PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE
MEETING AGENDA

DORE + WHITTIER

Meeting Date:	October 17, 2023
Meeting Time:	6:30 PM
Project Name:	Clinton Middle School
Project Number:	202000640305
Meeting Purpose:	SBC Meeting No. 018
Location:	Clinton Middle School - Library
Prepared By:	Elias Grijalva

1. Call to Order & number of voting members present
2. RFP for Architectural Services for Renovations to the Senior Center Carriage House
3. Senior Center Carriage Housing Invoice No.003 for Approval, in the amount of $49,400.00
4. Previous Topics & Approval of October 03, 2023 Meeting Minutes
5. Invoices and Commitment for Approval:
    - LPA|A September Invoice, in the amount of $46,610.00
6. LPA|A Update – Exterior Building Material Sample Review
7. Construction Management @ Risk Update
8. All Electric versus Hybrid Fuel Building Systems 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

DORE + WHITTIER

Project:	Clinton Middle School	Project No:	202000640305
Subject:	School Building Committee Meeting	Meeting Date:	10/03/2023
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. Previous Topics and Approval of September 19, 2023, MM
3. Invoices and Commitments for Approval
4. Mechanical Systems Discussion and Vote
5. Construction Management @ Risk Subcommittee Selection
6. OIG Application Submission Permission
7. Construction Management @ Risk RFQ Draft Discussion
8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
9. Public Comment
10. Next Meeting
11. Adjourn

Name	Affiliation
Steven Meyer*	Superintendent – PBC Member
Chris McGown *	Chair of PBC- Head of DPW
Michael Moran*	PBC Member
Brian Delorey*	PBC Member
Brendan Bailey	School Committee Chair
Brian Farragher	Director of Facilities
Matthew Varakis	School Committee Vice-Chair
Phil Duffy	Director of Community & Econ.
Trip Elmore	DWMP- Project Director
Elias Grijalva	DWMP – Assistant PM
Peter Caruso	LPA|A – Project Manager
Sean Brennan	LPA|A – Project Architect
Anthony Hardman	Green Engineer
Carrie Havey	Green Engineer
Kevin Seaman	Seaman Engineer
J Blume	Public – Fontaine Bros
Mark Abdella	Public – Fontaine Bros
Josiah Herbert	Public – Shawmut Design
Jeff Cammuso	Public – Shawmut Design

***PBC Voting Members**

DORE + WHITTIER

Item No	Description	Action
17.1	**Call to Order:** 6:36 PM meeting was called to order by PBC Chair, C. McGown with **5** of **7** members in attendance.	Record
17.2	**Previous Topics & Approval of September 19, 2023, Meeting Minutes:** A motion to approve the 09/19/2023 meeting minutes was submitted by S. Meyer and seconded by B. Delorey**.** **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes, September 19, 2023, meetings are certified as approved.	Record
	Invoices and Commitments for Approval **Invoice 1: DWMP Invoice #014, for the month of September, in the amount of $15,000.00** A motion was made by S. Meyer and seconded by B. Delorey for the approval of the DWMP September invoice. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve DWMP September invoice.	Record
	LPA|A Amendment No.005 Request for Approval, in the amount of $14,190.00. T. Elmore states this amendment is a result of additional services relative to proving the Traffic Analysis that the MSBA wants us to conduct. A motion was made by B. Delorey and seconded by S. Meyer for the approval of the LPA|A Amendment No.005. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve LPA|A Amendment No.005.	
	Budget Revision Request (BRR) No.002 Request for Approval in the amount of $10,465.00 T. Elmore explains that this BRR form is to approve moving money within the budget to cover Designer's Amendment No.005. Moving $10,465.00 from the other category to the Environmental and Site category. A motion was made by S. Meyer and seconded by M. Moran for the approval of the LPA|A Amendment No.005. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve Budget Revision Request No.002.	

17.4	**Mechanical Systems Discussion and Vote**
	S. Brennan introduces the consulting engineers that are present in the meeting; Carrie Havey, Anthony Hardman from the Green Engineer, and Kevin Seam from Seaman Engineering. He then recaps what was discussed in the last meeting as well as provides an Order of Magnitude understanding of the cost to go from the New Stretch Code to the Updated Code. the anticipated lifecycle, and the usable life of these new fixtures.
	
	• MSBA revised its funding regarding green incentive points. The 2% that was previously qualified no longer exists. MSBA offered a compliance pathway towards getting an additional 4% points overall.
	
	• New Stretch Mandatory Code:
	  ○ **C402.1.5**- Envelope Backstop, **C402.3**- Rooftop Solar Ready, **C402.5** Air Leakage Testing, **C402.7-** Thermal Bridge Derating, **C403** – Building Mechanical System w/ Energy Recovery, **C404**- Service Water Heating, **C406** Additional Efficiency Measures, **EV Parking**
	
	• The New Stretch Code is an MSBA Requirement, whether the town has adopted it or not and we have to meet a Target Performance Pathway called TEDI. This is the biggest step to meet the New Stretch Code. It's a smaller step to get into the specialized Opt-in Code with all electrified systems.
	
	• Dual Fuel Option requires putting PV on the roof and being electric ready, meaning running conduits and providing space for additional switch gears or panels that you might need to require in the future. You would also have to bring electrical service that would be large enough to surface those future devices.
	
	• PSR Design
	  ○ MSBA Reimbursement: $81.75M
	  ▪ Included 2% Energy Efficiency Incentive Points
	• Stretch Mandatory Code
	  ○ MSBA Reimbursement: $83.25M
	  ▪ Includes 2% loss Energy Efficiency Incentive Points
	  ▪ + Stretch Code improvements
	  ▪ Insulation Increase (to meet TEDI)
	  ▪ Triple Panel Window (to meet TEDI)
	• Opt-In Code (Stretch code plus the following)
	  ○ MSBA Reimbursement: $80.25M
	  ▪ Includes 4% Energy Efficiency Incentive Points
	  ▪ + Stretch Code improvements
	  ○ Path 1
	  ▪ All Electric HVAC
	  ▪ Electric Domestic Hot Water
	  ▪ Electric Cooking Equipment
	  ▪ Hybrid fossil electric HVA
	  ▪ Full electric infrastructure for future retrofit
	  ▪ Solar PV
		Record

S. Brennan demonstrates a real-life example of data that was collected on gas and electricity usage from The Town of Shrewsbury, who was nice enough to share all their usage, payment terms, and Kw over the past few years. We averaged the numbers out and looked at the consumption for the building heating and what that cost would be in Clinton Dollars. **The biggest question is whether we are going all-electric or trying to keep fossil fuels in the building and what would impact operating costs.**

- Example: Beal Elementary, Shrewsbury MA
  - 142,000 SQF Building
  - Hybrid Fuel Systems
  - Rooftop Package unit with Perimeter fin tube radiation system
    - Estimated Additional Operating cost for Clinton: $28,000.00

Systems type	**Fuel**	**Service Life**
DHW Boilers	Gas	25+/- Years
DHW Boilers	Electric	15+\- Years
Heating Boilers	Gas	25 +\- Years
Air Source Heat	Electric	15+\- Years

T. **Elmore** asks how much PV cost for a building of this size.
A. Hardman replies that the rule of thumb is $3 per watt.

C. McGown states we have a project about a mile away that requires solar panels. Is there a way to tie these two projects together where we could use solar to bring the power to this building?
S. Brennan states I've never dived that deep into it. What I can say is Beal Elementary School, did this very thing, put in a PV system in their landfill. They voted at the town level to allocate 100% of their coverage for their electrical use. So that building in essence is Net Zero electric based on their local community grid.
C. Havey comments you can do offsite PV if it's allocated to this project. I think the broader question is, does that work per the energy code?
A. Hardman states he believes off-site is permissible for code.

S. Brennan states the PSR estimate did not have PV panels in it. We'll be looking at an estimated $1.5 million add for a 500 Kw PV system, cost could increase if canopies are added. The existing service to the school is a 2000-amp service.
M. Moran asked what the new service would be.
S. Brennan confirms the new service would be 4000-amp.

K. Seaman states in the PSR Design the VRF systems are in office admin and nursing areas, then for the rest of the building has a mix of air handlers fed by air-source heat pumps for large spaces and chilled water fed style displacement systems with hot water radiation for classrooms. Chilled and hot water would be fed by an air source heat pump chiller/heater. The chiller/heater would make warm enough water to utilize multi-tier fin-tube, coils, or radiant heat. The decision is whether you will with a gas boiler or an electric boiler for supplemental heat.

P. Duffy asks if you go all-electric are you limited to only heat pumps for heating? Can you use an electrical lead to generate a hydronic system?
S. Brennan replies that we could do Geothermal.

	K. Seaman states as far as electric resistance heat, you're limited to how much of that you can use such as a cabinet heater, it would also be expensive. **A. Hardman** talks about the incentives between air sources and geothermal. **T. Elmore** talks about Lexington Hasting School's Geothermal system. **M. Moran** asked what the cost was and what was the outcome as far as electric usage. **T. Elmore** states the Green Engineer did a study on the payback. Geothermal costs about 2.5 million for roughly a building of this size and there was never a payback. **S. Meyer** comments that I think if we were building a system that was primarily future-proof, it would make sense to go full electrification. A motion was made by **S. Meyer** and seconded by **M. Ward** to pursue full electrification. **Discussion**: **M. Moran** comments there are too many variables with electrification. 67% of electricity generated in Massachusetts is by gas. **C. McGown** comments it might be the case today, but I doubt it will be in 5-10 years. **A. Hardman** states if you go hybrid, we're still doing all the infrastructure for a fully electric building, so we are duplicating cost. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Ward (Y), C. McGown (Y) **Abstentions:** M. Moran All in favor, motion passes to proceed with full electric mechanical systems.	

17.5	**<u>Construction Management @ Risk Subcommittee Selection</u>**
	
	T. Elmore recaps the outcome of the last PBC Meeting. The Town voted to go CM @ Risk as the Construction Delivery Method for this project. One of the components of this process is selecting a CM @ Risk subcommittee.
	
	CM @ Risk Subcommittee
	• Owners Project Manager (OPM) Representative – Trip Elmore – Project Director
	• Designer Presentative – Eric Moore – Senior Project Architect
	• **Town of Clinton**
	  ○ **S. Meyer**
	  ○ **M.Moran**
	
	Discussion: None
		Record

17.6	**OIG Application Submission Permission :** T. Elmore states that we would like Procurement to review the OIG Application if possible because we are submitting the application under the Town of Clinton. A motion was made by S. Meyer and seconded by M. Moran to approve the OIG Application pending final review by M. Ward. **Discussion:** None **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), M. Ward (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve the OIG Application pending final review.	Record
17.7	**Construction Management @ Risk RFQ Draft Discussion** T. Elmore comments that we have drafted a standard Request for Qualification (RFQ) that was shared prior to this meeting. From a procurement standpoint, we would have to advertise this once we are authorized to put the RFQ on the street. We would like to release the RFQ by next Wednesday, October 11, 2023, so it would need to go into the Central Register by Thursday, October 5th, and we would also need to put out a local ad as well as put an ad on COMMBUYS. M. Ward comments to get an ad in the local paper for next week, we would have to submit an ad this Friday by Noon. I can do COMMBUYS once I have the general information. • Prepare and Advertise the RFQ: **October 05, 2023** • RFQ Issue Date: **October 11, 2023** • RFQ Deadline**: November 02, 2023** A motion was made by B. Delorey and seconded by M. Moran to issue all the publications according to the schedule that was discussed. **Discussion:** **M. Moran** asked if this is enough time for CMs to submit their qualifications by November 2nd. **T. Elmore** confirms this is sufficient time. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), M. Ward (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve issuing the publications.	Record

17.8	**Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:** T. Elmore mentions that LPA|A received preliminary survey information on the easement location from their surveyor. Within the next couple of days, we will receive the final survey that can be forwarded to National Grid. **Discussion:** None	Record
17.9	**Public Comment:** **Discussion:** None	Record
17.10	**Next Meeting:** 10.17.2023 – CMS Building Committee Remote @ 6:30 PM – In-Person @ Clinton Middle School 11.14.2023 – CMS Building Committee Remote @6:30 PM – Location TBD 12.19.2023 – CMS Building Committee Remote @6:30PM – Location:TBD **Discussion:** None	Record
17.11	**Adjourn:** 8:16 PM a motion was made by S. Meyer and seconded by M. Moran to adjourn the meeting. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), M. Ward (Y), C. McGown (Y) **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.

LPA|A

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 #
9/29/2023	2220-2309

TERMS	DUE DATE
Net 15	10/14/2023

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	46,610.00

SUMMARY: BASE FEE = FS - $250,000 SD - $350,000 Amd. #1 - $8,140 Amd. #2 - $28,600 Amd. #3 - $17,600 and Amd. #4 - $11,935 = $666,275

Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice
0002-0000	FS	250,000	250,000	218,750		
0002-0000	SD	350,000			43,750	306,250
0003-0000	Env. Site	8,140	8,140	8,140		
0003-0000	Survey	28,600	25,740	21,450	2,860	
0003-0000	Site Survey	17,600				17,600
0003-0000	Geotech	10,010				10,010
0003-0000	Flow Test	1,925				1,925
0004-0000	Other	451	451	451		
TOTAL		666,726	284,331	248,791	46,610	335,785

cc: Elias Grijalva

Total	$46,610.00

Lamoureux Pagano Associates | Architects
108 Grove Street, Suite 300, Worcester MA 01605
508.752.2831 | www.lpaa.com

Nitsch Engineering

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

September 7, 2023
Project No: 15181.1
Invoice No: 82941

Project 15181.1 Clinton Middle School Land Surveying Services

Professional Services from July 30, 2023 to August 26, 2023

Task 001 Land Survey

Fee

Total Fee	26,000.00			
Percent Complete	100.00	Total Earned	26,000.00	
		Previous Fee Billing	23,400.00	
		Current Fee Billing	2,600.00	
		Total Fee		**2,600.00**
			Total this Task	**$2,600.00**
			Total this Invoice	**$2,600.00**

Outstanding Invoices

Number	Date	Balance
82191	7/5/2023	19,500.00
82776	8/15/2023	3,900.00
Total		**23,400.00**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF TWO PAGES

TO OWNER Town of Clinton
242 Church Street
Clinton, MA 01510

PROJECT: Clinton Senior Center
Exterior Painting and Repairs

APPLICATION NO: 3

Distribution to:
[X] OWNER
[ ] ARCHITECT
[ ] CONTRACTOR
[ ]
[ ]

PERIOD TO: August 2023

FROM CONTRACTOR:
Fox Painting Co., Inc.
23 Park St / PO Box 630
Arlington, MA 02474

VIA ARCHITECT

PROJECT NO:

CONTRACT FOR: Exterior Painting Clinton Senior Center

CONTRACT DATE 5/30/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM			$ 210,000.00
2. Net change by Change Orders			$ 58,000.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 268,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 268,000.00
5. RETAINAGE:			
a. 5 % of Completed Work (Column D + E on G703)	$	2,000.00	
b. 0 % of Stored Material (Column F on G703)	$		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 2,000.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 266,000.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 216,600.00
8. CURRENT PAYMENT DUE			$ 49,400.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			$ 2,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$58,000.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$58,000.00	$0.00
NET CHANGES by Change Order	$58,000.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Fox Painting Co, Inc

By: Sam Boutalis Date: 9/6/23

State of: MA County of: Middlesex
Subscribed and sworn to before me this 6th day of Sep
Notary Public:
My Commission expires:

VARSHA PATEL
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 25, 2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ 49,400.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: DAXON SILVA ARCHITECTS, INC

By: Date: 9-28-23

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
APPLICATIONON DATE:
PERIOD TO:
PROJECT NO:

A	B		D	E	F	G		H	I
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE) 5%
1	Bond	$5,250.00	$5,250.00	$0.00		$5,250.00	100%	$0.00	$0.00
2	Mobilization (Lift,porta potty, container)	$20,000.00	$20,000.00	$0.00		$20,000.00	100%	$0.00	$0.00
3	Scrape / wood repair	$70,000.00	$70,000.00	$0.00		$70,000.00	100%	$0.00	$0.00
4	Full Prime	$54,750.00	$54,750.00	$0.00		$54,750.00	100%	$0.00	$0.00
5	Apply 2 coats of paint	$60,000.00	$60,000.00	$0.00		$60,000.00	100%	$0.00	$0.00
6	Change Order 1 - Exterior of Barn	$40,000.00	$0.00	$40,000.00		$40,000.00	100%	$0.00	$2,000.00
7	Change Order 2 - Exterior Wood Repair	$18,000.00	$18,000.00	$0.00		$18,000.00	100%	$0.00	$0.00
8									
9									
10									
	GRAND TOTALS	$268,000.00	$228,000.00	$40,000.00	$0.00	$268,000.00	100%	$0.00	$2,000.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

October 17, 2023

Clinton Middle School Project

School Building Committee Meeting #18

DORE + WHITTIER

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

1. **Call to Order & number of voting members present:**
2. **RFP Architectural Services for Renovations to the Senior Center Carriage House**
3. Senior Center Carriage Housing Invoice No.003, in the amount of $49,400.00
4. Previous Topics and Approval of October 03, 2023, Meeting Minutes:
5. Invoices and Commitments for Approval:
   - LPA|A September invoice, in the amount of $46,610.00
6. LPA|A Update
7. Construction Management @ Risk Update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. New Item: All Electric versus Hybrid Fuel Building System Discussion
10. Public Comment
11. Next Meeting
12. Adjourn

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

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10. Public Comment
11. Next Meeting
12. Adjourn

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

1. Call to Order & number of voting members present:
2. RFP Architectural Services for Renovations to the Senior Center Carriage House
3. **Senior Center Carriage Housing Invoice No.003, in the amount of $49,400.00**
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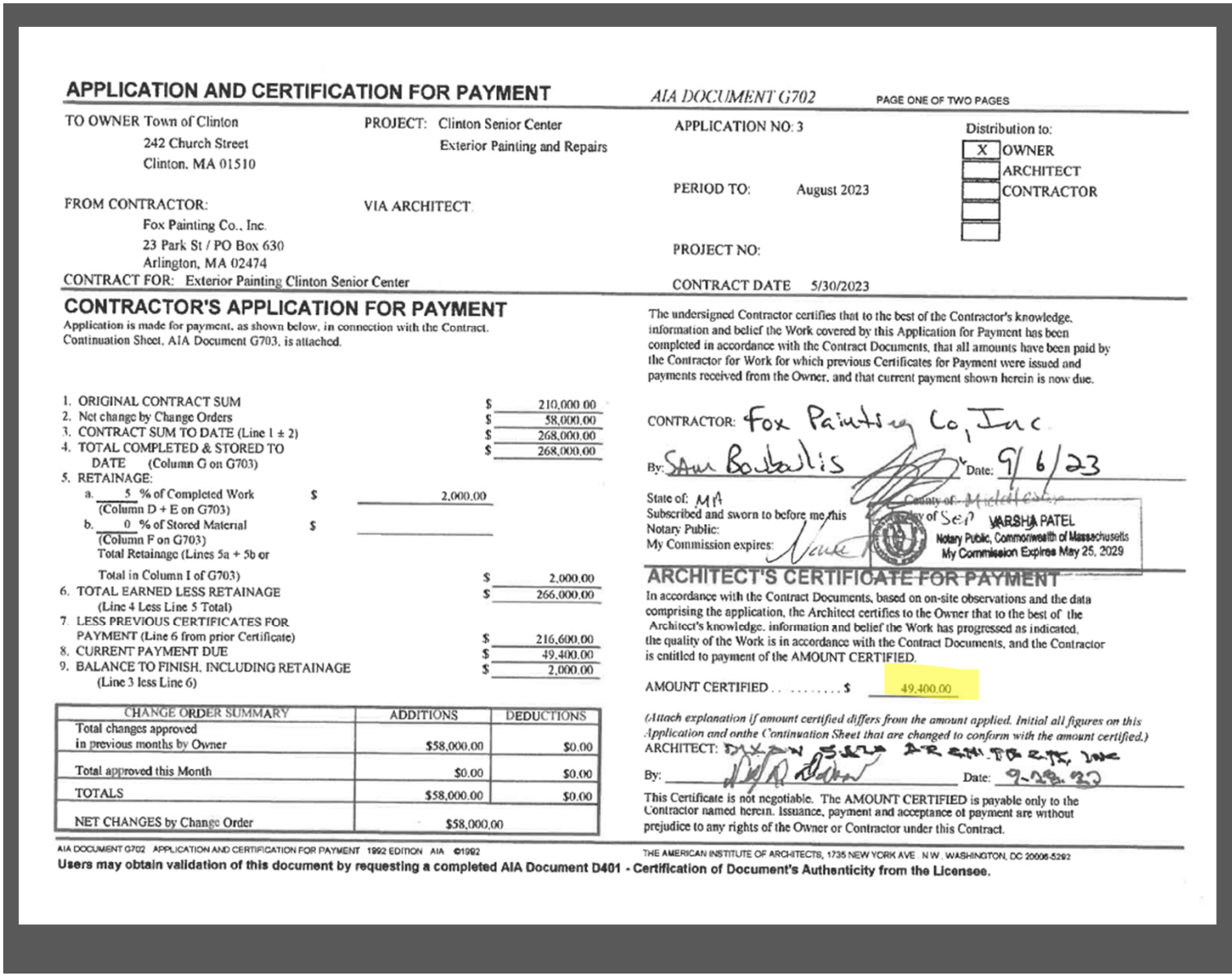
5. Invoices and Commitments for Approval:
    - LPA|A September invoice, in the amount of $46,610.00
6. LPA|A Update
7. Construction Management @ Risk Update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. New Item: All Electric versus Hybrid Fuel Building System Discussion
10. Public Comment
11. Next Meeting
12. Adjourn

Senior Center Invoice No.003:

Motion to approve **Fox Painting Invoice No.003** for the Senior Center Carriage Project, made, by_____, 2nd by_____."

PBC Roll Call Vote:

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



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF TWO PAGES

TO OWNER Town of Clinton
242 Church Street
Clinton, MA 01510

PROJECT: Clinton Senior Center
Exterior Painting and Repairs

APPLICATION NO: 3

Distribution to:
X OWNER
ARCHITECT
CONTRACTOR

PERIOD TO: August 2023

FROM CONTRACTOR:
Fox Painting Co., Inc.
23 Park St / PO Box 630
Arlington, MA 02474

VIA ARCHITECT

PROJECT NO:

CONTRACT FOR: Exterior Painting Clinton Senior Center

CONTRACT DATE 5/30/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

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1. ORIGINAL CONTRACT SUM		$ 210,000.00
2. Net change by Change Orders		$ 58,000.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 268,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 268,000.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$ 2,000.00	
b. 0 % of Stored Material (Column F on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 2,000.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 266,000.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 216,600.00
8. CURRENT PAYMENT DUE		$ 49,400.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 2,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$58,000.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$58,000.00	$0.00
NET CHANGES by Change Order	$58,000.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Fox Painting Co, Inc

By: Sam Boutalis Date: 9/6/23

State of: MA County of: Middlesex
Subscribed and sworn to before me this 7th day of Sept
Notary Public:
My Commission expires:

VARSHA PATEL
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 25, 2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ 49,400.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: DIXON SILVA ARCHITECTS, INC

By: Date: 9-28-23

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 APPLICATION AND CERTIFICATION FOR PAYMENT 1992 EDITION AIA ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE. N.W. WASHINGTON, DC 20006-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

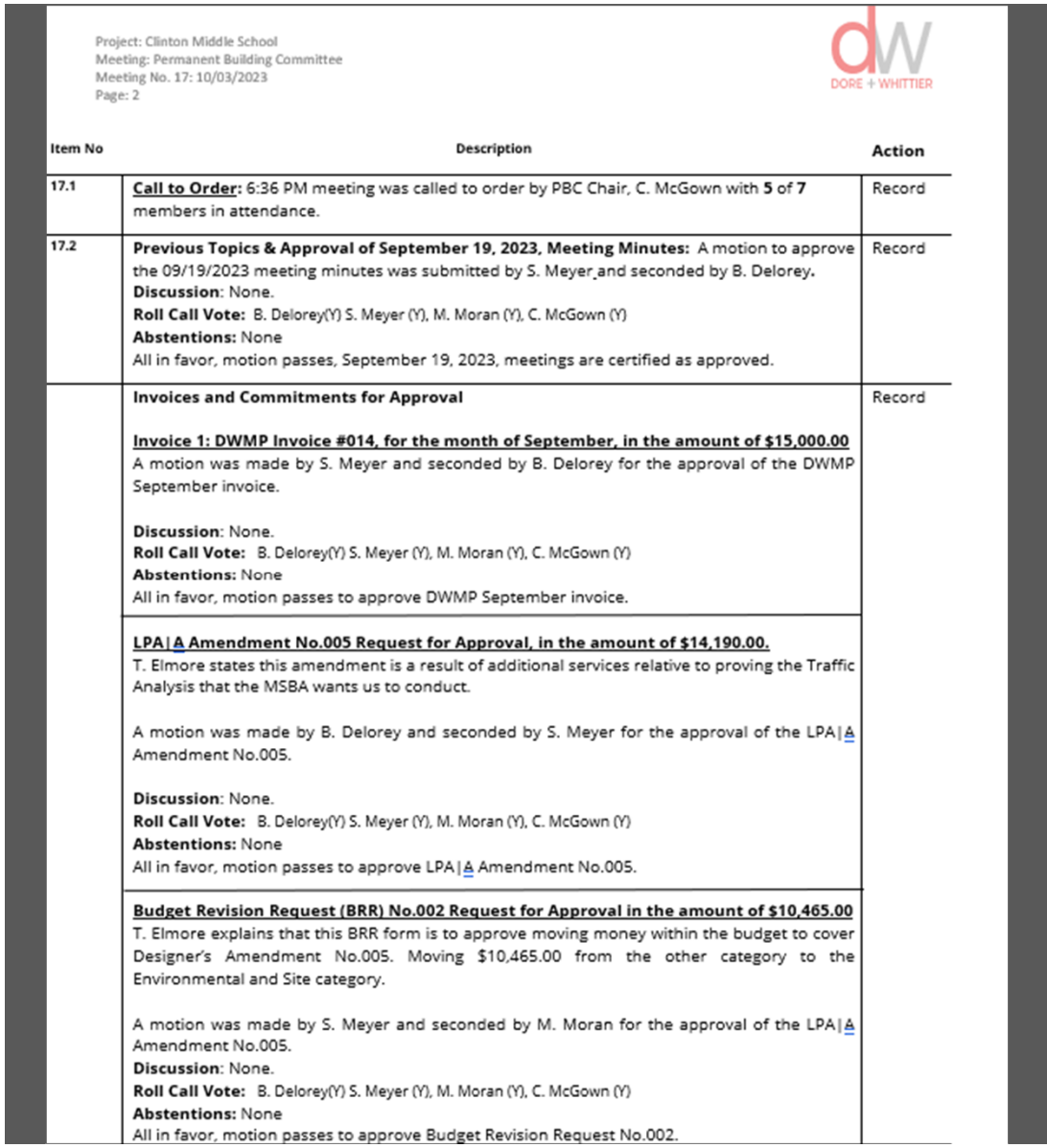
1. Call to Order & number of voting members present:
2. RFP Architectural Services for Renovations to the Senior Center Carriage House
3. Senior Center Carriage Housing Invoice No.003, in the amount of $49,400.00
4. **Previous Topics and Approval of October 03, 2023, Meeting Minutes**
5. Invoices and Commitments for Approval:
    - LPA|A September invoice, in the amount of $46,610.00
6. LPA|A Update
7. Construction Management @ Risk Update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. New Item: All Electric versus Hybrid Fuel Building System Discussion
10. Public Comment
11. Next Meeting
12. Adjourn

Previous Meeting Minutes for approval:

Motion to approve **October 03, 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



DORE + WHITTIER

Item No	Description	Action
17.1	**Call to Order:** 6:36 PM meeting was called to order by PBC Chair, C. McGown with **5** of **7** members in attendance.	Record
17.2	**Previous Topics & Approval of September 19, 2023, Meeting Minutes:** A motion to approve the 09/19/2023 meeting minutes was submitted by S. Meyer and seconded by B. Delorey. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes, September 19, 2023, meetings are certified as approved.	Record
	Invoices and Commitments for Approval **Invoice 1: DWMP Invoice #014, for the month of September, in the amount of $15,000.00** A motion was made by S. Meyer and seconded by B. Delorey for the approval of the DWMP September invoice. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve DWMP September invoice. **LPA|A Amendment No.005 Request for Approval, in the amount of $14,190.00.** T. Elmore states this amendment is a result of additional services relative to proving the Traffic Analysis that the MSBA wants us to conduct. A motion was made by B. Delorey and seconded by S. Meyer for the approval of the LPA|A Amendment No.005. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve LPA|A Amendment No.005. **Budget Revision Request (BRR) No.002 Request for Approval in the amount of $10,465.00** T. Elmore explains that this BRR form is to approve moving money within the budget to cover Designer's Amendment No.005. Moving $10,465.00 from the other category to the Environmental and Site category. A motion was made by S. Meyer and seconded by M. Moran for the approval of the LPA|A Amendment No.005. **Discussion**: None. **Roll Call Vote:** B. Delorey(Y) S. Meyer (Y), M. Moran (Y), C. McGown (Y) **Abstentions:** None All in favor, motion passes to approve Budget Revision Request No.002.	Record

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

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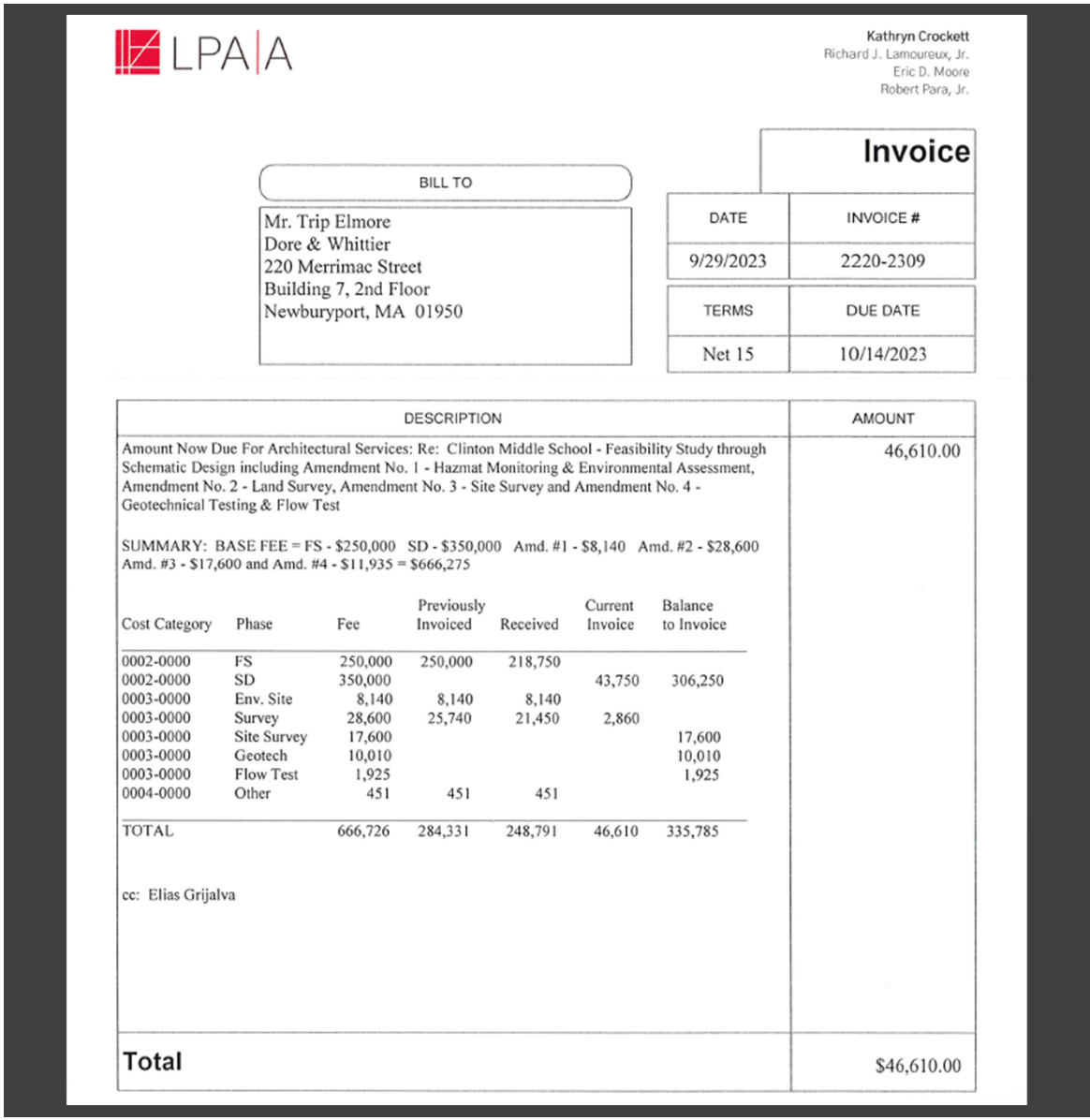
LPA|A Invoice #009 for Approval:

"Motion to approve the DWMP September Invoice, in the amount of $46,610.00 by_____, 2nd by_____."

PBC Roll Call Vote:

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



LPA|A

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 #
9/29/2023	2220-2309
TERMS	DUE DATE
Net 15	10/14/2023

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	46,610.00
SUMMARY: BASE FEE = FS - $250,000 SD - $350,000 Amd. #1 - $8,140 Amd. #2 - $28,600 Amd. #3 - $17,600 and Amd. #4 - $11,935 = $666,275	
cc: Elias Grijalva	
Total	$46,610.00

Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice
0002-0000	FS	250,000	250,000	218,750		
0002-0000	SD	350,000			43,750	306,250
0003-0000	Env. Site	8,140	8,140	8,140		
0003-0000	Survey	28,600	25,740	21,450	2,860	
0003-0000	Site Survey	17,600				17,600
0003-0000	Geotech	10,010				10,010
0003-0000	Flow Test	1,925				1,925
0004-0000	Other	451	451	451		
TOTAL		666,726	284,331	248,791	46,610	335,785

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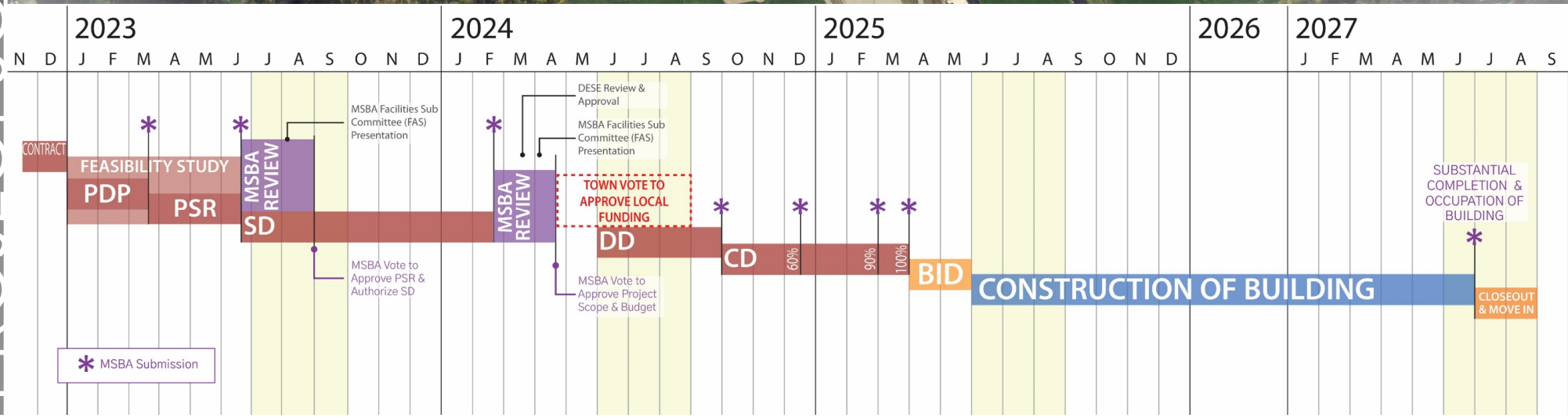
Clinton
MIDDLE SCHOOL
BUILDING PROJECT
Massachusetts School
Building Authority
DORE + WHITTIER
LPA|A
October 17, 2023
Massing & Materials

PROJECT SCHEDULE



Preliminary 3D Views

Exterior View at Main Entry

Interior View at Lobby

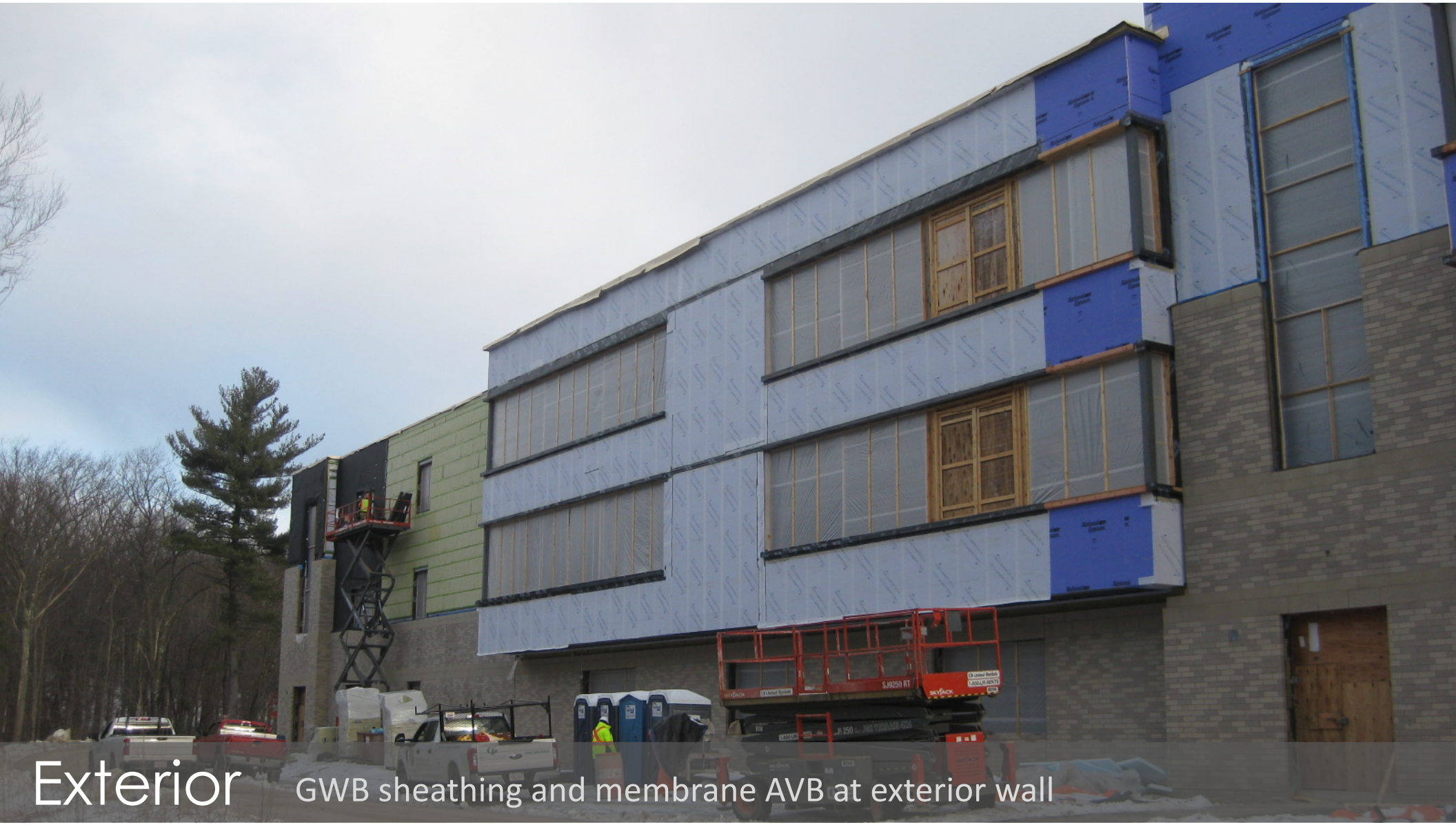
Potential Exterior/Interior Materials

Exterior

Brick masonry, curtainwall, and composite metal panel at main entry

Exterior

Precast concrete, brick masonry, and insulated metal wall panel at main entry



Exterior

GWB sheathing and membrane AVB at exterior wall

Exterior

Brick masonry, fiber cement panel, and mineral wool insulation exterior wall

Exterior

Brick masonry, composite metal panel, and fiber cement panel exterior wall

Exterior

Brick masonry, fiber cement panel, and mineral wool insulation exterior wall

Exterior

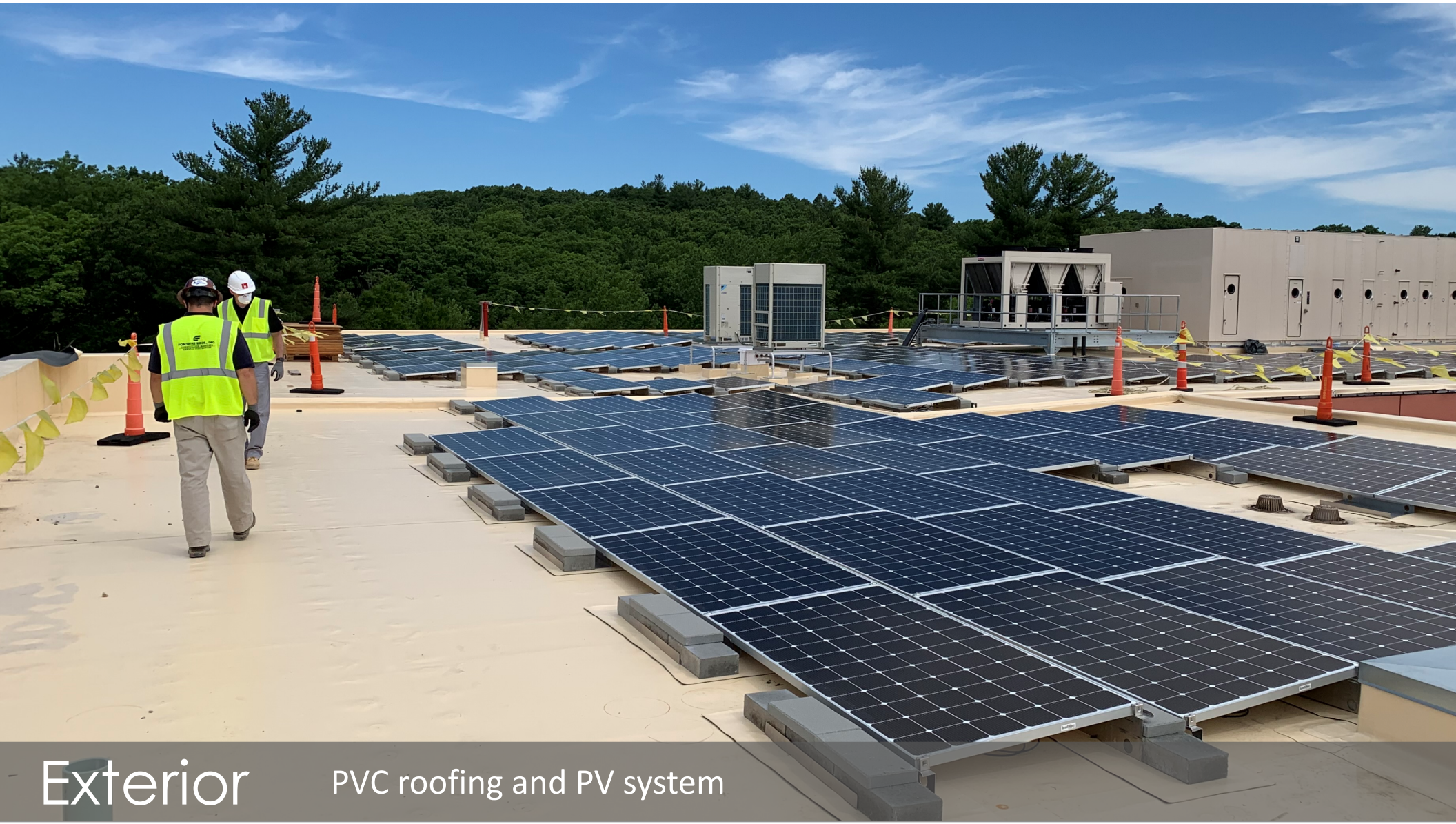
Brick masonry, composite metal panel, and fiber cement panel exterior wall

Exterior

Synthetic safety surface, play structures, and decorative fencing at playground

Exterior

Precast pavers, tabled driveway, and bollards at outside dining

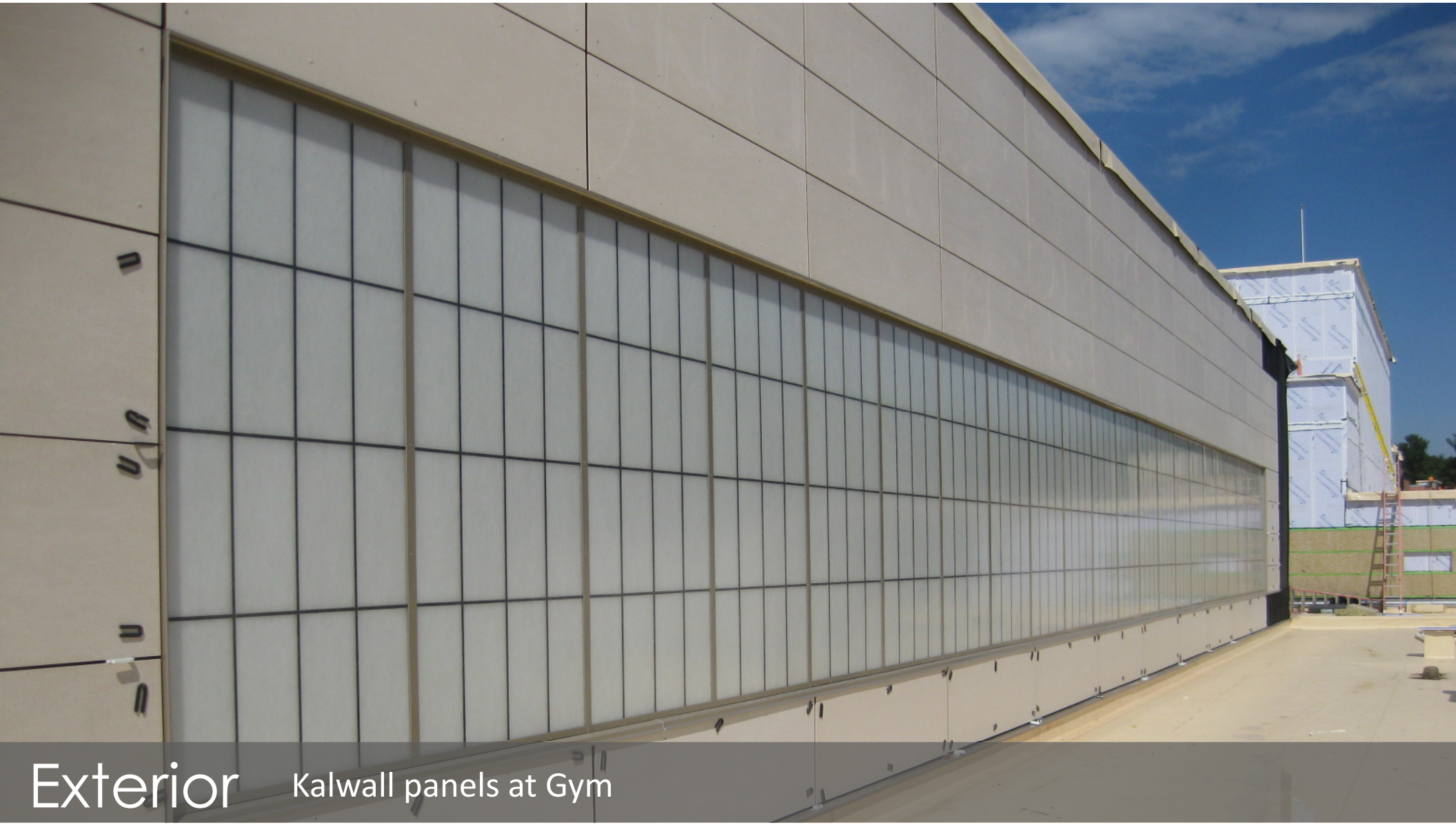


Exterior

PVC roofing and PV system

Exterior

PV system inverters

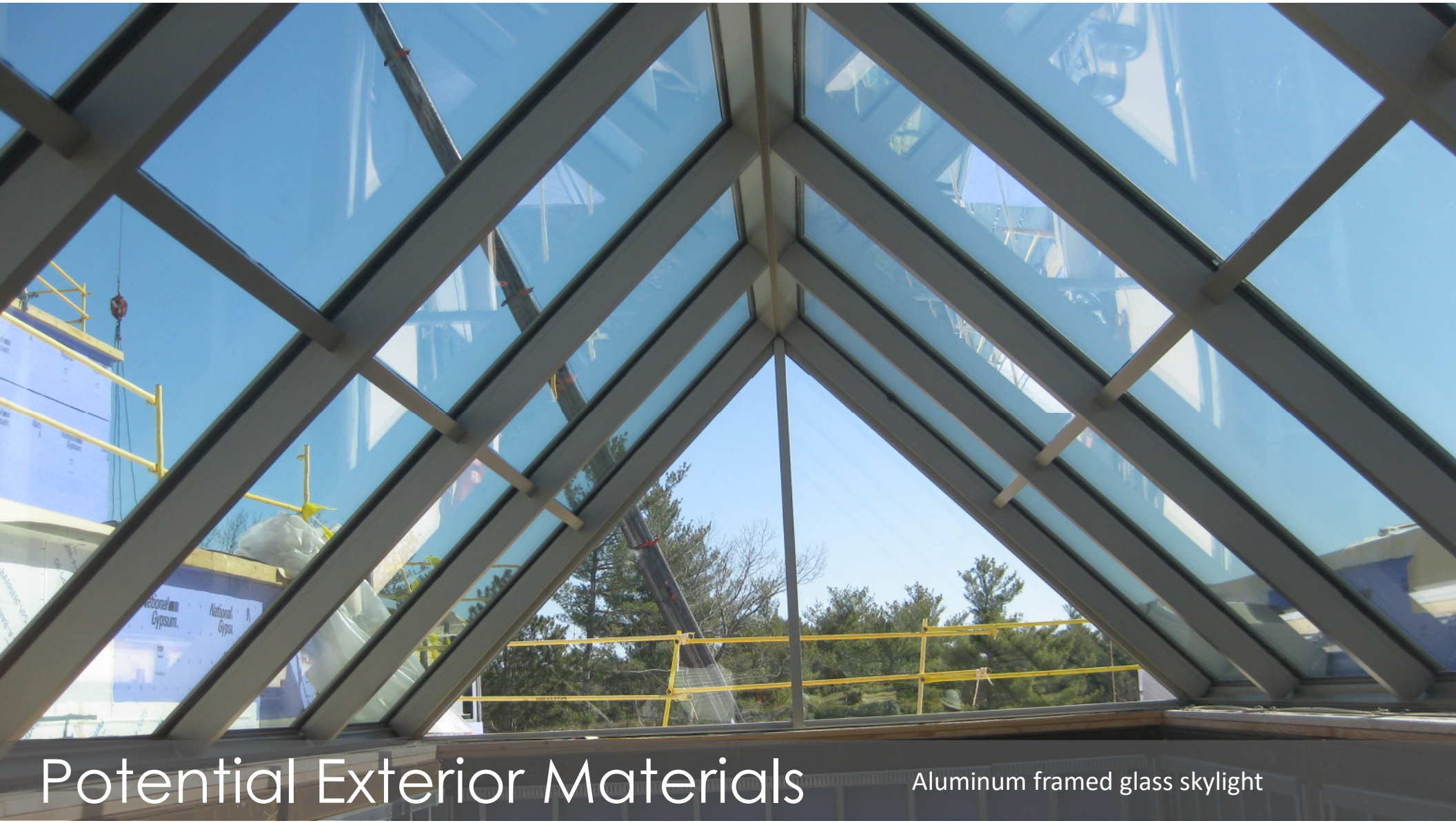


Exterior

Kalwall panels at Gym

Exterior

Glass skylight at Lobby

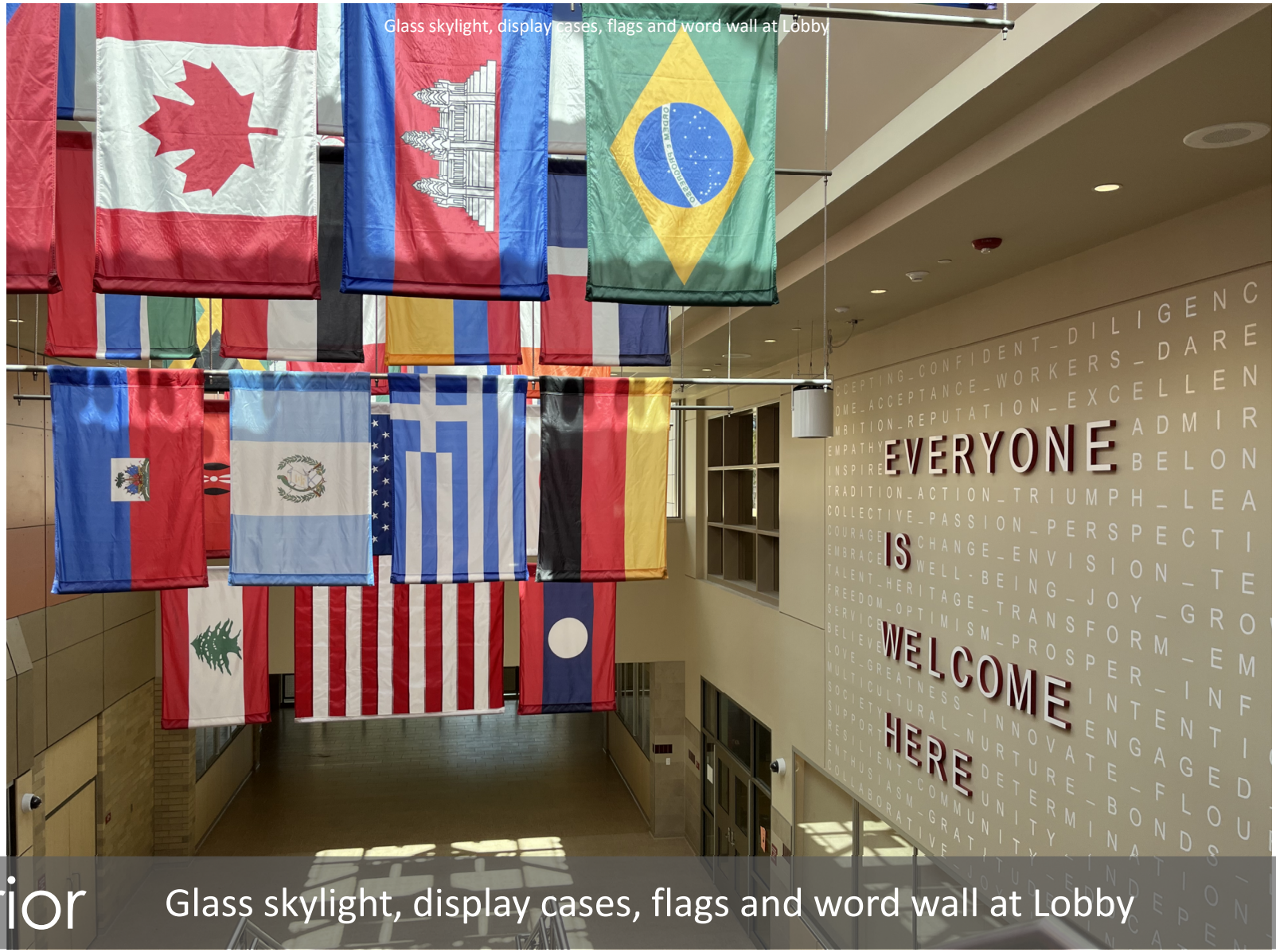


Potential Exterior Materials

Aluminum framed glass skylight

Exterior

Glass skylight at Lobby



Glass skylight, display cases, flags and word wall at Lobby

Exterior

Glass skylight, display cases, flags and word wall at Lobby

Interior

Hardwood flooring system, Kalwall panels, gym equipment, telescopic bleachers, CMU, and high-impact GWB walls at Gym

Interior

Hardwood flooring system, Kalwall panels, gym equipment, telescopic bleachers, CMU and high-impact GWB walls at Gym

Interior

Hardwood and Sythetic flooring systems, Kalwall panels, gym equipment, telescopic bleachers, CMU, and high-impact GWB walls at Gym

Exterior

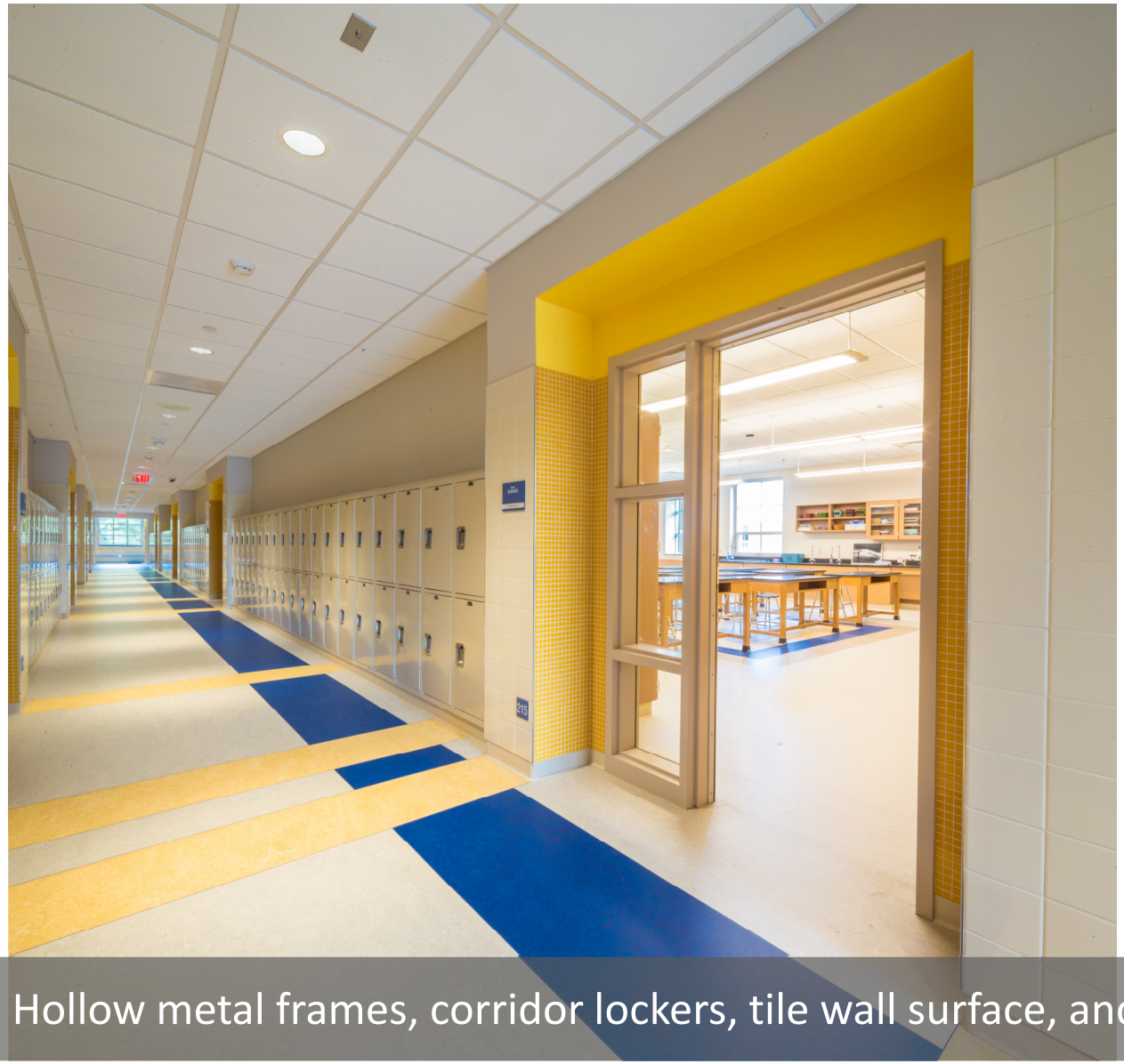
Exterior mock-up wall

Exterior

New and existing buildings

Interior

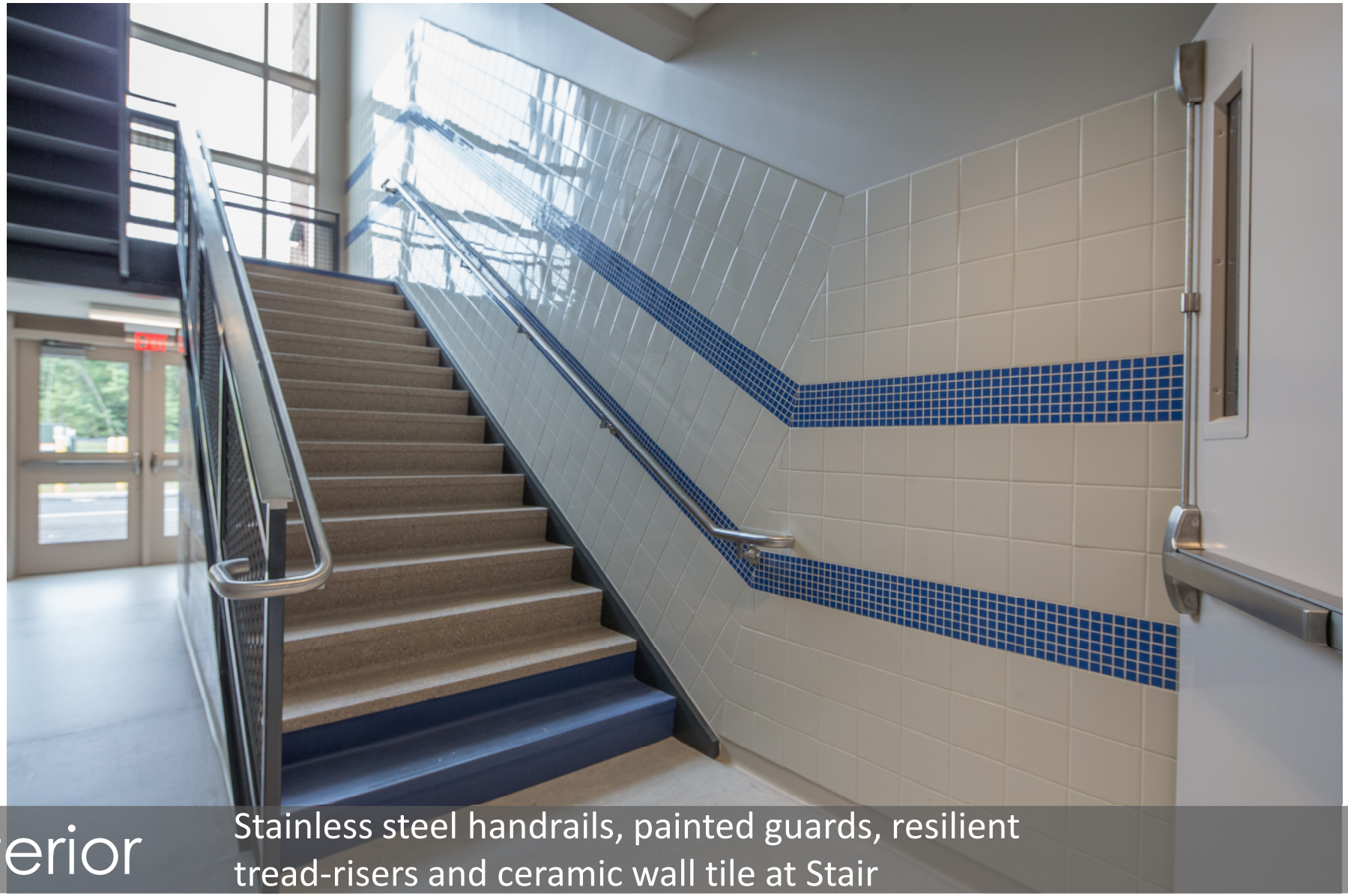
Steel stud and structural bracing



Interior

Hollow metal frames, corridor lockers, tile wall surface, and linoleum flooring

Exterior Steel stair, resilient treads, wall panels, GWB reveal trim, and skylight at Lobby



Interior

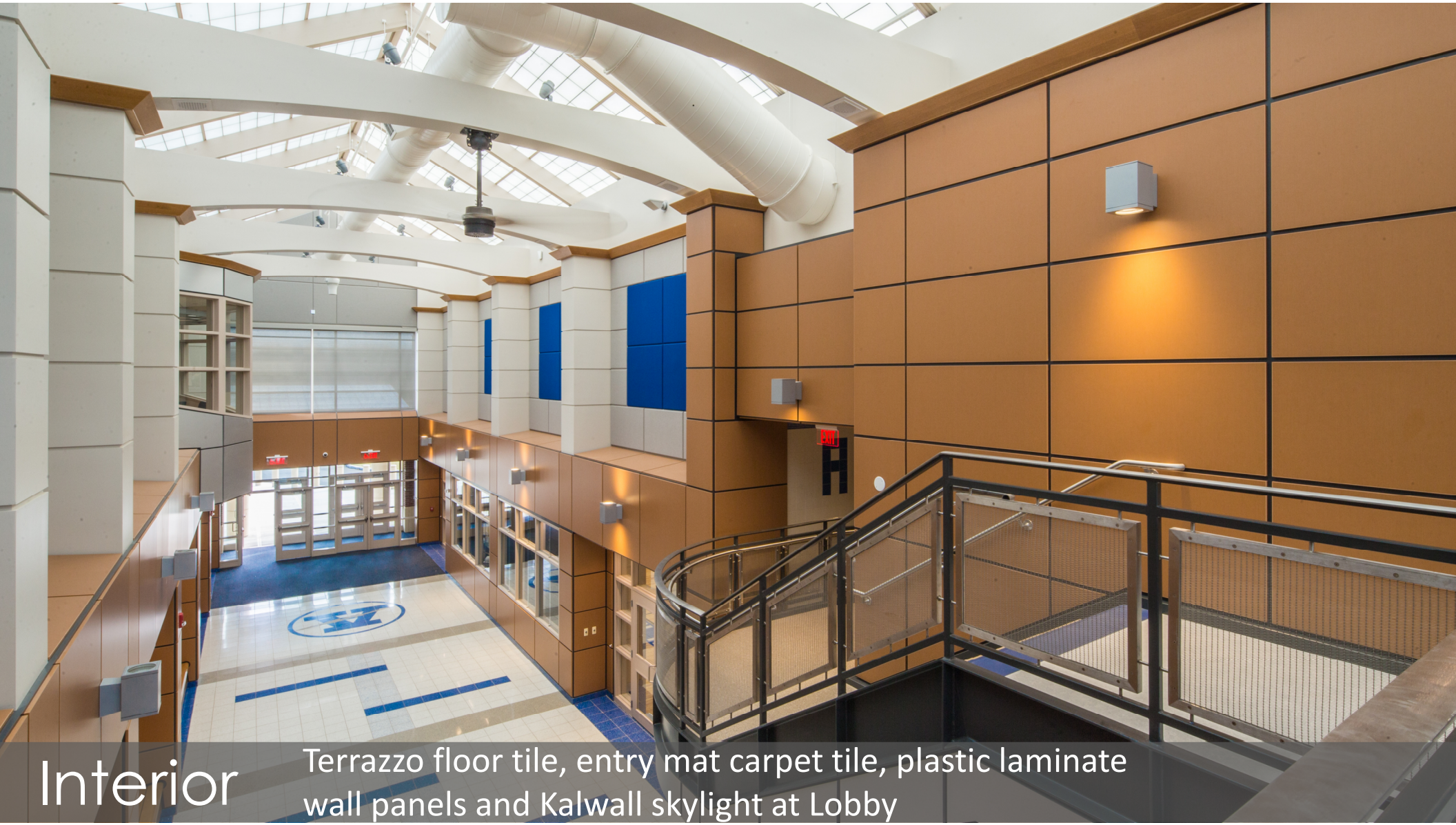
Stainless steel handrails, painted guards, resilient tread-risers and ceramic wall tile at Stair

Interior

Acoustical wall panels and ceiling tile at Band Room

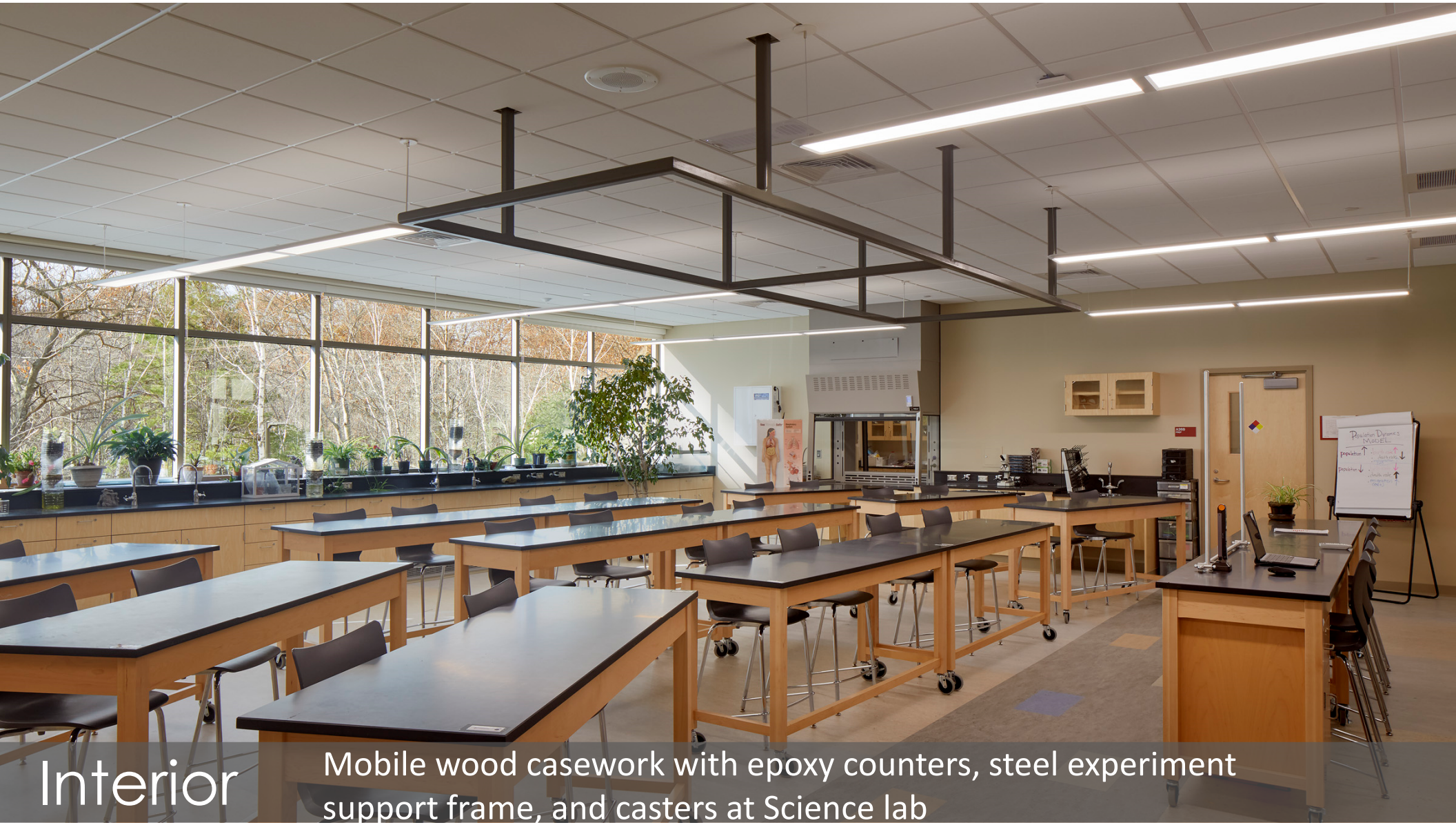
Interior

Linoleum flooring, LED Lighting, stainless steel column covers, and CW at Cafeteria



Interior

Terrazzo floor tile, entry mat carpet tile, plastic laminate wall panels and Kalwall skylight at Lobby



Interior

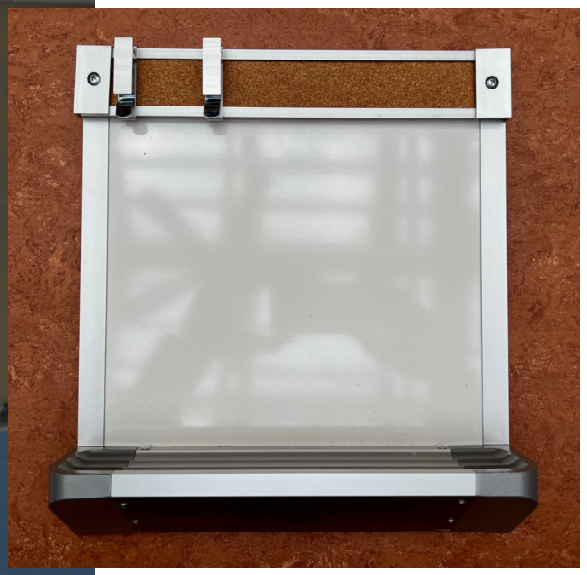
Mobile wood casework with epoxy counters, steel experiment support frame, and casters at Science lab

Interior

Carpet tile, ACT, porcelain wall tile, and interactive projector at Common Room

Interior

Linoleum flooring, GWB walls, built-in casework, ACT and indirect LED lighting at STEM and typical Classrooms



Sample of markerboard

Interior

Marker board and interactive projector at typical Classroom

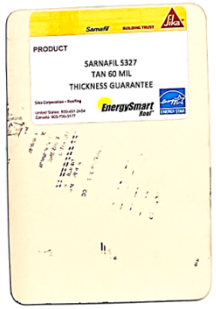
Manufactured Building Stone
Precast Concrete
ACM
Aluminum composite material (ACM)
Manufactured Building Stone
Fiber Cement
Modular Brick

Exterior

Triple Glazed Window

Aluminum Exterior Door

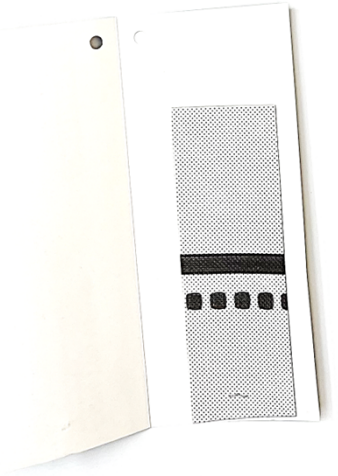
Kalwall Translucent Panel



PVC Roofing Membrane

Metal Flashing with
Kynar Finish

Thermally Broken Z-Girts



Air/Vapor Barrier

Exterior

Exterior

Fireproofing at Steel

Plastic Laminate Wall Panel

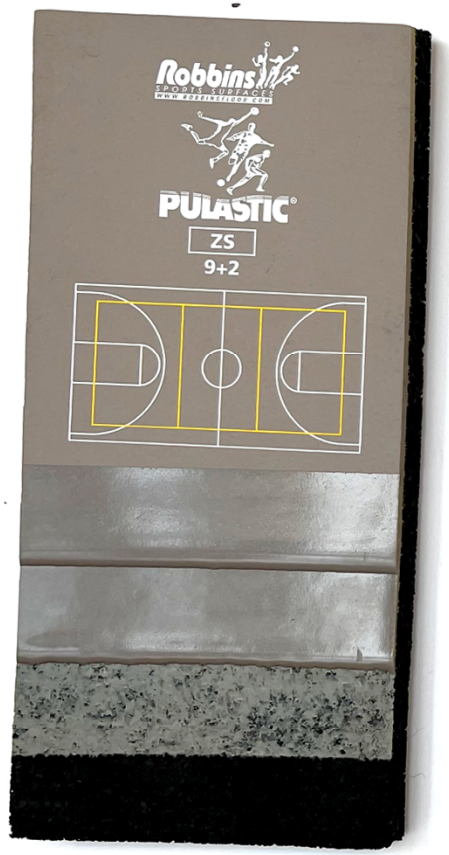
Interior

Flush Wood Door Finish

Door Hardware Lever

Interior

Doors



Gym Synthetic Flooring

Athletic Wood Flooring

Plastic Finish at Bleachers

Synthetic Flooring

Interior

Various materials at Gymnasium

Contrast Nosing Strips

Rubber Treads and Risers

Interior

Stairs

Typical Accessible Signage

HDPE Toilet Partition

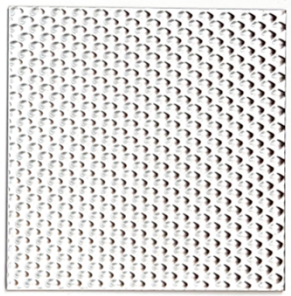
Resinous Flooring

Interior

Toilet Room Finishes

Hardwood Finish

Solid surfacing

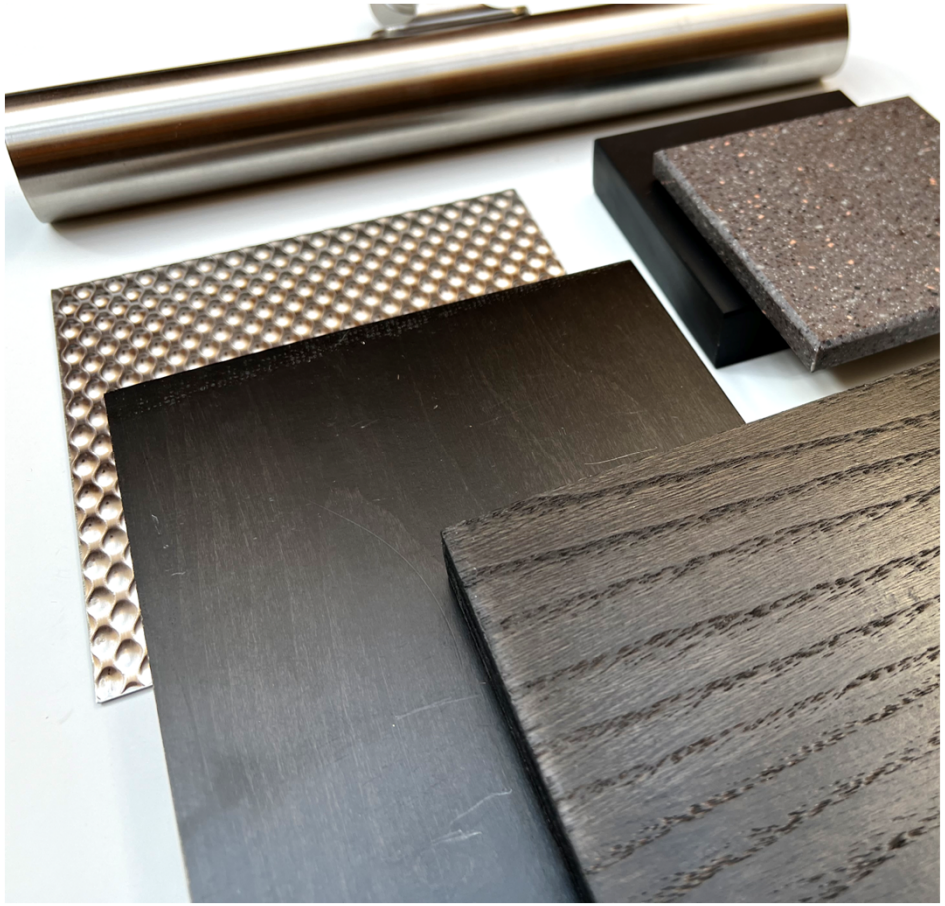


Textured Stainless Steel

Hardwood Finish

Epoxy Resin
Countertop

Stainless Steel Handrail



Interior

Various Finish Materials

Acoustic Deflection Tile

Sprinkler Cover

Metal Ceiling Trim

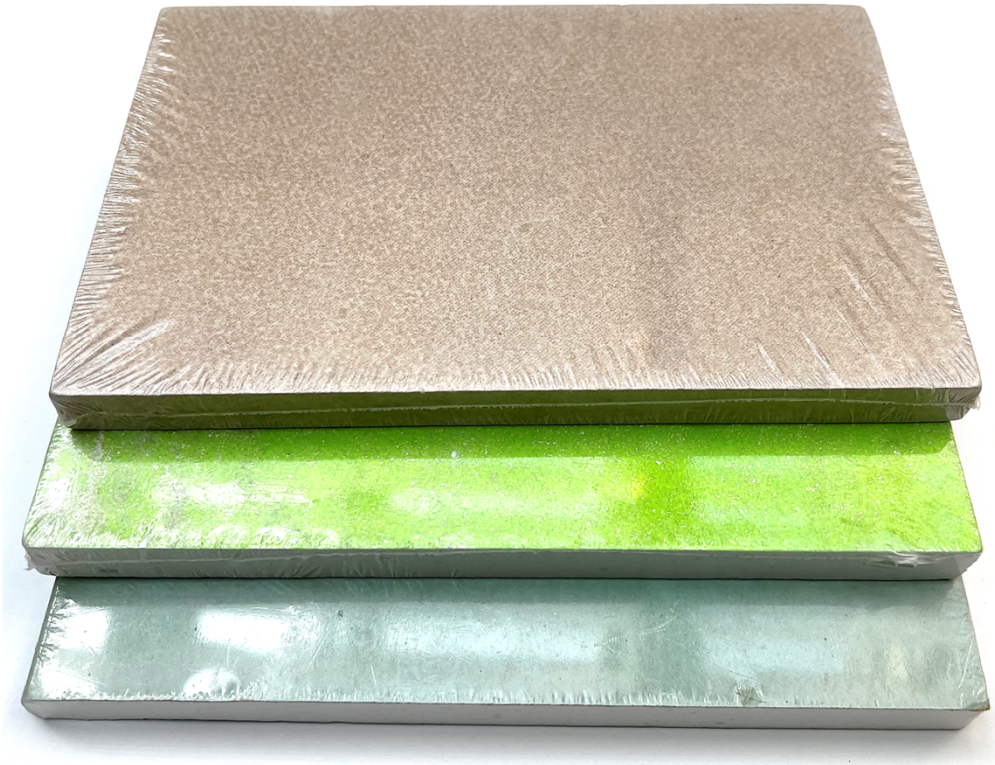
Tectum Panel

ACT Panel

ACT Panel

Interior

Ceiling Materials



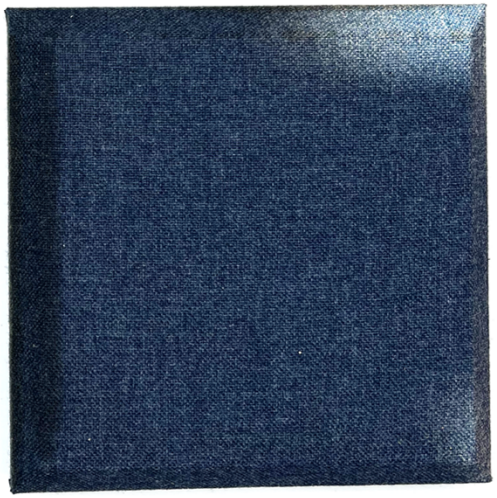
Interior

Various Types of Gypsum Board

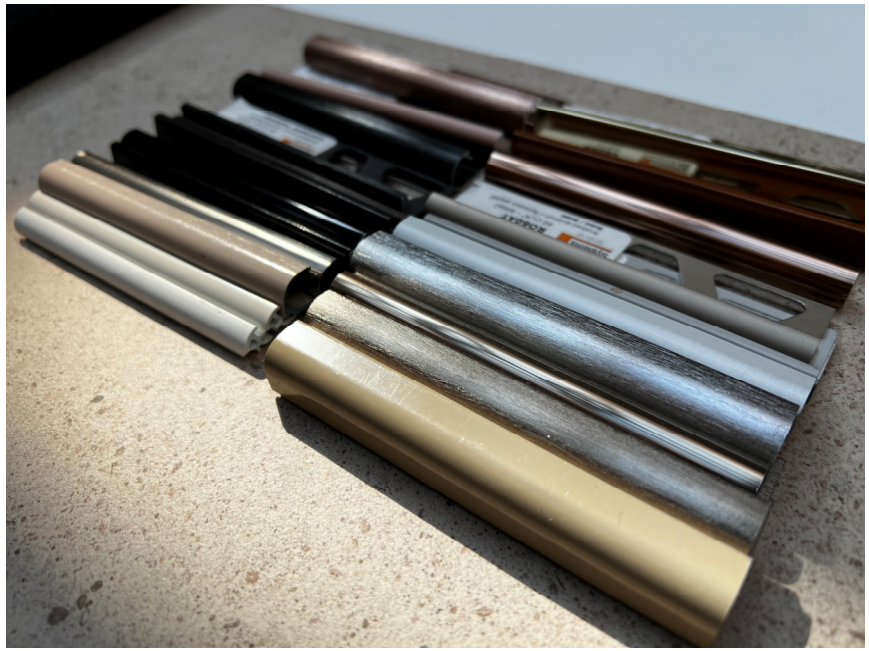
Porcelain Tile

Ceramic Tile

Schluter Trim

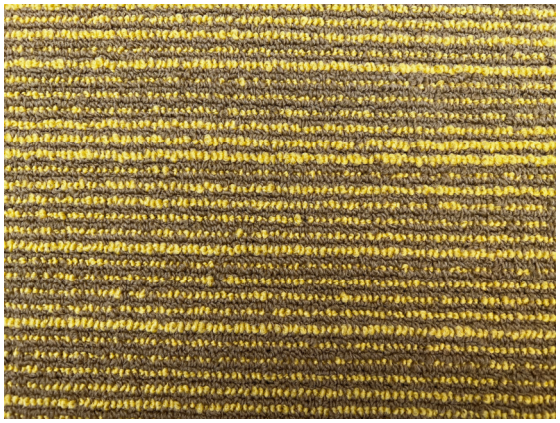


Acoustic wall Panel



Schluter Trim

Linoleum Flooring



Carpet Tile Flooring

Vinyl Base

Entry Walk-off Mat

Interior

Various Types of Floor Materials

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

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CM @ Risk Update – Tracking Log

#	Date	Time Requested	CM Applicant	Address
1	10/11/2023	8:36AM	Fontaine Bros	510 Cottage Street, Springfield, MA 01104
2	10/11/2023	9:29AM	Consigli	72 Sumner Street, Milford MA 01757
3	10/11/2023	9:30AM	Bond Building	10 Cabot Road, Suite 300 Medford MA 02155
4	10/11/2023	11:32AM	Suffolk	65 Allerton St, Boston, MA 02119
5	10/11/2023	2:06PM	Doc Building	28 Birch Street, Milford MA 01757
6	10/12/2023	8:11AM	Barr & Barr	446 Main Street, Suite 1604, Worcester, MA
7	10/12/2023	4:07PM	W.T Rich	1075 Worcester Street, Suite 310, Natick, MA01760
8	10/13/2023	11:38AM	Shawmut Design	20 Franklin Street Suite 400, Worcester, MA 01608
9	10/16/2023	12:28PM	Brait Builders	57 Rockwood Rd Suite 3, Marshfield, MA 02050

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

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7. Construction Management @ Risk Update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
9. New Item: All Electric versus Hybrid Fuel Building System Discussion
10. Public Comment
11. **Next Meeting**
12. Adjourn

Next Meetings:

- **November 14, 2023** – SBC/PBC **Zoom/In-person*** Meeting: Building Controls
- **December 19, 2023-** SBC/PBC **Zoom/In-person*** 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

PBC Meeting Agenda – October 17, 2023, 6:30 PM

DORE + WHITTIER

1. Call to Order & number of voting members present:
2. RFP Architectural Services for Renovations to the Senior Center Carriage House
3. Senior Center Carriage Housing Invoice No.003, in the amount of $49,400.00
4. Previous Topics and Approval of October 03, 2023, Meeting Minutes:
5. Invoices and Commitments for Approval:
    - LPA|A September invoice, in the amount of $46,610.00
6. LPA|A Update
7. Construction Management @ Risk Update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
9. New Item: All Electric versus Hybrid Fuel Building System Discussion
10. Public Comment
11. Next Meeting
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!
DORE + WHITTIER