

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=ZGVobIE2UUR3czdOOVJmNnFrbWlvdz09>
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 School
 Subject: School Building Committee Meeting
 Location: Zoom
 Distribution: Attendees, Project File

Project No: 202000640305
 Meeting Date: 04/25/2023
 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
	Brian Farragher	Director of Facilities	x	Rachel Rincon	DWMP
x	Chris McGown*	Chair of PBC, Head of DPW		Kathryn Crockett	LPAA
	Courtney Harter	CMS Principal	x	Peter Caruso	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	x	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			

Item No.	Description	Action
11.1	<p>Call to Order: 6:37 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p> <p>*PBC Member M. Ward joined @ 6:53 PM.</p>	Record
11.2	<p>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.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None</p> <p>All in favor, motion passes, March 21, 2023, meetings are certified as approved.</p>	Record
11.3	<p>Clinton Senior Center Award – Painting Repairs</p> <p>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.</p> <p>A motion was made by S. Meyer and seconded by B. Delory to approve Fox Painting’s proposal of <u>\$210,000.00</u>.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None</p> <p>Motion passes to approve Fox Painting Proposal.</p>	Record
11.4	<p>Invoices and Commitments</p> <p>Invoice 1: DWMP March Invoice No. 008, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by B. Delory and seconded by C. Magliozzi for the approval of DWMP Invoice No. 008</p> <p>Discussion: None. Roll Call Vote M. Ward (Y), S. Meyer (Y), C. Magliozzi (Y), M. Moran(Y), C. McGown Abstentions: None</p> <p>Motion passes to approve DWMP Invoice No. 008 for payment.</p>	Record

<p>Invoice 2: LPA A March Invoice No. 003, in the amount of <u>\$39,646.00</u></p> <p>A motion was made by S. Meyer and seconded by C. Magliozzi for the approval of LPA A Invoice No. 003</p> <p>Discussion: None. Roll Call Vote M. Ward (Y), S. Meyer (Y), C. Magliozzi (Y), M. Moran(Y), C. McGown Abstentions: None</p> <p>Motion passes to approve LPA A Invoice No. 003 for payment.</p>	
<p>DWMP Amendment No.001: DWMP Fee Cost Estimate, in the amount of <u>\$6,600.00</u></p> <p>A motion was made by C. Magliozzi and seconded by B. Delory for the approval of DWMP Amendment No.001 PSR Estimate.</p> <p>Discussion: None. Roll Call Vote M. Ward (Y), S. Meyer (Y), C. Magliozzi (Y), M. Moran(Y), C. McGown Abstentions: None</p> <p>Motion passes to approve DWMP Amendment No.001.</p>	
<p>Budget Revision Request</p> <p>T. Elmore briefly explains the funds being transferred.</p> <ul style="list-style-type: none"> • Moving funds from Class Code 0003-0000 -Environmental& Site to Class Code 0001-0000- OPM Feasibility in the amount of \$30,000.00 <ul style="list-style-type: none"> ○ <u>0003-0000 - Class Code Remaining Balance: \$61,860.00</u> • Moving funds from Class Code 0004-0000-Other to class code 0001-0000- OPM Feasibility in the amount of \$60,600.00 <ul style="list-style-type: none"> ○ <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. <p>Discussion: None</p>	
<p>11.5 PDP Submission Update</p> <p>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.</p> <p>Discussion: None</p>	Record

11.6	<p>LPA A Option Design Update</p> <p>S. Brennan recaps the MSBA process and updates the SBC/PBC where we stand today on the project.</p> <ul style="list-style-type: none">• Module 3 Feasibility Study:<ul style="list-style-type: none">○ Preliminary Design Program – submitted 03.28.2023○ Preferred Schematic Report – upcoming submission 06.28.2023 <p>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.</p> <p>Sustainability Workshop</p> <p><u>Site & Location</u></p> <ul style="list-style-type: none">• 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 <p><u>Energy Conservation Measures</u></p> <ul style="list-style-type: none">• 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 <p><u>Water Use</u></p> <ul style="list-style-type: none">• 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 <p><u>Indoor Environmental Quality</u></p> <ul style="list-style-type: none">• Air Quality• Visual Comfort• Thermal Comfort• Acoustic Comfort• Green Cleaning <p><u>LEED and NE-CHPS Comparison</u></p> <ul style="list-style-type: none">• Pros/Cons of each	Record
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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) - 147,000GSE

- 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 GSE

- 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 GSE

- 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 GSE

- 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

- 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. Magliozi states the recommended options are cheaper, but we have no economic feedback about these options. We don't know any numbers.

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.

11.5	Other Topics not Reasonably Anticipated 48 hours prior to the Meeting. Discussion: None.	Record
11.6	Public Comment: Discussion: None	Record
11.7	Next Meeting: <ul style="list-style-type: none"> • 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. Magliozi 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 00009
Date 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
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

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
 Date 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



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

Invoice

BILL TO

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

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

DESCRIPTION							AMOUNT
Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design including Amendment No. 1 - Hazmat Monitoring & Environmental Assessment.							31,250.00
SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$8,140 = \$608,140							
Cost Category	Phase	Fee	Previously Invoice	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	93,750	62,500	31,250	125,000	
0002-0000	SD	350,000				350,000	
0003-0000	Env. Site	8,140	8,140				
TOTAL		608,140	101,890	62,500	31,250	475,000	
cc: Elias Grijalva							
Total							\$31,250.00



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

Invoice

BILL TO

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

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

DESCRIPTION							AMOUNT
Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design including Amendment No. 1 - Hazmat Monitoring & Environmental Assessment.							31,250.00
SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Adm. No. 1 - \$8,140 = \$608,140							
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	125,000	93,750	31,250	97,750	
0002-0000	SD	350,000				350,000	
0003-0000	Env. Site	8,140	8,140	8,140			
TOTAL		608,140	133,140	101,890	31,250	443,750	
cc: Elias Grijalva							
Total							\$31,250.00

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 for the Clinton Middle School 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:

1. 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.
2. 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	\$ <u>250,000</u>	\$ <u>250,000</u>
Schematic Design Phase	\$ <u>350,000</u>	\$ <u>350,000</u>
Design Development Phase	\$ _____	\$ _____
Construction Document Phase	\$ _____	\$ _____
Bidding Phase	\$ _____	\$ _____
Construction Phase	\$ _____	\$ _____
Completion Phase	\$ _____	\$ _____
Amd. #1 – Hazardous Material Inspec, & Environmental Assessment	\$ <u>8,140</u>	\$ <u>8,140</u>
Amd. #2 – Land Survey Services	\$ _____	\$ <u>28,600</u>
Total Fee	\$ <u>608,140</u>	\$ <u>636,740</u>

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 \$ _____

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER

Steven Meyer

(print name)

Superintendent of Schools

(print title)

By _____
(signature)

Date _____

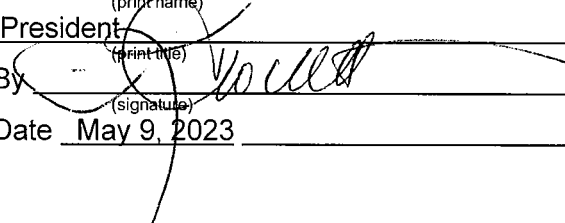
DESIGNER

Kathryn Crockett

(print name)

President

(print title)

By  _____
(signature)

Date May 9, 2023 _____



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

9 May 2023

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

Re: 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,

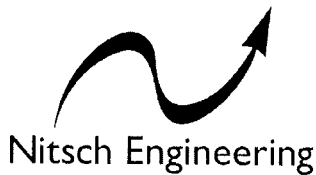
A handwritten signature in blue ink, appearing to read "Eric Moore".

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

1. 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;**

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.
11. Providing utility line pressures or adequacy of utility services.
12. Preparing a plan suitable for recording at the Registry of Deeds.

ASSUMPTIONS

1. 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.

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.
10. 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.

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 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 of this Additional Services proposal, and all such services will be provided and compensated for in accordance with the terms and conditions contained herein as though this Additional Services proposal were fully executed by the Client.

If you have any questions, please call.

Very truly yours,

Nitsch Engineering, Inc.

Mark Violette

Mark E. Violette, PLS
Senior Project Manager

MEV/kwo

Enclosures: Survey Limits Sketch

P:\15000-16999\15181 Clinton MS\Contract\Draft Agreements\Survey\15181.1P_SurPr.docx

Approved by:

Denis Seguin

Denis R. Seguin, PLS
Vice President, Director of Land Surveying

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.

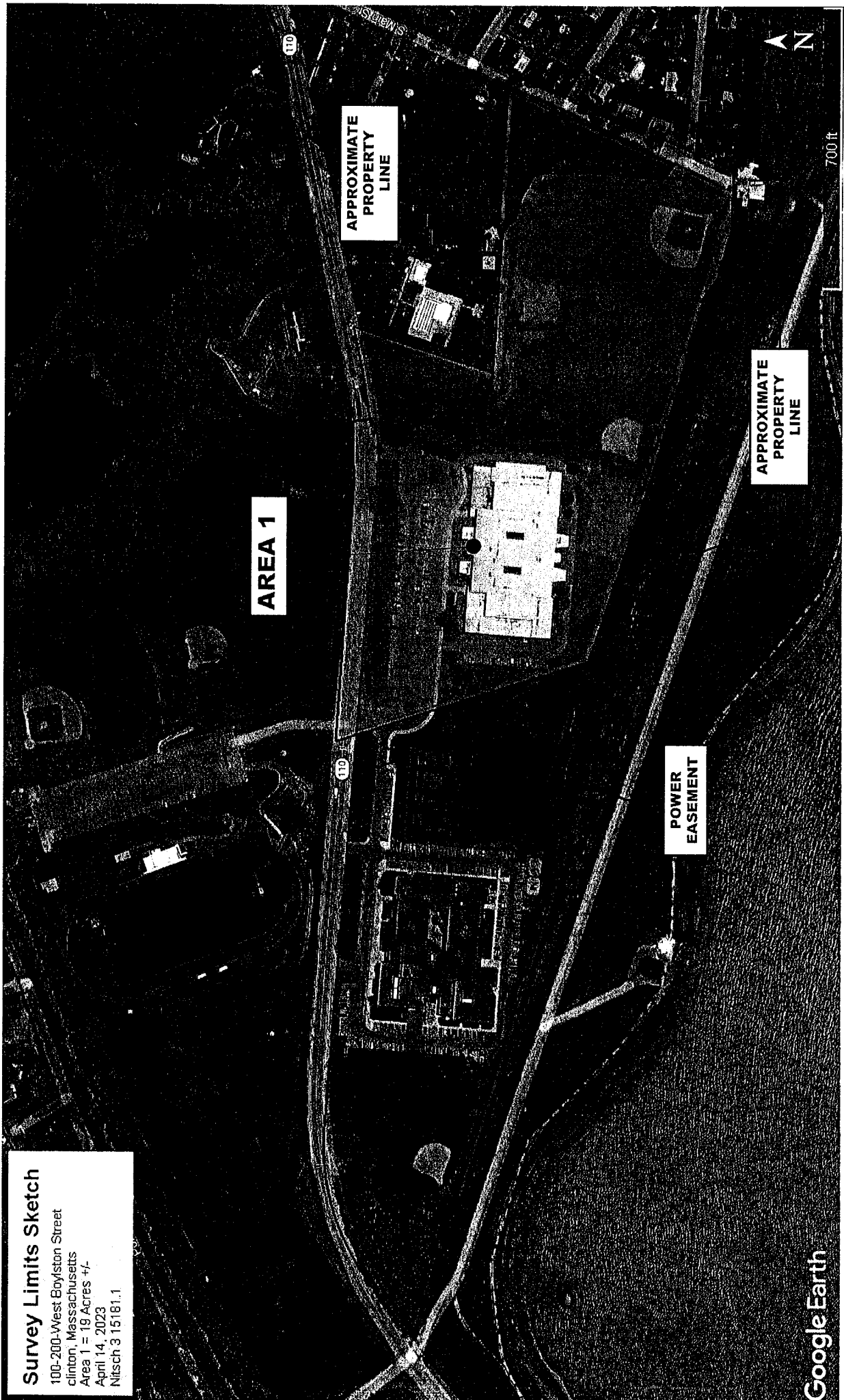
Signature

Date

Printed Name and Title

Survey Limits Sketch

100-200-West Boylston Street
Clinton, Massachusetts
Area 1 = 19 Acres +/-
April 14, 2023
Nitsch 3 15181.1





Clinton Middle School Project

Permanent Building Committee &
School Building Committee Meeting # 012
June 6th , 2023- 6:30 PM

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 Comment
8. Next Meetings
9. Adjourn:



April 25th , 2023, Meeting Minutes for approval:

“Motion to approve the April 25th, 2023, Meeting Minutes by _____, 2nd by _____.”

Roll Call Vote

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

Item No.	Description	Action
11.1	<p>Call to Order: 6:37 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p> <p>*PBC Member M. Ward joined @ 6:53 PM.</p>	Record
11.2	<p>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.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None</p> <p>All in favor, motion passes, March 21, 2023, meetings are certified as approved.</p>	Record
11.3	<p>Clinton Senior Center Award – Painting Repairs</p> <p>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.</p> <p>A motion was made by S. Meyer and seconded by B. Delory to approve Fox Painting’s proposal of <u>\$210,000.00</u>.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), B. Delory (Y), C. McGown (Y) Abstentions: None</p> <p>Motion passes to approve Fox Painting Proposal.</p>	Record
11.4	<p>Invoices and Commitments</p> <p>Invoice 1: DWMP March Invoice No. 008, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by B. Delory and seconded by C. Magliozzi for the approval of DWMP Invoice No. 008</p> <p>Discussion: None. Roll Call Vote: M. Ward (Y), S. Meyer (Y), C. Magliozzi (Y), M. Moran(Y), C. McGown Abstentions: None</p> <p>Motion passes to approve DWMP Invoice No. 008 for payment.</p>	Record

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 Comment
8. Next Meetings
9. Adjourn:



DWMP Invoice #009, Month of April for approval

“Motion to approve D & W Invoice #009, in the amount of **\$15,000.00** by _____, 2nd 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 00009
Date 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 Study	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
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
Page 1

DWMP Invoice #010, Month of May for approval

“Motion to approve D & W Invoice #010, in the amount of **\$15,000.00** by _____, 2nd 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
Date 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 Study	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 Invoice #004, in the amount of **\$31,250.00** by _____, 2nd by _____.”

Roll Call Vote

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



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

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

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

DESCRIPTION	AMOUNT																																			
Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design including Amendment No. 1 - Hazmat Monitoring & Environmental Assessment.	31,250.00																																			
SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$8,140 = \$608,140																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Cost Category</th> <th>Phase</th> <th>Fee</th> <th>Previously Invoice</th> <th>Received</th> <th>Current Invoice</th> <th>Balance to Invoice</th> </tr> </thead> <tbody> <tr> <td>0002-0000</td> <td>FS</td> <td style="text-align: right;">250,000</td> <td style="text-align: right;">93,750</td> <td style="text-align: right;">62,500</td> <td style="text-align: right;">31,250</td> <td style="text-align: right;">125,000</td> </tr> <tr> <td>0002-0000</td> <td>SD</td> <td style="text-align: right;">350,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">350,000</td> </tr> <tr> <td>0003-0000</td> <td>Env. Site</td> <td style="text-align: right;">8,140</td> <td style="text-align: right;">8,140</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">TOTAL</td> <td style="text-align: right;">608,140</td> <td style="text-align: right;">101,890</td> <td style="text-align: right;">62,500</td> <td style="text-align: right;">31,250</td> <td style="text-align: right;">475,000</td> </tr> </tbody> </table>	Cost Category	Phase	Fee	Previously Invoice	Received	Current Invoice	Balance to Invoice	0002-0000	FS	250,000	93,750	62,500	31,250	125,000	0002-0000	SD	350,000				350,000	0003-0000	Env. Site	8,140	8,140				TOTAL		608,140	101,890	62,500	31,250	475,000	
Cost Category	Phase	Fee	Previously Invoice	Received	Current Invoice	Balance to Invoice																														
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0003-0000	Env. Site	8,140	8,140																																	
TOTAL		608,140	101,890	62,500	31,250	475,000																														
cc: Elias Grijalva																																				
Total						\$31,250.00																														


Lamoureux Pagano Associates | Architects
108 Grove Street, Suite 300, Worcester MA 01605
508.752.2831 | www.lpaa.com

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

“Motion to approve LPAA Invoice #005, in the amount of **\$31,250.00** by _____, 2nd by _____.”

Roll Call Vote

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



Kathryn Crockett
Richard J. Lamoureux, Jr.
Eric D. Moore
Robert Paro, Jr.

BILL TO

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

DESCRIPTION	AMOUNT																																			
Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design including Amendment No. 1 - Hazmat Monitoring & Environmental Assessment.	31,250.00																																			
SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Adm. No. 1 - \$8,140 = \$608,140																																				
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Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice																														
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0003-0000	Env. Site	8,140	8,140	8,140																																
TOTAL		608,140	133,140	101,890	31,250	443,750																														
cc: Elias Grijalva																																				
Total	\$31,250.00																																			

Lamoureux Pagano Associates | Architects
108 Grove Street, Suite 300, Worcester MA 01605
508.752.2831 | www.lpaa.com

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

“Motion to approve LPAA Amendment No.002, in the amount of **\$28,600.00** by _____, 2nd by _____.”

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 for the Clinton Middle School 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:

1. 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.
2. 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	\$ <u>250,000</u>	\$ <u>250,000</u>
Schematic Design Phase	\$ <u>350,000</u>	\$ <u>350,000</u>
Design Development Phase	\$ _____	\$ _____
Construction Document Phase	\$ _____	\$ _____
Bidding Phase	\$ _____	\$ _____
Construction Phase	\$ _____	\$ _____
Completion Phase	\$ _____	\$ _____
Amd. #1 – Hazardous Material Inspec, & Environmental Assessment	\$ <u>8,140</u>	\$ <u>8,140</u>
Amd. #2 – Land Survey Services	\$ _____	\$ <u>28,600</u>
Total Fee	\$ <u>608,140</u>	\$ <u>636,740</u>

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

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
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 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:





Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School
Building Authority

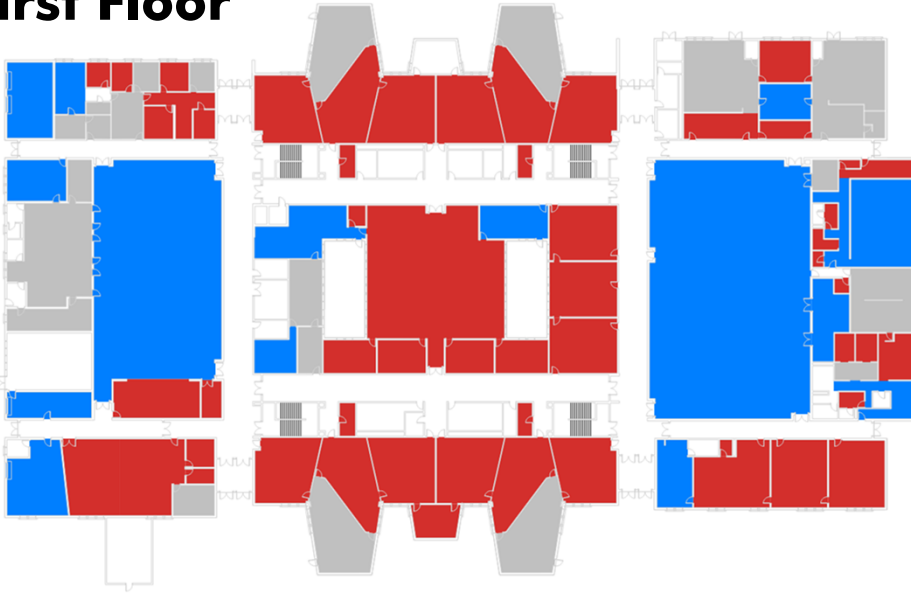




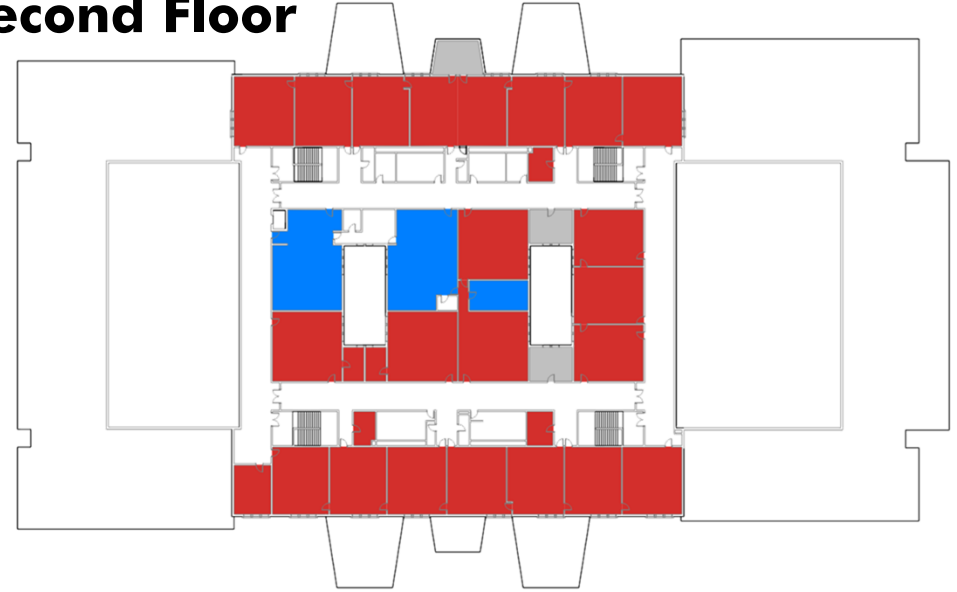
BR

BASE REPAIR

First Floor



Second Floor



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	5	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

550 STUDENT

GRADES 5-8

CLINTON MIDDLE SCHOOL (5-8)	Existing Conditions			PROPOSED						Difference to MRSA Conditions			Other - Other Data - Other Subtotal								
	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)
EXISTING CONDITIONS			139,600																		
PROPOSED			0																		
DIFFERENCE			139,600																		

139,600 GROSS SQUARE FEET

700 STUDENT

GRADES 4-8

CLINTON MIDDLE SCHOOL (4-8)	Existing Conditions			PROPOSED						Difference to MRSA Conditions			Other - Other Data - Other Subtotal								
	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)
EXISTING CONDITIONS			150,000																		
PROPOSED			0																		
DIFFERENCE			150,000																		

150,000 GROSS SQUARE FEET

SPACE SUMMARY TEMPLATE



AR-1 (700)

ADDITION RENOVATION



AR-1 (700)

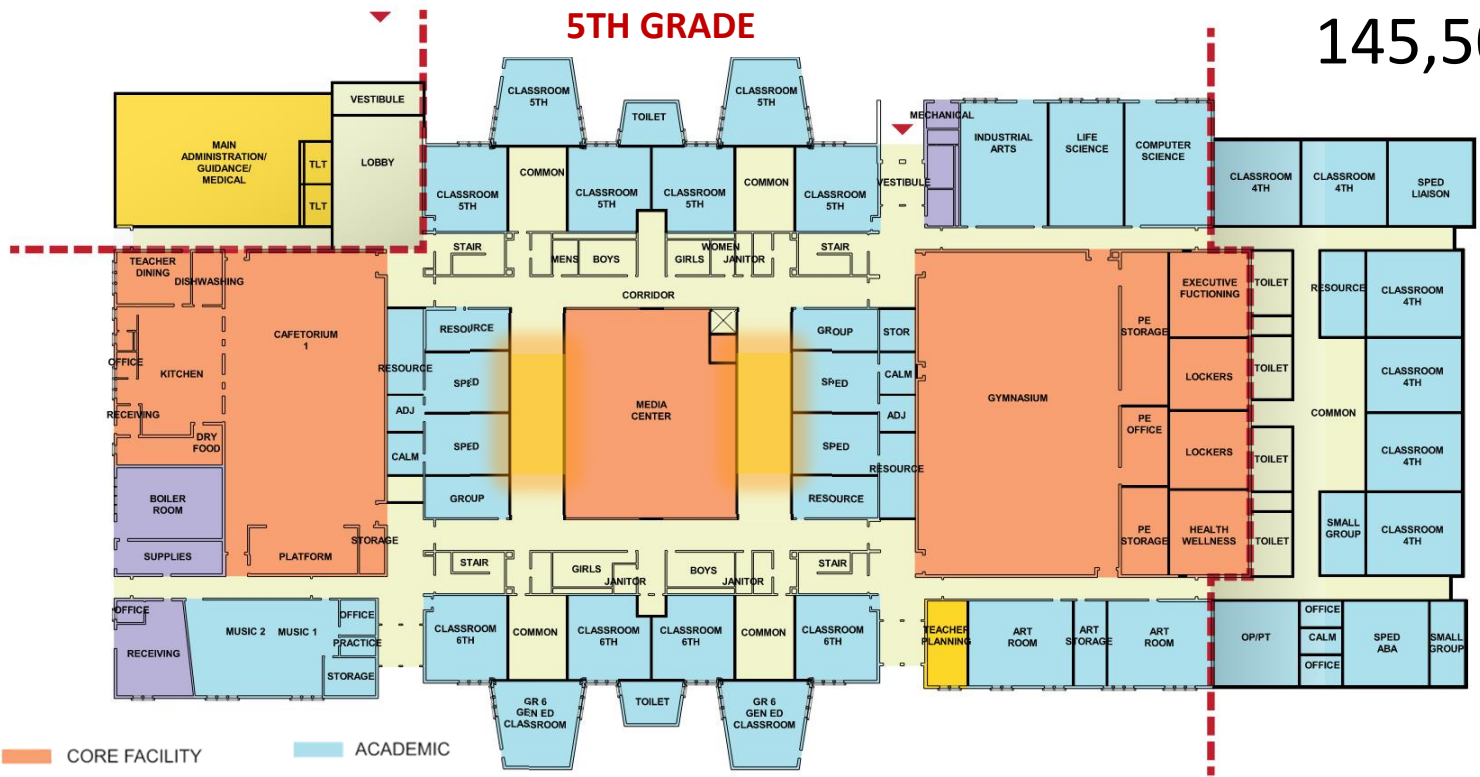
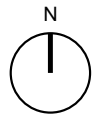
ADDITION RENOVATION



AR-1 (700)

ADDITION RENOVATION

FIRST FLOOR 145,500 GSF



4TH GRADE

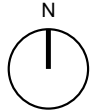
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

6TH GRADE

AR-1 (700) ADDITION RENOVATION

SECOND FLOOR

145,500 GSF



7 & 8TH HUMANITIES



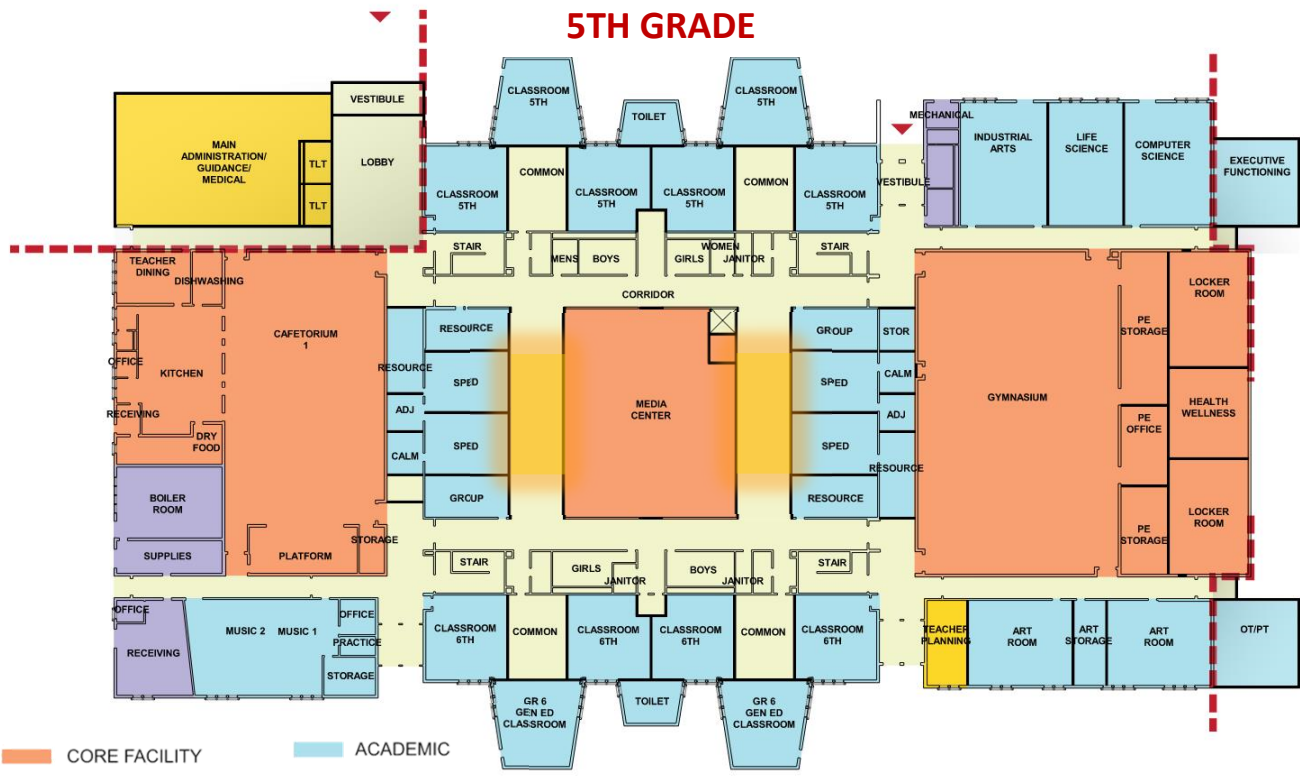
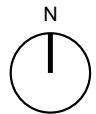
7 & 8TH STEM

- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

AR-1 (700)

ADDITION RENOVATION

FIRST FLOOR 134,000 GSF



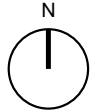
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

6TH GRADE

AR-1 (550) ADDITION RENOVATION

SECOND FLOOR

134,000 GSF



7 & 8TH HUMANITIES



7 & 8TH STEM

- BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

AR-1 (550)

ADDITION RENOVATION

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	1	1	2	5	5
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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



AR-2 (700)

ADDITION RENOVATION



AR-2 (700)

ADDITION RENOVATION

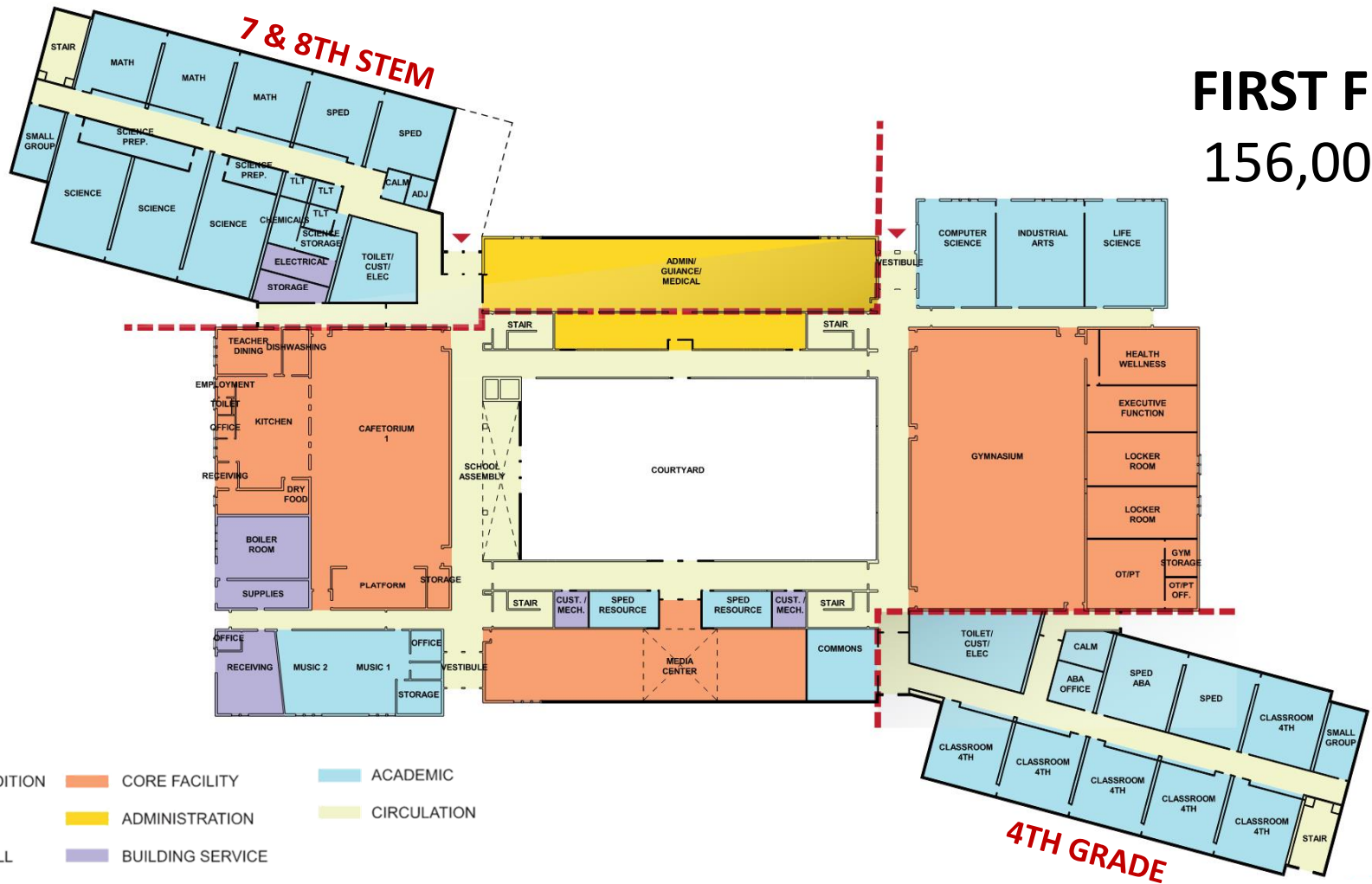
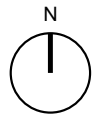


AR-2 (700)

ADDITION RENOVATION

FIRST FLOOR

156,000 GSF

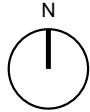


- BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

AR-2 (700)

ADDITION RENOVATION

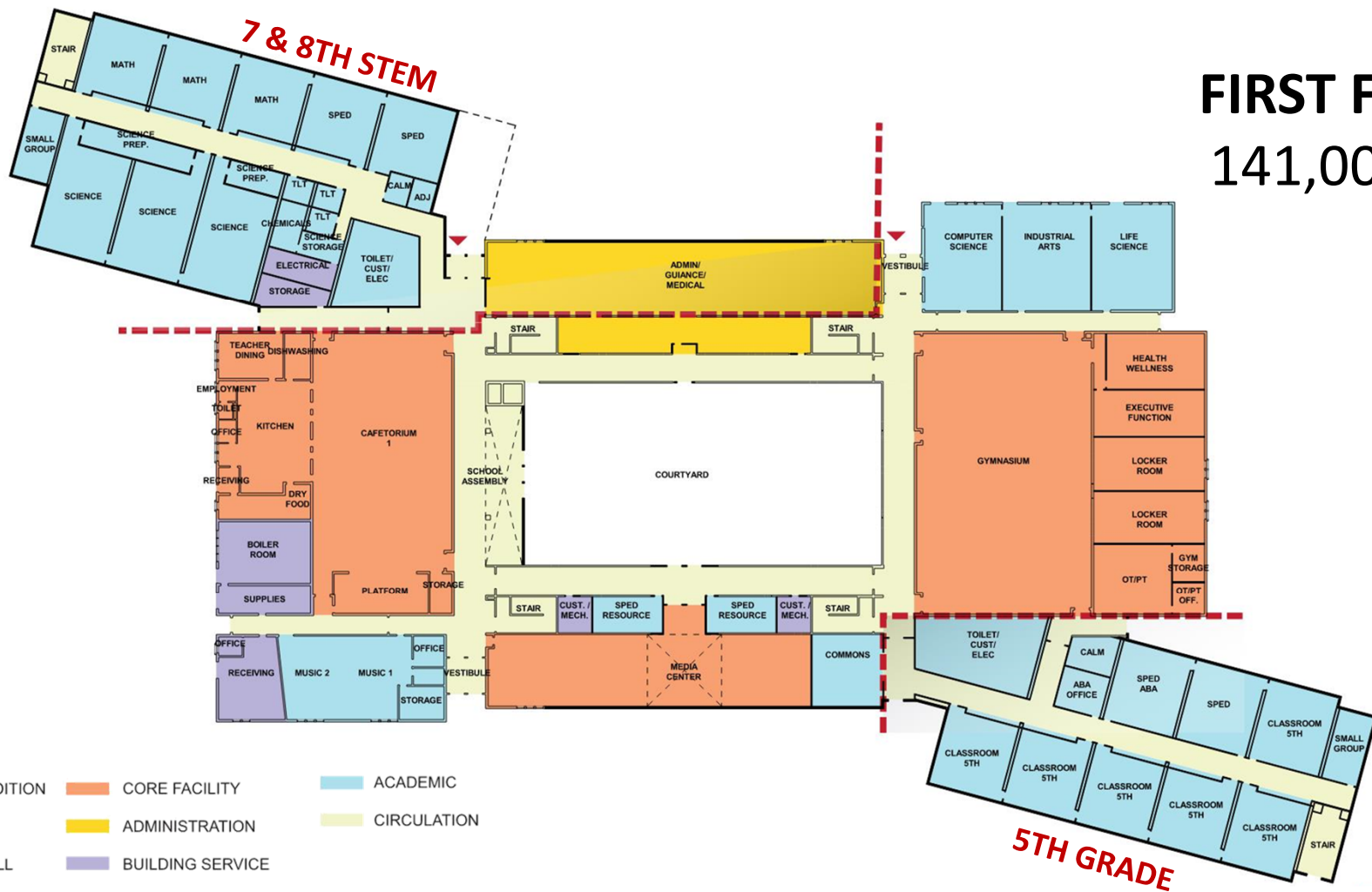
SECOND FLOOR 156,000 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

AR-2 (700)

ADDITION RENOVATION

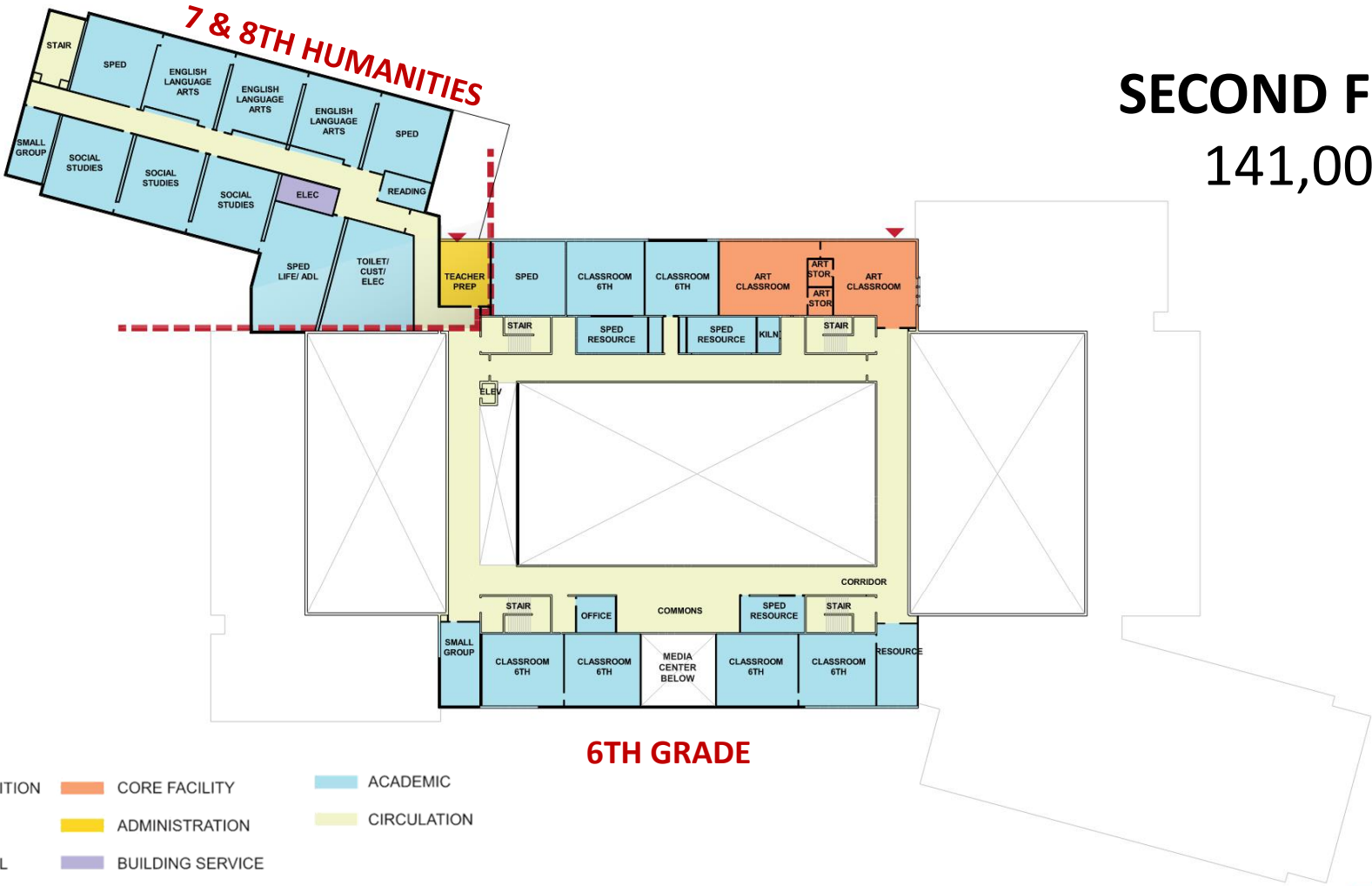
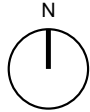


AR-2 (550)

ADDITION RENOVATION

SECOND FLOOR

141,000 GSF



AR-2 (550)

ADDITION RENOVATION

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
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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



AR-1.5 (700)

ADDITION RENOVATION



AR-1.5 (700)

ADDITION RENOVATION

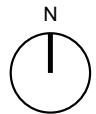


AR-1.5 (700)

ADDITION RENOVATION

FIRST FLOOR

150,000 GSF



4TH GRADE

7 & 8TH STEM

- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

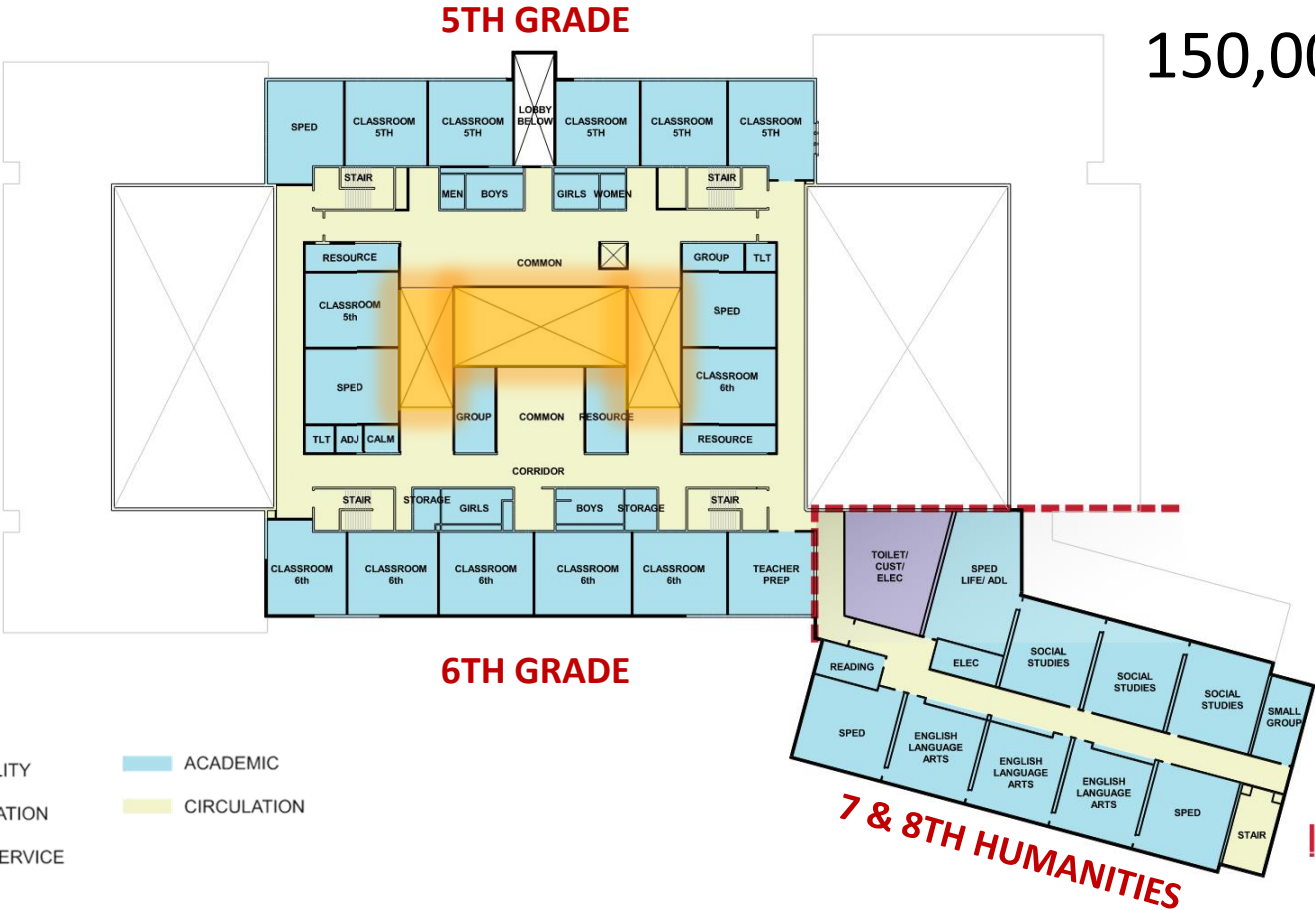
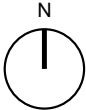


AR-1.5 (700)

ADDITION RENOVATION

SECOND FLOOR

150,000 GSF



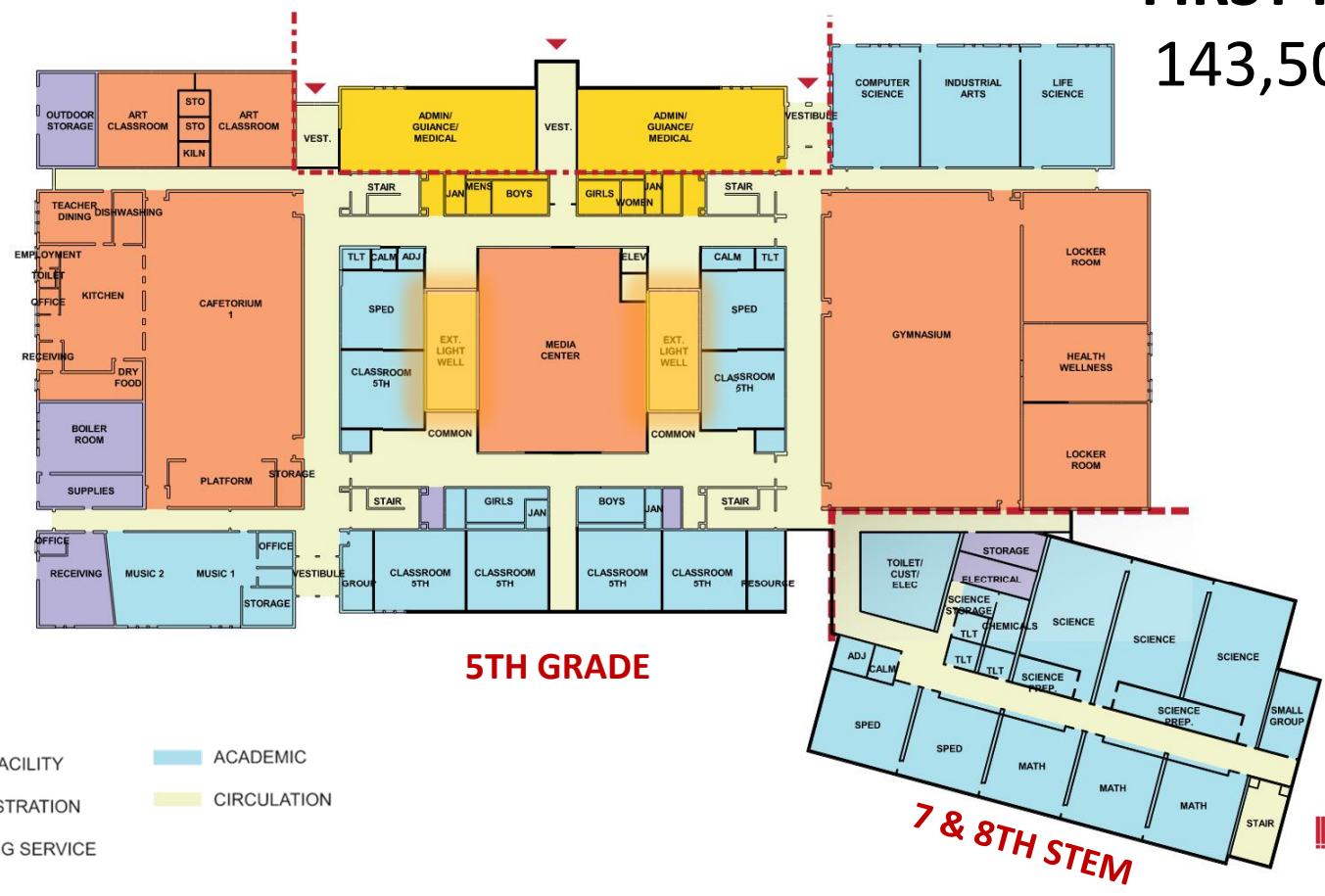
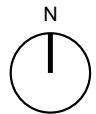
AR-1.5 (700)

ADDITION RENOVATION



FIRST FLOOR

143,500 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

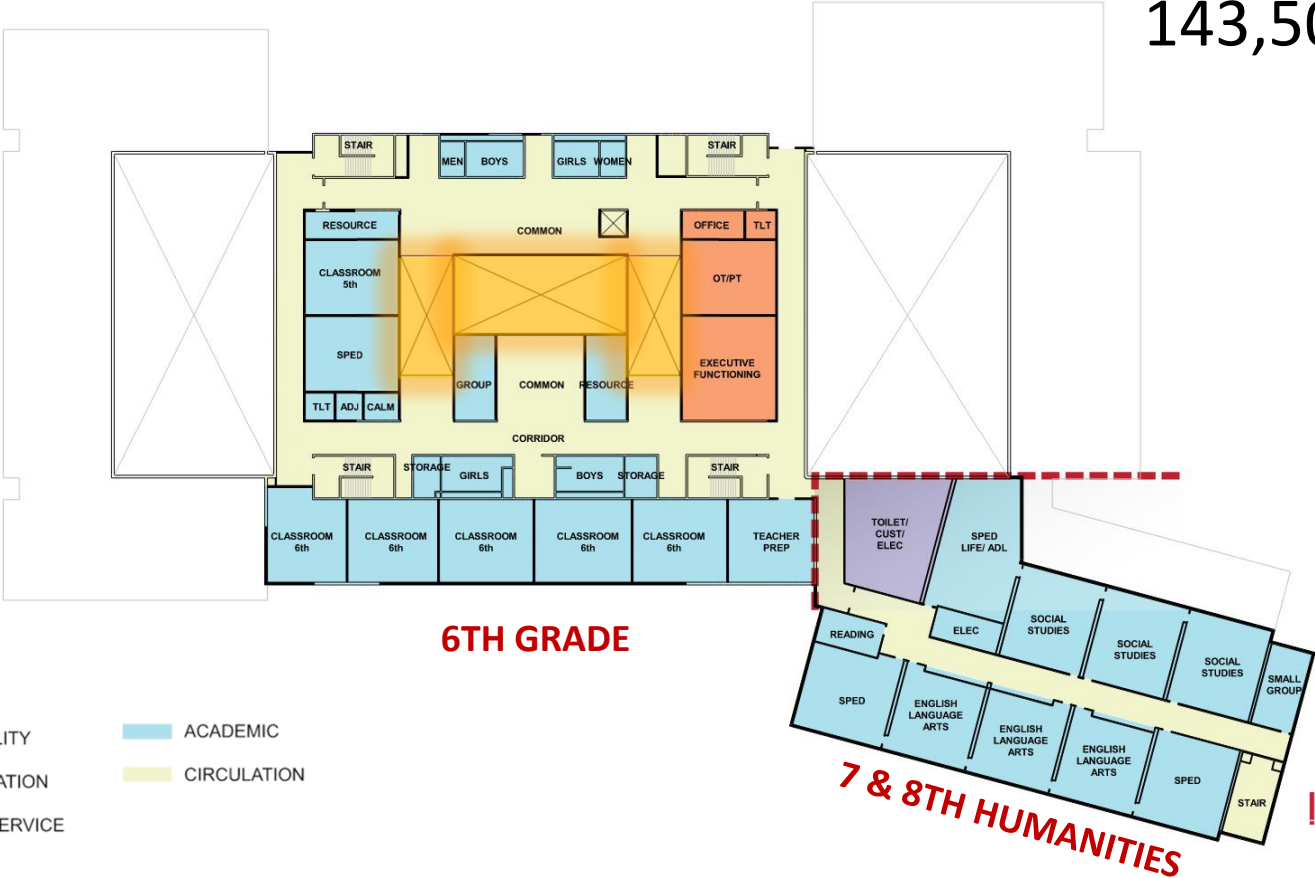
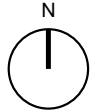


AR-1.5 (550)

ADDITION RENOVATION

SECOND FLOOR

143,500 GSF



AR-1.5 (550)

ADDITION RENOVATION

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	1	1	2	5	5
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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



NC-1 (700)

NEW CONSTRUCTION



NC-1 (700)

NEW CONSTRUCTION

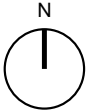


NC-1 (700)

NEW CONSTRUCTION

FIRST FLOOR

136,000 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

NC-1 (700)

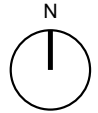
NEW CONSTRUCTION

6TH GRADE

5TH GRADE

SECOND FLOOR

136,000 GSF



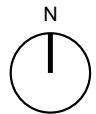
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

NC-1 (700)

NEW CONSTRUCTION

FIRST FLOOR

119,500 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- BUILDING SERVICE
- EXISTING WALL

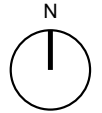
NC-1 (550)

NEW CONSTRUCTION

6TH GRADE

SECOND FLOOR

119,500 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

7 & 8TH HUMANITIES

NC-1 (550)

NEW CONSTRUCTION

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]
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CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3	4	4
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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]
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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:
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 Comment

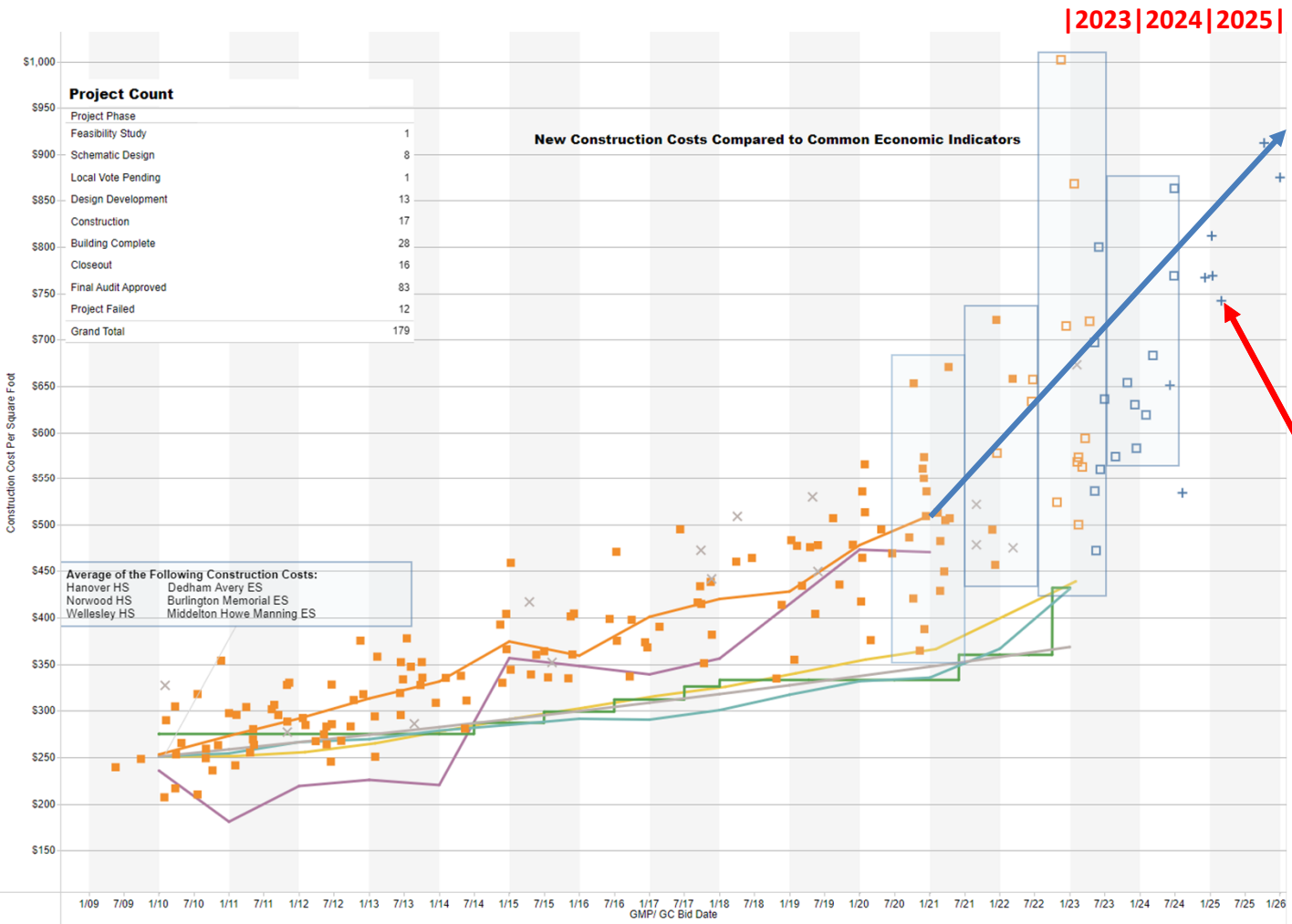


8. Next Meetings



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

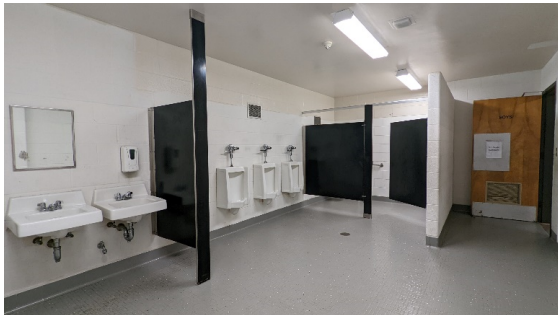
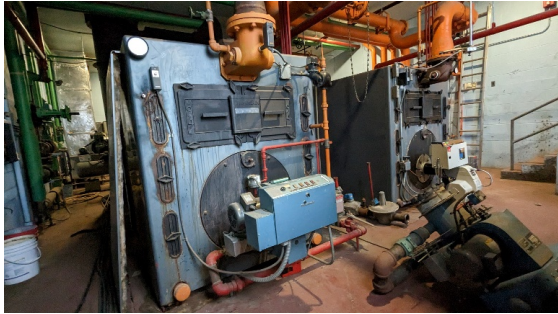
	Base Repair
Option	BR
Building Square Footage	130,000
MSBA \$/Sq.Ft. Reimbursement Cap	-
Cost ESTIMATE including Contingency	\$122 - \$134M
MAXIMUM Reimbursement Amount	\$0
POTENTIAL Local Share	\$122 - \$134M
Duration & Disturbance Time Frame	5 to 10 years very high



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 Abatement	±\$2.2M
HVAC	±\$18.4M
Plumbing	±\$3.8M
Electrical	±\$13.1M



BASE REPAIR

	Base Repair	Mainly Renovation		Addition/Renovation Hybrid		Addition/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 including 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 Time Frame	5 to 10 years very high	4 years very high	4 years very high	4 years high	4 years high	4 years high	4 years high	3 years low	3 years low

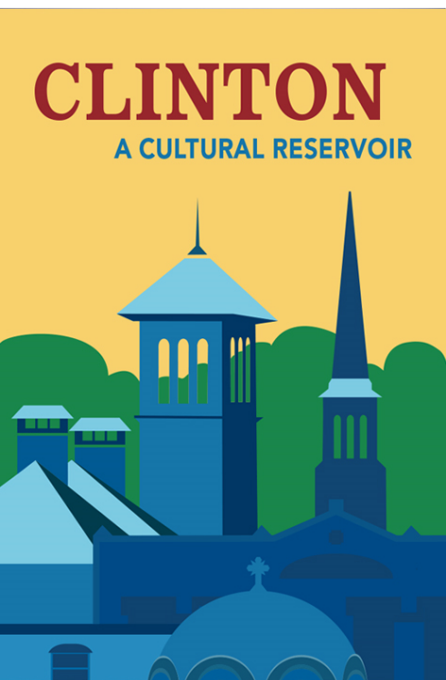
OPTIONS COST COMPARISON



**Dedicated to
Achieving
Your Goals**



**Design
inspired by
You**



**Committed
to Your
Community**





Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School
Building Authority



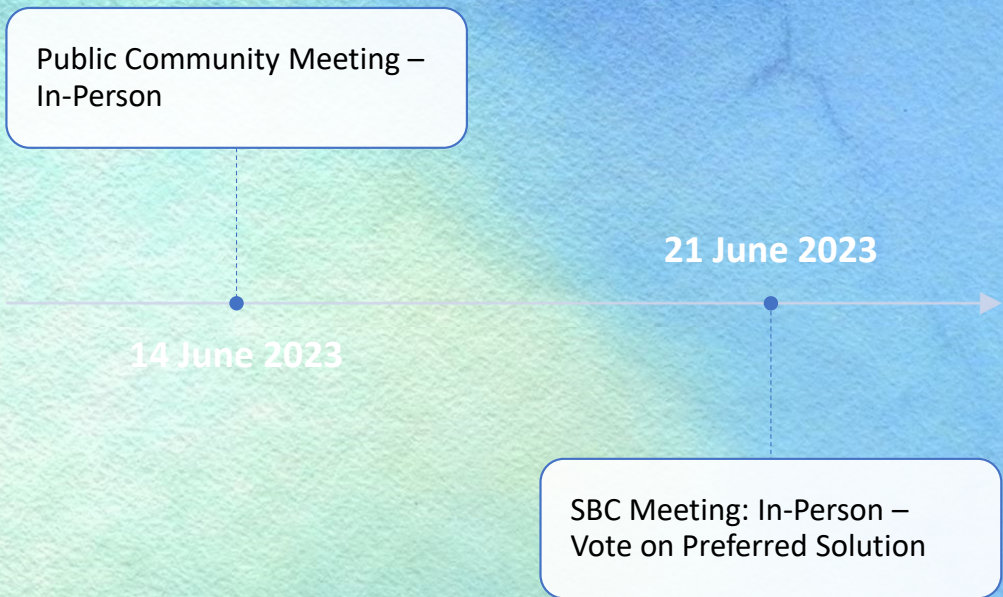
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4. LPA|A Option Design Update
5. PSR Cost Estimates
6. **Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.**
7. **Public Comment**
8. **Next Meetings**
9. Adjourn:



PBS Meeting Dates

Upcoming Meetings



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 Comment
8. Next Meetings
9. **Adjourn: Roll Call Vote**





Permanent Building Committee Adjourn “Roll Vote expected”



- “Motion to Adjourn by _____,
- 2nd by _____”

- **Permanent Building Committee Members Roll Call Vote:**
- Michael Ward
- Steven Meyer
- Chris McGown
- Chris Magliozzi
- Michael Moran
- Brian Delory
- Timothy O’Toole

A photograph of a two-story brick school building with a central tower. The tower has the school's name written on it. There are several windows on both floors, some with numbers. A grassy lawn and a sidewalk are in the foreground. A tall pole stands in front of the building.

CLINTON
MIDDLE SCHOOL

Thank you!