

# PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: June 20, 2023  
Meeting Time: 6:30 PM  
Project Name: Clinton Middle School  
Project Number: 202000640305  
Meeting Purpose: SBC Meeting No. 013  
Meeting Location: Clinton Middle School - Media Center

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1. Call to Order & number of voting members present:
2. Previous Topics and Approval of June 6th, 2023, Meeting Minutes:
3. Invoices and Commitments for approval
  - 3.1. Central Mass Signal, LLC June invoice, in the amount of \$29,687.51
4. Public All-Boards Meeting Update
5. SBC/PBC Discussion and PBC vote for the preferred option.
6. Permanent Building Committee Vote to submit PSR to MSBA
7. Local Actions Letter Approval Letter
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. 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: 06/06/2023  
Time: 6:30 PM  
Prepared By: E. Grijalva

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**Present**

<u>Name</u>	<u>Affiliation</u>
Michael Ward*	Town Administrator -PBC Member
Brendon Bailey	School Committee Chair
Matthew Varakis	School Committee Vice-Chair
Steven Meyer*	Superintendent – PBC Member
Brian Farragher	Director of Facilities
Chris McGown*	Chair of PBC, Head of DPW
Courtney Harter	CMS Principal
Chris Magliozzi*	Vice-Chair of PBC
Michael Moran*	PBC Member
Brian Delory*	PBC Member
Kelly Turcotte	Special Education Parent Advisory Council
Laura Taylor	Parent-Teacher Association
Trip Elmore	DWMP
Elias Grijalva	DWMP
Peter Caruso	LPA A
Sean Brennan	LPA A
Eric Moore	LPA A

\*PBC Voting Members

Item No.	Description	Action
12.1	<p><b>Call to Order:</b> 6:34 PM meeting was called to order by PBC Chair C. McGown with 6 of 7 voting members in attendance.</p>	Record
12.2	<p><b>Previous Topics &amp; Approval of April 25, 2023, Meeting Minutes:</b> A motion to approve the 04/25/2023 meeting minutes was submitted by S. Meyer and seconded by M. Ward.</p> <p><b>Discussion:</b> None.  <b>Roll Call Vote:</b> M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y)  <b>Abstentions:</b> None</p> <p>All in favor, motion passes, April 25, 2023, meetings are certified as approved.</p>	Record
12.3	<p><b>Invoices and Commitments</b></p> <p><b>Invoice 1:</b> DWMP April Invoice No. 009, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by C. Magliozzi and seconded by B. Delory for the approval of DWMP Invoice No. 009</p> <p><b>Discussion:</b> None.  <b>Roll Call Vote:</b> M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y)  <b>Abstentions:</b> None</p> <p>Motion passes to approve DWMP Invoice No. 009 for payment.</p> <hr/> <p><b>Invoice 2:</b> DWMP May Invoice No. 010, in the amount of <u>\$15,000.00</u>.</p> <p>A motion was made by C. Magliozzi and seconded by B. Delory for the approval of DWMP Invoice No. 010</p> <p><b>Discussion:</b> None.  <b>Roll Call Vote:</b> M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y)  <b>Abstentions:</b> None</p> <p>Motion passes to approve DWMP Invoice No. 010 for payment.</p>	Record

**Invoice 3:** LPA|A April Invoice No. 004, in the amount of \$31,250.00

A motion was made by M. Moran and seconded by C. Magliozzi for the approval of LPA|A Invoice No. 004

**Discussion:** None.

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

**Abstentions:** None

Motion passes to approve LPA|A Invoice No. 004 for payment.

**Invoice 4:** LPA|A May Invoice No. 005, in the amount of \$31,250.00

A motion was made by M. Ward and seconded by C. Magliozzi for the approval of LPA|A Invoice No. 005

**Discussion:** None.

**Roll Call Vote:** M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), O'Toole (Y), C. McGown (Y)

**Abstentions:** None

Motion passes to approve LPA|A Invoice No. 005 for payment.

**Amendment 2:** LPA|A Amendment No.002 for Land Surveying Services, in the amount of \$28,600.00

A motion was made by C. Magliozzi and seconded by M. Moran for the approval of LPA|A Amendment No. 002

**Discussion:**

**M. Ward** asks if this is a full-scale survey.

**T. Elmore** replies it is not. To conserve funds, we did not survey the entire site. We just did portions of the site that would be affected by the building options as presented.

**M. Ward** asks if any of our previous work was helpful.

**T. Elmore**, it's always helpful but we need to shoot grades around the site, including the slab edge as well as some of the perimeter.

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

**Abstentions:** None

Motion passes to approve LPA|A Amendment. 002.

12.4	<p><b>LPA A Option Design Update</b></p> <p>LPA A recaps each building option, including a new hybrid option AR1.5 which shares the best attributes of building options AR1 and AR2.</p> <p><b><u>Base Repair</u></b></p> <ul style="list-style-type: none"><li>• This option does not meet the educational program; does not address deficiencies; MSBA will not support it.</li><li>• Replacing failing equipment, new finishes but no new spaces.</li><li>• Thermal envelope – exterior insulation needed.</li><li>• Modular classes will be needed.<ul style="list-style-type: none"><li>◦ If this option is chosen, then the town will have full responsibility for the cost.</li></ul></li></ul> <p><b><u>Space Summary Template</u></b></p> <ul style="list-style-type: none"><li>• Grades 5-8 (550 Enrollment)<ul style="list-style-type: none"><li>◦ Changed from <u>133,000</u> SQF to <u>119,500</u> SQF</li></ul></li><li>• Grades 4-8 (700 Enrollment)<ul style="list-style-type: none"><li>◦ Changed from <u>150,000</u> SQF to <u>136,000</u> SQF</li></ul></li></ul> <p><b><u>Addition/Renovation AR.1- 700 Enrollment- 145,500 SQF</u></b></p> <ul style="list-style-type: none"><li>• Adding a large addition on the east side of the 1st-floor building<ul style="list-style-type: none"><li>◦ Main Administration/ Guidance/ Medical spaces</li></ul></li><li>• Adding a small addition to the northwest side of the 1st-floor building<ul style="list-style-type: none"><li>◦ 4<sup>th</sup>-grade spaces</li></ul></li><li>• Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.</li><li>• Corridors will have skylights for natural light.</li><li>• Gymnasium and cafeteria SQF will remain the same</li><li>• Classroom – any interconnecting wall will be blown out; spaces are 10% under according to MSBA requirements for this enrollment.</li><li>• Traffic – Parent drops off in the back; Bus drops off in front of the building.</li><li>• Modular classrooms are required for swing space.</li></ul> <p><b><u>Addition/Renovation AR.1 - 550 Enrollment- 134,000 SQF</u></b></p> <ul style="list-style-type: none"><li>• Adding a small addition to the northwest side of the 1st-floor building<ul style="list-style-type: none"><li>◦ Main Administration / Guidance / Medical spaces</li></ul></li><li>• Adding a small Addition on the east side of the floor building<ul style="list-style-type: none"><li>◦ Executive Functioning &amp; OT/PT spaces</li></ul></li><li>• Gymnasium and cafeteria SQF will remain the same</li><li>• Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.</li><li>• Traffic – Parent drops off in the back; Bus drops off in front of the building.</li><li>• Modular classrooms are required as swing space.</li><li>• Corridors will have skylights for natural light.</li></ul>	Record
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**Addition/Renovation AR.2 (700 Enrollment- 156,000 SQF**

- Adding a large addition at the northwest side of the 1<sup>st</sup> & 2<sup>nd</sup> floors
  - 7<sup>th</sup> & 8<sup>th</sup> grade spaces in 1<sup>st</sup> & 2<sup>nd</sup> floors
  - Admin/ Guidance / Medical spaces – 1<sup>st</sup> floor only
- Adding a large addition at the southeast side of the 1<sup>st</sup> & 2<sup>nd</sup> floors
  - 4th-grade spaces
- Removing the media center to create a large interior courtyard to allow daylight to access the interior spaces.
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using one of the additions as a swing space

**Addition/Renovation AR.2 (550 Enrollment- 141,000 SQF**

- Adding a large addition at the northwest side of the 1<sup>st</sup> & 2<sup>nd</sup> floors
  - 7<sup>th</sup> & 8<sup>th</sup> grade spaces – 1<sup>st</sup> and 2<sup>nd</sup> floors
  - Admin/ Guidance / Medical spaces – 1<sup>st</sup> floor only
- Adding a large addition at the southeast side of the 1<sup>st</sup> floor only
  - 5th-grade spaces
- Removing the media center to create a large interior courtyard to allow daylight to access the interior spaces.
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using one of the additions as a swing space

**Addition/Renovation AR.1.5 (700 Enrollment- 150,000 SQF**

- Adding a large addition at the southeast side of the 1<sup>st</sup> & 2<sup>nd</sup> floors
  - 7<sup>th</sup> & 8<sup>th</sup> grade spaces
- Corridors will have skylights for natural light.
- 2-story media center
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using the addition as a swing space

**Addition/Renovation AR.1.5 (550 Enrollment- 143,500 SQF**

- Adding a large addition at the northwest side of the 1<sup>st</sup> & 2<sup>nd</sup> floors
  - 7<sup>th</sup> & 8<sup>th</sup> grade spaces
- (2) story existing Admin/ Guidance / Medical; Eliminate the second floor
- Corridors will have skylights for natural light.
- 2-story media center
- Gymnasium and cafeteria SQF will remain the same.
- Complete Reno – New windows, exterior walls, MEP system, roof finishes, furnishing, and equipment.
- Modular classrooms are not needed. Using the addition as a swing space

**New Construction NC.1 (700 Enrollment- 136,000 SQF: (550 Enrollment- 119,500 SQF)**

- Located to the east of the existing middle school on the current softball and baseball fields.
- Two Story Building
- Modulares will not be needed.
- Energy Efficient & Cost Effective
- The existing building will be demoed after the completion of the new building, where the car park will be relocated.

Evaluation Criteria	BR	AR-1		AR-2		AR1.5		NC-1	
	-	550	700	550	700	550	700	550	700
<b>Educational Program Fulfillment</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>5</b>
<b>Space Summary</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>5</b>
<b>Site &amp; Facility Goals &amp; Objective</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Energy Efficient &amp; Utilities</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Construction Phasing Impact</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>
<b>Estimated Local Share</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>3</b>

**Discussion:** None

12.5

**PSR Cost Estimates**

Record

**MSBA Market Trends**

**T. Elmore** shares where we stand right now in this market from the standpoint of the MSBA, which has been tracking project cost since their inception, Over the last three years, as we all know there has been steep escalation hitting the market, and right now, one of the more applicable comparable projects has just recently put their project scope and budget in with cost data and they're looking at roughly \$742 a square foot construction cost. They're about eight months ahead of us.

We're starting to really look at something that's potentially in the \$750 to \$800 per square foot for construction costs and that in relation to the project costs really composes about 70% - 75% of what a project costs. Soft costs escalation and contingency make up the other 25% - 30%. Right now, the trendline is going over \$800 per square foot and approaching higher numbers. than that for years ahead.

A similar project – 8+ months ahead of the Clinton Middle School Project

- Whitman- Hanson Whitman Middle School
  - Construction Cost//sf' \$742.00
  - GMP/ GC Date: 02/25
  - Project Phase: PSR
  - PS & B Approval: 10/25/2023

**Base Repair**

**T. Elmore** explains the impact of not moving forward with the add/reno or New Construction options. For the base repair, we’re essentially looking at about \$1,000 a square foot for building repairs when you add it all in together, and without any support from the state, it’s all local share. The community will be responsible for this 100%, in the span of 5 to 10 years.

The next way to look at it is what's going on with the building right now. There are a couple of items that I'd point to for example roofing and HVAC basically being downgraded in the assumption that this project would take place, and in the lack of this project taking place, those adjustments would need to be fixed, and streamlined to maintain the building's use on a day-to-day basis.

There's one other factor here that would come into play, the minute you hit 30% of the value of the building with repair costs then you trigger code-mandated updates to the building that includes things like fire protection, accessibility, and hazmat. You'd likely be taking down your ceilings to install these things, and it wouldn't make sense not to upgrade things like electrical, and plumbing. You could trigger what could be a very costly exercise very quickly, by just maintaining this building.

Base Repair

- Total Project Cost Range: **\$122 to 134**
- MSBA Reimbursement Range: **N/A**
- Potential Local Share Range: **\$122 to \$134**
- Project Duration: **5 -10 years**
- Disturbance to the learning environment: **Very High over time**

<b>Scope of Work</b>	<b>Estimated Construction Cost</b>
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	13.1 +/-

**T. Elmore** explains the total on this slide adds up to a little under \$58 Million. This total is in today’s dollars, it does not include escalation, OPM cost, Designer Cost, no contingencies, and swing space if needed.



**Rough Order of Magnitude Comparison Pricing of Building Options (In Millions):**

- MSBA \$/Sq.Ft. Reimbursement Cap: **\$393.00**
- Higher reimbursement Rate in Add/Reno Options

**C.McGown** asks if that number is locked for us.

**T. Elmore** response this number will be locked at Schematic Design submission. If that reimbursable rate goes up between now and June, you will have the benefit.

**AR1 @ 550 - 134,0000 SQF**

- Total Project Cost Range: **\$128 to \$141**
- MSBA Reimbursement Range: **\$55 to \$60**
- Potential Local Share Range: **\$73 to \$81**
- Project Duration: **4 years**
- Disturbance to the learning environment: **Very High**

**AR1 @ 700 – 145,500 SQF**

- Total Project Cost Range: **\$137 to \$151**
- MSBA Reimbursement Range: **\$58 to \$65**
- Potential Local Share Range: **\$78 to \$86**
- Project Duration: **4 years**
- Disturbance to the learning environment: **Very High**

**AR1.5 @ 550 – 143,500 SQF**

- Total Project Cost Range: **\$132 to \$153**
- MSBA Reimbursement Range: **\$58 to \$64**
- Potential Local Share Range: **\$77 to \$82**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

**AR1.5 @ 700 – 150,000 SQF**

- Total Project Cost Range: **\$134 to \$148**
- MSBA Reimbursement Range: **\$60 to \$66**
- Potential Local Share Range: **\$74 to \$81**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

**AR2 @ 550-141,000 SQF**

- Total Project Cost Range: **\$138 to \$153**
- MSBA Reimbursement Range: **\$58 to \$64**
- Potential Local Share Range: **\$81 to \$89**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

**AR2 @ 700- 156,000 SQF**

- Total Project Cost Range: **\$148 to \$164**
- MSBA Reimbursement Range: **\$63 to \$69**
- Potential Local Share Range: **\$86 to \$95**
- Project Duration: **4 years**
- Disturbance to the learning environment: **High**

	<p><u>NC1 @ 550-119,500 SQF</u></p> <ul style="list-style-type: none"> <li>• Total Project Cost Range: <b>\$126 to \$139</b></li> <li>• MSBA Reimbursement Range: <b>\$58 to \$64</b></li> <li>• Potential Local Share Range: <b>\$81 to \$89</b></li> <li>• Project Duration: <b>3 years</b></li> <li>• Disturbance to the learning environment: <b>Low</b></li> </ul> <p><u>NC @ 700- 136,000 SQF</u></p> <ul style="list-style-type: none"> <li>• Total Project Cost Range: <b>\$135 to \$149</b></li> <li>• MSBA Reimbursement Range: <b>\$52 to \$57</b></li> <li>• Potential Local Share Range: <b>\$83 to \$92</b></li> <li>• Project Duration: <b>3 years</b></li> <li>• Disturbance to the learning environment: <b>Low</b></li> </ul> <p><b>Discussion:</b></p> <p><b>C.McGown</b> asks if these estimates are available.</p> <p><b>T. Elmore</b> replies, yes, they are. I will have Elias send a link with both estimates.</p>	
12.6	<p><b>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.</b></p> <p><b>Discussion:</b></p> <p><b>S. Meyer</b> shares that he attended the Clinton Chamber of Commerce meeting and he talked to a rep that indicated there is a bill that has some language regarding access to vocational schools and a potential MSBA reimbursement increase. I don't know what the outcome will be, but I do know that there is a little bit of conversation right now.</p>	Record
12.7	<p><b>Public Comment:</b></p> <p><b>Discussion:</b> None</p>	Record
12.8	<p><b>Next Meeting:</b></p> <ul style="list-style-type: none"> <li>• Public Community Meeting – June 14<sup>th</sup>, 2023 – Community public presentation</li> <li>• SBC Meeting No. 014 - June 21<sup>st</sup>, 2023 – Vote on preferred solution</li> </ul>	Record
12.9	<p><b>Adjourn:</b> 8:33 PM A motion was made by C. Magliozzi and seconded by M. Moran to adjourn the meeting.</p> <p><b>Discussion:</b> None.</p> <p>All in favor, the meeting is adjourned.</p>	Record

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

Project: Clinton Middle School  
Meeting: School Building Committee  
Meeting No. 012 - 06/06/2023  
Page: 10

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



Central Mass Signal LLC

41 Lawrence St

Northborough, MA 01532

Central Mass Signal LLC

# Invoice

Date	Invoice #
6/6/2023	3751

Bill To
Town of Clinton 242 Church Street Clinton, MA 01510

Terms	Contract Number
Net 30	Savage Field Clinton

Item	Description	Est Amt	Qty	Total %	Curr %	Prior %	Est Rate	Est Qty	Prior Qty	Amount
Misc	<p><b>BASE BID</b></p> <p>1. Base Bid: The Electrical Contractor shall install all field lighting and controls and furnish associated wiring, conduit, power, and related equipment for a complete lighting system for the little league field. The proposed lighting contractors located within the main lighting control panel will remain in the base bid to allow for the future installations of field lighting.</p> <p>2. This bid does not include the cost of the Musco equipment that the Town is purchasing directly.</p> <p>3. Installation of underground duct-bank and related wiring from the control cabinet to the new sports lighting equipment.</p> <p>4. New electrical handholes dedicated to the sports</p>	81150.04	0.25	100.00%	25.00%	75.00%	81150.04	1	0.75	20287.51

**Total**

**Payments/Credits**

**Balance Due**

Phone #
508-393-0511



Central Mass Signal LLC

41 Lawrence St  
Northborough, MA 01532

Central Mass Signal LLC

# Invoice

Date	Invoice #
6/6/2023	3751

Bill To
Town of Clinton 242 Church Street Clinton, MA 01510

Terms	Contract Number
Net 30	Savage Field Clinton

Item	Description	Est Amt	Qty	Total %	Curr %	Prior %	Est Rate	Est Qty	Prior Qty	Amount
	lighting system. 5. New circuit breakers located within the existing branch circuit panels to support the new lighting system. 5. Grounding system. 6. Metal raceways. 7. PVC raceways. 8. Power Wiring. 9. Excavation, backfill, resurfacing to match existing conditions as required to complete the entire project inclusive of restoration of all landscaping, etc. Work to be coordinated by the General Contractor 11. Any other system herein after called for or shown on the drawings.									

**Total**

**Payments/Credits**

**Balance Due**

Phone #
508-393-0511



Central Mass Signal LLC

41 Lawrence St  
Northborough, MA 01532

Central Mass Signal LLC

# Invoice

Date	Invoice #
6/6/2023	3751

Bill To
Town of Clinton 242 Church Street Clinton, MA 01510

Terms	Contract Number
Net 30	Savage Field Clinton

Item	Description	Est Amt	Qty	Total %	Curr %	Prior %	Est Rate	Est Qty	Prior Qty	Amount
Misc	Add On #1 10/19/2022  Furnish, and install the necessary materials to install (QTY-4) protective bollards around outfield poles labeled C3, and C4, including the following:  Installation of pollards -Excavation -pollards -Setting of pollards -Concrete encasement of bollard below grade -Concrete pour in bollard for strength -Backfill -Restoration	9,400.00	1	100.00%	100.00%		9,400.00	1	0	9,400.00
Extra	Add On #2 TBD  Additional excavation equipment (HYDRO-VAC) for MUSCO foundations	12285.00	0	100.00%	0.00%	100.00%	4,095.00	3	3	0.00

*FY24 ART 23  
SAVAGE field*

<b>Total</b>	\$29,687.51
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$29,687.51

Phone #
508-393-0511

**Permenant Building Committee**  
**Preferred Schematic Report Tally**  
**Clinton Middle School Building Project**  
**Project Number: 20200640305**  
**06/20/2023 - SBC Meeting No. 13**

**Each Member to state their preferred 1 option.**

PBC MEMBERS		Construction Options							
		AR.1		AR1.5		AR.2		NC-1	
		550	700	550	700	550	700	550	700
<b>1</b>	Michael Ward								
<b>2</b>	Steven Meyer								
<b>3</b>	Chris Magliozzi								
<b>4</b>	Michael Moran								
<b>5</b>	Brian Delory								
<b>6</b>	Timothy O'Toole								
<b>7</b>	Chris McGown								
<b>Totals</b>									

I, \_\_\_\_\_ make a motion to submit option \_\_\_\_\_, as the Permanent School Committee Recommended building option for the PSR submission, I, \_\_\_\_\_, second the motion.

**Discussion:**

**Roll Call Vote:**

1   Michael Ward ( )	4   Michael Moran ( )
2   Steven Meyer ( )	5   Brian Delory ( )
3   Chris Magliozzi ( )	6   Timothy O'Toole ( )
	7   Chris McGown ( )

**FOR:** \_\_\_\_\_; **AGAINST:** \_\_\_\_\_ **ABSTAIN:** \_\_\_\_\_

**Motion:** \_\_\_\_\_ (Pass/Fail)

**Vote Certified By:**

\_\_\_\_\_ Date

*Chris McGown, PBC Chair*

\_\_\_\_\_ Date

*Steven Meyer, Superintendent of Schools*

**Vote certification:**

The PBC held an In-Person meeting at Clinton Middle School on June 20th, 2023, to submit the Preferred Schematic Report to the MSBA

**Clinton Middle School Project**

Each PBC Member has reviewed the options and voted to select the following building option \_\_\_\_\_, and to submit the Preferred Schematic Report to the MSBA. The vote to submit the PSR to the MSBA by each voting member is represented and certified by the chair and superintendent below.

I \_\_\_\_\_ make a motion to submit the Preferred Schematic Report to the MSBA  
I \_\_\_\_\_, second the motion.

**Discussion:**

	<b>Call Vote</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>
1	Michael Ward			
2	Steve Meyer			
3	Chris Magliozzi			
4	Michael Moran			
5	Brian Delory			
6	Timothy O' Toole			
7	Chris McGown			

*Vote on the motion: Those FOR \_\_\_\_\_  
Those AGAINST \_\_\_\_\_; ABSTAIN \_\_\_\_\_  
Motion \_\_\_\_\_ Passes \_\_\_\_\_ (Pass/Fail)*

**Certification of the vote for the Clinton Middle School PBC as being authentic**

**Vote Certified:**

\_\_\_\_\_  
*Chris McGown - PBC Chair*

\_\_\_\_\_  
*Steve- Meyer - Superintendent of Schools*





# Clinton Middle School Project

**Permanent Building Committee &  
School Building Sub-Committee Meeting # 013**

**June 20 , 2023- 6:30 PM**

# PBC & SBC Meeting Agenda – June 20, 2023

1. **Call to Order & number of voting members present:**
2. **Previous Topics and Approval of June 6th, 2023, Meeting Minutes:**
3. Invoices and Commitments for approval
  1. Central Mass Signal, LLC June invoice, in the amount of \$29,687.51
4. Public All-Boards Meeting Update
5. SBC/PBC Discussion and PBC vote for the preferred option.
6. Permanent Building Committee Vote to submit PSR to MSBA
7. Local Actions Letter Approval Letter
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:



## June 6<sup>th</sup> , 2023, Meeting Minutes for approval:

“Motion to approve the June 6<sup>th</sup> , 2023, Meeting Minutes by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

### Call Vote:

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

Item No.	Description	Action
12.1	<b>Call to Order:</b> 6:34 PM meeting was called to order by PBC Chair C. McGown with 6 of 7 voting members in attendance.	Record
12.2	<b>Previous Topics &amp; Approval of April 25, 2023, Meeting Minutes:</b> A motion to approve the 04/25/2023 meeting minutes was submitted by S. Meyer and seconded M. Ward.  <b>Discussion:</b> None. <b>Roll Call Vote:</b> M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y) <b>Abstentions:</b> None  All in favor, motion passes, April 25, 2023, meetings are certified as approved.	Record
12.3	<b>Invoices and Commitments</b>  <b>Invoice 1:</b> DWMP April Invoice No. 009, in the amount of <u>\$15,000.00</u>  A motion was made by C. Magliozzi and seconded by B. Delory for the approval of DWMP Invoice No. 009  <b>Discussion:</b> None. <b>Roll Call Vote:</b> M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y) <b>Abstentions:</b> None  Motion passes to approve DWMP Invoice No. 009 for payment.  <b>Invoice 2:</b> DWMP May Invoice No. 010, in the amount of <u>\$15,000.00.</u>  A motion was made by C. Magliozzi and seconded by B. Delory for the approval of DWMP Invoice No. 010  <b>Discussion:</b> None. <b>Roll Call Vote:</b> M. Ward, (Y) S. Meyer (Y), C. Magliozzi (Y), M. Moran (Y) B. Delory (Y), C. McGown (Y) <b>Abstentions:</b> None  Motion passes to approve DWMP Invoice No. 010 for payment.	Record

# PBC & SBC Meeting Agenda – June 20, 2023

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9. Public Comment
10. Next Meetings
11. Adjourn:



# Central Mass Signal, LLC June Invoice for approval:

“Motion to approve the Central Mass Signal Invoice, in the amount of **\$29,687.51** by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

## Call Vote:

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



Central Mass Signal LLC  
41 Lawrence St  
Northborough, MA 01532

## Invoice

Date	Invoice #
6/6/2023	3751

Bill To
Town of Clinton 242 Church Street Clinton, MA 01510

Terms	Contract Number
Net 30	Savage Field Clinton

Item	Description	Est Amt	Qty	Total %	Curr %	Prior %	Est Rate	Est Qty	Prior Qty	Amount
Misc	BASE BID	\$1150.04	0.25	100.00%	25.00%	75.00%	\$1150.04	1	0.75	20287.51
	1. Base Bid: The Electrical Contractor shall install all field lighting and controls and furnish associated wiring, conduit, power, and related equipment for a complete lighting system for the little league field. The proposed lighting contractors located within the main lighting control panel will remain in the base bid to allow for the future installations of field lighting.									
	2. This bid does not include the cost of the Musco equipment that the Town is purchasing directly.									
	3. Installation of underground duct-bank and related wiring from the control cabinet to the new sports lighting equipment.									
	4. New electrical handholes dedicated to the sports									

Phone #
508-393-0511

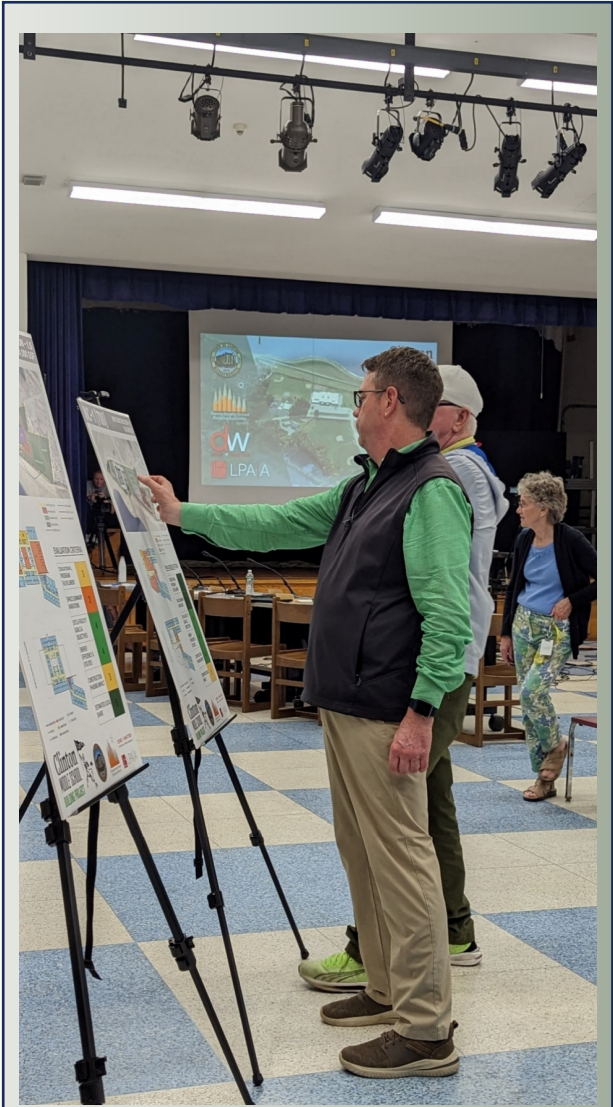
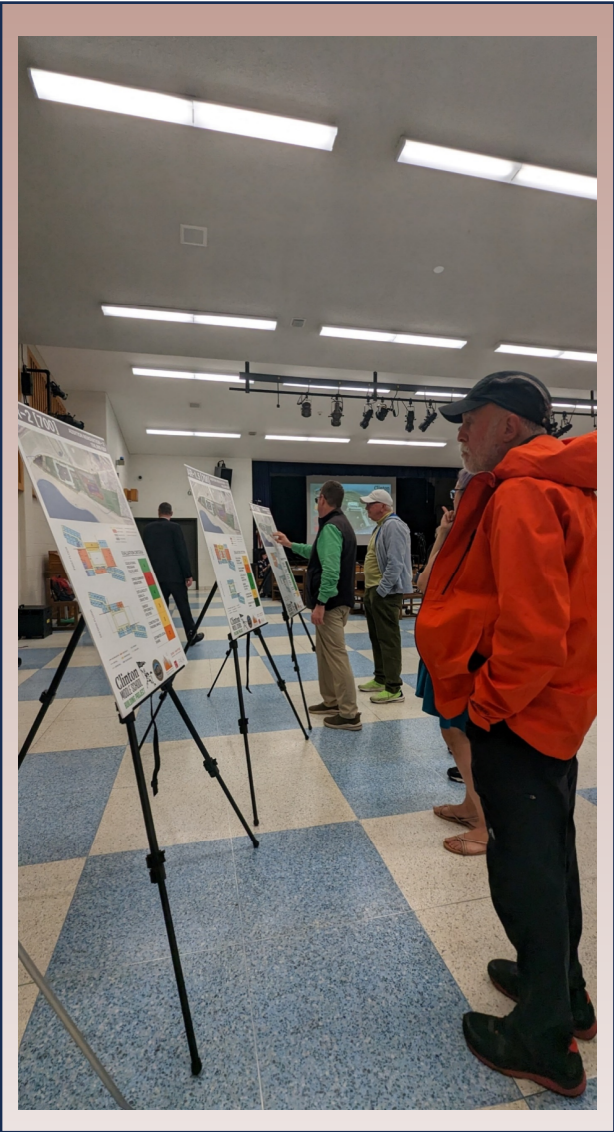
<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

# PBC & SBC Meeting Agenda – June 20, 2023

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10. Next Meetings
11. Adjourn:



# Public All Boards Meeting



EVALUATION CRITERIA	BR	AR-1 [700]	AR-2 [700]	AR-1.5 [700]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	3	4	3	5
SPACE SUMMARY VARIATIONS	1	3	1	2	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	3	4	4
CONSTRUCTION PHASING IMPACT	5-10 Years	4 Years	4 Years	4 Years	3 Years
ESTIMATED LOCAL SHARE	\$113 - \$125M	\$78 - \$86M	\$86 - \$95M	\$74 - \$81M	\$83 - \$92M

# OPTIONS COMPARISON



# PBC & SBC Meeting Agenda – June 20, 2023

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8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:



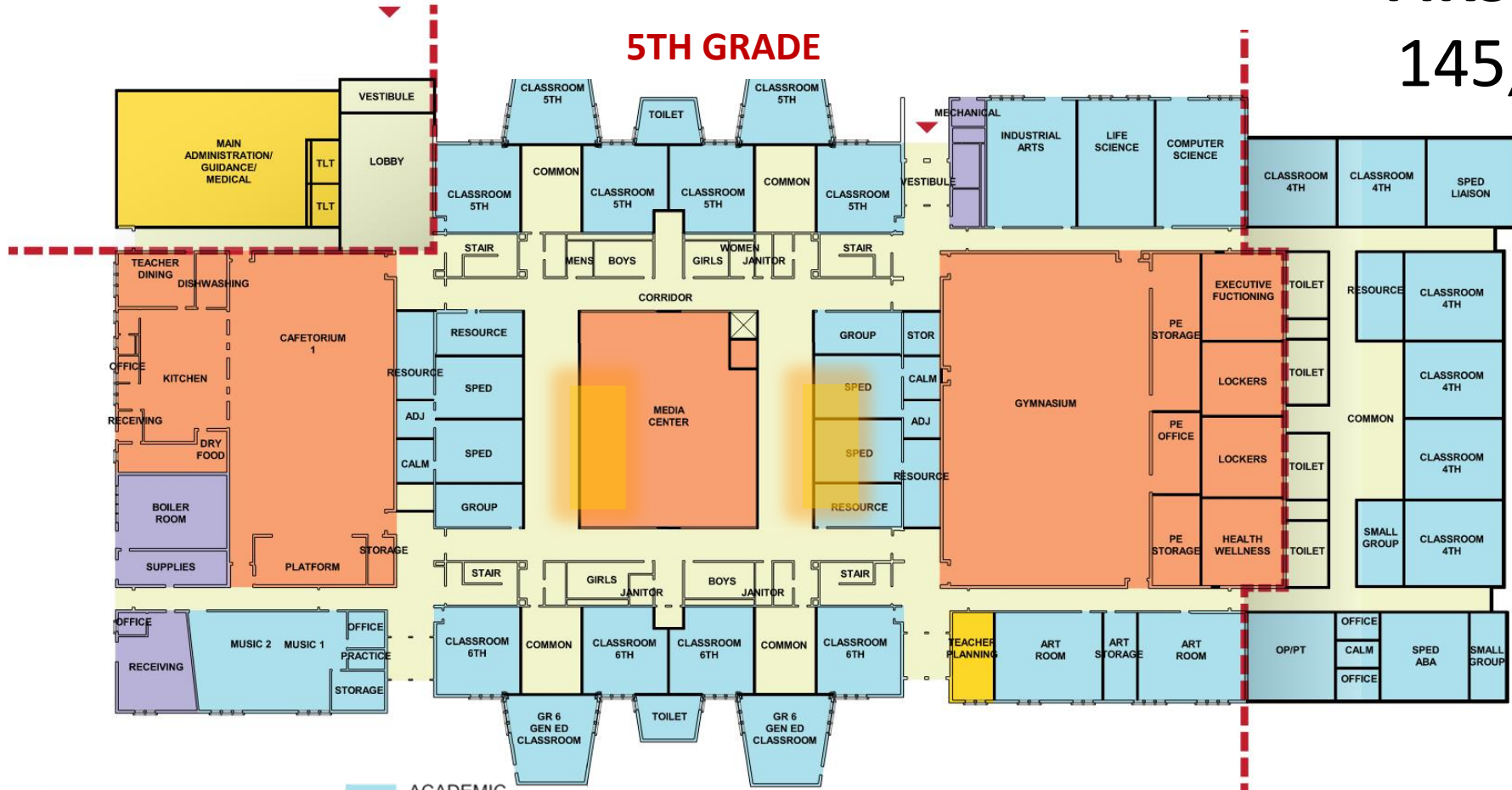
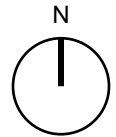


AR-1 (700)

ADDITION RENOVATION

# FIRST FLOOR

## 145,500 GSF



4TH GRADE

6TH GRADE

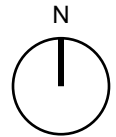
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

# 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

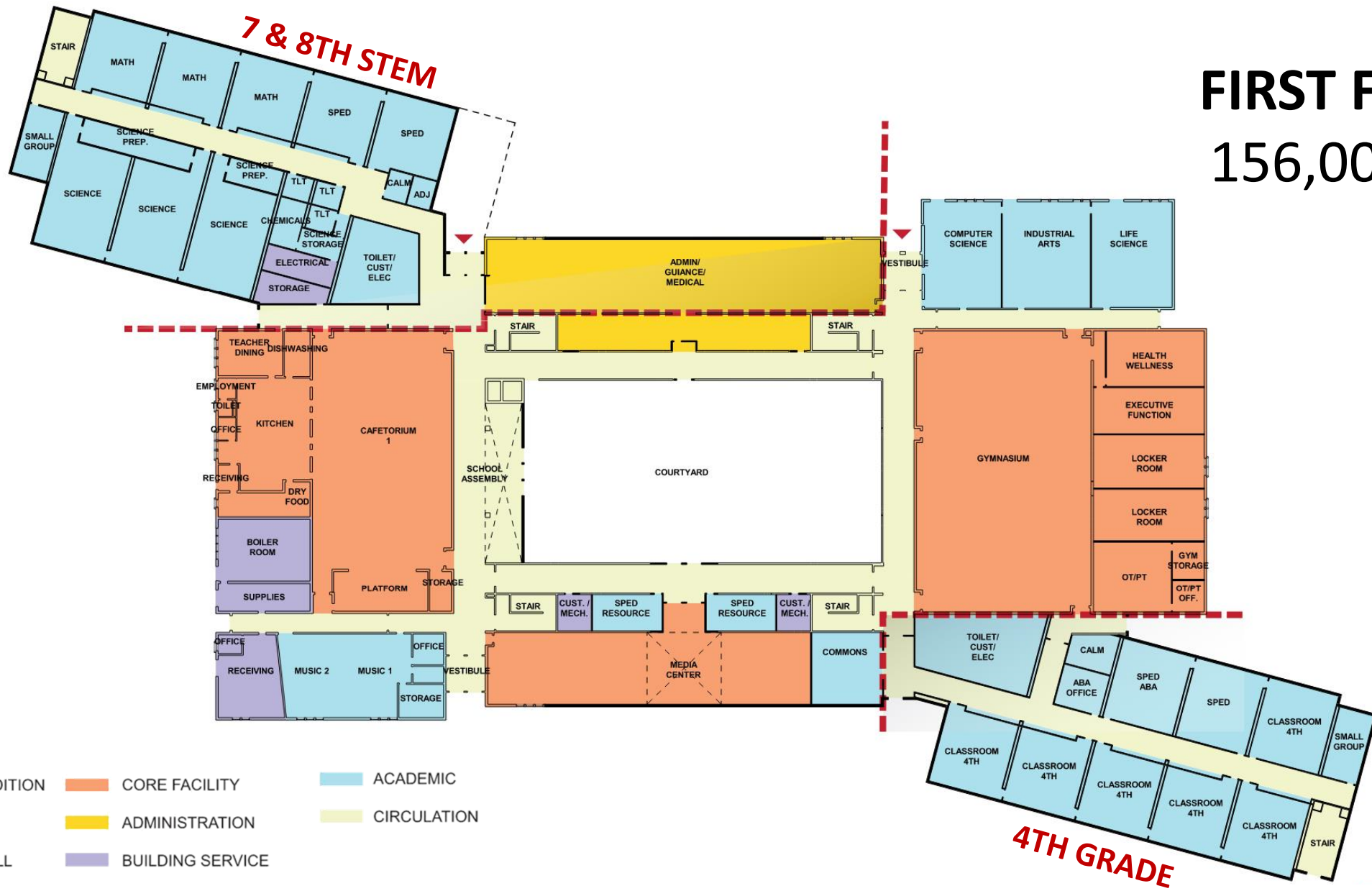
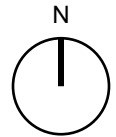


AR-2 (700)

ADDITION RENOVATION

# FIRST FLOOR

## 156,000 GSF



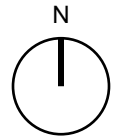
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

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



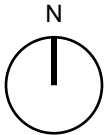
AR-1.5 (700)

ADDITION RENOVATION



# FIRST FLOOR

150,000 GSF



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

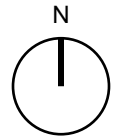


AR-1.5 (700)

ADDITION RENOVATION

# SECOND FLOOR

150,000 GSF



5TH GRADE



6TH GRADE

7 & 8TH HUMANITIES

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



AR-1.5 (700)

ADDITION RENOVATION

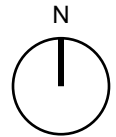


NC-1 (700)

NEW CONSTRUCTION

# FIRST FLOOR

## 136,000 GSF



**4TH GRADE**



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

NC-1 (700)

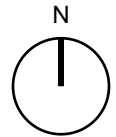
NEW CONSTRUCTION

6TH GRADE

5TH GRADE

SECOND FLOOR

136,000 GSF



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

**7 & 8TH HUMANITIES**

NC-1 (700)

NEW CONSTRUCTION

	Base Repair	Mainly Renovation	Addition/Renovation	Addition/Renovation Hybrid	All New
Option	BR	AR-1 [700]	AR-2 [700]	AR-1.5 [700]	NC-1 [700]
Building Square Footage	130,000	145,500	156,000	150,000	136,000
MSBA \$/Sq.Ft. Reimbursement Cap	-	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf
Cost ESTIMATE including Contingency	\$113 - \$125M	\$137 - \$151M	\$148 - \$164M	\$134 - \$148M	\$135 - \$149M
MAXIMUM Reimbursement Amount	\$0	\$58 - \$65M	\$63 - \$69M	\$60 - \$66M	\$52 - \$57M
POTENTIAL Local Share	\$113 - \$125M	\$78 - \$86M	\$86 - \$95M	\$74 - \$81M	\$83 - \$92M
Duration & Disturbance Time Frame	5 to 10 yrs.  very high	4 years  very high	4 years  high	4 years  high	3 years  low

# OPTIONS COST COMPARISON

EVALUATION CRITERIA	BR	AR-1 [700]	AR-2 [700]	AR-1.5 [700]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	3	4	3	5
SPACE SUMMARY VARIATIONS	1	3	1	2	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	3	4	4
CONSTRUCTION PHASING IMPACT	5-10 Years	4 Years	4 Years	4 Years	3 Years
ESTIMATED LOCAL SHARE	\$113 - \$125M	\$78 - \$86M	\$86 - \$95M	\$74 - \$81M	\$83 - \$92M

# OPTIONS COMPARISON

DISCUSSION?



## Permanent Building Committee Discussion and Vote for the Preferred option

Motion to submit option \_\_\_\_\_, as the PBC recommended building option for the PSR submission made by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

**Call Vote:** (Each member to state their preferred option)

### Permanent Building Committee Members Call Vote:

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

Permenant Building Committee  
Preferred Schematic Report Tally  
Clinton Middle School Building Project  
Project Number: 20200640305  
06/20/2023 - SBC Meeting No. 13

Each Member to state their preferred 1 option.

PBC MEMBERS		Construction Options							
		AR.1		AR1.5		AR.2		NC-1	
		550	700	550	700	550	700	550	700
1	Michael Ward								
2	Steven Meyer								
3	Chris Magliozzi								
4	Michael Moran								
5	Brian Delory								
6	Timothy O’Toole								
7	Chris McGown								
Totals									

I, \_\_\_\_\_ make a motion to submit option \_\_\_\_\_, as the Permanent School Committee Recommended building option for the PSR submission, I, \_\_\_\_\_, second the motion.

**Discussion:**

**Roll Call Vote**

1 Michael Ward ( )	4 Michael Moran ( )
2 Steven Meyer ( )	5 Brian Delory ( )
3 Chris Magliozzi ( )	6 Timothy O’Toole ( )
	7 Chris McGown ( )

FOR: \_\_\_\_\_; AGAINST: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

Motion: \_\_\_\_\_ (Pass/Fail)

Vote Certified By:

\_\_\_\_\_  
*Chris McGown, PBC Chair* Date

\_\_\_\_\_  
*Steven Meyer, Superintendent of Schools* Date

# PBC & SBC Meeting Agenda – June 20, 2023

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7. Local Actions Letter Approval Letter
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:



## Permanent Building Committee vote to submit PSR to MSBA

Motion to submit option \_\_\_\_\_, as the PBC preferred building option in the PSR submission to the MSBA, by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

### Permanent Building Committee Members Call Vote:

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

#### Vote certification:

The PBC held an In-Person meeting at Clinton Middle School on June 20th, 2023, to submit the Preferred Schematic Report to the MSBA

#### Clinton Middle School Project

Each PBC Member has reviewed the options and voted to select the following building option \_\_\_\_\_, and to submit the Preferred Schematic Report to the MSBA. The vote to submit the PSR to the MSBA by each voting member is represented and certified by the chair and superintendent below.

I \_\_\_\_\_ make a motion to submit the Preferred Schematic Report to the MSBA  
I \_\_\_\_\_ second the motion.

#### Discussion:

	Call Vote	Yes	No	Abstain
1	Michael Ward			
2	Steve Meyer			
3	Chris Magliozzi			
4	Michael Moran			
5	Brian Delory			
6	Timothy O’ Toole			
7	Chris McGown			

Vote on the motion: Those FOR \_\_\_\_\_

Those AGAINST \_\_\_\_\_; ABSTAIN \_\_\_\_\_

Motion \_\_\_\_\_ Passes \_\_\_\_\_ (Pass/Fail)

#### Certification of the vote for the Clinton Middle School PBC as being authentic

Vote Certified:

\_\_\_\_\_  
Chris McGown - PBC Chair

\_\_\_\_\_  
Steve Meyer - Superintendent of Schools

# PBC & SBC Meeting Agenda – June 20, 2023

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11. Adjourn:



# Local Actions Letter for Approval



**TOWN OF CLINTON**  
*Office of the Selectmen*  
242 Church Street,  
Clinton, Massachusetts 01510  
Tel: (978) 365-4120 • Fax: (978) 365 4130

BOARD OF SELECTMEN

Edward J. Devault  
Mary Rose Dickhaut  
Sean J. Kerrigan  
Matthew H. Kobus  
Julie K. Perusse

Michael J. Ward  
*Town Administrator*

06/27/2023

Ms. Mary Pichetti  
Director of Capital Planning  
40 Broad Street  
Boston, Massachusetts 02109

Dear Ms. Pichetti:

The Clinton Middle School Permanent Building Committee ("PBC") has completed its review of the Feasibility Study Preferred Schematic Report for the Clinton Middle School (the "Project"), and on June 27<sup>th</sup>, 2023, the PBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the PBC Preferred Schematic Vote Certification and meeting minutes, which include the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

Since the MSBA's Board of Directors invited the town to conduct a Feasibility Study on March 2, 2022, the PBC has held 10 meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

- August 09, 2022
- August 30, 2022
- September 27, 2022
- November 01, 2022
- November 29, 2022
- December 20, 2022
- January 10, 2023
- February 06, 2023
- March 07, 2023
- March 21, 2023
- April 25, 2023
- June 06, 2023
- June 20, 2023

Notices for these meetings were posted and made available for public review in Clinton Middle School (100 W. Boylston St, Clinton, MA 01510). Notices were also made available on our project website.

In addition to the PBC meetings listed above, The Town held Community Visioning Sessions, and public meetings. (Which was posted in compliance with the state Open Meeting Law, at which the Project was discussed. These meetings include:

- **January 30<sup>th</sup>, 2023** – Teacher/Facility and Resident Visioning Session with Owner's Project Manager DWMP, and Designer LPA|A, students from Clinton Middle School and Superintendent of Schools Steve Meyer. Topics discussed: Project and Visioning

# PBC & SBC Meeting Agenda – June 20, 2023

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11. Adjourn:



# PBS Meeting Dates

Upcoming  
Meetings



TBD

# PBC & SBC Meeting Agenda – June 20, 2023

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10. Next Meetings

**11. Adjourn:**







## Permanent Building Committee Adjourn “Roll Vote expected”

- 
- “Motion to Adjourn by \_\_\_\_\_,
  - 2<sup>nd</sup> by \_\_\_\_\_”
  
  - **Permanent Building Committee Members 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 several windows. The text 'CLINTON MIDDLE SCHOOL' is printed in white on the brick wall. A large white 'Thank you!' is overlaid on the image, with a horizontal white line underneath it. The building is set against a blue sky with white clouds. A green lawn and a sidewalk are visible in the foreground.

CLINTON  
MIDDLE SCHOOL

Thank you!