

PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: November 14, 2023
Meeting Time: 6:30 PM
Project Name: Clinton Middle School
Project Number: 202000640305
Meeting Purpose: SBC Meeting No. 019
Location: ZOOM
Meeting Link: <https://us06web.zoom.us/j/81892529824?pwd=yzY4Zrnfld5v1ub4o2lGWn5Bagt75P.1>
Meeting ID: 818 9252 9824
Passcode: 163860
One Tab Mobile: +13092053325,,81892529824#,,,,*163860# US
Prepared By: Elias Grijalva

1. Call to Order & number of voting members present
2. Column Software PBC Invoice for Approval, in the amount of \$39.60
3. Previous Topics & Approval of October 17, 2023, Meeting Minutes
4. Invoices and Commitment for Approval
 - DWMP Invoice No.015, for the month of October, in the amount of \$15,000.00
 - LPA|A Invoice No.010, for the month of October, in the amount of \$64,485.00
5. LPA|A Update – Discussion on Building Control Systems
6. Construction Management @ Risk Update
7. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
8. Public Comment
9. Next Meetings
10. 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
MSBA Module: 4- Schematic Design

Project No: 202000640305
Meeting Date: 10/17/2023
Time: 6:30 PM
Prepared By: E. Grijalva

Meeting Agenda

1. Call to Order & Number of Voting Members
2. RFP for Architectural Services for Reno to the Sr. Cntr Carriage House
3. Sr. Center Carriage Housing Invoice No.003 for Approval
4. Previous Topics and Approval of October 03, 2023, MM
5. Invoices and Commitments for Approval
6. LPA|A Update – Exterior Building Material Sample Review
7. Construction Management @ Risk Update
8. All Electric versus Hybrid Fuel Building System Discussion
9. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
10. Public Comment
11. Next Meeting
12. Adjourn

Name

Affiliation

| | |
|-------------------|----------------------------------|
| Steven Meyer* | Superintendent – PBC Member |
| Chris McGown * | Chair of PBC- Head of DPW |
| Michael Moran* | PBC Member |
| Brian Delorey* | PBC Member |
| Chris Maglioizzi* | Vice Chair of PBC |
| Michael Ward* | Town Administration – PBC Member |
| Brendan Bailey | School Committee Chair |
| Brian Farragher | Director of Facilities |
| Shane McCarthy | Teacher |
| Bill McGrail | Finance Committee Co-Chair |
| Phil Duffy | Director of Community & Econ. |
| Trip Elmore | DWMP- Project Director |
| Elias Grijalva | DWMP – Assistant PM |
| Peter Caruso | LPA A – Project Manager |
| Jeff Camuso | Shawmut |

***PBC Voting Members**

| Item No | Description | Action |
|---------|---|--------|
| 18.1 | Call to Order: 6:32 PM meeting was called to order by PBC Chair, C. McGown with 6 of 7 members in attendance. | Record |
| 18.2 | <p>RFP for Architectural Services for Renovations to the Senior Center Carriage House M. Ward explains we're looking to redesign the carriage house into a ADA compliant fitness center.</p> <p>A motion to approve the RFP Architectural Services was submitted by S. Meyer and seconded by M. Ward. Discussion: None; Vote: All in favor; Abstention: None All in favor motion passes to move forward with the RFP for Architectural Services.</p> | Record |
| 18.3 | <p>Senior Center Carriage Housing Invoice No.003 for Approval, in the amount of \$49,400.00 A motion to approve Fox Painting Invoice No.003 was submitted by M. Ward and seconded by S. Meyer. Discussion: None; Vote: All in favor; Abstentions: None All in favor, motion passes, to pay Fox Painting Invoice No.003.</p> | Record |
| 18.4 | <p>Previous Topics & Approval of October 03, 2023, Meeting Minutes: A motion to approve the 10/03/2023 meeting minutes was submitted by S. Meyer and seconded by M. Ward. Discussion: None; Vote: S. Meyer(Y), M. Moran (Y), M. Ward (Y), B. Delorey(Y), C. McGown(Y); Abstentions: C. Magliozzi (Y) All in favor, motion passes, October 03, 2023, meetings are certified as approved.</p> | Record |
| 18.5 | <p>Invoices and Commitments for Approval <u>Invoice 1: LPA A Invoice #009, for the month of September, in the amount of \$46,610.00</u> A motion was made by S. Meyer and seconded by M. Ward for the approval of the LPA A September invoice. Discussion: None; Vote: All in favor; Abstentions: None All in favor, motion passes to approve LPA A September invoice.</p> | Record |
| 18.6 | <p>LPA A Update – Exterior Building Material Sample Review E. Moore updates the committee on where LPA A stands in the MSBA process, Module 4: Schematic Design and demonstrates some interior and exterior physical material samples.</p> <p>Front Entrance - canopy with skylight at the roof – Let's natural light come in</p> <ul style="list-style-type: none"> ○ <u>Base Material</u> – Calcium Silicate (Basis of Estimating in Schematic Design) <ul style="list-style-type: none"> ▪ Durable material, last a long time, good quality materials, ○ Next layer is <u>Brick Material</u> <ul style="list-style-type: none"> ▪ Large format brick, faster installation, Durable ○ Next layer is <u>Aluminum metal composite/ Fiber Cement Panels</u> <ul style="list-style-type: none"> ▪ Same installation methods, Durable <p>Examples:</p> <ul style="list-style-type: none"> • South High Community School <ul style="list-style-type: none"> ○ Exterior: <ul style="list-style-type: none"> ▪ Brick Masonry, Curtainwall, and composite metal panel at main entry | Record |

- Fiber Cement panel, and mineral wool insulation exterior wall
 - PVC Roofing and PV System
 - Kalwall Skylight with aluminum frame
 - Interior:
 - Gym: Harwood flooring system, Kalwall panels, gym equipment, telescopic bleachers, CMU, and high impact GWB walls at Gym
 - Corridor: Hollow metal frames, corridor lockers, tile wall surface and linoleum flooring
 - Band Room: Acoustical Wall panels, and ceiling tile
 - Cafeteria: Linoleum flooring, LED Lighting, stainless steel column covers and Kalwall
 - Science Lab: Mobile wood casework with epoxy counters, steel experiment support frame and casters
 - Common Room: Carpet Tile, ACT, porcelain wall tile, and interactive project
 - Typical Classroom: Linoleum flooring, GWB walls, built in casework, ACT and indirect LED lighting, markerboard and interactive project
 - Auburn Middle School- traditional
 - Exterior:
 - Precast Concrete, brick masonry, and insulated metal wall metals at main entry
 - Precast pavers, tabled driveway, and bollards at outside dining
 - Kalwall skylight at Lobby
 - Interior:
 - Gym: Harwood flooring system, Kalwall panels, gym equipment, telescopic bleachers, CMU, and high impact GWB walls at Gym
 - Lobby: Terrazzo floor tile, entry mat carpet tile, plastic laminate wall panels, and Kalwall skylight
- C. Magliozzi** asks what is the purpose of the different types of materials? Why wouldn't it be all one type of material?
- E. Moore** replies with it's an aesthetic thing and masonry is heavy material, using the aluminum or fiber cement panels are much lighter and they don't require the same sort of structural support that masonry requires.
- C. McGown** asks if the cost of brick is more expensive than the other materials?
- E. Moore** states brick is less expensive. We were judicious about where we placed the metal panels. There is a higher percentage of brick versus the metal panels, but this being the entrance it's something that creates some interest and a good opportunity to use color.
- M. Moran** asks when do we value engineering?
- T. Elmore** replies we value engineer all the way through. We value engineer at the end of Schematic Design, again in Design Development, at 60% Construction documents, and 90% construction documents.
- B. McGrail** asks how old is the oldest building that has the aluminum metal composite.
- E. Moore** states we've been using this material for 20 years.

| | | | | | | | | | | | | |
|------------------------------|--|------------------|----------------|-------------|-------------|------------------|-------------------|------------|-------------------|------------------------------|-----------------|--------|
| | C.McGown states that our town is a mill town, all brick buildings and I would like to see more brick on this building. | | | | | | | | | | | |
| 18.7 | <p><u>Construction Management @ Risk Update</u></p> <p>T. Elmore shares that we have ten Construction Managers that have expressed interest in this project. We'll be selecting the top 3-4 qualified firms not just qualified firms. As mentioned in the RFQ the decision is made final by the committee. We will make results known after an award and we'll be sharing the scoring sheets and any other information that we might accumulate along the way.</p> <p>CM Tracking Log</p> <table><tr><td>1. Fontaine Bros</td><td>6. Barr & Barr</td></tr><tr><td>2. Consigli</td><td>7. W.T Rich</td></tr><tr><td>3. Bond Building</td><td>8. Shawmut Design</td></tr><tr><td>4. Suffolk</td><td>9. Brait Builders</td></tr><tr><td>5. Daniel O'Connell Building</td><td>10. Lee Kennedy</td></tr></table> <p>Discussion: S. Meyer asks when are proposals due? T. Elmore states we are accepting proposals on November 2nd. The CM subcommittee will independently read and score the Statement of Qualifications to decide who the best qualified firm to invite them to submit a Request for Proposals (RFP). This is an attractive project for many. B. McGrail asks what makes this project attractive. T. Elmore explains it's the right size project, the ability to bond the work, location from route 495, proximity to several sub-contractors in the area, it's a new construction versus a renovation project, and the site is basically flat. M.Moran asks who determines the fee for the proposals. T. Elmore explains there are two things in the proposals that get to stick. One is a percentage of the cost of the work the company will deem as a fee which can range from 2 to 3 percent. Second, we also receive staff rates, so we understand the structure of different personnel rates.</p> | 1. Fontaine Bros | 6. Barr & Barr | 2. Consigli | 7. W.T Rich | 3. Bond Building | 8. Shawmut Design | 4. Suffolk | 9. Brait Builders | 5. Daniel O'Connell Building | 10. Lee Kennedy | Record |
| 1. Fontaine Bros | 6. Barr & Barr | | | | | | | | | | | |
| 2. Consigli | 7. W.T Rich | | | | | | | | | | | |
| 3. Bond Building | 8. Shawmut Design | | | | | | | | | | | |
| 4. Suffolk | 9. Brait Builders | | | | | | | | | | | |
| 5. Daniel O'Connell Building | 10. Lee Kennedy | | | | | | | | | | | |
| 18.8 | <p><u>All Electric versus Hybrid Fuel Building System Discussion</u></p> <p>M.Moran states going all electric will cost more in the long run. You can be looking at a \$500,000 electric bill. C.McGown states we had the designer's sub-consultant do a comparison cost analysis electric versus hybrid fuel systems and they came back with a difference of \$35,000.00 not \$500,000.00. B. Delorey states regardless of if we go electric or hybrid, we need to buy bigger switchgear, we must run all conduits, allocate the space, and the generator must be sized for future load. We're already 90% there. E. Moore states that there has been a change on Mass save, they will no longer fund gas equipment after January 1,2024.</p> | Record | | | | | | | | | | |

| | | |
|-------|---|--------|
| 18.9 | <u>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</u> Discussion: None | Record |
| 18.10 | <u>Public Comment:</u> <p>M.Ward informs the committee that we submitted the initial survey to National Grid and their response was positive and they were satisfied with the information they received, so because of that they looking to circumvent their step-by-step process and just go to final approval to get the transaction. They will require a final plan to bring to the planning board. The planning board meetings are on the first Tuesday of every month. The next meeting is taken place on November 7th.</p> <p>T. Elmore states we can have the final plans within two weeks and requests that M. Ward add this to the next board meeting agenda.</p> Discussion: None | Record |
| 18.11 | <u>Next Meeting:</u> 11.14.2023 – CMS Building Committee Remote @6:30 PM – via Zoom 12.19.2023 – CMS Building Committee Remote @6:30PM – Location: TBD Discussion: None | Record |
| 18.12 | <u>Adjourn:</u> 8:16 PM a motion was made by B. Delorey and seconded by C. Magliozzi to adjourn the meeting. Discussion: None; Vote: All in favor; Abstentions: 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. Please contact me for incorporation into these minutes if you have any additions and/or corrections.



Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
Town of Clinton

Invoice number 75E43F94-0008
Notice ID tdgtONvv2KGtQ5AVHLOe
Publisher The Item
Date of issue Oct 6, 2023
Date due Nov 6, 2023
Amount due **\$39.60**

| Description | Qty | Unit price | Amount |
|--------------------------|-----|------------|--------|
| 10/13/2023: Other Notice | 1 | 39.60 | 39.60 |

=== Notes ===

Notice Name: CM at Risk Services for Clinton Middle School
Order Number: 1557960

Net Subtotal \$39.60

Tax 0.00

=== How to pay this invoice ===

This publisher accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/OAK2eu1VY8yp3LIQ31na/pay>

Amount due **\$39.60**

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 75E43F94-0008 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Pay here: <https://www.column.us/invoices/OAK2eu1VY8yp3LIQ31na/pay>

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 00015
Date 10/31/2023

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 | 15,000.00 | 15,000.00 | 90,000.00 | 30,000.00 |
| Total | 284,000.00 | 179,000.00 | 15,000.00 | 90,000.00 | 194,000.00 |

Invoice total **15,000.00**

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|-----------|-----------|---------|---------|----------|
| 00014 | 09/25/2023 | 15,000.00 | | 15,000.00 | | | |
| 00015 | 10/31/2023 | 15,000.00 | 15,000.00 | | | | |
| Total | | 30,000.00 | 15,000.00 | 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

10/31/2023

INVOICE

2220-2310

TERMS

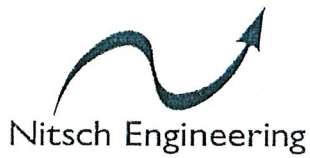
Net 15

DUE DATE

11/15/2023

| 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, Amendment No. 2 - Land Survey, Amendment No. 3 - Site Survey and Amendment No. 4 - Geotechnical Testing & Flow Test & Amendment No. 5 - Traffic Analysis. | | | | | | | 64,485.00 |
| SUMMARY: BASE FEE = FS - \$250,000 SD - \$350,000 Adm. #1 - \$8,140 Amd. #2 - \$28,600 Amd. #3 - \$17,600 Amd. #4 - \$11,935 and Amd. #5 - \$14,190 = \$680,465. | | | | | | | |
| 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 | 43,750 | | 43,750 | 262,500 | |
| 0003-0000 | Env. Site | 8,140 | 8,140 | 8,140 | | | |
| 0003-0000 | Survey | 28,600 | 28,600 | 25,740 | | | |
| 0003-0000 | Site Survey | 17,600 | | | 8,800 | 8,800 | |
| 0003-0000 | Geotech | 10,010 | | | 10,010 | | |
| 0003-0000 | Flow Test | 1,925 | | | 1,925 | | |
| 0003-0000 | Traffic Analysis | 14,190 | | | | 14,190 | |
| 0004-0000 | Other | 451 | 451 | 451 | | | |
| TOTAL | | 680,916 | 330,941 | 284,331 | 64,485 | 285,490 | |
| cc: Elias Grijalva | | | | | | | |
| Total | | | | | | | \$64,485.00 |

Ⓟ
+10%



2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

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

October 16, 2023
Project No: 15181.1
Invoice No: 83449

Project 15181.1 Clinton Middle School Land Surveying Services

Professional Services from August 27, 2023 to September 30, 2023

Task 002 Easement and Land Swap - AS
Fee

| Billing Phase | Fee | Percent Complete | Earned | Previous Fee Billing | Current Fee Billing |
|--------------------|-----------|------------------|----------|----------------------|---------------------|
| South Parcel | 11,000.00 | 50.00 | 5,500.00 | 0.00 | 5,500.00 |
| North Parcel | 5,000.00 | 50.00 | 2,500.00 | 0.00 | 2,500.00 |
| Total Fee | 16,000.00 | | 8,000.00 | 0.00 | 8,000.00 |
| Total Fee | | | | | 8,000.00 |
| Total this Task | | | | | \$8,000.00 |
| Total this Invoice | | | | | \$8,000.00 |

Outstanding Invoices

| Number | Date | Balance |
|--------|-----------|----------|
| 82776 | 8/15/2023 | 3,900.00 |
| 82941 | 9/7/2023 | 2,600.00 |
| Total | | 6,500.00 |



LGCI

Lahlaf Geotechnical Consulting, Inc.

100 Chelmsford Road

Suite 2

Billerica, MA 01862

Phone: (978) 330-5912

Fax: (978) 330-5056

E-mail: LGCI@LGCinc.net

Bill To

Peter A. Caruso

Lamoureux, Pagano Associates, Inc.

108 Grove St., Suite 300

Worcester, MA 01605

*Add 1 Sales
Amul #4*

Invoice

| | |
|----------------------------|------------|
| Invoice No.: | 2341-01 |
| Invoice for Period Ending: | 10/08/2023 |
| Date: | 10/9/2023 |

| Terms | Client No. | Project Name | Project Number | Location |
|--|------------|-----------------------------|----------------|-------------|
| Due on receipt | 0830 | Prop. Clinton Middle School | 2341 | Clinton, MA |
| Description | | Qty | Rate | Amount |
| LGCI Proposal No. 23110 Services Performed September 18 - October 8, 2023 | | | | |
| LGCI Proposal No. 23110 | | | \$9,100.00 | |
| Amount previously Invoiced | | | \$0.00 | |
| Current LGCI Invoice No. 2341-01 | | | \$9,100.00 | |
| Total invoiced including this invoice | | | \$9,100.00 | |
| Balance remaining from Budget amount | | | \$0.00 | |
| Explorations - Tasks 1 - 6 | | | | |
| Task 1 Setup Project | | 1 | 300.00 | 300.00 |
| Task 2a Mark Exploration locations in the Field | | 1 | 560.00 | 560.00 |
| Task 2b Utility Clearance | | 1 | 175.00 | 175.00 |
| Task 3 Drilling Subcontractor (M/D+1 day+prev. wages) | | 1 | 4,195.00 | 4,195.00 |
| Task 4 Geo Tech Engineer to Observe Borings | | 1 | 1,250.00 | 1,250.00 |
| Task 5 Laboratory Testing | | 1 | 370.00 | 370.00 |
| Task 6 Boring Logs and Geotechnical Report | | 1 | 2,250.00 | 2,250.00 |
| Make check payable to Lahlaf Geotechnical Consulting, Inc. | | | | |
| Total due this invoice | | | | \$9,100.00 |
| Balance Due | | | | \$9,100.00 |

Rustic Fire Protection, Inc.
320 West Main Street
PO BOX 1210
Norton, MA 02766
508-431-9938



MA LIC. NO. 006335
RI LIC. NO. 00000396

*Add'l Srvcs
Amd #4*

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

Invoice No. 001
Invoice For Fire Hydrant Flow Test
Transaction Date 10/06/2023
Due Date

Service Location Clinton Middle School
100 West Boylston Street
Clinton, MA 01510

Notes

Fire Hydrant Flow Test and Report.

| Code | Item | Svc | Qty | Unit Price | Amt |
|--------------|------------------------|-----|-----|------------|------------|
| | Fire Hydrant Flow Test | SP | 1 | | \$1,750.00 |
| GRAND TOTAL: | | | | | \$1,750.00 |

Terms & Conditions

Make Rustic Fire Protection your one stop shop.

We provide the following inhouse services:

Fire Sprinkler, Fire Backflow, Fire Pump, Fire Alarm, Burglar Alarm, CCTV, Access Control and UL Central Station Monitoring.

Pay by Check, Visa, MasterCard, Discover, or AMEX

***** THANK YOU FOR YOUR BUSINESS! *****

REMAINING BALANCE: \$1,750.00

Attendees:

- Steven Meyer | Superintendent of Schools | CPS
- Robert Seed | Assistant Principal, CMS
- Brian Farragher | Director of Facilities & Grounds, TOC
- Eric Moore | Senior Project Architect | LPA|A
- Sean Brennan | Project Architect | LPA|A
- Peter A. Caruso, Jr. | Project Manager | LPA|A
- Kevin Seaman | Seaman Engineering, Inc (SEI)
- Trip Elmore | Owner's Project Manager | D&W
- Elias Grijalva | Owner's Project Manager | D&W

| Item: | Description: | Responsibility: |
|-------------|--|-----------------|
| 08.08.23.01 | Purpose: <ul style="list-style-type: none"> ▪ The purpose of this meeting is to review the level of complexity that the Owner expects for the building management system (BMS) as well as touching upon training and maintenance of the mechanical system throughout the building. | Info. |
| 08.08.23.02 | Existing Conditions: <ul style="list-style-type: none"> ▪ The existing elementary school uses Automated Logic for its BMS system; there is nothing in use at the existing high school. ▪ Owner advised that there is no need for a proprietary specification for the middle school project. | Info. |
| 08.08.23.03 | Open Access Control: <ul style="list-style-type: none"> ▪ SEI will write the specification to allow for more than one vendor to be able to service the BMS. | |
| 08.08.23.04 | Packaged Units vs. Stripped Down Units: <ul style="list-style-type: none"> ▪ On recent projects, SEI has been specifying the units without fully packaged manufacturer's controls. Units with compressors shall have refrigeration related controls to maintain manufacturer safeties and warranty. | Info. |

| | | |
|--------------|---------------------|------------------------|
| Item: | Description: | Responsibility: |
|--------------|---------------------|------------------------|

- Instead, the BMS vendor installs their own controls inside the units. The benefits include:
 - One source of responsibility
 - Commonality amongst all the units that serve the building.
 - Improved commissioning and testing.
- Level of BMS controls in packaged units in lieu of manufacturer controls will depend on complexity of unit/system (i.e.: VRF systems must have primarily manufacturer controls).

08.08.23.05

Additional system integration:

- CO2 monitoring in each classroom and high occupancy room.
- Temperature control in each room
- Humidity monitoring in each room
- Occupancy sensors where applicable.
- Monitoring of the generator.
- Monitoring of the overall building power.
- Will NOT control lighting– always have a problem due to 2 different filed sub bids.
- Will NOT interface with fire protection system nor security

Brian advised that the new school will not be staffed with a building engineer every day. Additionally, there currently is not a demand response policy in place for the town.

Info.

08.08.23.06

Level of Complexity:

- The owner expects a system that is user-friendly where a service call is not needed each time something happens.
- The owner can diagnose to some extent before a service call is placed.
- Flexibility with service– can call more than one service vendor.
- Priority alarms shall report-out via email and/or text.
- Ensure that sensors are accessible for future replacement.

Info

| Item: | Description: | Responsibility: |
|-------------|--|-----------------|
| 08.08.23.07 | Training: A training process will be specified for this project. Recording each training session will also be specified for future use by the Owner. D&W expressed concern with current staff retiring and future staff not understanding how to manage the BMS since they weren't trained. | Info. |
| 08.08.23.08 | Spaces with AC: General discussion was had with Owner relative to what spaces will be provided with air conditioning within the building. Those spaces include the following: <ul style="list-style-type: none"> ▪ Cafeteria ▪ Main Administration ▪ Special Education ▪ Miscellaneous IT data rooms, select offices, etc. Remaining spaces will have tempered air dehumidification. Owner was reminded of added equipment and operational expense with air conditioning. Kevin reminded attendees that air conditioning of entire building was included in the PSR narrative. | Info. |
| 08.08.23.09 | Maintenance: There will be a 1-year warranty for the equipment from the installer. A multi-year maintenance contract is not allowed to be included in a public bid project. | |
| 08.08.23.10 | Additional Meetings: There will be follow up meetings with attendees as the project develops including with the fire department. | |

Attachments:

Minutes by: Peter A. Caruso, Jr.

Distribute to: Attendees

File location: I:\PROJECTS\2022\2220 – Clinton Middle School\MINUTES\Owner\2023.08.07
BMS\2220–MO–BMS Complexity.docx

November 14, 2023



Clinton Middle School Project

School Building Committee Meeting #19

- 1. Call to Order & number of voting members present**
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 - LPA|A Invoice No.010, for the month of October, in the amount of \$64,485.00
5. LPA|A Update – Discussion on Building Control Systems
6. Construction Management @ Risk Update
7. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
8. Public Comment
9. Next Meetings
10. Adjourn

Column Software Invoice, for Approval:

Motion to approve the Column Software Invoice, in the amount of \$39.60 by _____, 2nd by _____."

PBC Roll Call Vote:

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



Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Invoice number 75E43F94-0008
Notice ID tdtgtONvv2KGtQ5AVHLOe
Publisher The Item
Date of issue Oct 6, 2023
Date due Nov 6, 2023
Amount due \$39.60

| Description | Qty | Unit price | Amount |
|--------------------------|-----|------------|--------|
| 10/13/2023: Other Notice | 1 | 39.60 | 39.60 |

=== Notes ===
Notice Name: CM at Risk Services for Clinton Middle School
Order Number: 1557960

=== How to pay this invoice ===
This publisher accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
<https://www.column.us/invoices/OAK2eu1VY8yp3LIQ31na/pay>

| | |
|--------------|---------|
| Net Subtotal | \$39.60 |
| Tax | 0.00 |
| Amount due | \$39.60 |

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 75E43F94-0008 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Pay here: <https://www.column.us/invoices/OAK2eu1VY8yp3LIQ31na/pay>

Questions? Visit help.column.us

1. Call to Order & number of voting members present
2. Column Software PBC Invoice for Approval, in the amount of \$39.60
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Previous Meeting Minutes for approval:

Motion to approve **October 17, 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

| Item No | Description | Action |
|---------|---|--------|
| 18.1 | Call to Order: 6:32 PM meeting was called to order by PBC Chair, C. McGown with 6 of 7 members in attendance. | Record |
| 18.2 | RFP for Architectural Services for Renovations to the Senior Center Carriage House M. Ward explains we're looking to redesign the carriage house into a ADA compliant fitness center. A motion to approve the RFP Architectural Services was submitted by S. Meyer and seconded by M. Ward . Discussion: None; Vote: All in favor; Abstention: None All in favor motion passes to move forward with the RFP for Architectural Services. | Record |
| 18.3 | Senior Center Carriage Housing Invoice No.003 for Approval, in the amount of \$49,400.00 A motion to approve Fox Painting Invoice No.003 was submitted by M. Ward and seconded by S. Meyer . Discussion: None; Vote: All in favor; Abstentions: None All in favor, motion passes, to pay Fox Painting Invoice No.003. | Record |
| 18.4 | Previous Topics & Approval of October 03, 2023, Meeting Minutes: A motion to approve the 10/03/2023 meeting minutes was submitted by S. Meyer and seconded by M. Ward . Discussion: None; Vote: S. Meyer(Y), M. Moran (Y), M. Ward (Y), B. Delorey(Y), C. McGown(Y); Abstentions: C. Magliozzi (Y) All in favor, motion passes, October 03, 2023, meetings are certified as approved. | Record |
| 18.5 | Invoices and Commitments for Approval <u>Invoice 1: LPA A Invoice #009, for the month of September, in the amount of \$46,610.00</u> A motion was made by S. Meyer and seconded by M. Ward for the approval of the LPA A September invoice. Discussion: None; Vote: All in favor; Abstentions: None All in favor, motion passes to approve LPA A September invoice. | Record |
| 18.6 | LPA A Update – Exterior Building Material Sample Review E. Moore updates the committee on where LPA A stand in Module 4: Schematic Design and demonstrates some interior and exterior materials samples. <ul style="list-style-type: none">• Front Entrance - canopy with skylight at the roof – Let's natural light come in<ul style="list-style-type: none">○ Base Material – Calcium Silicate (Basis of Estimating in Schematic Design)<ul style="list-style-type: none">▪ Durable material, last a long time, good quality materials,○ Next layer is Brick Material<ul style="list-style-type: none">▪ Large format brick, faster installation, Durable○ Next layer is Aluminum metal composite/ Fiber Cement Panels<ul style="list-style-type: none">▪ Same installation methods, Durable | Record |

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8. Public Comment
9. Next Meetings
10. Adjourn

DWMP Invoice #015 for Approval:

Motion to approve the DWMP October Invoice, in the amount of \$15,000.00 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 00015
Date 10/31/2023

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 | 15,000.00 | 15,000.00 | 90,000.00 | 30,000.00 |
| Total | 284,000.00 | 179,000.00 | 15,000.00 | 90,000.00 | 194,000.00 |

Invoice total 15,000.00

| Aging Summary | | | | | | | |
|----------------|--------------|-------------|-----------|-----------|---------|---------|----------|
| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
| 00014 | 09/25/2023 | 15,000.00 | | 15,000.00 | | | |
| 00015 | 10/31/2023 | 15,000.00 | 15,000.00 | | | | |
| Total | | 30,000.00 | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 0.00 |

LPA|A Invoice #010 for Approval:

Motion to approve the LPA|A October Invoice, in the amount of \$64,485.00 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 # |
| | | 10/31/2023 | 2220-2310 |
| | | TERMS | DUE DATE |
| | | Net 15 | 11/15/2023 |

| 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, Amendment No. 2 - Land Survey, Amendment No. 3 - Site Survey and Amendment No. 4 - Geotechnical Testing & Flow Test & Amendment No. 5 - Traffic Analysis. | | | | | | 64,485.00 |
| SUMMARY: BASE FEE = FS - \$250,000 SD - \$350,000 Adm. #1 - \$8,140 Amd. #2 - \$28,600 Amd. #3 - \$17,600 Amd. #4 - \$11,935 and Amd. #5 - \$14,190 = \$680,465. | | | | | | |
| 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 | 43,750 | | 43,750 | 262,500 |
| 0003-0000 | Env. Site | 8,140 | 8,140 | 8,140 | | |
| 0003-0000 | Survey | 28,600 | 28,600 | 25,740 | | |
| 0003-0000 | Site Survey | 17,600 | | | 8,800 | 8,800 |
| 0003-0000 | Geotech | 10,010 | | | 10,010 | |
| 0003-0000 | Flow Test | 1,925 | | | 1,925 | |
| 0003-0000 | Traffic Analysis | 14,190 | | | | 14,190 |
| 0004-0000 | Other | 451 | 451 | 451 | | |
| TOTAL | | 680,916 | 330,941 | 284,331 | 64,485 | 285,490 |
| cc: Elias Grijalva | | | | | | |
| Total | | | | | | \$64,485.00 |

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Clinton MIDDLE SCHOOL BUILDING PROJECT



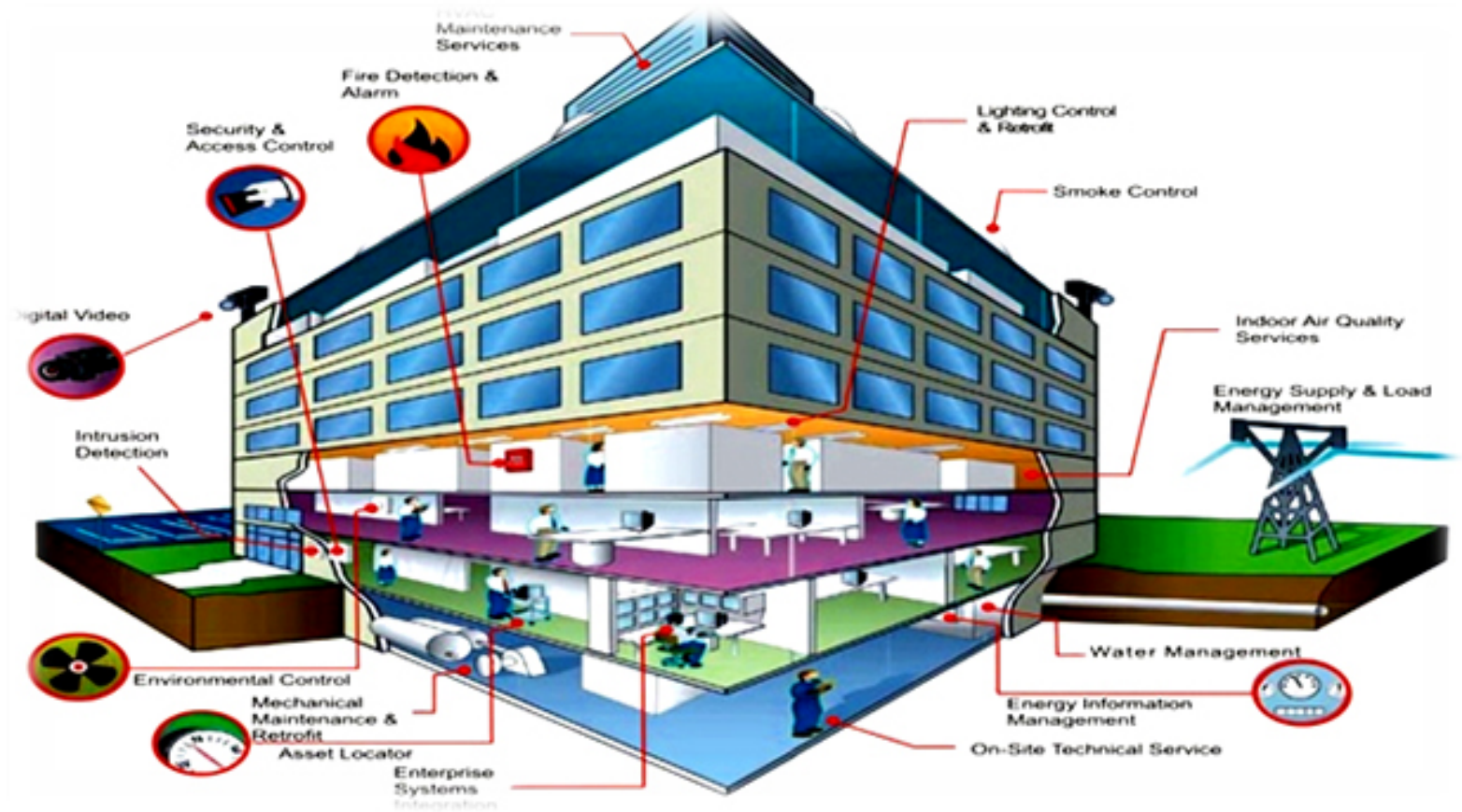
Massachusetts School
Building Authority



November 14, 2023
Building Systems

BUILDING SYSTEMS CONTROLS:

- MECHANICAL
- LIGHTING
- SECURITY
- FIRE ALARM
- PUBLIC ADDRESS



MECHANICAL CONTROLS

What Makes a BAS Truly Open?

- Serviced by multiple contractors
- Open protocol
- No licensing restrictions
- Thin client access (web browser)
- Replacement controllers available for purchase
- Affordable and accessible software tools
- Access to factory training

MECHANICAL CONTROLS

Open Protocol

- Characteristics are published and may be used freely
- Often misinterpreted as interchangeable with open **systems**



Open Procurement

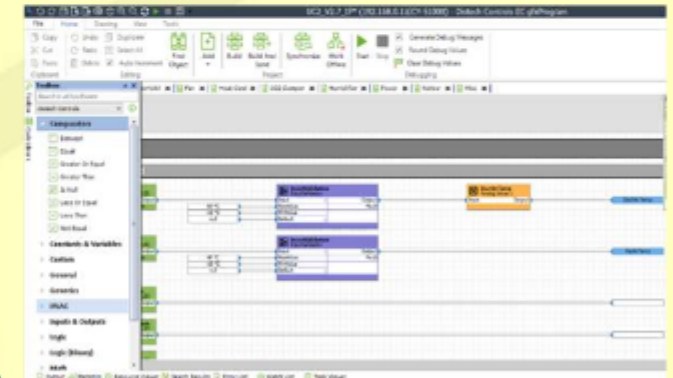
- Anyone can purchase hardware

niagara⁴



Open Service

- Tools required to work on system are available to anyone
- Anyone can service



TRULY OPEN SYSTEMS HAVE ALL THREE



MECHANICAL CONTROLS

Is your network controller really open?

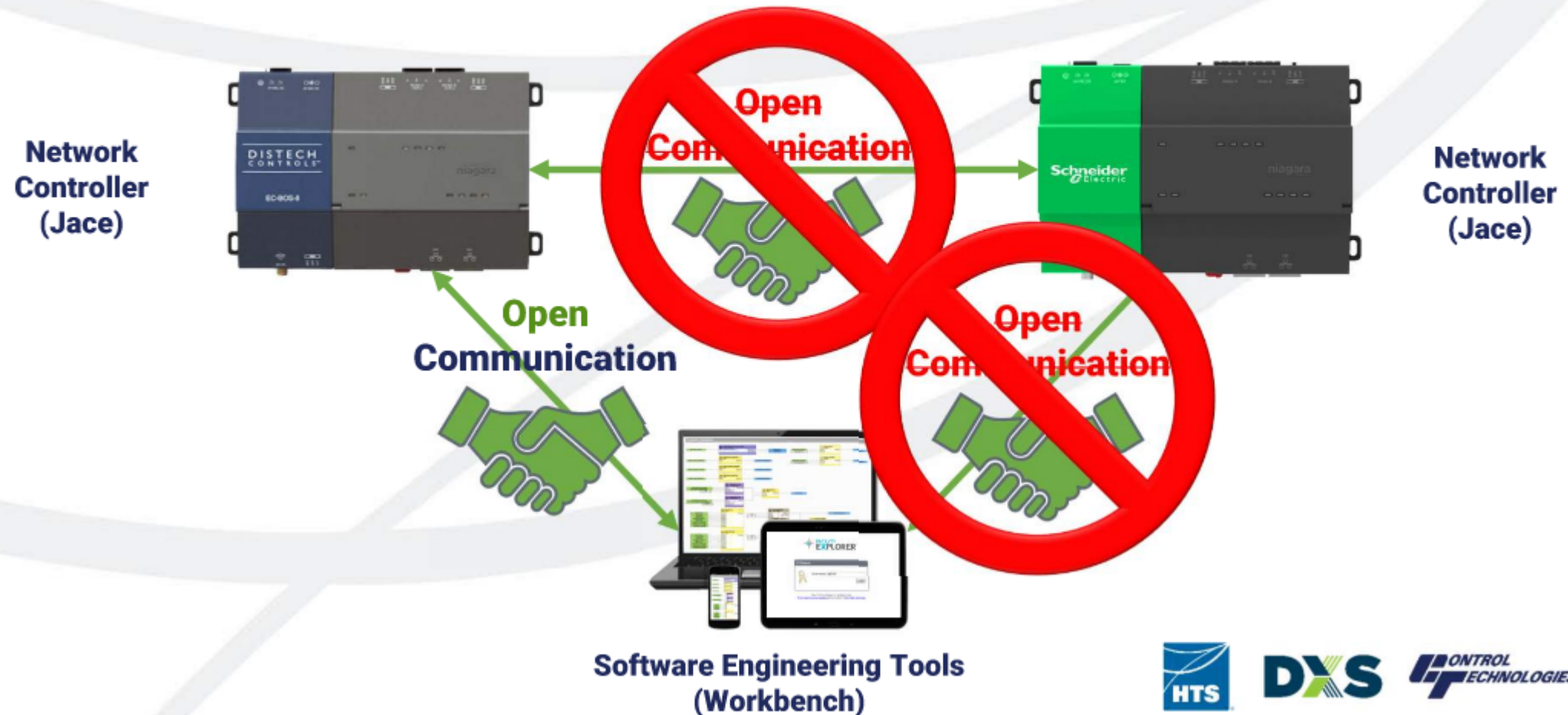
Niagara Interoperability Conformance Statement

NICS



MECHANICAL CONTROLS

OPEN NICS STATEMENT



MECHANICAL CONTROLS

LOCKED IN



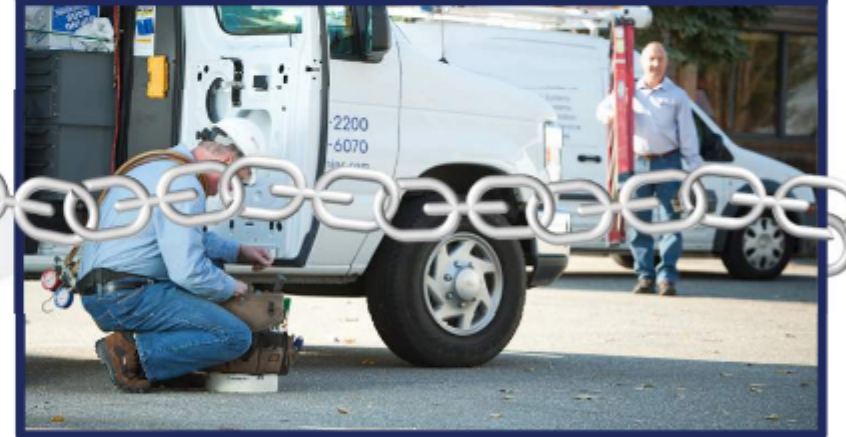
OPEN
SYSTEM



Manufacturers



Service Providers



MECHANICAL CONTROLS

OPEN SYSTEM



OPEN
SYSTEM

YOUR

KMC
CONTROLS

 **FACILITY
EXPLORER**

VYKON
by TRIDIUM

niagara⁴

DISTECH
CONTROLS™

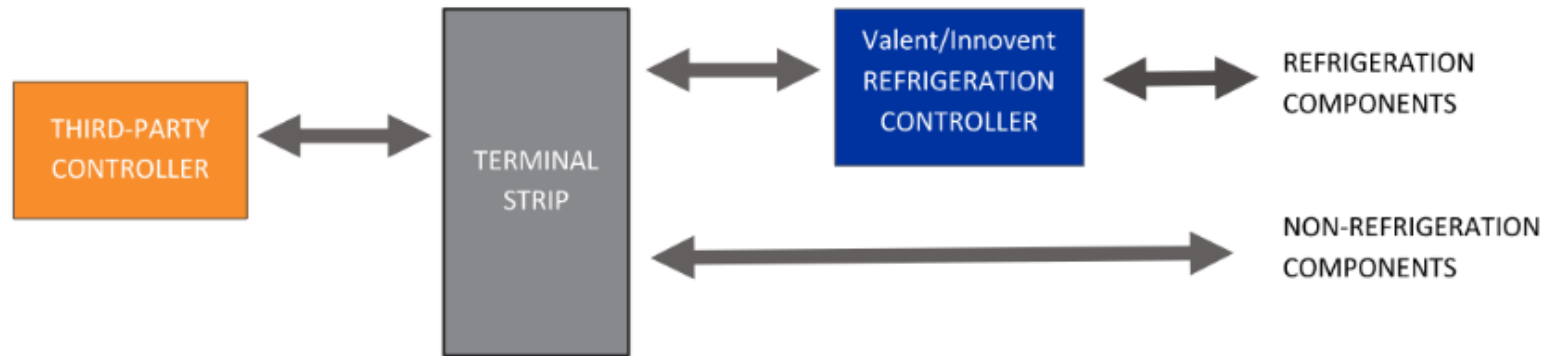
Honeywell
WEBs

CHOICE



MECHANICAL CONTROLS

PACKAGED UNIT CONTROLLERS



Images from Valent

MECHANICAL CONTROLS

TYPICAL NETWORKED THERMOSTAT

NS8000 Series

Vertical Wallbox-Mounted or Surface-Mounted NS Series Network Sensors

Product Bulletin

LIT-12013113
Issue Date May 2019



Images from Johnson Controls

LIGHTING CONTROLS

Interior lighting shall be controlled with an automatic control device to shut off building lighting in all spaces and shall function on either:

- A scheduled basis using a time of day operated control device that turns lighting off at specific programmed times; OR:
- An occupant sensor that shall turn lighting off within 30 minutes of an occupant leaving a space; OR:
- An unscheduled basis by occupant intervention.
- Each space shall have at least one control device to independently control general lighting. Shall be activated manually or automatically by sensing an occupant.
- Each perimeter office shall have manual control to uniformly reduce the connected lighting load by 50% or shall be provided with automatic daylighting controls.
- Each perimeter classroom shall have a manual control to uniformly reduce the connected lighting load by 50% and shall be provided with automatic daylighting controls. Classrooms shall have the ability to dim or switch off lights at the presentation/teaching front wall. Lighting controls shall be integrated with the HVAC controls.
- Emergency LED egress and exit lighting shall be provided and will be fed from emergency life safety branch of the emergency/standby system.



LIGHTING CONTROLS- LEED REQUIREMENTS

REQUIREMENTS

**NEW CONSTRUCTION, SCHOOLS, DATA CENTERS,
WAREHOUSES AND DISTRIBUTION CENTERS, HOSPITALITY**

Select one or both of the following two options.

OPTION 1. LIGHTING CONTROL (1 POINT)

For at least 90% of individual occupant spaces, provide individual lighting controls that enable occupants to adjust the lighting to suit their individual tasks and preferences, with at least three lighting levels or scenes (on, off, midlevel). Midlevel is 30% to 70% of the maximum illumination level (not including daylight contributions).

For all shared multioccupant spaces, meet all of the following requirements.

- Have in place multizone control systems that enable occupants to adjust the lighting to meet group needs and preferences, with at least three lighting levels or scenes (on, off, midlevel).
- Lighting for any presentation or projection wall must be separately controlled.
- Switches or manual controls must be located in the same space as the controlled luminaires. A person operating the controls must have a direct line of sight to the controlled luminaires.

SECURITY SYSTEM

Typically consists of the following systems:

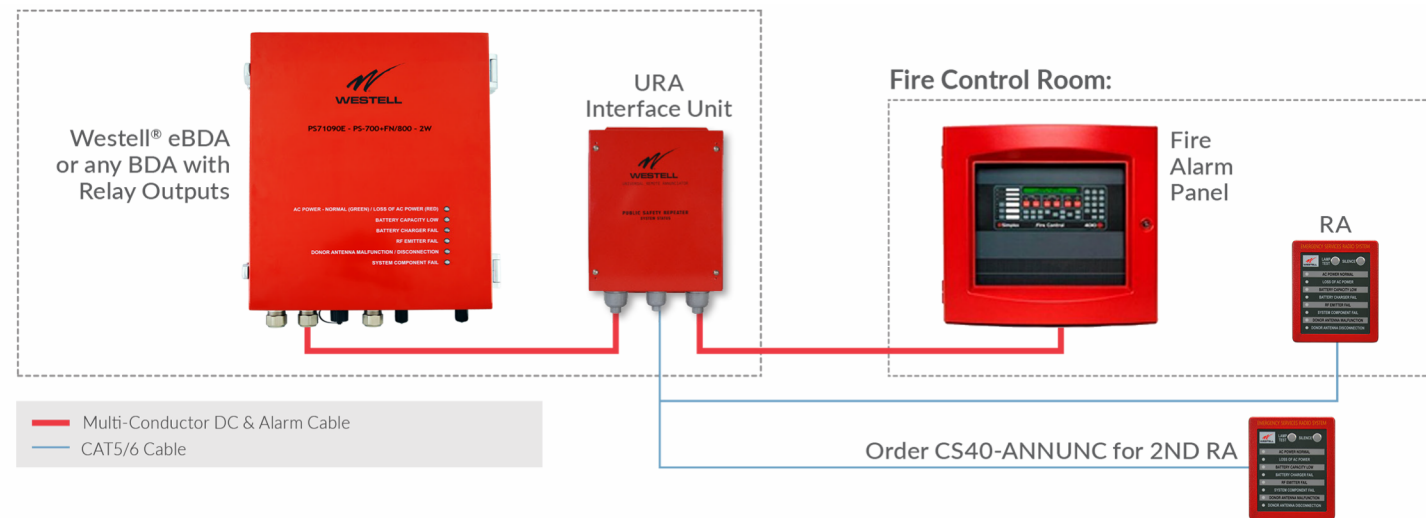
- **VIDEO SURVEILLANCE**- shall monitor all entry/exits, building perimeter, each stair landing, public spaces, and all corridors.
- **ACCESS CONTROL**- consisting of proximity card readers and/or key fobs will be provided at entry/egress doors. An electric lock and an intercom at the front door with the ability to release the front door from the administration office will be provided.
- **INTRUSION DETECTION**- shall monitor all exterior doors and ground floor windows. Door position switches will be provided on all exterior doors. Motion detectors will be provided in all rooms with windows accessible from the ground. Keypads to arm/disarm the system will be provided at the building entrance.



FIRE ALARM SYSTEM

Provide an addressable fire alarm system with voice evacuation and connection to the fire department.

- Fire alarm system shall conform to applicable codes, supported by standby batteries to support 24 hours of full supervisory operation followed by 15 minutes of alarm.
- Provide combination audiovisual signaling appliances located in all egress pathways, classrooms, public and common areas. Visual devices will be included in all offices. All devices installed per applicable codes.
- Manual pulls stations installed at means of egress.
- Smoke detectors shall be in or at all egress pathways, stairwells, elevators, and mechanical, electrical, and similar rooms.
- Sprinkler tamper and flow devices shall be wired for trouble and alarm indication to FA control panel.
- Provide public safety radio distributed antenna system to boost emergency responder radio frequencies.



PUBLIC ADDRESS / CLOCK SYSTEM

- Speakers will be located in classrooms, administration areas, assembly areas and in public and common areas. Classroom speakers will be talk-back type. Emergency call stations will be provided in each classroom, as well as in all instructional and public areas.
- The system will provide the front office with the ability to make announcements throughout the building premises, to a limited area, or to an individual room. Any telephone handset in the building will be capable of initiating a page. In the front office, the administration staff can select whether they want to initiate or respond to a call via the PA handset, make announcements or play background music through the speaker. The system will be capable of supporting multiple and simultaneous communications.
- A master time & control system will be provided. The system will comprise a master clock that controls and synchronizes the time on peripheral clocks located throughout the school. The system will also control other peripheral devices such as bells, etc. and utilize the school public address system to sound pre-programmed tones for class changes. Clocks will be provided in classrooms, offices, public and assembly areas, and in administration areas.

PUBLIC ADDRESS / CLOCK SYSTEM



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10. Adjourn

CM @ Risk Update

- INTERESTED CM APPLICANTS: **12**; Submitted Qualifications: **10**
 - CM Subcommittee reviewed RFQ and provide comments/feedback
- **November 14, 2023** - PBC meeting and ranks Qualifications
- **November 15, 2023** - Distribute RFP to Qualified CM's
- **November 21, 2023** - CM Site Walk-Through
- **December 05, 2023** – Receive CM Proposals
 - CM selection subcommittee reviews and ranks CM proposals prior to interview
- **December 13, 2023** - Interview CM firms
- **December 19, 2023** - PBC Meeting - Recommendation to Award CM Contract
- **January 2024** - Award SD estimating Purchase Order



C



CM Scoring Criteria & Results

RANKING SCORE

| Section | Schedule Name | Points Available |
|-----------------------|--|------------------|
| 1A. Schedule A Part 1 | CM Application (Requisites)-(OPM to score) | pass/fail |
| 1B. Schedule A Part 2 | Project References -(OPM to score) | 15 |
| 1C. Schedule A Part 3 | Bank, Credit or Vendor References-(OPM to score) | pass/fail |
| 2. Schedule B | Executive Summary | 5 |
| 3. Schedule C | Management Personnel | 25 |
| 4. Schedule D | Similar Project Information | 30 |
| 5. Schedule E | Terminations and Legal Proceedings-(OPM to score) | pass/fail |
| 6. Schedule F | Safety Record | 5 |
| 7. Schedule G | MBE/WBE and Workforce Compliance Record | 5 |
| 8. Schedule H | Audited Financial Statement | 5 |
| 9. Schedule I | Letter Evidencing Bonding Capacity-(OPM to score) | pass/fail |
| 10. Schedule J | DCAMM Certificate of Eligibility and Update Statement --(OPM to score) | pass/fail |
| 11. Schedule K | Examples of Project Management Reports & Operating Philosophy | 5 |
| 12. Schedule L | Examples of Prior Experience on Sustainable Construction and/or LEED Certified Buildings | 5 |
| TOTAL SCORE | | 100 |

Results

| Place | CM Applicant | Score |
|-------|---------------|-------|
| 1st | Fontaine Bros | 99 |
| 2nd | Consigli | 90 |
| 3rd | Shawmut | 89 |
| 4th | WT Rich | 85 |
| | Turner | 81 |
| | Bond Building | 74 |
| | Suffolk | 72 |
| | DOC | 73 |
| | Commodore | 65 |
| | Lee Kennedy | 62 |



Construction Management @ Risk RFP Subcommittee Selection

CM RFP selection subcommittee

At least 2 members from SBC/PBC, 1 member from OPM, and 1 member from Architect

District Member #1: **Michael Moran**

District Member #2: **Steve Meyer**

District Member #3? _____

District Member #4? _____

District Member #5? _____

District Member #6? _____

OPM Representative: **Trip Elmore**

LPA|A Representative: **Eric Moore**

CM Selection Subcommittee Roles

Review and Approve RFP

Evaluate and rank Responses

Attend and rank Interviews of the 4 CM Applicants

Timeline

- **December 05, 2023** – Receive CM Proposals
 - CM selection subcommittee reviews and ranks CM proposals prior to interview
- **December 13, 2023** - Interview CM firms
- **December 19, 2023** - PBC Meeting - Recommendation to Award CM Contract
- **January 2024** - Award SD estimating Purchase Order

1. Call to Order & number of voting members present
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9. **Next Meetings**
10. Adjourn

Next Meetings:

- December 13, 2023 – CM Interviews between 12:00PM- 4:00PM @ Clinton Town Hall
- December 19, 2023- SBC/PBC Remote Zoom Meeting: FF&E and Proprietary Items
- January 09, 2024 – SBC/PBC Zoom/In-person* Meeting: Typical Classroom and Updated SD
- February 20, 2024 – PBC Vote on Schematic Design Submission
- April 24, 2024 - MSBA Board of Directors Meeting: Project Scope and Budget Approval

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10. **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

An aerial photograph of a school campus. The campus is situated on a peninsula or near a large body of water. It features several buildings, including a large central one, and multiple sports fields: baseball diamonds, a soccer field, and a running track. There are also tennis courts. The surrounding area includes residential neighborhoods and dense trees with autumn foliage. The text "Thank you!" is overlaid in the center.

Thank you!