

PERMANENT BUILDING COMMITTEE  
SCHOOL BUILDING COMMITTEE SUB-COMMITTEE  
MEETING MINUTES



Project:	Clinton Middle School	Project No:	20200640305
Subject:	School Building Committee Meeting	Meeting Date:	10/17/2023
Location:	100 West Boylston St, Clinton MA 01510	Time:	6:30 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	4- Schematic Design		

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

	<p><b>C.McGown</b> states that our town is a mill town, all brick buildings and I would like to see more brick on this building.</p>											
<p>18.7</p>	<p><b><u>Construction Management @ Risk Update</u></b></p> <p><b>T. Elmore</b> shares that we have ten Construction Managers that have expressed interest in this project. We'll be selecting the <b>top</b> 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><b>CM Tracking Log</b></p> <table border="0"> <tr> <td>1. Fontaine Bros</td> <td>6. Barr &amp; 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><b>Discussion:</b></p> <p><b>S. Meyer</b> asks when are proposals due?</p> <p><b>T. Elmore</b> states we are accepting proposals on November 2<sup>nd</sup>. 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.</p> <p><b>B. McGrail</b> asks what makes this project attractive.</p> <p><b>T. Elmore</b> 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.</p> <p><b>M.Moran</b> asks who determines the fee for the proposals.</p> <p><b>T. Elmore</b> 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	<p>Record</p>
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<p>18.8</p>	<p><b><u>All Electric versus Hybrid Fuel Building System Discussion</u></b></p> <p><b>M.Moran</b> states going all electric will cost more in the long run. You can be looking at a \$500,000 electric bill.</p> <p><b>C.McGown</b> 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.</p> <p><b>B. Delorey</b> 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.</p> <p><b>E. Moore</b> states that there has been a change on Mass save, they will no longer fund gas equipment after January 1,2024.</p>	<p>Record</p>										

18.9	<p><b><u>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</u></b>  <b>Discussion:</b> None</p>	Record
18.10	<p><b><u>Public Comment:</u></b></p> <p><b>M.Ward</b> 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 takin place on November 7<sup>th</sup>.</p> <p><b>T. Elmore</b> states we can have the final plans within two weeks and requests that M. Ward add this to the next board meeting agenda.</p> <p><b>Discussion:</b> None</p>	Record
18.11	<p><b><u>Next Meeting:</u></b>          11.14.2023 – CMS Building Committee Remote @6:30 PM – via Zoom          12.19.2023 – CMS Building Committee Remote @6:30PM – Location: TBD</p> <p><b>Discussion:</b> None</p>	Record
18.12	<p><b><u>Adjourn:</u></b> 8:16 PM a motion was made by <b>B. Delorey</b> and seconded by <b>C. Magliozzi</b> to adjourn the meeting.</p> <p><b>Discussion:</b> None; <b>Vote:</b> All in favor; <b>Abstentions:</b> None          All in favor, the meeting is adjourned.</p>	Record

Sincerely,

**DORE + WHITTIER**

Elias Grijalva

Assistant Project Manager

Cc: Attendees, File

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