

PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: January 9, 2024
Meeting Time: 6:30 PM
Project Name: Clinton Middle School
Project Number: 202000640305
Meeting Purpose: SBC Meeting No. 021
Location: ZOOM
Meeting Link: <https://us06web.zoom.us/j/89223864901?pwd=5P1uirz57xY6ijhskjy0apscOZ5LLG.1>
Meeting ID: 892 2386 4901
Passcode: 887252
One Tab Mobile: +16469313860,,89223864901#,,,,*887252# US
Prepared By: Elias Grijalva

1. Call to Order & number of voting members present.
2. Previous Topics & Approval of December 19, 2023, Meeting Minutes **(Vote expected)**
3. Invoices and Commitment for Approval **(Vote expected)**
 - DWMP December Invoice No.017, in the amount of \$25,000.00
 - LPA|A December Invoice No. 012, in the amount of \$53,323.00
4. CM Introductions
5. LPA|A Update -Typical Classrooms and Updated SD
6. TEDI Vs. PHIUS
7. Property DEED and registry filing update
8. Project funding discussion
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

PERMANENT BUILDING COMMITTEE
 SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
 MEETING MINUTES



Project:	Clinton Middle School	Project No:	20200640305
Subject:	School Building Committee Meeting	Meeting Date:	12/19/2023
Location:	ZOOM	Time:	6:30 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	4- Schematic Design		

Meeting Agenda

1. Call to Order & Number of Voting Members
2. Senior Center Carriage House Design Services
3. Previous Topics and Approval of December 19, 2023, MM
4. Invoices and Commitments for Approval
5. LPA|A Update – FF & E, Building Design and Proprietary
6. Construction Management @ Risk Update
7. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
8. Public Comment
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Name	Affiliation
Steven Meyer*	Superintendent – PBC Member
Chris McGown *	Head of DPW - Chair of PBC
Michael Moran*	PBC Member
Chris Magliozzi*	Vice Chair of PBC
Michael Ward*	Town Administration – PBC Member
Matthew Varakis	School Committee- Vice Chair
Phil Duffy	Director of Community & Eco Dev.
Trip Elmore	DWMP- Project Director
Elias Grijalva	DWMP – Assistant PM
Eric Moore	LPA A – Principal in Charge
Peter Caruso	LPA A – Project Manager
Sean Brennan	LPA A – Project Architect
David Fontaine Jr	Fontaine Bros
Beth Paulson	Fontaine Bros
Mark Abdella	Fontaine Bros
Jamie Blume	Fontaine Bros
Chelsey Mutrie	Fontaine Bros
Brian Davies	Fontaine Bros
MJ Lafond	Sr. Supt.
Brendan	unknown
*PBC	Voting
Members	

Item No	Description	Action
20.1	<p>Call to Order: 6:32PM meeting was called to order by PBC Chair, C. McGown with 5 of 7 members in attendance.</p>	Record
20.2	<p>Senior Center Carriage House Design Services</p> <p>M.Ward provides update on the Senior Center Carriage Housing project.</p> <ul style="list-style-type: none"> • Purpose: Turn the Senior Carriage House into a fitness center • Received numerous inquiries, but only received (1) qualification submission from SSB Architects <ul style="list-style-type: none"> ○ Received a late submission, waiting on Attorney General's Office to determine how to handle the late proposal. ○ SSB Architects specialized in historic renovation, with relevant projects in their portfolio. • Next Steps: <ul style="list-style-type: none"> ○ Waiting on a response from Attorney General office on the late proposal ○ Forming a subcommittee to interview SSB Architects or deciding on re-bidding. <p>RFQ Subcommittee: Chris McGown, Chris Magliozzi, Michael Ward</p> <p>Discussion: C. McGown comments that we should wait to hear back from the Attorney General and interview both companies.</p>	Record
20.3	<p>Previous Topics & Approval of December November 14,2023, Meeting Minutes:</p> <p>A motion to approve the 11/14/2023 meeting minutes was submitted by M. Ward and seconded by C. Magliozzi.</p> <p>Discussion: None; Roll Call Vote: C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None</p> <p>All in favor, motion passes, November 14, 2023, meetings are certified as approved.</p>	Record
20.4	<p>Invoices and Commitments for Approval:</p> <p><u>Invoice 1: DWMP Invoice #016, for the month of November, in the amount of \$15,000.00</u> A motion was made by C. Magliozzi and seconded by M. Moran for the approval of the DWMP November invoice.</p> <p>Discussion: None; Roll Call Vote: C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None</p> <p>All in favor, motion passes to approve DWMP November invoice.</p>	Record

	<p><u>Invoice 2: LPA A Invoice #011, for the month of November, in the amount of \$64,485.00</u> A motion was made by S. Meyer and seconded by M. Moran for the approval of the LPA A November invoice.</p> <p>Discussion: None; Roll Call Vote: C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None</p> <p>All in favor, motion passes to approve LPA A November invoice.</p>	
	<p><u>LPA A Amendment No.006 for approval, in the amount of \$4,950.00</u></p> <p>S. Brennan explains due to recent changes to the building code and the adoption of rules for additional incentive points, we are proposing a change order to engage Passivhaus consultant for an early study to validate potential cost savings with the Passivhaus approach.</p> <p>A motion was made by M. Moran and seconded by S. Meyer for the approval of the LPA A Amendment No.006 request.</p> <p>Discussion: None; Roll Call Vote: C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None</p> <p>All in favor, motion passes to approve LPA A November invoice.</p>	
20.5	<p>Construction Management @ Risk Update</p> <p>T. Elmore comments that (3) outstanding proposals were received from highly qualified construction companies.</p> <p>Results (Refer to Meeting Packet to view the scorecard)</p> <ul style="list-style-type: none"> • 1st: Fontaine Bros • 2nd: Shawmut Design and Construction • 3rd: Consigli Construction <p>A motion was made by M. Moran and seconded by C. Magliozzi to approve Fontaine Bros as the recommended CM for the Clinton Middle School project.</p> <p>Discussion: None</p>	Record

20.6	<p><u>LPA A Update</u></p> <p>P. Caruso shares room data sheets on major spaces in the building, indicating what furniture, fixtures and equipment are in those specific rooms.</p> <p>Furniture, fixtures, and equipment</p> <ul style="list-style-type: none">• Typical Classrooms• Typical Science Lab• Cafeteria• Media Center<ul style="list-style-type: none">○ Destiny System will be maintained. <p>*Refer to Meeting packet for a list of furniture, equipment/technology in each space. *Red font indicates items that need to be confirmed by LPA A subconsultants</p> <p>M.Moran asks if there will be any gas in the science labs? P. Caruso replies, there will not be any gas in the science labs.</p> <p>Proprietary Technology Items</p> <ul style="list-style-type: none">• Network Switches – Extreme networks• Wireless Access Devices – Cisco Meraki• Telephone System- Mitel• Integrated Security System- Verkada <p><u>Geothermal System & Photovoltaic System</u></p> <ul style="list-style-type: none">• None of these systems are currently captured in the last cost estimate, once the CM is on board, we can have a more meaningful conversation with them relative to budget and logistics to determine if either are a right fit for the project.• Potential for incentives, especially federal incentives with the inflation reduction act.• Intention is to include these systems in the schematic design estimates for the project scope and budget agreement with the MSBA. <p>M.Moran asks, do you know what the operating cost savings are for Geothermal. E. Moore replies we'll have to get cost information and present this data at a different PBC meeting. M. Ward comments this is something worth looking at, but what does it entail in terms of looking at it. T. Elmore states the Green Engineer has done the geothermal analysis and they are already part of LPA A team, I suggest inviting Chris Schaffner from the Green Engineer to join our next PBC meeting for an education session.</p> <p><u>Security System</u></p> <ul style="list-style-type: none">• (3) Types of Security Systems that included in the design and cost estimate<ul style="list-style-type: none">○ Video Surveillance, Intrusion Detection and Access Control <p>S. Brennan demonstrates the updated building design.</p> <ul style="list-style-type: none">• Redesign exterior building envelope with improved aesthetics per the feedback received.• Will be carrying (1) operable window in the classrooms, opening about 4-5 inches.• PV Ready	Record
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	<ul style="list-style-type: none"> • Car Charging Stations = 10% of parking spot <p>*Refer to meeting packet for building design visuals</p> <p>Discussion: M. McGown comments that he likes this rendition more than the first one. It's more in line with what we were looking for. P. Duffy comments that he's very happy with the massing and the materials. Some of the details can be refined as we move forward. C. Magliozzi comments it's a big improvement from the first version, I'm interested in exploring options for more development of the roof edge at the top, and in understanding the placement and design of skylights on the large side of the building. T. Elmore asks do you think by January 9th, you'll have any of your interior elevations? S. Brennan replies potentially, if not will be ready for the next PBC meeting.</p>	
20.7	<p><u>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</u></p> <p>E. Moore announces that Katie Crockett will no longer be the principal in charge as she is retiring at the end of the year. The MSBA requires notifications for any changes in leadership or major staffing projects. I will be the new Principle in Charge for this project.</p> <p>Discussion: None</p>	Record
20.8	<p><u>Public Comment:</u> Discussion: None</p>	Record
20.9	<p><u>Next Meeting:</u></p> <p>01.09.2023 – CMS Building Committee Remote Meeting No.021 @6:30PM – Location: Zoom 02.06.2024 – CMS Building Committee Remote Meeting No.022 @6:30PM – Location: Zoom 02.13.2024 – All Boards Meeting – In-Person; Location: TBD 02.20.2024 – CMS Building Committee Remote Meeting No.023 @6:30PM – Location: In-Person</p> <p>Discussion: None</p>	Record
20.10	<p><u>Adjourn: 7:58PM</u> a motion was made by C. Magliozzi and seconded by M. Ward to adjourn the meeting.</p> <p>Roll Call Vote: C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None 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. Please contact me for incorporation into these minutes if you have any additions and/or corrections.

Dore and Whittier Management Partners, LLC

Please send payments to;
212 Battery Street
Suite 1
Burlington, VT 05401

Clinton Middle School
100 West Boylston Street
Clinton, MA 01510

Invoice number 00017
Date 12/31/2023

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	125,000.00	0.00	0.00	125,000.00
Schematic Design	120,000.00	45,000.00	25,000.00	50,000.00	70,000.00
Total	284,000.00	209,000.00	25,000.00	50,000.00	234,000.00

Invoice total **25,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00016	11/27/2023	15,000.00		15,000.00			
00017	12/31/2023	25,000.00	25,000.00				
	Total	40,000.00	25,000.00	15,000.00	0.00	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 #
12/29/2023	2220-2312

TERMS	DUE DATE
Net 15	1/13/2024

DESCRIPTION	AMOUNT																																																																																				
<p>Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design including Amendment No. 1 - Hazmat Monitoring & Environmental Assessment, Amendment No. 2 - Land Survey, Amendment No. 3 - Site Survey, Amendment No. 4 - Geotechnical Testing & Flow Test, Amendment No. 5 - Traffic Analysis & Amendment No. 6 - Phius Feasibility Study.</p> <p>SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$1,840 Amd. No. 2 - \$28,600 Amd. #3 - \$17,600 Amd. #4 - \$11,935 Amd. #5 - \$14,190 Amd. #6 - \$4,950 = \$685,415</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>Cost Category</th> <th>Phase</th> <th>Fee</th> <th>Previously Invoiced</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>250,000</td> <td>250,000</td> <td>250,000</td> <td></td> <td></td> </tr> <tr> <td>0002-0000</td> <td>SD</td> <td>350,000</td> <td>131,250</td> <td>87,500</td> <td>43,750</td> <td>175,000</td> </tr> <tr> <td>0003-0000</td> <td>Env. Site</td> <td>8,140</td> <td>8,140</td> <td>8,140</td> <td></td> <td></td> </tr> <tr> <td>0003-0000</td> <td>Survey</td> <td>28,600</td> <td>28,600</td> <td>28,600</td> <td></td> <td></td> </tr> <tr> <td>0003-0000</td> <td>Site Survey</td> <td>17,600</td> <td>17,600</td> <td>8,800</td> <td></td> <td></td> </tr> <tr> <td>0003-0000</td> <td>Geotech</td> <td>10,010</td> <td>10,010</td> <td>10,010</td> <td></td> <td></td> </tr> <tr> <td>0003-0000</td> <td>Flow Test</td> <td>1,925</td> <td>1,925</td> <td>1,925</td> <td></td> <td></td> </tr> <tr> <td>0003-0000</td> <td>Traffic Analysis</td> <td>14,190</td> <td>4,490</td> <td></td> <td>4,623</td> <td>5,077</td> </tr> <tr> <td>0003-0000</td> <td>Phius FS</td> <td>4,950</td> <td></td> <td></td> <td>4,950</td> <td></td> </tr> <tr> <td>0004-0000</td> <td>Other</td> <td>451</td> <td>451</td> <td>451</td> <td></td> <td></td> </tr> <tr> <td colspan="2">TOTAL</td> <td>685,866</td> <td>452,466</td> <td>395,426</td> <td>53,323</td> <td>180,077</td> </tr> </tbody> </table>	Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	0002-0000	FS	250,000	250,000	250,000			0002-0000	SD	350,000	131,250	87,500	43,750	175,000	0003-0000	Env. Site	8,140	8,140	8,140			0003-0000	Survey	28,600	28,600	28,600			0003-0000	Site Survey	17,600	17,600	8,800			0003-0000	Geotech	10,010	10,010	10,010			0003-0000	Flow Test	1,925	1,925	1,925			0003-0000	Traffic Analysis	14,190	4,490		4,623	5,077	0003-0000	Phius FS	4,950			4,950		0004-0000	Other	451	451	451			TOTAL		685,866	452,466	395,426	53,323	180,077	<p>53,323.00</p>
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cc: Elias Grijalva																																																																																					
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INVOICE

②
Amel #5

Invoice Number 2165240
Invoice Date December 1, 2023
Purchase Order 179450769
Customer Number 195431
Project Number 179450769

Bill To

Lamoureux Pagano and Associates, Inc.
 Accounts Payable
 108 Grove Street, Suite 300
 Worcester MA 01605
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project	Clinton Middle School Transportation Design Parameters		
Project Manager	Bryant, Rick	Contract Upset	12,900.00
Current Invoice Total (USD)	4,202.50	Amount Billed to Date	8,611.59
		For Period Ending	November 24, 2023

Top Task	200	Expenses	
Disbursements			
		Direct - Other Direct Expenses	1,210.00
		Subtotal Disbursements	<u>1,210.00</u>
Top Task Subtotal	Expenses		1,210.00

Top Task	300	Trans Design Parameters	
Professional Services			
Category/Employee		Current Hours	Rate
			Current Amount
	Ostwal, Mitul P	8.00	145.00
	Smiley, Lynn R	0.50	155.00
	Bryant, Richard S (Rick)	9.00	195.00
	Subtotal Professional Services	<u>17.50</u>	<u>2,992.50</u>
Top Task Subtotal	Trans Design Parameters		2,992.50

Total Fees & Disbursements 4,202.50
INVOICE TOTAL (USD) **4,202.50** + 10%

Net Due in 30 Days or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Employee/Supplier	Employee Billing Title	Quantity	Bill Rate	Bill Amount	Comment	Billed \$
2023-10-25	179450769	200	Accurate Counts Data Collection Servi.		1,100.00	1.10	1,210.00	11109	1210
Total Accurate Counts Data Collection Service					1,100.00		\$1,210.00		
2023-10-31	179450769	300	Bryant, Richard S (Rick)	Total Top Task 200	4.00	195.00	780.00	ANALYSIS AND REPORT PREPARATION - TRAFFIC SECTIONS	780
2023-11-02	179450769	300	Bryant, Richard S (Rick)		4.00	195.00	780.00	ANALYSIS AND REPORT PREPARATION - TRAFFIC SECTIONS	780
2023-11-09	179450769	300	Bryant, Richard S (Rick)		1.00	195.00	195.00	ANALYSIS AND REPORT PREPARATION - TRAFFIC SECTIONS	195
Total Bryant, Richard S (Rick)					9.00		\$1,755.00		
2023-10-31	179450769	300	Ostwal, Mitul P	Total Ostwal, Mitul P	8.00	145.00	1,160.00	FIELD WORK FOR RICK BRYANT	1160
2023-11-03	179450769	300	Smiley, Lynn R	Total Smiley, Lynn R	0.50	155.00	77.50		77.5
Total Smiley, Lynn R					0.50		\$77.50		
#REF!					17.50		\$2,992.50		
#REF!					1,117.50		\$4,202.50		

Phius
53 W Jackson Blvd Ste
1432
Chicago, IL 60604
+1 3125614588
Bookkeeping@phius.org
www.phius.org



*(R)
Amnd # 6
LPA/IA per
11-15-2023*

Estimate

ADDRESS
Michael Oldakowski
Lamoureux Pagano Associates
Architect

ESTIMATE # 1114
DATE 11/15/2023
EXPIRATION DATE 12/15/2023

DATE		QTY	RATE	AMOUNT
11/15/2023	Feasibility Feasibility Study on Clinton Middle School	1	4,500.00	4,500.00

Thank you for your business!

TOTAL

USD 4,500.00

M. Oldakowski
Accepted By

Nov. 15, 2023
Accepted Date

January 09, 2024



Clinton Middle School Project

School Building Committee Meeting #21

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8. Project funding discussion
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10. Public Comment
11. Next Meetings
12. Adjourn

Previous Meeting Minutes for approval:

Motion to approve **December 19, 2023**, meeting minutes, by _____, 2nd by _____.”

PBC Roll Call Vote:

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



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DWPM Invoice #016 for Approval:

“Motion to approve the DWMP December Invoice, in the amount of \$25,000.00 by _____, 2nd by _____.”

PBC Roll Call Vote:

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

Dore and Whittier Management Partners, LLC

Please send payments to;
212 Battery Street
Suite 1
Burlington, VT 05401

Clinton Middle School
100 West Boylston Street
Clinton, MA 01510

Invoice number 00017
Date 12/31/2023

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	125,000.00	0.00	0.00	125,000.00
Schematic Design	120,000.00	45,000.00	25,000.00	50,000.00	70,000.00
Total	284,000.00	209,000.00	25,000.00	50,000.00	234,000.00

Invoice total **25,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00016	11/27/2023	15,000.00		15,000.00			
00017	12/31/2023	25,000.00	25,000.00				
Total		40,000.00	25,000.00	15,000.00	0.00	0.00	0.00

LPA|A Invoice #012 for Approval:

“Motion to approve the LPA|A December Invoice, in the amount of **\$ 53,323.00** by _____, 2nd by _____.”

PBC Roll Call Vote:

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



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

BILL TO		Invoice	
Mr. Trip Elmore Dore & Whittier 220 Merrimac Street Building 7, 2nd Floor Newburyport, MA 01950		DATE	INVOICE #
		12/29/2023	2220-2312
		TERMS	DUE DATE
		Net 15	1/13/2024

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, Amendment No. 2 - Land Survey, Amendment No. 3 - Site Survey, Amendment No. 4 - Geotechnical Testing & Flow Test, Amendment No. 5 - Traffic Analysis & Amendment No. 6 - Phius Feasibility Study.							53,323.00
SUMMARY: A/E FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$1,840 Amd. No. 2 - \$28,600 Amd. #3 - \$17,600 Amd. #4 - \$11,935 Amd. #5 - \$14,190 Amd. #6 - \$4,950 = \$685,415							
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	250,000	250,000			
0002-0000	SD	350,000	131,250	87,500	43,750	175,000	
0003-0000	Env. Site	8,140	8,140	8,140			
0003-0000	Survey	28,600	28,600	28,600			
0003-0000	Site Survey	17,600	17,600	8,800			
0003-0000	Geotech	10,010	10,010	10,010			
0003-0000	Flow Test	1,925	1,925	1,925			
0003-0000	Traffic Analysis	14,190	4,490		4,623	5,077	
0003-0000	Phius FS	4,950			4,950		
0004-0000	Other	451	451	451			
TOTAL		685,866	452,466	395,426	53,323	180,077	
cc: Elias Grijalva							
Total							\$53,323.00

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CLINTON

M I D D L E S C H O O L

Educating and motivating students, providing them with a sound educational foundation and critical thinking skills.



FONTAINE

FONTAINE



OUR CURRENT PROJECTS



TEAM INTRODUCTION

PRINTED AT CLINTON OFFSET PRINTING

AUBURN MIDDLE SCHOOL
100,000 SF | 652 STUDENTS



NELSON PLACE ES
110,000 SF | 575 STUDENTS



SOUTH HIGH COMMUNITY SCHOOL
360,000 SF | 1,666 STUDENTS



DOHERTY HIGH SCHOOL
422,000 SF | 1,344 STUDENTS



DOHERTY MEMORIAL HIGH SCHOOL PROJECT

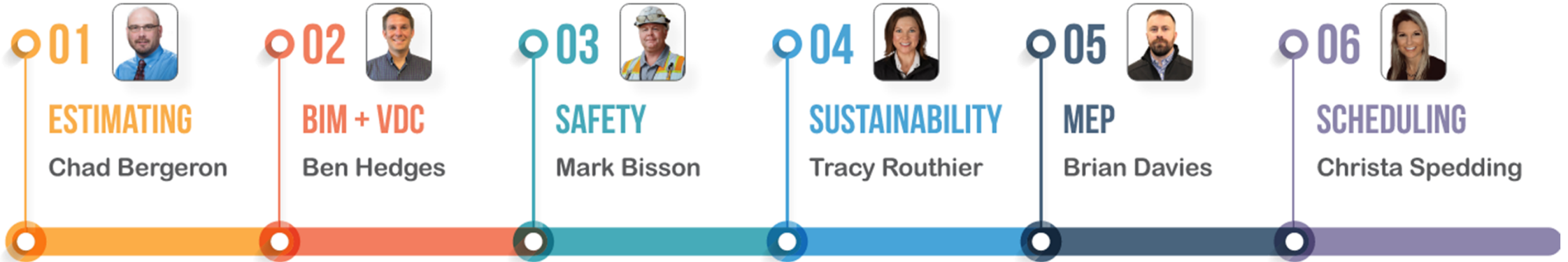
Use this QR Code for an inside look into our Doherty Memorial High School Project.





CHELSEY MUTRIE
Vice President of
Pre-Construction Services

**WE HAVE A
DEDICATED
TEAM OF
INHOUSE
RESOURCES**



PRE-CONSTRUCTION TIMELINE

PRINTED AT CLINTON OFFSET PRINTING

2023

2024

JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JULY

PRE SCHEMATIC DESIGN & SCHEMATIC DESIGN

VOTE SUPPORT

Schematic Design

AUG-DEC 2023

- Comprehensive Project Schedule
- Preliminary Phased Procurement Plan & Scope
- Conceptual PSR Estimate
- BIM Illustration of Site & Logistics
- Open Space Capture
- Voter Demographic Study & Analysis

Estimate

JAN-FEB 2024

- Confirmation of Building Systems
- Estimate & Reconciliation
- Phased Procurement
- Schedule & Scope
- Phasing & Logistics Plans Confirmed

MAR-JUN 2024

- Establish Subcommittee
- Create a Calendar of Events
- Develop Social Media Plan
- Refine Project Graphics & Materials
- Document Costs Impacts

CM on Board ●

MSBA Submission ●

Local Authorization ●

PRE-CONSTRUCTION TIMELINE

PRINTED AT CLINTON OFFSET PRINTING

2024

2025

JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

DESIGN DEVELOPMENT

60% CDS

90% CDS

100% CDS

GMP DEVELOPMENT

Estimate

Estimate

Estimate

JUN - OCT 2024

- Estimate & Reconciliation
- Value Management
- Constructability Review
- Confirm Phased Procurement Plan

NOV 2024 - FEB 2025

ERP #1 Bidding

- Switchgear
- Panelboards
- ATS Generator

Procurement

FEB - APR 2025

ERP #2 Bidding

- Sitework
- Foundations
- Glazing Sys
- Structural Steel
- Elevator

Procurement

APR - JUL 2025

Procurement

JUL - AUG 2025

Pre GMP #1 Approval

Pre GMP #2 Approval

Final GMP Approval



1st Day of School 2025

W Boylston St

Emergency pool playground egress will need to be modified

S Main St

- Pedestrian Traffic
- Bus Circulation
- Parent Circulation

- ① 8' Site Fence w/ Privacy Screen
- ② Ring Road Paved w Binder
- ③ Contractor Parking (70 Car Capacity)
- ④ FBI & Dore + Whittier Field Office
- ⑤ Existing Bus Loop
- ⑥ Existing Student Drop Off Loop
- ⑦ Subcontractor Conex Boxes
- ⑧ Primary Site Access Gate
- ⑨ Emergency Site Access Gate
- ⑩ Temporary ADA Sidewalk

GENERAL NOTES

All construction logistics and activities to be coordinated with The Town of Clinton, the adjacent residences, and Dore + Whittier to ensure the safety of the students, staff, the public, and all construction personnel.

FONTAINE BROS., INC.
CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

CLIENT
MSBA

ISSUE
December 10,
2023

PROJECT
Clinton Middle
School

DRAWN BY
Fontaine Bros.
DESCRIPTION
Site Logistics Plan

SL

02



Construction 2025

W Boylston St

Emergency pool playground egress will need to be modified

S Main St

- Pedestrian Traffic
- Bus Circulation
- Parent Circulation

- | | |
|----------------------------------------|----------------------------------|
| ① 8' Site Fence w/ Privacy Screen | ⑥ Existing Student Drop Off Loop |
| ② Ring Road Paved w Binder | ⑦ Subcontractor Conex Boxes |
| ③ Contractor Parking (70 Car Capacity) | ⑧ Primary Site Access Gate |
| ④ FBI & Dore + Whittier Field Office | ⑨ Emergency Site Access Gate |
| ⑤ Existing Bus Loop | ⑩ Temporary ADA Sidewalk |

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Clinton Middle
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Fontaine Bros.
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Site Logistics Plan

SL



Summer 2026

- | | |
|----------------------------------------|------------------------------|
| ① 8' Site Fence w/ Privacy Screen | ⑥ Plate Roadway as Required |
| ② Ring Road Paved w Binder | ⑦ Subcontractor Conex Boxes |
| ③ Contractor Parking (70 Car Capacity) | ⑧ Primary Site Access Gate |
| ④ FBI & Dore + Whittier Field Office | ⑨ Emergency Site Access Gate |
| ⑤ Site Utility Installation | ⑩ Dumpsters |

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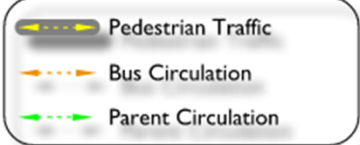


1st Day of School 2026

W Boylston St

Emergency pool playground egress will need to be modified

S Main St



- ① 8' Site Fence w/ Privacy Screen
- ② Ring Road Paved w Binder
- ③ Contractor Parking (70 Car Capacity)
- ④ FBI & Dore + Whittier Field Office
- ⑤ Existing Bus Loop
- ⑥ Existing Student Drop Off Loop
- ⑦ Patch Roadway as Required
- ⑧ Primary Site Access Gate
- ⑨ Emergency Site Access Gate
- ⑩ Temporary ADA Sidewalk

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FONTAINE BROS., INC.
CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

CLIENT
MSBA

ISSUE
December 10,
2023

PROJECT
Clinton Middle
School

DRAWN BY
Fontaine Bros.
Description
Site Logistics Plan



- | | |
|--------------------------------------|------------------------------|
| ① 8' Site Fence w/ Privacy Screen | ⑥ School Staff & FFE Parking |
| ② Permanent Ring Road | ⑦ Basketball Court Complete |
| ③ Contractor Parking | ⑧ Primary Site Access Gate |
| ④ FBI & Dore + Whittier Field Office | ⑨ Emergency Site Access Gate |
| ⑤ Demolition Phase Site Access Gate | ⑩ Dumpsters |

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CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

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ISSUE
December 10,
2023

PROJECT
Clinton Middle
School

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Fontaine Bros.,
DESCRIPTION
Site Logistics Plan

SL



1st Day of School 2027

- - - - - Pedestrian Traffic
- - - - - Bus Circulation
- - - - - Parent Circulation

- | | |
|------------------------------------------|--------------------------------------|
| ① 8' Site Fence w/ Privacy Screen | ⑥ New Student Drop Off Loop |
| ② Site Utilities & Prep for Final Paving | ⑦ FBI & Dore + Whittier Field Office |
| ③ School Overflow Parking | ⑧ Primary Site Access Gate |
| ④ New Middle School Staff Parking | ⑨ Contractor Parking |
| ⑤ New Bus Loop | ⑩ Landscape & Hardscape Complete |

GENERAL NOTES

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FONTAINE BROS., INC.
CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

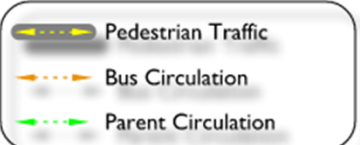
CLIENT
MSBA

ISSUE
December 10,
2023

PROJECT
Clinton Middle
School

DRAWN BY
Fontaine Bros.
DESCRIPTION
Site Logistics Plan

SL



- 1 8' Site Fence w/ Privacy Screen
- 2 Subcontractor Parking as Required
- 3 Finalize Site Utility Installation
- 4 New Middle School Staff Parking
- 5 New Bus Loop
- 6 New Student Drop Off Loop
- 7 Primary Site Access Gate
- 8 Finalize Soccer Field Installation
- 9 Landscape & Hardscape Complete

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CLIENT
MSBA

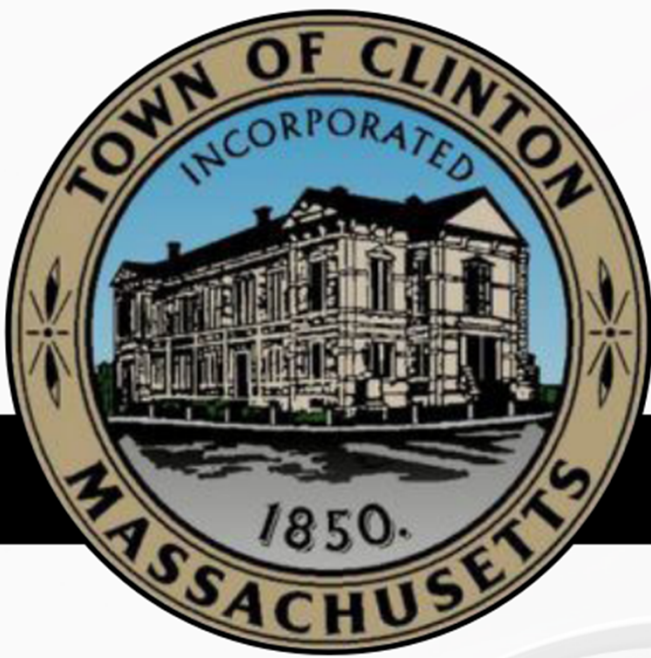
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December 10,
2023

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Clinton Middle
School

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Site Logistics Plan

SL

08



CLINTON

M I D D L E S C H O O L

Educating and motivating students, providing them with a sound educational foundation and critical thinking skills.

A white hard hat is shown from a side profile, resting on a person's head. The hard hat has a gold and purple logo on the side. The logo consists of the letters "FB" in gold, the word "SINCE" in small purple letters, and the number "33" in large purple letters.

FB SINCE 33

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Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School
Building Authority



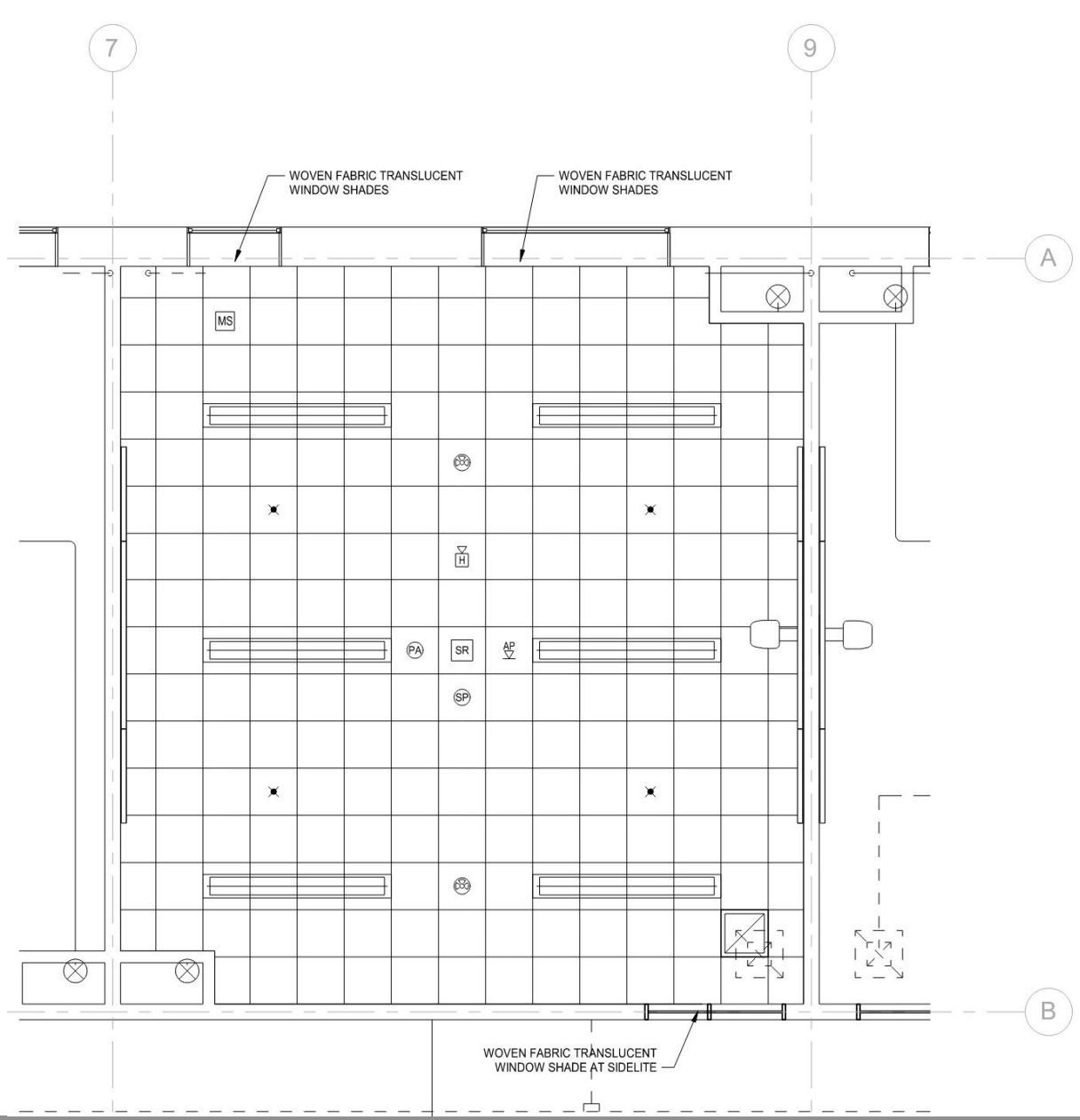
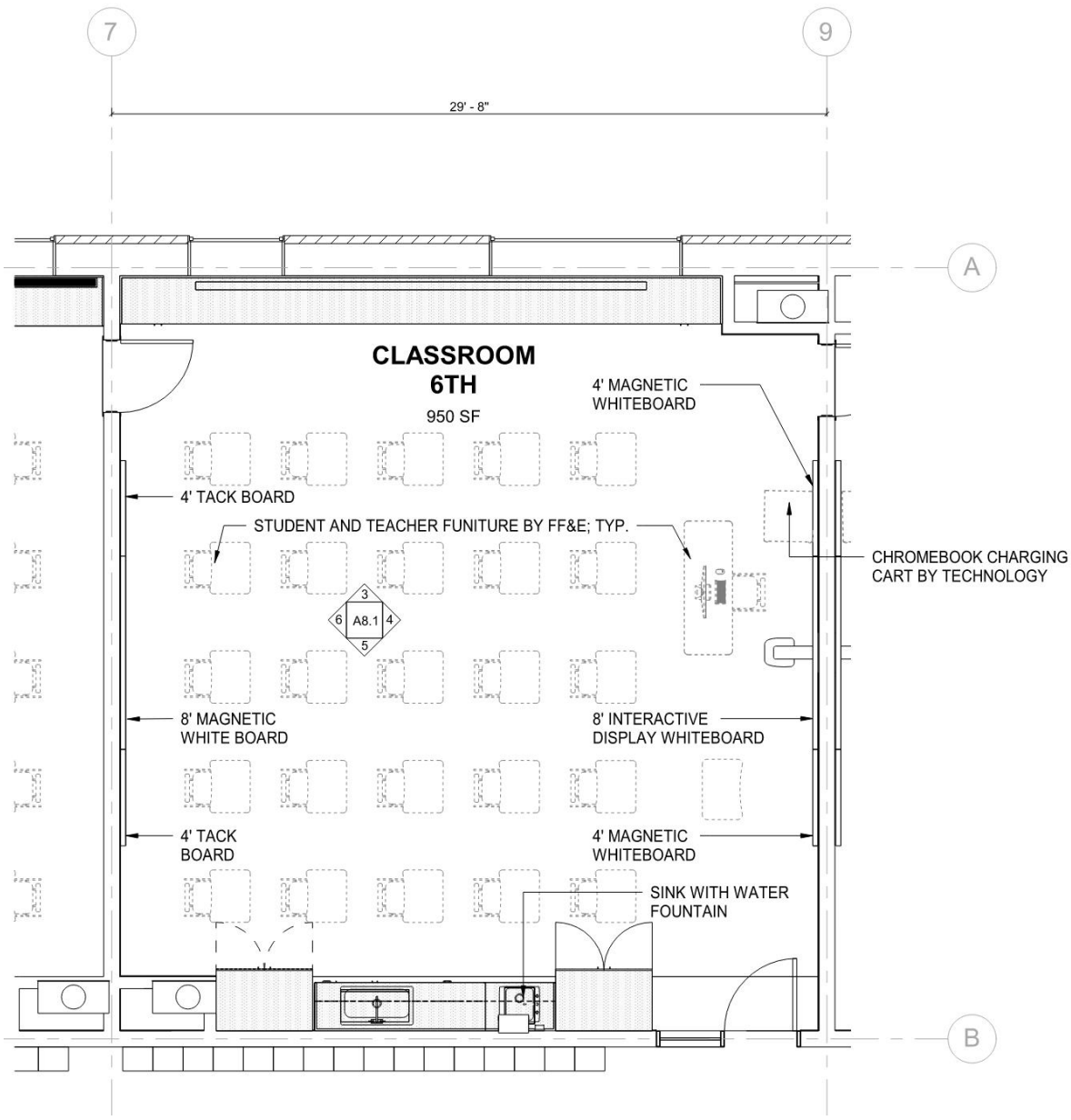
January 9, 2024
Typical Classroom Review and Exterior Update
TEDI vs. PHIUS Review

1/12/24	SD DRAWINGS AND SPECIFICATIONS TO COST ESTIMATORS
2/01/24	COST ESTIMATES ARE DUE
2/02/24	COST ESTIMATE RECONCILIATION
2/06/24	SBC/PBC PRESENTATION (COST ESTIMATE)
2/09/24	SUBMIT PRESENTATION and ESTIMATE TO THE TOWN
2/13/24	ALL-BOARDS MEETING
2/20/24	SBC VOTE TO SUBMIT SCHEMATIC DESIGN TO MSBA
2/23/24	SUBMIT DESE AND SD PACKAGES

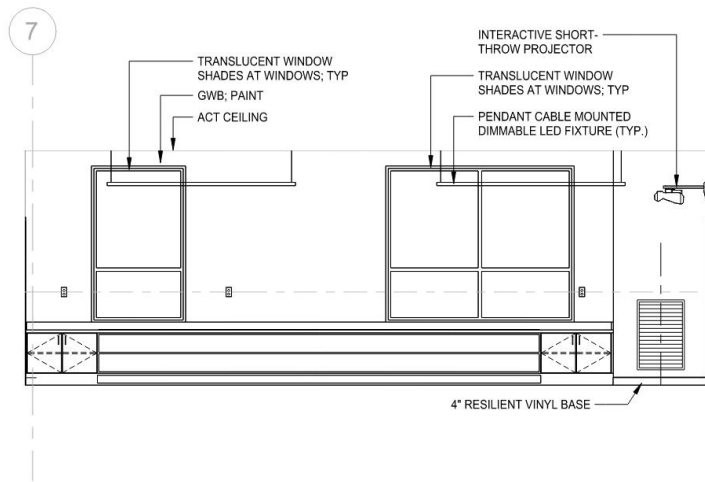
SCHEMATIC DESIGN SCHEDULE



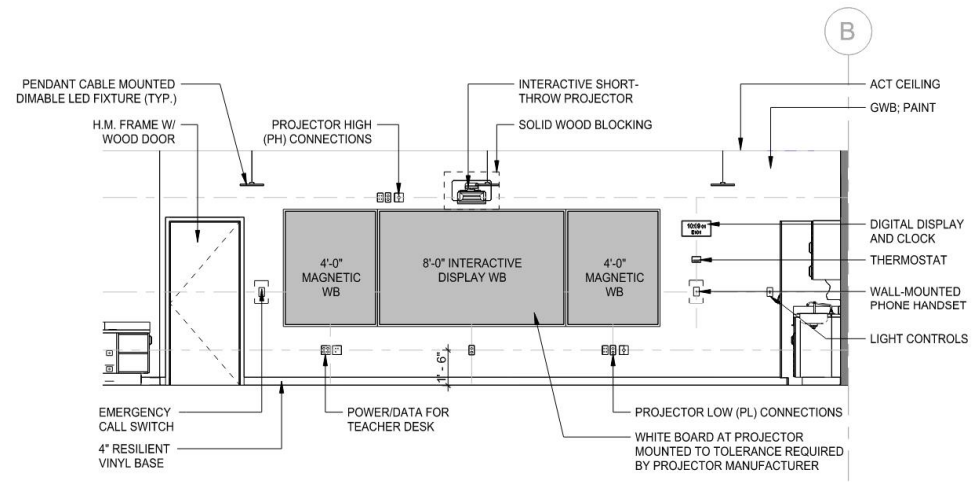
FIRST FLOOR PLAN



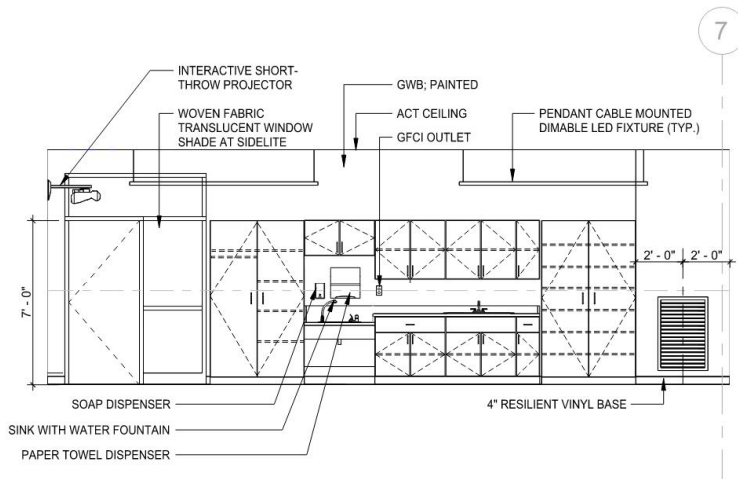
TYPICAL CLASSROOM



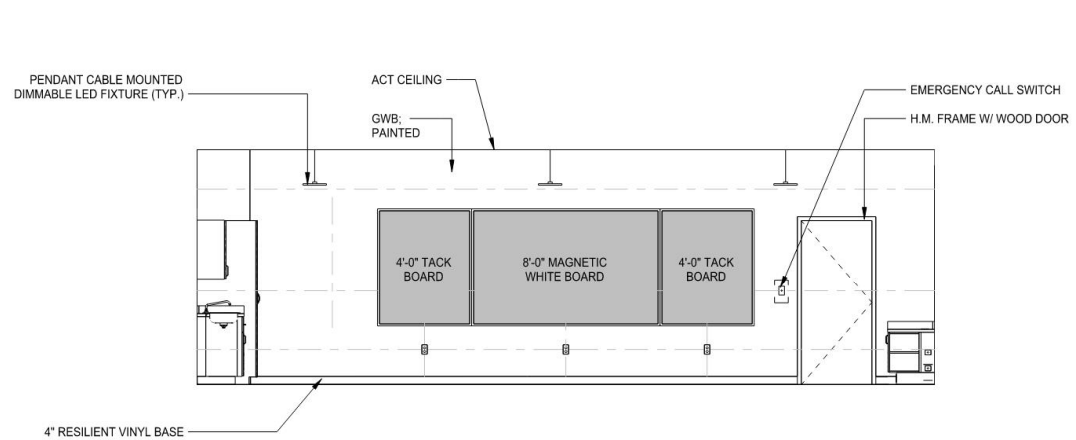
3 Typical 4th/5th/6th Grade Classroom Elevation - North
1/4" = 1'-0"



4 Typical 4th/5th/6th Grade Classroom Elevation - East
1/4" = 1'-0"



5 Typical 4th/5th/6th Grade Classroom Elevation - South
1/4" = 1'-0"



6 Typical 4th/5th/6th Grade Classroom Elevation - West
1/4" = 1'-0"

TYPICAL CLASSROOM



TYPICAL CLASSROOM



TYPICAL CLASSROOM



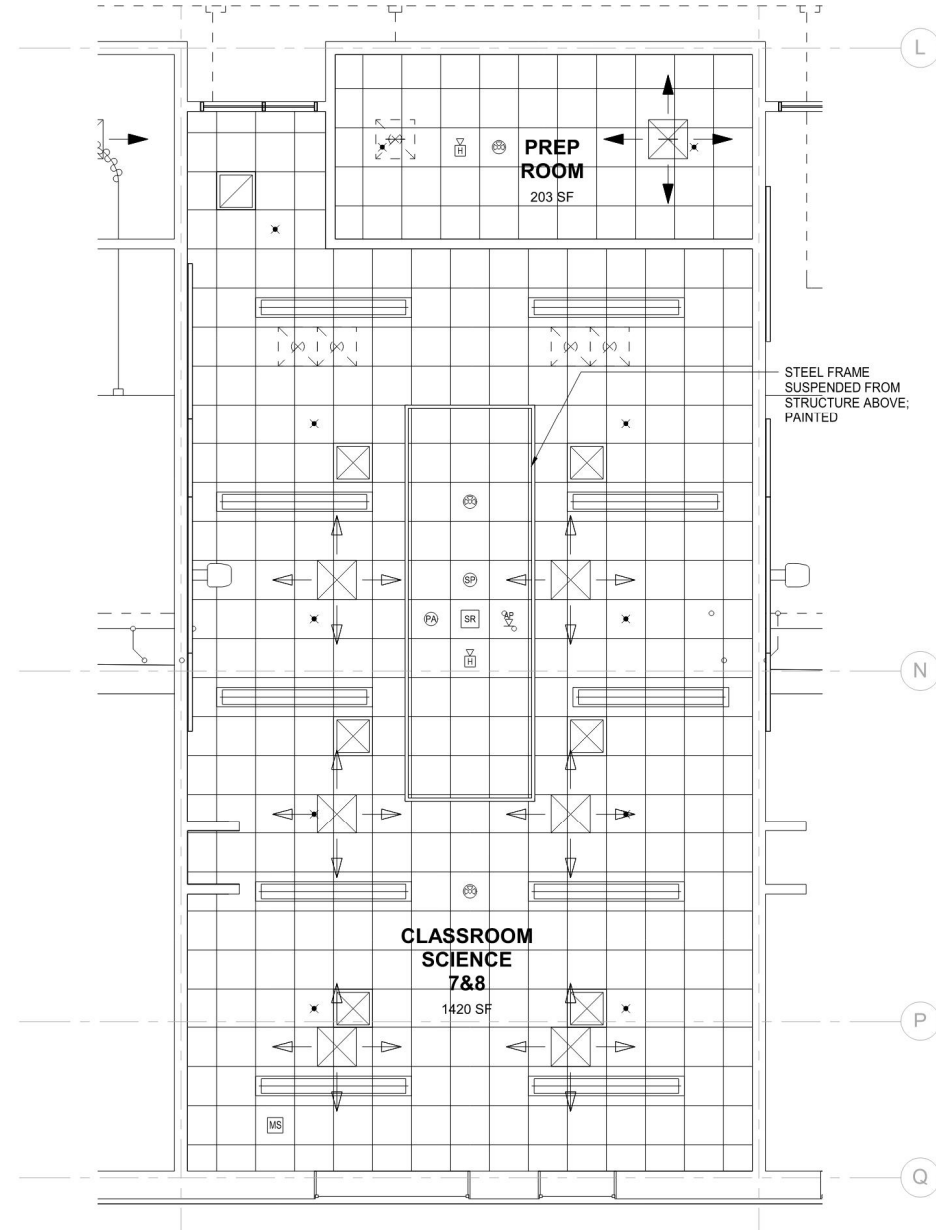
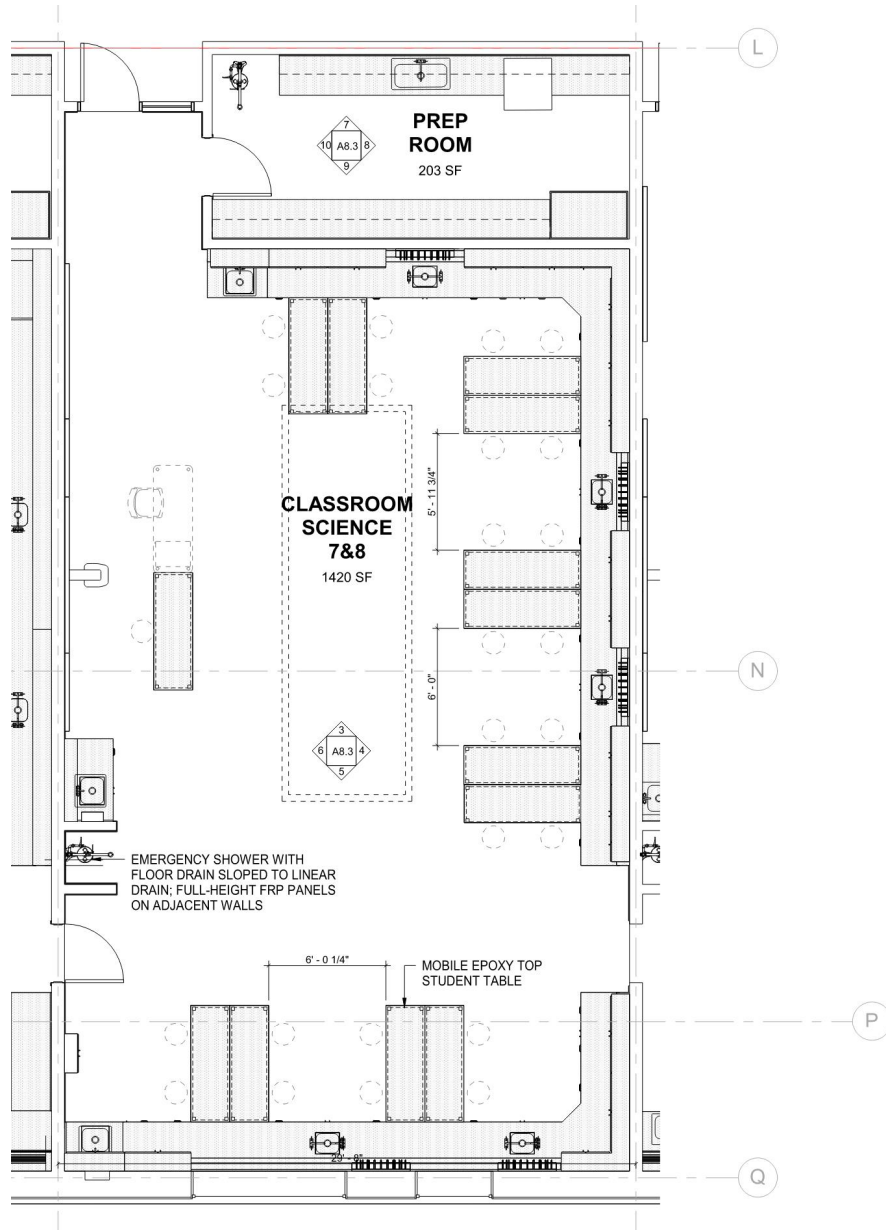
TYPICAL CLASSROOM



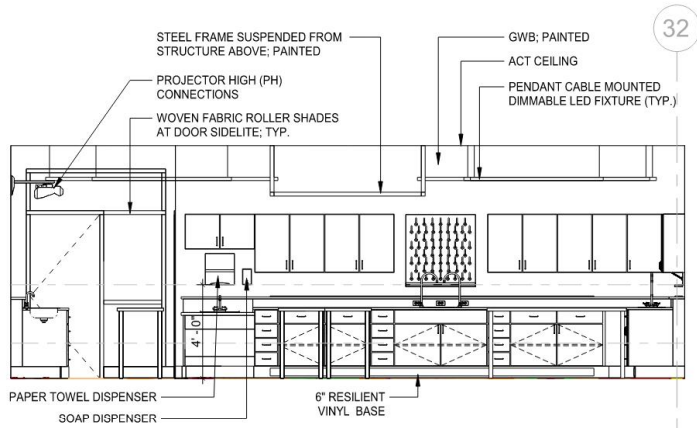
TYPICAL CLASSROOM



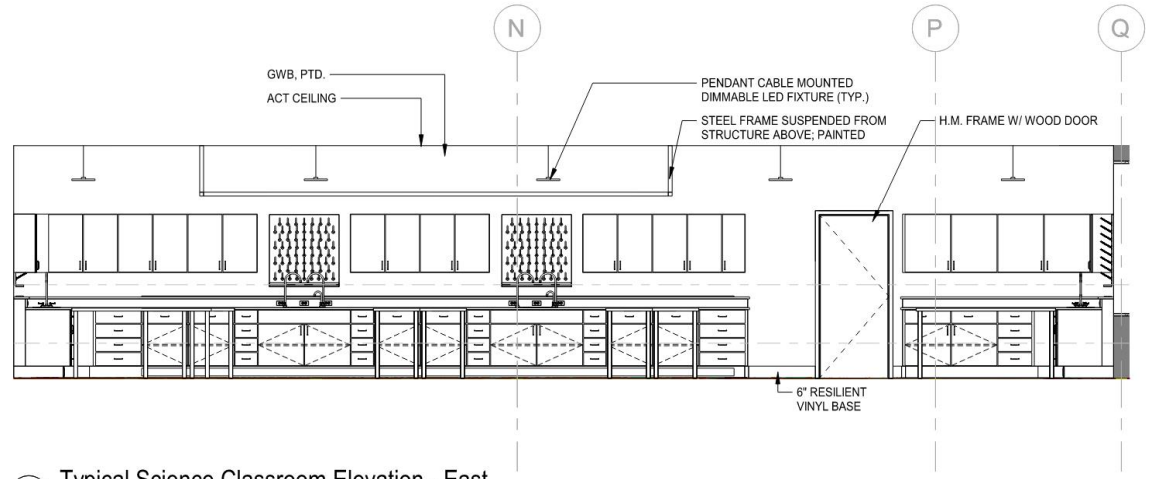
TYPICAL CLASSROOM



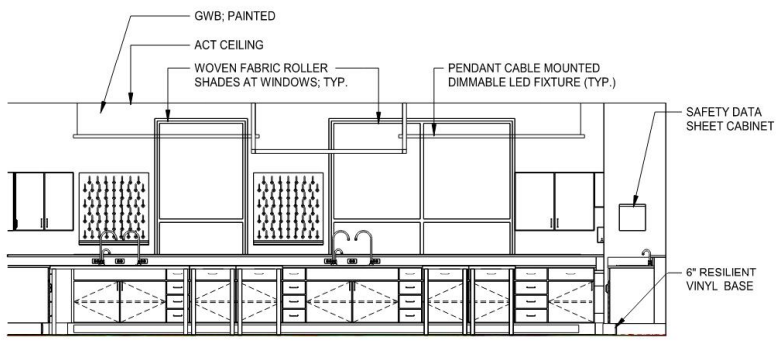
TYPICAL SCIENCE LAB



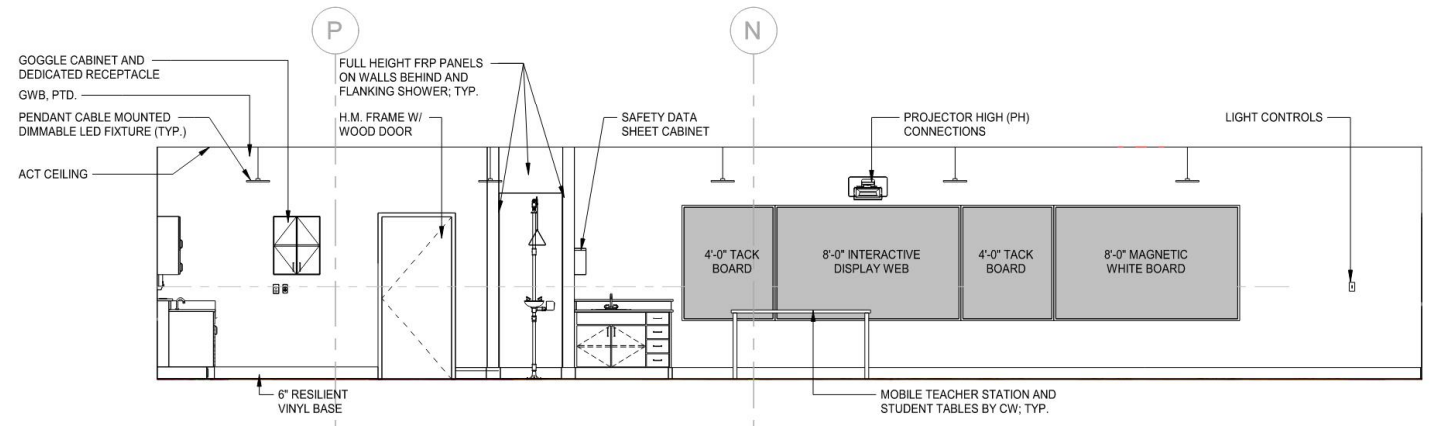
3 Typical Science Classroom Elevation - North
1/4" = 1'-0"



4 Typical Science Classroom Elevation - East
1/4" = 1'-0"



5 Typical Science Classroom Elevation - South
1/4" = 1'-0"



6 Typical Science Classroom Elevation - West
1/4" = 1'-0"

TYPICAL SCIENCE LAB



TYPICAL SCIENCE LAB



TYPICAL SCIENCE LAB



TYPICAL SCIENCE LAB



TYPICAL SCIENCE LAB



TYPICAL SCIENCE LAB



TYPICAL SCIENCE LAB



EXTERIOR VIEWS



EXTERIOR VIEWS



EXTERIOR VIEWS



EXTERIOR VIEWS



EXTERIOR VIEWS



EXTERIOR VIEWS



EXTERIOR VIEWS

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TEDI

Windows – Must meet U-Values in the code

Window/Wall – Same as PHIUS

Doors – Must meet U-Values in the code

Insulation – Total effective $\pm R-30$

5" mineral wool exterior and 6" interior

Air Infiltration - .28 much higher than PHIUS

Modeler – 2 Needed: MassSave, LEED/TEDI

Certifications – 2 Needed: Field Testing, LEED

Blower Door Test – ASTM standard same as PHIUS;
would need to meet lower Air Infiltration rate

PV Panels – No PV array required under minimum requirements

PHIUS

Windows – Current certified windows are residential

Window/Wall – Same as TEDI

Doors – Current certified windows are residential

Insulation – Total effective $\pm R-30$

4" mineral wool exterior and 6" interior

Air Infiltration - .06 much lower than TEDI

Modeler – 3 Needed: MassSave, LEED & PHIUS

Certifications – 3 Needed: Field Testing, LEED, PHIUS

Blower Door Test – ASTM standard same as TEDI;
would need to meet lower Air Infiltration rate

PV Panels – Would require 250 KW array just to meet minimum requirements.

TEDI

Windows	\$\$
Window/Wall	\$\$
Doors	\$\$
Insulation	\$\$
Air Infiltration	\$\$
Modeler	\$\$
Certifications	\$\$
Blower Door Test	\$\$
PV Panels	\$

PHIUS

Windows	\$\$\$\$
Window/Wall	\$\$
Doors	\$\$\$
Insulation	\$\$
Air Infiltration	\$\$\$
Modeler	\$\$\$
Certifications	\$\$\$\$
Blower Door Test	\$\$\$\$
PV Panels	\$\$\$

	TEDI Pathway	PHIUS Certification Pathway	Notes			
Soft Costs						
LEED Certification Fees	\$ 11,000	\$ 10,000				
LEED Consulting Fees	\$ 80,000	\$ 70,000				
LEED Modeling Fees	\$ 30,000	\$ 3,000				
PHIUS Certification Fees		\$ 24,000				
PHIUS Consulting Fees		\$ 60,000				
PHIUS Verifier Fees		\$ 20,000				
PHIUS Modeling Fees		\$ -	4			
MassSave Path 1 PHIUS Modeling		\$ 6,000				
MassSave Path 1 90.1 Modeling	\$ 6,000					
Energy Code Modeling	\$ 15,000	\$ -				
<i>subtotal</i>	\$ 142,000	\$ 193,000				
Construction Costs						
Roof	\$ -	\$ -				
Walls	\$ -	\$ -				
Windows	\$ -	\$ -	1			
Air Leakage	\$ -	\$ 67,500	2			
Ventilation Energy Recovery	\$ -	\$ -				
Renewables	\$ -	\$ -				
<i>subtotal</i>	\$ -	\$ 67,500				
Total Costs	\$ 142,000	\$ 260,500				
Notes						
1 PHIUS often requires lower window SHGC to meet cooling requirements, impacts VLT, lighting energy use						
2 PHIUS air leakage requirement is about 75% more stringent than code, could require remediation & retesting with no guarantee of passing						
3 PHIUS has six performance targets that must be met. TEDI has two.						
4 PHIUS modeling fees included in PHIUS consulting fee						

TEDI vs. PHIUS

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Project Funding

1) Timing of the tax impact:

- If we vote in June 2024, when will tax increases take effect?
- Will there be some immediate increase during a short-term borrowing phase?
- Will there be no impact until the final borrowing is complete?

2) Interest rates:

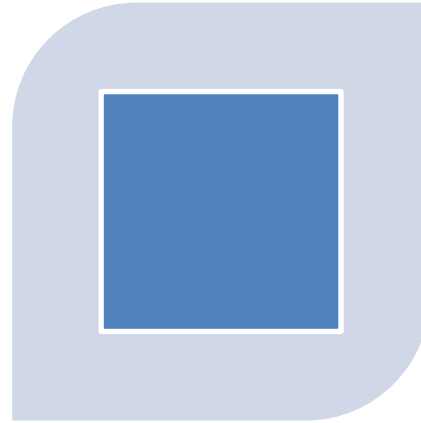
- Some concern about what happens if interest rates increase over the next couple of years, what would that do to the total cost of the project..

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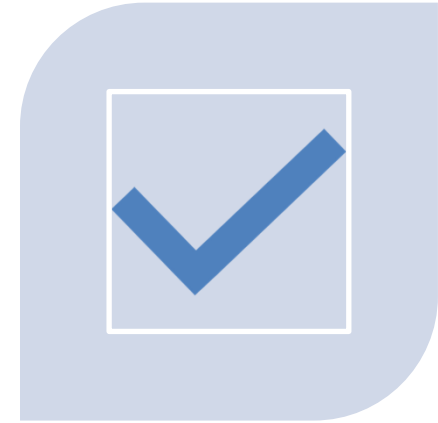
Next Meetings:



FEBRUARY 06, 2024 –
SBC/PBC **ZOOM MEETING**



FEBRUARY 13, 2024 – ALL BOARDS
MEETING ; LOCATION: TBD @ 6:30PM



FEBRUARY 20, 2024 – IN-PERSON PBC
**VOTE ON SCHEMATIC DESIGN
SUBMISSION**

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 - **DWMP December Invoice No.017, in the amount of \$25,000.00**
 - **LPA|A December Invoice No. 012, in the amount of \$53,323.00**
4. CM Introductions
5. LPA|A Update –Typical Classrooms and Updated SD
6. TEDI Vs. PHIUS
7. **Property DEED and registry filing update**
8. Project funding discussion
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
- 12. Adjourn**

Permanent Building Committee Adjourn

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

PBC Roll Call Vote:

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

Thank You