



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

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

Project No: 20200640305
 Meeting Date: 03/21/2023
 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
	Brendon Bailey	School Committee Chair		Steve Brown	DWMP
x	Matthew Varakis	School Committee Vice-Chair	x	Elias Grijalva	DWMP
x	Steven Meyer*	Superintendent – PBC Member		Mike Cox	DWMP
x	Brian Farragher	Director of Facilities		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		Sean Brennan	LPAA
	Bill McGrail	Finance Committee Co-Chair	x	Christina Bazelmans	LPAA
x	Chris Magliozzi*	Vice-Chair of PBC	x	Eric Moore	LPAA
x	Michael Moran*	PBC Member			
	Brian Delory*	PBC Member			
	Timothy O'Toole*	PBC Member			
x	Phil Duffy	Director of Community & Econ.			
x	Kelly Turcotte	Special Education Parent Advisory			
	Laura Taylor	Parent-Teacher Association			
	Angelica Arroyo	English Learners Parent Advisor			

Item No.	Description	Action
10.1	<p>Call to Order: 6:35 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p>	Record
10.2	<p>Previous Topics & Approval of March 07, 2023, Meeting Minutes: A motion to approve the 03/07/2023 meeting minutes was submitted by M. Ward and seconded by M. Moran.</p> <p>Discussion: None.</p> <p>Roll Call Vote: M. Ward (Y), S. Meyer (Y), C. Magliozzi (Y), M. Moran(Y), C. McGown (Y)</p> <p>All in favor, motion passes, March 07, 2023, meetings are certified as approved.</p>	Record
10.3	<p>LPA A Public All Boards Meeting Sticker Results Update:</p> <p>E. Moore briefly recaps each building option and provides the results from the All-Boards & Public straw poll vote that took place on March 15th, 2023. Committee members and members of the public are given (3) stickers to place on their favorite top (3) building option, to see what options the community is steering towards.</p> <p>Green Stickers: Committees opinion Red Stickers: Public opinion</p> <p><u>*Refer to March 21st, meeting package for pictures of the results</u></p> <p><u>Building Options:</u></p> <ul style="list-style-type: none"> • <u>Base Repair</u> (550 enrollment) • <u>Addition/ Renovation Building Options</u> (550 & 700 enrollment) <ul style="list-style-type: none"> ○ AR.1 (700 enrollment) – (3) votes ○ AR.2 (700 enrollment) – (21) votes • <u>New Construction Building Options</u> (550 & 700 enrollment) <ul style="list-style-type: none"> ○ NC.1 (700 enrollment)- (29) votes ○ NC.2 (700 enrollment)- (24) votes ○ NC.3 (700 enrollment)- (21) votes ○ NC.4 – (0) votes ○ NC.5- (0) votes 	Record

Discussion:

S. Meyer requested clarification on building option AR.1 vs AR.2 in terms of disruption to the students and minimizing modular or displacement of the students.

E. Moore both AR.1 & AR.2 will require the displacement of the students temporarily, either through modular classrooms by or building out an addition, keep in mind that building an addition will prolong the project. In either case, you're going to have to drive down the student population and then it's a matter of hopscotching around the building, so in this option, we would have to take advantage of the summer vacations to maximize productivity.

P. Duffy asked if we are obligated to explore AR.1 & AR.2.

E. Moore the MSBA requires you to study an option that maximizes the use of the existing building.

C. McGown states that the executive committee has had a lengthy discussion regarding the building options, and we think that building options NC.1, NC.2, and NC.3 are basically the same with slight variations. AR.1 appears to be the least expensive AR.2 with a major renovation. One of our thoughts was to pick (1) of the new construction and pick both AR.1 and AR.2 which will give us a range of projects for further study.

C. Magliozi agrees with C. McGown. If you pick the two renovation numbers, you get the cheapest renovation, and you'll get an expensive renovation with varying degrees of disruption. I think that the New Construction options one through three are essentially the same project when you go through the actual design.

M. Varakis' response I don't disagree with you. I think the part that shouldn't get lost here is it makes no sense to go down the path of AR.1 and AR.2 if they don't really satisfy the optimal Educational Plan, which is what we're here for. This is not just a construction project, it's an education project.

C. Bazelmans refers to the building options AR.1 and AR.2, those building options did respectively score a 3 and 4, which indicates that it meets the space needs, but the adjacencies are not quite there, because certain spaces like the gym will stay in its current location. We wouldn't have provided these options if it was a total flop. There are pros and cons to consider in the building options.

M. Moran ask if across the street is an option for a new building. I think it would be the least disruptive for a new building.

E. Moore responded with the land is considered article 97 land which is open space. To change the status, you'll need a vote in the legislature.

	<p>M. Ward we're trying to figure that out. There was a vote in the legislature to transfer the property to the town.</p> <p>P. Duffy from a practical matter if this land is still under article 97. You're talking about a substantial delay to get back into the legislature or the process for the article 97 disposition.</p> <p>S. Meyer, I don't see why that site would be any more advantageous than the locations already suggested in the building options.</p> <p>T. Elmore to P. Duffy's point, when we were looking at the site, article 97 was a deterrent looking at that location.</p> <p>S. Meyer we are all in agreement that building options NC.1, NC.2, and NC.3 are essentially the same option. I think we are also in agreement to move forward with AR.1, AR.2, and NC.1, which will give us a good cost comparison between the options.</p>	
10.4	<p>School Building Committee Discussion and SBC Poll Vote for Preferred option</p> <p>C.McGown states that I think we have all come to a consensus from the previous discussion. We can move forward to the next agenda item.</p> <p>Discussion: None</p>	Record
10.5	<p>PBC and SBC Vote on top (3) building options for PDP submission.</p> <p>Top (3) building options PBC results:</p> <ul style="list-style-type: none"> o M.Ward: AR.1(700), AR.2(700), NC.2(700) o S. Meyer: AR.1(700), AR.2(700), NC.1(700) o C. Magliozzi: AR.1(700), AR.2(700), NC.1(700) o M.Moran AR.1(700), AR.2(700), NC.3(700) o C.McGown: AR.1(700), AR.2(700), NC.1(700) <p>Total Results: (5) AR.1, (5) AR.2, (3) NC.1, (1) NC.2, (1) NC.3 <u>*700 enrollment building options</u></p> <p>A motion was made by C. Magliozzi and seconded by S. Meyer to select building options AR.1 (700), AR.2(700), and NC.1(700) for the PDP submission.</p> <p>Discussion: None</p> <p>All in favor, unanimous vote, motion passes.</p>	Record

10.6	<p>Permanent Building Committee Vote to submit PDP to MSBA</p> <p>A motion was made by M. Moran and seconded by M. Ward to select building options AR.1 (700), AR.2(700), and NC.1(700) for further study in the next phase of the project and to have the OPM and Architect submit the PDP to the MSBA for their review and comments.</p> <p>Discussion: None</p> <p>All in favor, unanimous vote, motion passes.</p>	Record
10.5	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None.</p>	Record
10.6	<p>Public Comment:</p> <p>Discussion: None</p>	Record
10.7	<p>Next Meeting:</p> <ul style="list-style-type: none"> • SBC Meeting No .011- April 25th, 2023 – virtual meeting. 	Record
10.8	<p>Adjourn 7:39 PM A motion was made by C. Magliozzi and seconded by M. Moran to adjourn the meeting.</p> <p>Discussion: None.</p> <p>All in favor, the meeting is adjourned.</p>	Record

Sincerely,
DORE + WHITTIER

Elias Grijalva
 Assistant Project Manager
 Cc: Attendees, File

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