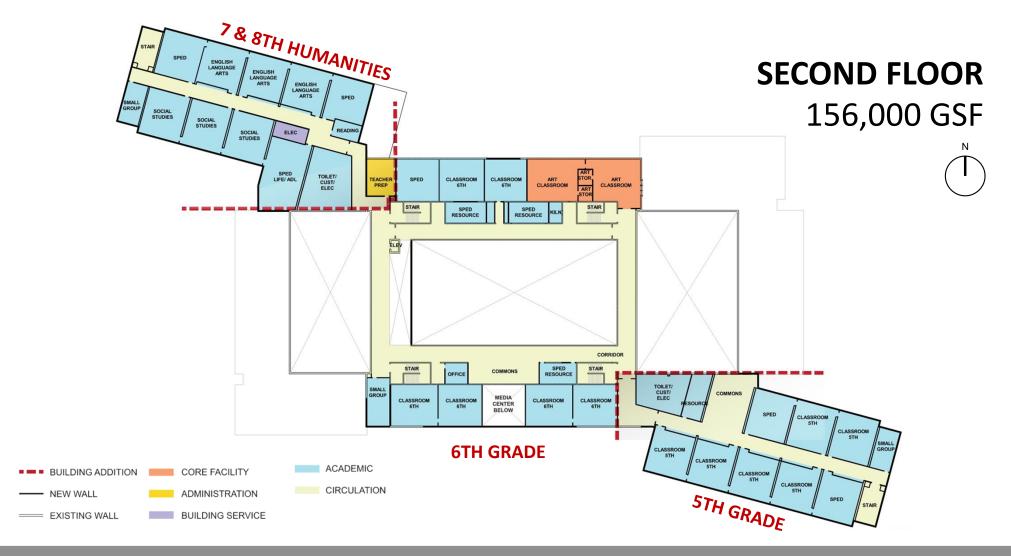
AR-2 (700)



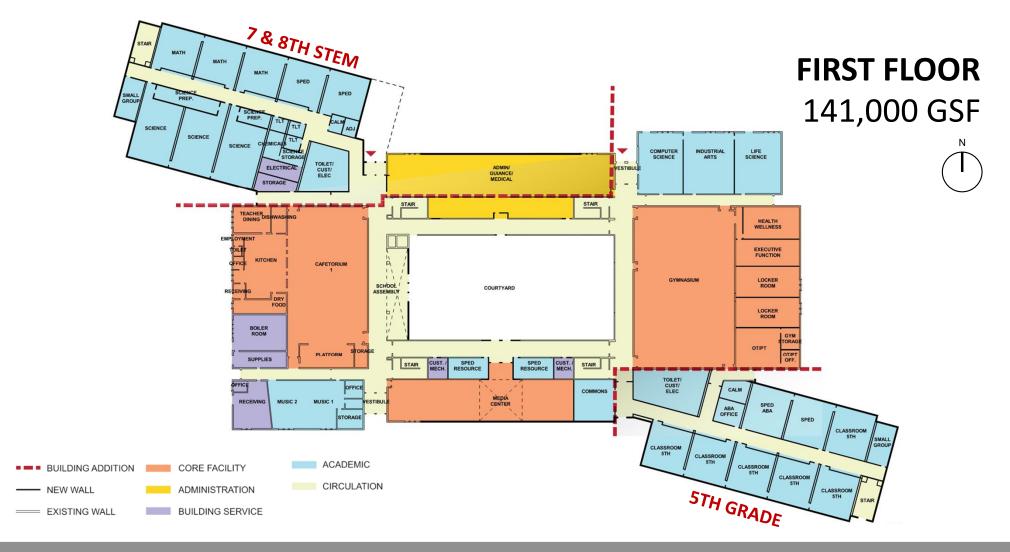




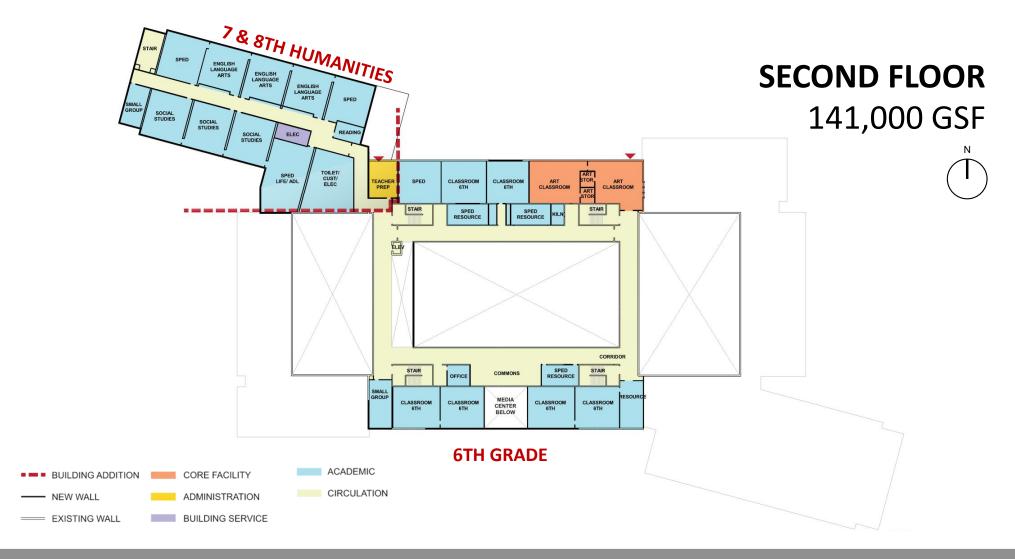
AR-2 (700)



AR-2 (700)



AR-2 (550)



AR-2 (550)

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT			3	4	4	3	3		5
SPACE SUMMARY VARIATIONS		3	3	2	1	1			5
SITE & FACILITY GOALS & OBJECTIVES				4	4	4			4
ENERGY EFFICIENCY & UTILITIES				3	3	4			4
CONSTRUCTION PHASING IMPACT				3	3	3	3		4
ESTIMATED LOCAL SHARE				3	2	5		3	3

OPTIONS COMPARISON



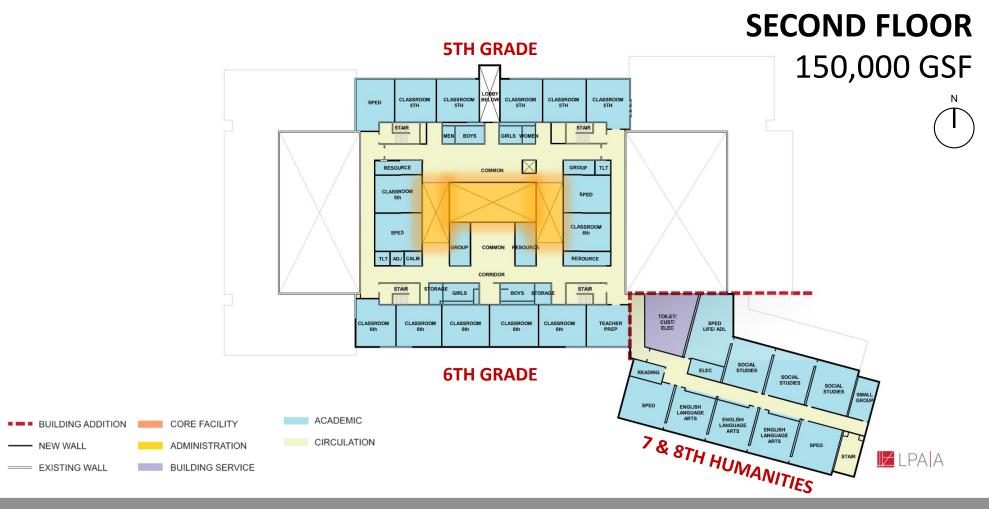
AR-1.5 (700)



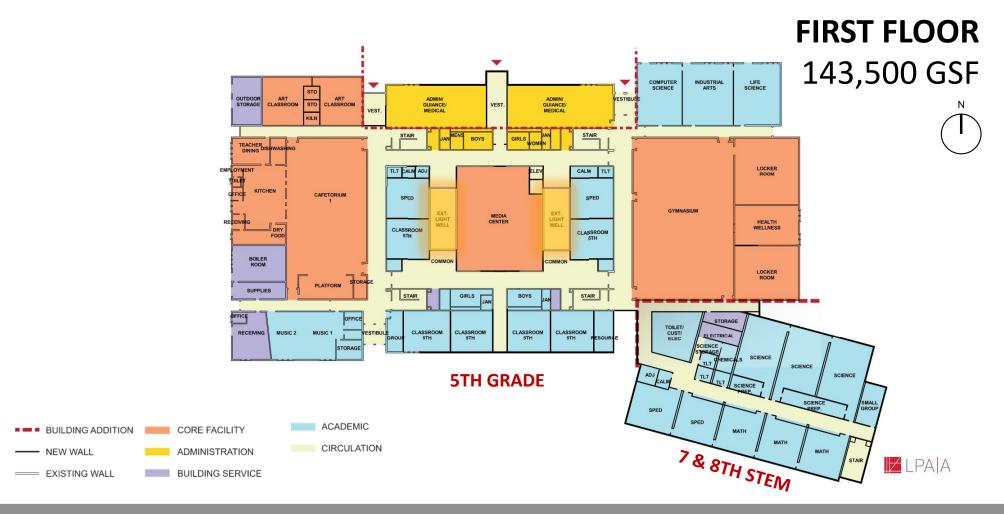


FIRST FLOOR 150,000 GSF ADMIN/ GUIANCE/ MEDICAL VEST. CALM TLT CAFETORIUM CLASSROOM 4TH STAIR STAIR **4TH GRADE** ACADEMIC BUILDING ADDITION CORE FACILITY 7 & 8TH STEM CIRCULATION **ADMINISTRATION** NEW WALL LPA A BUILDING SERVICE EXISTING WALL

AR-1.5 (700)



AR-1.5 (700)



AR-1.5 (550)

SECOND FLOOR



AR-1.5 (550)

EVALUATION	BR	AR-1	AR-1	AR-2	AR-2	AR-1.5	AR-1.5	NC-1	NC-1
CRITERIA		[550]	[700]	[550]	[700]	[550]	[700]	[550]	[700]
EDUCATIONAL PROGRAM FULFILLMENT	1		3	4	4	3	3		5
SPACE SUMMARY VARIATIONS	1	3	3			1	2		5
SITE & FACILITY GOALS & OBJECTIVES	4					4	4		4
ENERGY EFFICIENCY & UTILITIES	4			3	3	4	4		4
CONSTRUCTION PHASING IMPACT	2			3	3	3	3		4
ESTIMATED LOCAL SHARE	1			3	2	5	5	3	3

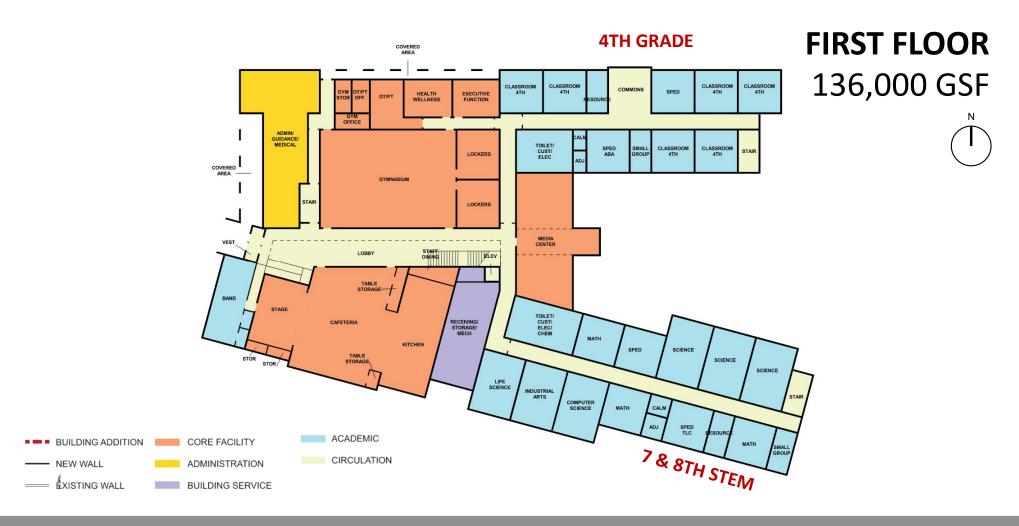
OPTIONS COMPARISON



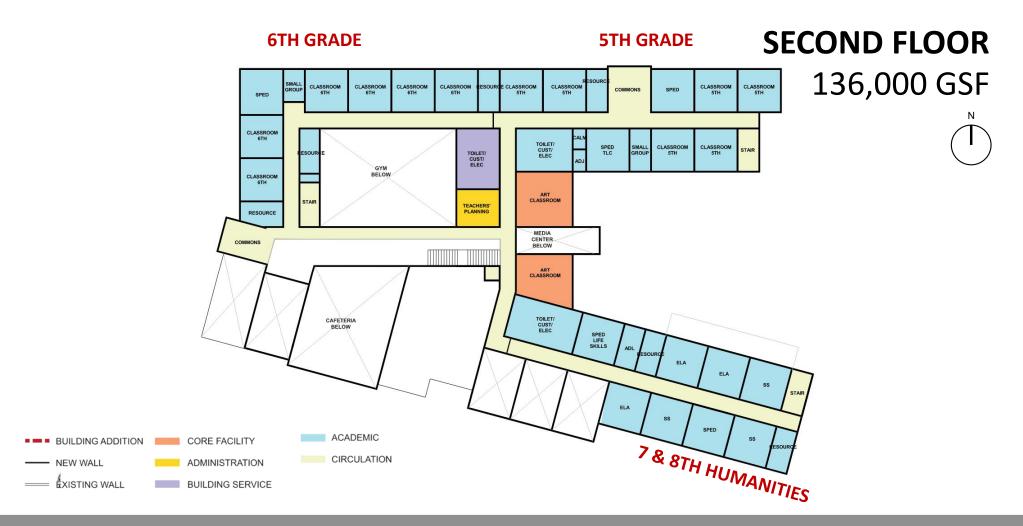
NC-1 (700)



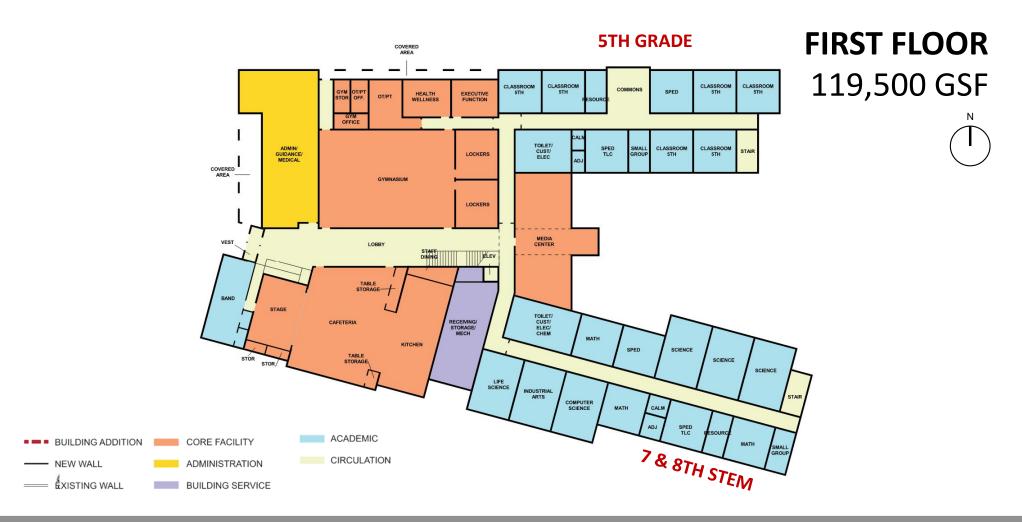




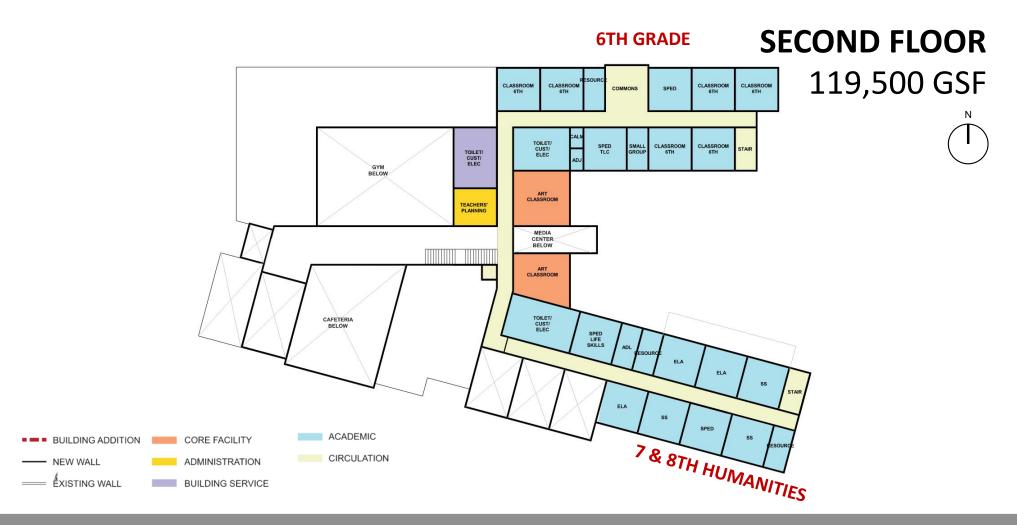
NC-1 (700)



NC-1 (700)



NC-1 (550)



NC-1 (550)

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1		3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3				2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4						4	4	4
ENERGY EFFICIENCY & UTILITIES	4			3	3		4	4	4
CONSTRUCTION PHASING IMPACT	2			3	3	3	3	4	4
ESTIMATED LOCAL SHARE	1		4	3	2	5	5	3	3

OPTIONS COMPARISON

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3		5
SPACE SUMMARY VARIATIONS	1	3	3	2	1	1	2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4	4	4	4	4
ENERGY EFFICIENCY & 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

OPTIONS COMPARISON

PBC & SBC Meeting Agenda – June 6th, 6:30PM

- 1. Call to Order & number of voting members present:
- 2. Previous Topics and Approval of April 25th, 2023, Meeting Minutes
- Invoices and Commitments
 - 1. DWMP invoice #009, for the month of April, in the amount of 15,000.00
 - 2. DWMP invoice #010, for the month of May, in the amount of \$15,000.00
 - 3. LPA A Invoice #004, for the month of April, in the amount of \$31,250.00
 - 4. LPAA Invoice #005, for the month of May, in the amount of \$31,250.00
 - 5. LPAIA Amendment # 002, for the month of May, in the amount of \$28,600,00
- 4. LPAIA Ontion Design Undate

5. PSR Cost Estimates

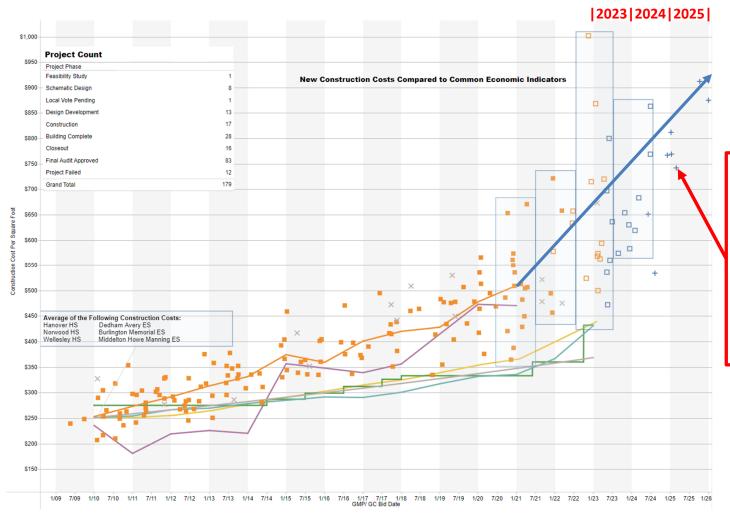
- 6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
- Public Commer
- 8. Next Meetings
- 9. Adjourn











Trendline – in blue
Average Construction Costs
increase to \$800 Sq.Ft. by 2025

Similar project – 8+ months ahead of the CMS project:

Whitman-Hanson

Whitman Middle School

Construction Cost/Sf: \$742

GMP/ GC Date: 2/25

Project Phase: **PSR**

PS & B Approval: 10/25/2023

Project Costs =
Construction Costs (70%+/-)

Soft Costs (30%+/-)

MSBA MARKET TRENDS

	Base Repair
Option	BR
Building Square Footage	130,000
MSBA \$/Sq.Ft. Reimbursement Cap	-
Cost ESTIMATE including Contingency	\$122 - \$134M
MAXIMUM Reimbursement Amount	\$0
POTENTIAL Local Share	\$122 - \$134M
Duration & Disturbance	5 to 10 years
Time Frame	very high



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 Abatem	ent ±\$2.2M
HVAC	±\$18.4M
Plumbing	±\$3.8M
Electrical	±\$13.1M



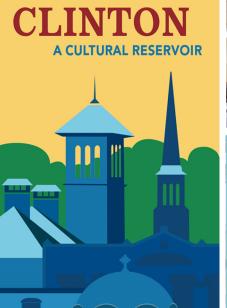


BASE REPAIR

	Base Repair	Mainly Re	enovation	Addition/Rend	ovation Hybrid	Addition/F	Renovation	All New		
Option	BR	AR-1 [550]	AR-1 [700]	AR-1.5 [550]	AR-1.5 [700]	AR-2 [550]	AR-2 [700]	NC-1 [550]	NC-1 [700]	
Building Square Footage	130,000	134,000	145,500	143,500	150,000	141,000	156,000	119,500	136,000	
MSBA \$/Sq.Ft. Reimbursement Cap	-	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	
Cost ESTIMATE <u>including</u> Contingency	\$122 - \$134M	\$128 - \$141M	\$137 - \$151M	\$132 - \$146M	\$134 - \$148M	\$138 - \$153M	\$148 - \$164M	\$126 - \$139M	\$135 - \$149M	
MAXIMUM Reimbursement Amount	\$0	\$55 - \$60M	\$58 - \$65M	\$58 - \$64M	\$60 - \$66M	\$58 - \$64M	\$63 - \$69M	\$45 - \$49M	\$52 - \$57M	
POTENTIAL Local Share	\$122 - \$134M	\$73 - \$81M	\$78 - \$86M	\$77 - \$82M	\$74 - \$81M	\$81 - \$89M	\$86 - \$95M	\$81 - \$89M	\$83 - \$92M	
Duration & Disturbance	5 to 10 years	4 years	4 years	4 years	4 years	4 years	4 years	3 years	3 years	
Time Frame	very high	very high	very high	high	high	high	high	low	low	

OPTIONS COST COMPARISON







Committed to Your Community



Dedicated to Achieving Your Goals





Design inspired by You



PBC & SBC Meeting Agenda – June 6th, 6:30PM

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 - 3. LPA|A Invoice #004, for the month of April, in the amount of \$31,250.00
 - 4. LPA|A Invoice #005, for the month of May, in the amount of \$31,250.00
 - 5. LPA|A Amendment # 002, for the month of May, in the amount of \$28,600.00
- 4. LPA Option Design Update
- S DSR Cost Estimates
- 6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
- 7. Public Comment
- 8. Next Meetings
- 9. Adjourn









PBS Meeting Dates

Upcoming Meetings

Public Community Meeting – In-Person

21 June 2023

SBC Meeting: In-Person – Vote on Preferred Solution

PBC & SBC Meeting Agenda – June 6th, 6:30PM

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 - 5. LPAIA Amendment # 002, for the month of May, in the amount of \$28,600.00
- LPA|A Option Design Update
- 5 PSR Cost Estimates
- 6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
- Public Commen
- 8. Next Meetings
- 9. Adjourn: Roll Call Vote











Permanent Building Committee Adjourn "Roll Vote expected"

- 2nd by
- Permanent Building Committee Members Roll Call Vote:
- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O'Toole

