

PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: March 21, 2023
Meeting Time: 6:30 PM
Project Name: Clinton Middle School
Project Number: 202000640305
Meeting Purpose: SBC Meeting No. 010
Meeting Location: 100 West Boylston Street, Clinton, MA 01510

1. Call to Order & number of voting members present:
2. Previous Topics and Approval of March 07, 2023, Meeting Minutes:
3. LPA|A Public All-Boards Meeting Sticker Results Update
4. School Building Committee Discussion and SBC poll vote for preferred options.
5. PBC and SBC Vote on top (3) building options for PDP submission
6. Permanent Building Committee Vote to submit PDP to MSBA
7. Local Actions Letter Approval
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:



**PERMANENT BUILDING COMMITTEE
SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
MEETING MINUTES**

Project: Clinton Middle School
 Subject: School Building Committee Meeting
 Location: 100 West Boylston Street, Clinton, MA 01510
 Distribution: Attendees, Project File

Project No: 202000640305
 Meeting Date: 03/07/2023
 Time: 6:30 PM
 Prepared By: E. Grijalva

Present	Name	Affiliation	Prese	Name	Affiliation
x	Michael Ward*	Town Administrator -PBC Member		Mike Burton	DWMP
	Sean Kerrigan	Selectman	x	Trip Elmore	DWMP
x	Brendon Bailey	School Committee Chair		Steve Brown	DWMP
x	Matthew Varakis	School Committee Vice-Chair	x	Elias Grijalva	DWMP
x	Steven Meyer*	Superintendent – PBC Member		Mike Cox	DWMP
x	Brian Farragher	Director of Facilities	x	Rachel Rincon	DWMP
x	Chris McGown*	Chair of PBC, Head of DPW		Kathryn Crockett	LPAA
x	Courtney Harter	CMS Principal	x	Peter Caruso	LPAA
x	Shane McCarthy	Teacher		Sean Brennan	LPAA
	Bill McGrail	Finance Committee Co-Chair	x	Christina Bazelmans	LPAA
	Chris Magliozzi*	Vice-Chair of PBC	X	Eric Moore	LPAA
x	Michael Moran*	PBC Member			
x	Brian Delory*	PBC Member			
	Timothy O'Toole*	PBC Member			
	Phil Duffy	Director of Community & Econ.			
x	Kelly Turcotte	Special Education Parent Advisory			
x	Laura Taylor	Parent-Teacher Association			
	Angelica Arroyo	English Learners Parent Advisor			
x	Kate Moran	Spectator			

Item No.	Description	Action
9.1	<p>Call to Order: 6:33 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p>	Record
9.2	<p>Previous Topics & Approval of February 07, 2023, Meeting Minutes: A motion to approve the 02/07/2023 meeting minutes as submitted made by S. Meyer and seconded by M. Ward</p> <p>Discussion: None. Roll Call Vote: M. Ward (Y), S. Meyer (Y), M. Moran(Y), B. Delory(Y), C. McGown (Y)</p> <p>All in favor, motion passes, February 07, 2023, meetings are certified as approved.</p>	Record
9.3	<p>Invoices and commitments Submitted for Approval: C. McGown calls out for a motion to approve DWMP progress payment No. 007.</p> <p>Invoice 1: DWMP February Invoice No.007 in the amount of <u>\$15,000.00</u></p> <p>A motion was made by S. Meyer and seconded by M. Ward for the approval of DWMP Invoice No. 007.</p> <p>Discussion: None Roll Call Vote: M. Ward (Y), S. Meyer (Y), M. Moran(Y), B. Delory(Y), C. McGown (Y)</p> <p>All in favor, motion passes, to approve DWMP February invoice for payment.</p> <hr/> <p>Invoice 2: LPA A, February Invoice No. 002, in the amount of <u>\$31,250.00</u></p> <p>A motion was made by S. Meyer and seconded by M. Ward for the approval of the LPAA, Invoice No. 002.</p> <p>Discussion: None Roll Call Vote: M. Ward (Y), S. Meyer (Y), M. Moran(Y), B. Delory(Y), C. McGown (Y)</p> <p>All in favor, the motion passes, to approve the LPAA February invoice for payment.</p>	Record
9.4	<p>LPA A Update:</p> <p>E. Moore updates the committee on the status of the Preliminary Design Program (PDP). We are on the third task, the Analysis of options. Tonight, Christine is going to lead off by speaking about some of the big takeaways from the programming phase. Peter will talk about the MSBA space summary templates and the major categories of preliminary design alternatives. Finally, I'll briefly walk you through the options that we've developed</p>	Record

and show you a matrix that we've developed to summarize the merits and limitations of each option.

C. Bazelmans recaps the visioning sessions, we have held three visioning sessions, one virtual for the community, and two more in person, one for the students, and one for the staff and faculty. Additionally, we have asked some core programming teams and all the district and school staff to participate in dozens of focus group meetings over the last few weeks and months. So, in those meetings, we were able to take a deeper dive into each one of the departments and disciplines and really get an idea of the spaces that are going to be required in the vision for the future of Clinton Middle School. All of these meetings helped us to develop bubble diagrams to show the key spaces in the building relationships and adjacencies desired it's not tied to the building itself, just trying to get an idea of how the new or potentially renovated school would be organized.

Visioning Session Take Aways (Refer to slide 11,12,13 from the presentation)

- Public Zones – Gymnasium, cafeteria lobby, and main admin suite would be accessible to the community for after-hours use.
- Private Zones – Locked areas for after-school hours community usage
- Separation between Lower/Upper Schools
- Common core spaces:
- Neighborhoods – 7/8 grade neighborhood
- Additional classroom space and small group spaces for special education /English language learners
- Access to exterior – outdoor learning area

P. Caruso explains that we worked through the program with the executive committee and the staff, and we compile the space summary templates, which are guidelines provided by MSBA that lists all the spaces they allow as well as what we're proposing. We looked at 550 students in grades five through eight, which ended up being 133,000 square feet. We also looked at 700 students in grades four through eight which ended up calculating out to be 150,000 square feet. By comparison, your existing building is 130,000 square feet.

Existing Condition/ MSBA Guideline Takeaway

550 Enrollment (Refer to slide 16)

- All classrooms are under or greater than 10% of MSBA Guidelines
- Gym, Café, Media Center, Art/Music, Custodial/Maintenance above MSBA guidelines
- Circulation, Mechanical, toilets slightly under MSBA guideline

700 Enrollment (Refer to slide 17)

- Gym, Art/Music, Custodial/Maintenance above MSBA guidelines
- All classrooms, Café, Media Centers, Medical, Admin/Guidance, Circulation, Toilets, and Storage under MSBA Guidelines

So now that we have all that information now, we started to look at the site and what we can come up with for options. So, looking at the existing we needed to look and evaluate what we have for limitations on the site.

Option Analysis

P. Caruso discusses option 1. Base Repair (BR). The MSBA will support this option. However, it does not address the deficiencies.

1. Base Repair – BR (Refer to slide 20)

- a. Replacing equipment that is failing or will within the next years.
- b. Exterior Insulation is recommended.
- c. Need modular classrooms for swing spaces during construction.

E. Moore discusses the remaining (7) building options. Explains the New Construction options 1-3 are similar with minor variations to the floor plans.

2. Addition/Renovation -AR1 ((Refer to slides 21,22)

- a. Large Addition on the east side of the building and small addition to the northwest side of the building
- b. Complete reno. New Windows, exterior walls, MEP systems, roof, finishes, furnishings, and equipment.
- c. Temporary Modular will be needed for swing space.
- d. Some impact driveways and underground utility
- e. The main entry, cafeteria, gym, PE spaces Media Center will stay the same.

3. Addition/Renovation-AR2 (Refer to slides 23,24)

- a. Two large additions at the northwest and southeast corners - wings
- b. Complete reno. New Windows, exterior walls, MEP systems, roof, finishes, furnishings, and equipment.
- c. Temporary Modular will be needed for swing space.
- d. Some impact driveways and underground utility.
- e. The main entry, cafeteria, gym, and PE spaces Media Center will stay the same.

4. New Construction – NC1 (Refer to slides 25,26)

- a. Located to the east of the existing middle school on the current softball and baseball fields.
- b. Two Story Building
- c. The existing building will be demoed after the completion of the new building.
- d. Modulares will not be needed.
- e. Underground utilities will need to extend to the new building.
- f. Potential for athletic play fields and outdoor learning spaces

5. New Construction – NC2 (Refer to slides 26,27)

- a. Similar to NC1- with minor variation
- b. Located to the east of the existing middle school on the current softball and baseball fields.
- c. Two-Story Building
- d. The existing building will be demoed after the completion of the new building.
- e. Modulares will not be needed.
- f. Underground utilities will need to extend to the new building.
- g. Potential for athletic play fields and outdoor learning spaces

6. New Construction – NC3 (Refer to slides 28,29)

- a. Similar to NC1 with minor variation
- b. Located to the east of the existing middle school on the current softball and baseball fields.
- c. Two-Story Building
- d. The existing building will be demoed after the completion of the new building.
- e. Modulares will not be needed.
- f. Underground utilities will need to extend to the new building.
- g. Potential for athletic play fields and outdoor learning spaces

7. New Construction – NC4 (Refer to slides 30,31)

- a. Located in the existing parking driveway between W. Boylston St and the middle school
- b. Three-Story Building -
- c. Modulares not needed.
- d. Challenges: construct a new building while maintaining safe separations between the occupied school and adjacent work zones- longer construction duration and less efficient than previous construction options
- e. Bus & Parent traffic along with parking will need to be temporarily relocated from their current locations.

8. New Construction – NC5 (Refer to slides 32,33)

- a. Located between the high school and power lines.
- b. Modulares not needed.
- c. Challenges:
 - i. the potential to create conflict between high school and middle school bus parent and student traffic
 - ii. existing high school parking will be permanently displaced further away from the high school.
 - iii. The existing overhead powerlines also severely impact the location of the building.

	<p>iv. Unsuitable organic material</p> <p>Discussion: None</p>	
9.5	<p>Public All Boards Meeting Update</p> <p>T. Elmore talks about the upcoming Public All Boards meeting and demonstrates the invitation that S. Meyer created that was shared with the various committee. Also, demonstrates the ad flyer that was created by C. Bazelmans that was posted on the Clinton Middle School project website. Each person will have an opportunity to place a sticker on their favorite options. This is not an official vote but a way of gathering information to see which of the (8) options the community is steering towards.</p> <p>Discussion: None</p>	Record
9.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.</p> <p>Discussion: None.</p>	Record
9.7	<p>Public Comment:</p> <p>Discussion: None</p>	Record
9.8	<p>Next Meeting:</p> <ul style="list-style-type: none"> • March 15, 2023 – All Boards & Public Option Presentation @6:00PM • March 21, 2023 – CMS PBC Meeting No. 10 @ 6:30 PM <p>Discussion: None</p>	Record
9.09	<p>Adjourn 7:37 Pm A motion was made by S. Meyer and seconded by M. Ward to adjourn the meeting.</p> <p>Discussion: None.</p> <p>Roll Call Vote: M. Ward (Y), S. Meyer (Y), B. Delory(Y), C. McGown (Y)</p> <p>* M. Moran left early.</p> <p>All in favor, the meeting is adjourn.</p>	Record

Sincerely,
 DORE + WHITTIER

Elias Grijalva
 Assistant Project Manager
 Cc: Attendees, File

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



Clinton Middle School Project

Permanent Building Committee &

School Building Committee Meeting # 010

March 21, 2023- 6:30 PM

PBC & SBC Meeting Agenda – March 21, 6:30PM

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March 07th , 2023, Meeting Minutes for approval:

“Motion to approve the March 07th , 2023, Meeting Minutes by _____, 2nd by _____.”

Roll Call Vote

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

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Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School
Building Authority



Public Board
School Building
Committee
Straw Poll Vote
– March 15th,
2023

AR-1

550 Enrollment: 140,000 GSF
700 Enrollment: 155,000 GSF



NOTES:

QUADRANT KEY PLAN:

LEGEND:

EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	3	3
SPACE SUMMARY VARIATIONS	3	3
SITE & FACILITY GOALS / OBJECTIVES	4	4
ENERGY EFFICIENCY & UTILITIES	3	3
CONSTRUCTION PHASING IMPACT	2	2
COST	5	3

550 ENROLLMENT



700 ENROLLMENT



PLACE STICKERS HERE

PLACE STICKERS HERE

Clinton
MIDDLE SCHOOL
BUILDING PROJECT



DORE + WHITTIER
Architecture - Project Management
LPA|A

A.R- 1

AR-2

550 Enrollment: 145,000 GSF
700 Enrollment: 165,000 GSF



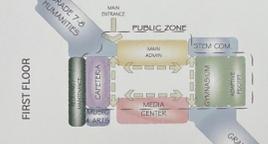
NOTES:

QUADRANT KEY PLAN:

LEGEND:

EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	4	4
SPACE SUMMARY VARIATIONS	3	1
SITE & FACILITY GOALS / OBJECTIVES	3	3
ENERGY EFFICIENCY & UTILITIES	2	2
CONSTRUCTION PHASING IMPACT	2	2
COST	4	1

550 ENROLLMENT



700 ENROLLMENT



PLACE STICKERS HERE



Clinton
MIDDLE SCHOOL
BUILDING PROJECT



DORE + WHITTIER
Architecture - Project Management
LPA|A

A.R-2

Public Board
School Building
Committee
Straw Poll Vote
– March 15th,
2023

NC-1

550 Enrollment: 142,000 GSF
700 Enrollment: 152,000 GSF

EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	5	5
SPACE SUMMARY VARIATIONS	5	4
SITE & FACILITY GOALS / OBJECTIVES	4	4
ENERGY EFFICIENCY & UTILITIES	4	4
CONSTRUCTION PHASING IMPACT	4	4
COST	3	2

NOTES: QUADRANT KEY PLAN, LEGEND

550 ENROLLMENT

700 ENROLLMENT

PLACE STICKERS HERE

Clinton MIDDLE SCHOOL BUILDING PROJECT
 DORE + WHITTIER Architecture + Project Management
 LPA|A
 MASSACHUSETTS SCHOOL BUILDING AUTHORITY

NC-2

550 Enrollment: 135,000 GSF
700 Enrollment: 152,000 GSF

EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	5	5
SPACE SUMMARY VARIATIONS	5	4
SITE & FACILITY GOALS / OBJECTIVES	4	4
ENERGY EFFICIENCY & UTILITIES	3	3
CONSTRUCTION PHASING IMPACT	4	4
COST	4	2

NOTES: QUADRANT KEY PLAN, LEGEND

550 ENROLLMENT

700 ENROLLMENT

PLACE STICKERS HERE

Clinton MIDDLE SCHOOL BUILDING PROJECT
 DORE + WHITTIER Architecture + Project Management
 LPA|A
 MASSACHUSETTS SCHOOL BUILDING AUTHORITY

NC-1 - New Construction

NC-2 - New Construction

Public Board
School Building
Committee
Straw Poll Vote
– March 15th,
2023

NC-3

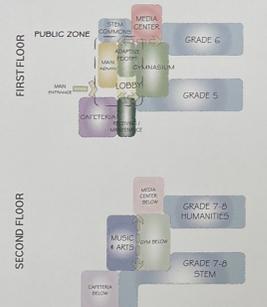
550 Enrollment: 140,000 GSF
700 Enrollment: 152,000 GSF



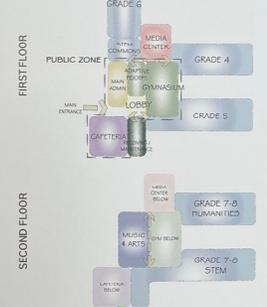
EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	5	5
SPACE SUMMARY VARIATIONS	5	4
SITE & FACILITY GOALS / OBJECTIVES	4	4
ENERGY EFFICIENCY & UTILITIES	3	4
CONSTRUCTION PHASING IMPACT	4	4
COST	3	2

NOTES:
QUADRANT KEY PLAN:
Legend:
- Parcel Property Line
- Base Construction
- Base Access Road
- Existing Building
- 100' ICR Buffer
- Ball Court
- Base Construction
- Access Road

550 ENROLLMENT



700 ENROLLMENT



PLACE STICKERS HERE

Clinton MIDDLE SCHOOL BUILDING PROJECT

NC-3 - New Construction

NC-4

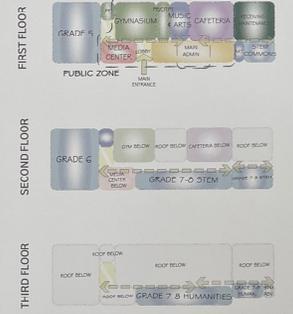
550 Enrollment: 143,000 GSF
700 Enrollment: 163,000 GSF



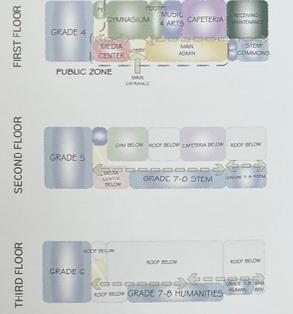
EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	4	4
SPACE SUMMARY VARIATIONS	4	1
SITE & FACILITY GOALS / OBJECTIVES	4	4
ENERGY EFFICIENCY & UTILITIES	4	4
CONSTRUCTION PHASING IMPACT	3	3
COST	3	1

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QUADRANT KEY PLAN:
Legend:
- Parcel Property Line
- Base Construction
- Base Access Road
- Existing Building
- 100' ICR Buffer
- Ball Court
- Base Construction
- Access Road

550 ENROLLMENT



700 ENROLLMENT



PLACE STICKERS HERE

Clinton MIDDLE SCHOOL BUILDING PROJECT

NC-4 - New Construction

Public Board
 School Building
 Committee
 Straw Poll Vote
 – March 15th,
 2023

NC-5

550 Enrollment: 145,000 GSF
 700 Enrollment: 163,000 GSF

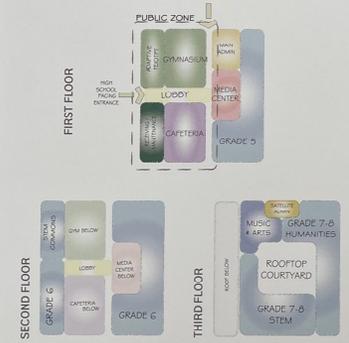


EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	4	4
SPACE SUMMARY VARIATIONS	4	1
SITE & FACILITY GOALS / OBJECTIVES	3	3
ENERGY EFFICIENCY & UTILITIES	3	3
CONSTRUCTION PHASING IMPACT	3	3
COST	3	1

NOTES: QUADRANT KEY PLAN: LEGEND:

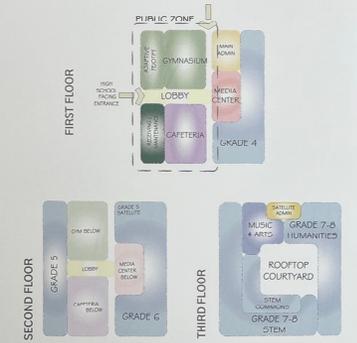
- Existing & CS Systems
- Proposed Site
- Partial Property Line
- New Construction
- Base Model of Field
- Existing Building
- ASD (AS) Building
- Base Circulation
- Paved Circulation
- Access Road

550 ENROLLMENT



PLACE STICKERS HERE

700 ENROLLMENT



PLACE STICKERS HERE

Clinton
 MIDDLE SCHOOL
 BUILDING PROJECT



DORE + WHITTIER
 Architecture - Project Management
 LPA|A

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Permanent Building Committee vote to submit PDP to MSBA

Motion to submit options _____ as the PBC preferred building options in the PDP submission to the MSBA , by _____, 2nd by _____."

Permanent Building Committee Members Roll Vote Call:

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

Vote certification:

The PBC held remotely on March 21st , 2023, Meeting to Submit the Preliminary Design Program to the MSBA

Clinton Middle School Project

Each PBC Member has reviewed the options and voted to select the following building options _____, _____, _____, and to submit the PDP to the MSBA. The vote to submit the PDP to the MSBA by each voting member is represented and certified by the chair and superintendent below.

I _____ make a motion to submit the Preliminary Design Program to the MSBA
I _____, second the motion.

Discussion: None

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

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

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

Vote Certified:

Chris McGown - PBC Chair

Steve Meyer - Superintendent of Schools

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Local Actions Letter for Approval



TOWN OF CLINTON

Office of the Selectmen

242 Church Street,

Clinton, Massachusetts 01510

Tel: (978) 365-4120 • Fax: (978) 365 4130

BOARD OF SELECTMAN

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

Michael J. Ward
Town Administrator

03/28/2023

Ms. Veatriki Dagkalakou
Senior Capital Program Manager
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Dagkalakou:

The Clinton Middle School Permanent School Building Committee ("PBC") completed its review of the Feasibility Study Preliminary Design Program for the Clinton Middle School (the "Project"), and on August 5th, 2022, the PBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the PBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

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

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

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

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

- **January 30th, 2023** – Teacher/Facility and Resident Visioning Session with Owner's Project Manager DWMP, and Designer LPA|A, students from Clinton Middle School and Superintendent of Schools Steve Meyer. Topics discussed: Project and Visioning Overview, Future Ready Teaching and Learning, Priority Goal Setting, Design Patterns, Blue sky ideas, and Q&A.

PBC & SBC Meeting Agenda – March 21, 6:30PM

1. Call to Order & number of voting members present:
2. Previous Topics and Approval of March 07, 2023, Meeting Minutes:
3. LPA|A Public All Boards Meeting Sticker Results Update
4. SBC Discussion and SBC Committee Poll Vote for Preferred Options
5. PBC and SBC Vote on top (3) building options for PDP submission
6. PBC Vote to submit PDP to MSBA
7. Local Actions Letter Approval
- 8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting**
- 9. Public Comment**
- 10. Next Meetings**
11. Adjourn:



PBS Meeting Dates

Upcoming
Meetings



**PBC Meeting- April 25th,
2023 – Virtual Meeting**

PBC & SBC Meeting Agenda – March 21, 6:30PM

1. Call to Order & number of voting members present:
2. Previous Topics and Approval of March 07, 2023, Meeting Minutes:
3. LPA|A Public All Boards Meeting Sticker Results Update
4. SBC Discussion and SBC Committee Poll Vote for Preferred Options
5. PBC and SBC Vote on top (3) building options for PDP submission
6. PBC Vote to submit PDP to MSBA
7. Local Actions Letter Approval
8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
9. Public Comment
10. Next Meetings
- 11. Adjourn:**



Permanent
Building
Committee
Adjourn
“Vote expected”

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

- **Permanent Building Committee Members Roll Call Vote:**
- **Michael Ward**
- **Steven Meyer**
- **Chris McGown**
- **Chris Magliozzi**
- **Michael Moran**
- **Brian Delory**
- **Timothy O’Toole**



Thank you!