

PERMANENT BUILDING COMMITTEE
SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
MEETING MINUTES



Project:	Clinton Middle School	Project No:	202000640305
Subject:	School Building Committee Meeting	Meeting Date:	08/13/2024
Location:	ZOOM	Time:	6:30 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	D- Detailed Design		

Meeting Agenda

1. Call to Order & Number of Voting Members
2. Clinton Carriage House Project Invoice for Approval
3. CMS Invoices and Commitments for Approval
4. Construction Manager (CM) Contract for Approval
5. Geothermal Feasibility Report Update
6. LPA|A Update
7. Other topics not reasonably anticipated 48 hrs prior to meeting
8. Public Comment
9. Next Meeting
10. Adjourn
- 11.

Name	Affiliation
Steven Meyer*	PBC Member- Superintendent
Chris McGown *	PBC Chair
Chris Magliozzi*	PBC Member, Vice Chair
Michael Ward*	PBC Member- Town Admin
Mike Moran	PBC Member
Bill Connolly	SBC Member
Matt Kobus	SBC Member
Tyler Steffey	SBC Member, CMS Principal
Becky Tollis	SBC Member
Trip Elmore	DWMP- Project Director
Terry Hartford	DWMP – Sr. Project Manager
Elias Grijalva	DWMP – Assistant PM
Sean Brennan	LPA A –Project Architect
Peter Caruso	LPA A – Project Manager
Beth Paulson	Fontaine Bros – Project Manager
Jamie Blume	Fontaine Bros- Project Executive
Chelsey Mutrie	Fontaine Bros – VP of Precon

***PBC Voting Members**

Item No.	Description	Action
30.1	<p>Call to Order & number of voting members present 6:32PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p>	Record
30.2	<p>Clinton Carriage House Project Invoice for Approval Spencer, Sullivan, & Vogt (SSV) Invoice 2407-04, in the amount of \$8,010.00</p> <p>A motion was made by M. Ward and seconded by M. Moran for the approval of SSV invoice 2407-04.</p> <p>Discussion: None; Roll Call Vote: C. Magliozzi (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	Record
30.3	<p>Approval of CM Contract</p> <p>A motion was made by M. Moran and seconded by S. Meyer for the approval of Fontaine Bros, Inc. Construction Manager Agreement.</p> <p>Discussion: T. Elmore noted that this is the same contract that was approved last November, with only a few minor changes. M. Moran asks, is the bond premium included in the price? T. Elmore confirms that the bond premium will be part of the GMP.</p> <p>Roll Call Vote: C. Magliozzi (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	Record
30.4	<p>PBC Invoices for Approval</p> <p>Invoice 1: DWMP Invoice No.022; Description: Design Development; Amount: \$70,000.00</p> <p>A motion was made by S. Meyer and seconded by C. Magliozzi for the approval of DWMP Invoice No.022.</p> <p>Discussion: None; Roll Call Vote: C. Magliozzi (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	Record
	<p>Invoice 2: LPA A Invoice No. 2220-2407; Description: Design Development; Amount: \$548,937.00</p> <p>A motion was made by S. Meyer and seconded by M. Moran for the approval of LPA A Invoice No. 2220-2407.</p> <p>Discussion: M. Ward comments that we're getting ready to finalize the borrowing amounts.</p> <p>Roll Call Vote: C. Magliozzi (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	

	<p>Invoice 3 Gustafson Plumbers, Inc; Description: Video Inspection to locate multiple sewer and storm drains; Amount: \$1,418.00</p> <p>A motion was made by M. Moran and seconded by C. Magliozzi for the approval of Gustafson Plumbers.</p> <p>Discussion: T. Elmore comments that the invoice is for Gustafson Plumbers’ services confirming the location of the water and sewer lines.</p> <p>Roll Call Vote: C. Magliozzi (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	
<p>30.5</p>	<p>Geothermal Feasibility Study Report (update to be provided under agenda topic: LPA A Update) Discussion: None</p>	<p>Record</p>
<p>30.6</p>	<p>LPA A Update</p> <p>P. Caruso provides a brief update on various designer tasks.</p> <ul style="list-style-type: none"> • Recent Hazmat Test Results- received the test results from (114) samples taken at the roof and building envelope which yielded that NO asbestos was detected. • CMU blocks- during the recent hazmat testing, the engineer discovered that the exterior CMU blocks contained Styrofoam insulation in the cores of the blocks. This will need to be handled a little differently which will add some cost as the Styrofoam will need to be disposed of separately from the CMU blocks. • Radon system- (10) samples were taken with the existing building at various locations. Getting it on the SBC radar and to inform you that further discussions will take place at the September meeting where we will have our plumbing engineer in attendance. <ul style="list-style-type: none"> ○ C. McGown comments carry the budget under the base scope. • Geothermal Feasibility Report - We received the 18-page feasibility report recently which is a document that describes and recommends the type of geothermal well system that should be used on this site based on available data, environmental concerns, observations, etc. The thermal conductivity report is expected to be issued in the coming weeks, hopefully by the beginning of September, which is what the geothermal engineer will use to design the system. <ul style="list-style-type: none"> ○ Potential VE Item ○ 50 wells are needed; estimated at 2.4 million from the initial assessment. ○ Thermal Conductivity Report will be available in a couple of weeks; the geothermal engineer will base his design on the report. <ul style="list-style-type: none"> ▪ Potential savings through Massave program and Inflation Reduction Act (IRA). • Borings & Test Pits- the additional ~19 borings were completed on Thursday. We’re awaiting the results. The purpose of these borings is to determine geotechnical properties to ensure proper soil bearing is provided for the new building and to help determine how much organic soil needs to be replaced with structural fill. 	<p>Record</p>

- **Working Group Update-** we met with the EMS folks on Friday, August 9th, including the Police and Fire chiefs, to review the project to keep them in the loop during the design process. The topics that were discussed was a review of the previous meeting we had with them to ensure that their comments have been integrated into the design and to make any changes as the design develops. We have a facilities & maintenance meeting scheduled for August 20.
- **Design Update-** Recent revision prompted by changes to the plumbing code last December. We've adjusted the design to comply with the new requirements, resulting in a reduction of overall fixture counts and improved equity in restroom access across the school. The revised layout now includes integrated water fountains and relocated sinks to meet clearance needs, offering a more functional and inclusive design for the Clinton Middle School community.
 - Sinks inside the bathrooms versus outside
 - Previous design had no doors; new design has door
 - ADA Gender Neutral Single Use Bathroom added

Discussion:

M. Moran comments it appears like the well count went up from the original proposal.
 C. McGown replies, we'll have the information from the report next month to determine the number of wells needed for this system.

M. Moran asks, Will there only be one urinal screen in the boys' restroom?
 S. Brennan states it's the minimum requirement.
 M. Kobus expresses concern about the number of urinals, noting that the existing conditions have four, and even now, there are traffic jams.
 S. Brennan suggests that more urinals could be added if that is what the committee decides.

<p>30.7</p>	<p>Other topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <p>Project Scope and Budget Funding Agreement</p> <ul style="list-style-type: none"> • M. Ward states a couple more forms need signatures before it's ready to be submitted. <p>Previous Topics & Approval of July 16, Meeting Minutes: A motion to approve the July 16, 2024, previous meeting minutes, was submitted by S. Meyer and seconded by M. Moran.</p> <p>Discussion: None; Roll Call Vote: C. Magliozzi (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p> <p>Discussion: None</p>	<p>Record</p>
<p>30.8</p>	<p>Public Comment: Discussion: None.</p>	<p>Record</p>
<p>30.9</p>	<p>Next SBC Meeting: PBC/SBC Meeting: September 17, 2024 @ 6:30PM; Location: TBD PBC/SBC Meeting: October 15, 2024 @ 6:30PM; Location: TBD</p> <p>Discussion: None</p>	<p>Record</p>

30.10	Adjourn: 7:43 PM A motion was made by C. Magliozzi and seconded by M. Moran to adjourn the meeting. Discussion: None; Roll Call Vote: C. Magliozzi (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes	Record
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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.