

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



Meeting Date: August 22, 2023
Meeting Time: 6:30 PM
Project Name: Clinton Middle School
Project Number: 202000640305
Meeting Purpose: SBC Meeting No. 015
Meeting Location: Zoom
Meeting Link: <https://us06web.zoom.us/j/88026164931?pwd=NElVV1ZmKzJldDI4OE1rT1BqZ1lEZz09>
Meeting ID: 880 2616 4931
Passcode: 409629
One tab Mobile: +16468769923,,88026164931#,,,,*409629# US (New York)

1. Call to Order & number of voting members present:
2. Senior Center Carriage Housing Invoice and Change Order for Approval
3. Previous Topics and Approval of July 18th, 2023, Meeting Minutes:
4. Invoices and Commitments for approval:
 - 4.1. DWMP invoice #012, for the month of July, in the amount of \$15,000.00
 - 4.2. LPA|A Invoice #007, for the month of July, in the amount of \$52,700.00
 - 4.3. LPA||A Amendment No.003, for additional land survey services in the amount of \$17,600.00
5. Facilities Assessment Subcommittee (**FAS**) Update
6. LPA|A Update
7. Construction Delivery Method Discussion Only
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:

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: 1

Distribution to:

OWNER
 ARCHITECT
 CONTRACTOR

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

VIA ARCHITECT

PERIOD TO: July 2023

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	\$	40,000.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	250,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	75,250.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	3,762.50
b. 0 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	3,762.50
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	71,487.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	71,487.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	178,512.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$40,000.00	\$0.00
TOTALS	\$40,000.00	\$0.00
NET CHANGES by Change Order	\$40,000.00	

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 to 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.

Fox Painting Co Inc.
CONTRACTOR Sam Baboulis President

By: _____ Date: _____
State of: MA County of: Middlesex
Subscribed and sworn to before me this 15th day of July, 2023
Notary Public: [Signature]
My Commission expires: 03/15/2030

ARCHITECT'S CERTIFICATE FOR PAYMENT

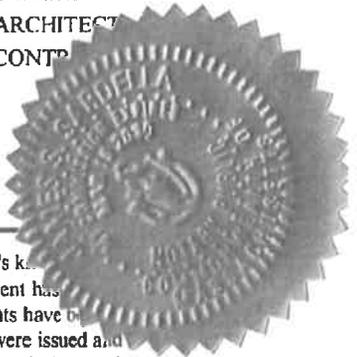
In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with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

AMOUNT CERTIFIED \$ 71,487.50

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

ARCHITECT: [Signature] SALO ARCHITECTS, INC
By: _____ Date: 7.31.23

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.



JAMES S. SARDELIA
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
March 15, 2030

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

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: 1
 APPLICATION DATE:
 PERIOD TO:
 PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN DOR E)	G TOTAL		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
1	Bond	\$5,250.00	\$0.00	\$5,250.00		\$5,250.00	100%	\$0.00	\$262.50
2	Mobilization (Lift/porta potty: container)	\$20,000.00	\$0.00	\$20,000.00		\$20,000.00	100%	\$0.00	\$1,000.00
3	Scrape / wood repair	\$70,000.00	\$0.00	\$50,000.00		\$50,000.00	71%	\$20,000.00	\$2,500.00
4	Full Prime	\$54,750.00	\$0.00	\$0.00		\$0.00	0%	\$54,750.00	\$0.00
5	Apply 2 coats of paint	\$60,000.00	\$0.00	\$0.00		\$0.00	0%	\$60,000.00	\$0.00
6	Change Order 1 - Exterior of Barn	\$40,000.00	\$0.00	\$0.00		\$0.00	0%	\$40,000.00	\$0.00
7									
8									
9									
10									
GRAND TOTALS		\$250,000.00	\$0.00	\$75,250.00	\$0.00	\$75,250.00	30%	\$174,750.00	\$3,762.50

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

Fox Painting Co., Inc.

P.O. Box 630
Arlington, MA 02476

foxpaintingcoinc@aol.com

Work: 781-646-0900
Fax: 781-646-0993

July 31, 2023

Town of Clinton
Clinton Senior Center/Clinton Council on Aging
271 Church St
Clinton, MA 01510

RE: Exterior Wood Repair

*****PROPOSAL*****

To Whom It May Concern:

Below is a proposal to perform the following work at the Clinton Senior Center/Clinton Council on Aging, located at 271 Church St, Clinton, MA.

- Replace rotted wood in areas as shown by Town Representative
- Work includes all necessary preparation, caulking, prime and two coats of paint.

Total: \$ 18,000.00*

*All prevailing wage rates apply

Respectfully,



Sam Bouboulis, Jr.
Fox Painting Co., Inc.

Acceptance of Proposal:

The above price, specifications and conditions are satisfactory and are hereby accepted. Fox Painting is authorized to do the work as specified.

Date: _____

Signature: _____



**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

Project No: 202000640305
Meeting Date: 07/18/2023
Time: 6:30 PM
Prepared By: E. Grijalva

Name	Affiliation
Michael Ward*	Town Administrator -PBC Member
Steven Meyer*	Superintendent – PBC Member
Chris McGown*	Head of DPW - Chair of PBC
Chris Magliozzi*	Vice-Chair of PBC
Shane McCarthy	Teacher
Trip Elmore	DWMP
Elias Grijalva	DWMP
Peter Caruso	LPAA
Sean Brennan	LPAA
Phil Duffy	Director of Community & Econ. Dev.
Marie Letarte	Public

*PBC Voting Members

	Description	Action
14.1	Call to Order: 6:31 PM meeting was called to order by PBC Chair C. McGown with 4 of 7 voting members in attendance.	Record
14.2	<p>Renovation / Construction of the Library</p> <p>M. Latard updates the PBC on the library project that was approved by the Massachusetts Board of Library commissioners, and they required both town and select board approvals. It is a town project, and the town will need a permanent building committee like the Clinton Middle School building project. We would like to be added to the agenda from time to time to update the PBC on the progress of the library and possibly get feedback.</p> <p>M. Ward shares that the library board has hired a consultant and they are going to write the application for them as well as work on community outreach. They need to get input as to what is needed for the library, maybe this committee can give them some input.</p>	Record
14.3	<p>Senior Center Carriage Housing Painting Change Order</p> <p>Proposal: Fox Painting Co. change order proposal in the amount of <u>\$40,000.00</u></p> <p>A motion was made by <u>S. Meyer</u> and seconded by <u>C. Magliozzi</u> for the approval of the Senior Center Carriage Housing Painting Change order.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), C. McGown (Y), M. Ward (Y) Abstentions: None</p> <p>All in favor, motion passes to approve Senior Center Carriage Housing Painting Change Order.</p>	Record
14.4	<p>Previous Topics & Approval of June 20, 2023, Meeting Minutes: A motion to approve the 06/20/2023 meeting minutes was submitted by <u>M. Ward</u> and seconded by <u>S. Meyer</u>.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), C. McGown (Y), M. Ward (Y) Abstentions: None</p> <p>All in favor, motion passes, June 20, 2023, meetings are certified as approved.</p>	Record
14.5	<p>Invoices and Commitments</p> <p>Invoice 1: DWMP Invoice #011, for the month of June, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by <u>M. Ward</u> and seconded by <u>C. Magliozzi</u> for the approval of the DWMP June invoice.</p>	Record

	<p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), C. McGown (Y), M. Ward (Y) Abstentions: None</p> <p>All in favor, motion passes to approve DWMP June invoice.</p> <hr/> <p>Invoice 2: LPA A Invoice #006, for the month of June, in the amount of <u>\$31,445.00</u></p> <p>A motion was made by <u>C. Magliozzi</u> and seconded by <u>S. Meyer</u> for the approval of the LPA A June Invoice.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), C. McGown (Y), M. Ward (Y) Abstentions: None</p> <p>All in favor, motion passes to approve LPA A June invoice.</p>	
14.6	<p>PSR SUBMISSION</p> <p>T. Elmore shares some important dates and upcoming meetings.</p> <ul style="list-style-type: none"> • 06.27.2023 -PSR Submitted to MSBA • 07.19.2023 – Pre- Facilities Assessment Subcommittee Meeting <ul style="list-style-type: none"> ○ Running through the process of the FAS meeting ○ Boilerplate that describes the next steps after approval • 08.02.2023 – Facilities Assessment Subcommittee • TBD – Preferred Schematic Conference Call with District Board • 08.30.2023- Approval date expected to move forward into schematic design. <p>Discussion: T. Elmore shares that in Module 4, we further define elements of the building and start the process of developing a real schedule, a real budget, drawings with layouts, and much more details. After the conclusion of Module 4, we go into funding the project, which should take place in June of 2024.</p>	Record
14.7	<p>Facilities Assessment Committee Update</p> <ul style="list-style-type: none"> • The Facilities Assessment Subcommittee meets to hear district presentations regarding proposed projects and provide feedback to districts before the project is presented to the Board. The Project Management Subcommittee meets to review audit appeals for MSBA projects. • Districts with projects requiring Board approval for a preferred schematic design and/or project scope and budget will be asked to present information about the project at a Facilities Assessment Subcommittee meeting in advance of the Board meeting at which the project vote will occur. <p>Discussion: None</p>	Record

14.8	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.</p> <p>Discussion: S. Meyer shares that in the next couple of months, two big topics we'll be discussing are the New Energy Code and whether we will go Design Bid Build or Construction Manager (CM) @ Risk.</p> <p>T. Elmore states that he anticipates that at our next school building committee meeting we will address the New Energy Code, New Stretch Code, and New Mass state building code. The Green Engineer would participate in those meetings to allow a forum where we could ask questions and get them answered regarding these topics. This is new to the industry in the state of Massachusetts and all the design professionals are trying to figure it out. There are still lots of questions.</p> <p>M. Ward asks if there will be any information provided for the CM @ risk, like a list of Pros and Cons or a presentation.</p> <p>T. Elmore replies that we have a presentation of the pros/cons and various benefits that each can bring to the table. We're anticipating the CM @ Risk discussion will take place in the month of September, with the idea of bringing a CM on board by the end of the year, so that they could participate in the Schematic Design evaluation, which includes both the estimate as well as the phasing and scheduling of the work.</p>	Record
14.9	<p>Public Comment: Discussion: None</p>	Record
14.10	<p>Next Meeting:</p> <ul style="list-style-type: none"> • 08.22.2023 - CMS Building Committee Remote @ 6:30PM <p>Discussion: S. Brennan shares that given our current work plan and design review, we do foresee the need for a meeting for the next three months. We have some big items we want to share, obviously, sustainability, CM @ Risk, updated building plans, layouts, and material selections.</p>	Record
14.11	<p>Adjourn: 7:01 PM A motion was made by <u>S. Meyer</u> and seconded by <u>C. Magliozzi</u> to adjourn the meeting.</p> <p>Discussion: 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.

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 00012
Date 07/26/2023

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	95,000.00	15,000.00	15,000.00	110,000.00
Schematic Design	120,000.00	0.00	0.00	120,000.00	0.00
Total	284,000.00	134,000.00	15,000.00	135,000.00	149,000.00

Invoice total

15,000.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00011	06/27/2023	15,000.00	15,000.00				
00012	07/26/2023	15,000.00	15,000.00				
Total		30,000.00	30,000.00	0.00	0.00	0.00	0.00



Kathryn Crockett
 Richard J. Lamoureux, Jr.
 Eric D. Moore
 Robert Para, Jr.

Invoice

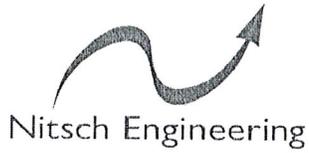
BILL TO

Mr. Trip Elmore
 Dore & Whittier
 220 Merrimac Street
 Building 7, 2nd Floor
 Newburyport, MA 01950

DATE	INVOICE #
7/31/2023	2220-2307
TERMS	DUE DATE
Net 15	8/15/2023

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 and Amendment No. 2 - Land Survey							52,700.00
SUMMARY: BASE FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$8,140 Amd. #2 - \$28,600 = \$636,740							
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	187,500	156,250	31,250	31,250	
0002-0000	SD	350,000				350,000	
0003-0000	Env. Site	8,140	8,140	8,140			
0004-0000	Survey	28,600			21,450	7,150	
0004-0000	Other	451	451	256			
TOTAL		637,191	196,091	164,646	52,700	388,400	
cc: Elias Grijalva							
Total							\$52,700.00

(R) x 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

July 5, 2023
Project No: 15181.1
Invoice No: 82191

Project 15181.1 Clinton Middle School Land Surveying Services
Professional Services from May 28, 2023 to June 30, 2023

Fee

Total Fee	26,000.00		
Percent Complete	75.00	Total Earned	19,500.00
		Previous Fee Billing	0.00
		Current Fee Billing	19,500.00
		Total Fee	19,500.00
		Total this Invoice	\$19,500.00



Clinton Middle School Project
School Building Committee Meeting #15
August 22, 6:30 PM



1. **Call to Order & number of voting members present:**
2. Senior Center Carriage Housing Invoice and Change Order for Approval
3. Previous Topics and Approval of July 18th, 2023, Meeting Minutes:
4. Invoices and Commitments for approval:
 1. DWMP invoice #012, for the month of July, in the amount of \$15,000.00
 2. LPA|A Invoice #007, for the month of July, in the amount of \$52,700.00
 3. LPA|A Amendment No.003, in the amount of \$17,600.00
5. Facilities Assessment Subcommittee (FAS) Update
6. LPA|A Updated Work Plan
7. Construction Delivery Method Discussion Only
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:

1. Call to Order & number of voting members present:
- 2. Senior Center Carriage Housing Invoice and Change Order for Approval**
3. Previous Topics and Approval of July 18th, 2023, Meeting Minutes:
4. Invoices and Commitments for approval:
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5. Facilities Assessment Subcommittee (FAS) Update
6. LPA|A Updated Work Plan
7. Construction Delivery Method Discussion Only
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:

Senior Center Carriage Housing Application for Payment Approval

Motion to approve Senior Center Carriage Housing Invoice, in the amount of **\$71,487.50** by _____, 2nd by _____."

PBC Roll Call Vote:

- Michael Ward
- Steven Meyer
- Chris Magliozzi
- Michael Moran
- Brian Delorey
- Timothy O'Toole
- 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: 1	Distribution to: <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR
FROM CONTRACTOR: Fox Painting Co., Inc. 23 Park St / PO Box 630 Arlington, MA 02474	VIA ARCHITECT	PERIOD TO: July 2023	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	\$	40,000.00	
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	250,000.00	
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	75,250.00	
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a. 5 % of Completed Work (Column D + E on G703)	\$	3,762.50	
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Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	3,762.50	
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	71,487.50	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00	
8. CURRENT PAYMENT DUE	\$	71,487.50	
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	178,512.50	
CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$0.00	\$0.00
Total approved this Month		\$40,000.00	\$0.00
TOTALS		\$40,000.00	\$0.00
NET CHANGES by Change Order		\$40,000.00	
<p>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 to the Contractor for Work for which previous Certificates for Payment were issued and that no payments received from the Owner, and that current payment shown herein is now due.</p> <p>Fox Painting Co. Inc. CONTRACTOR: Sam Busboulis, President</p> <p>By: _____ Date: _____</p> <p>State of: MA County of: Middlesex Subscribed and sworn to before me this 15th day of July, 2023 Notary Public: _____ My Commission expires: 03/15/2030</p>			
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 \$		71,487.50	
<i>(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)</i>			
ARCHITECT: _____ Date: 7-31-23			
By: _____ Date: 7-31-23			
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.			

Senior Center Carriage Housing Change Order Request for Approval

Motion to approve Senior Center Carriage Housing Change Order, in the amount of **\$18,000.00** by _____, 2nd by _____."

PBC Roll Call Vote:

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

Fox Painting Co., Inc.
foxpaintingcoinc@aol.com *Work: 781-646-0900*
Fax: 781-646-0993

P.O. Box 630
Arlington, MA 02476

July 31, 2023

Town of Clinton
Clinton Senior Center/Clinton Council on Aging
271 Church St
Clinton, MA 01510

RE: Exterior Wood Repair

*****PROPOSAL*****

To Whom It May Concern:

Below is a proposal to perform the following work at the Clinton Senior Center/Clinton Council on Aging, located at 271 Church St, Clinton, MA.

- Replace rotted wood in areas as shown by Town Representative
- Work includes all necessary preparation, caulking, prime and two coats of paint.

Total: \$ 18,000.00*

*All prevailing wage rates apply

Respectfully,

Sam Bouboulis, Jr.
Fox Painting Co., Inc.

Acceptance of Proposal:
The above price, specifications and conditions are satisfactory and are hereby accepted. Fox Painting is authorized to do the work as specified.

Date: _____ Signature: _____

Proposal Page 1 of 1

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6. LPA|A Updated Work Plan
7. Construction Delivery Method Discussion Only
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9. Public Comment
10. Next Meetings
11. Adjourn:

July 18, 2023, Meeting Minutes for approval

“Motion to approve July 18, 2023, meeting minutes, by _____, 2nd by _____.”

PBC Roll Call Vote:

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

Project: Clinton Middle School
 Meeting: School Building Committee
 Meeting No. 014 – 07/18/2023
 Page: 2

	Description	Action
14.1	Call to Order: 6:31 PM meeting was called to order by PBC Chair C. McGown with 4 of 7 voting members in attendance.	Record
14.2	<p>Renovation / Construction of the Library</p> <p>M. Latard updates the PBC on the library project that was approved by the Massachusetts Board of Library commissioners, and they required both town and select board approvals. It is a town project, and the town will need a permanent building committee like the Clinton Middle School building project. We would like to be added to the agenda from time to time to update the PBC on the progress of the library and possibly get feedback.</p> <p>M. Ward shares that the library board has hired a consultant and they are going to write the application for them as well as work on community outreach. They need to get input as to what is needed for the library, maybe this committee can give them some input.</p>	Record
14.3	<p>Senior Center Carriage Housing Painting Change Order</p> <p>Proposal: Fox Painting Co. change order proposal in the amount of <u>\$40,000.00</u></p> <p>A motion was made by <u>S. Meyer</u> and seconded by <u>C. Magliozzi</u> for the approval of the Senior Center Carriage Housing Painting Change order.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), C. McGown (Y), M. Ward (Y) Abstentions: None</p> <p>All in favor, motion passes to approve Senior Center Carriage Housing Painting Change Order.</p>	Record
14.4	<p>Previous Topics & Approval of June 20, 2023, Meeting Minutes: A motion to approve the 06/20/2023 meeting minutes was submitted by <u>M. Ward</u> and seconded by <u>S. Meyer</u>.</p> <p>Discussion: None. Roll Call Vote: S. Meyer (Y), C. Magliozzi (Y), C. McGown (Y), M. Ward (Y) Abstentions: None</p> <p>All in favor, motion passes, June 20, 2023, meetings are certified as approved.</p>	Record
14.5	<p>Invoices and Commitments</p> <p>Invoice 1: DWMP Invoice #011, for the month of June, in the amount of <u>\$15,000.00</u></p> <p>A motion was made by <u>M. Ward</u> and seconded by <u>C. Magliozzi</u> for the approval of the DWMP June invoice.</p>	Record

Page 2 of 4

1. Call to Order & number of voting members present:
2. Senior Center Carriage Housing Invoice and Change Order for Approval
3. Previous Topics and Approval of July 18th, 2023, Meeting Minutes:
4. **Invoices and Commitments for approval:**
 1. **DWMP invoice #012, for the month of July, in the amount of \$15,000.00**
 2. **LPA|A Invoice #007, for the month of July, in the amount of \$52,700.00**
 3. **LPA|A Amendment No.003, in the amount of \$17,600.00**
5. Facilities Assessment Subcommittee (FAS) Update
6. LPA|A Updated Work Plan
7. Construction Delivery Method Discussion Only
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:

DWMP Invoice #012 for Approval:

“Motion to approve the DWMP July Invoice, in the amount of \$15,000.00 by _____, 2nd by _____.”

PBC Roll Call Vote:

- Michael Ward
- Steven Meyer
- Chris Magliozzi
- Michael Moran
- Brian Delorey
- Timothy O’Toole
- 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 00012
Date 07/26/2023

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 Study	125,000.00	95,000.00	15,000.00	15,000.00	110,000.00
Schematic Design	120,000.00	0.00	0.00	120,000.00	0.00
Total	284,000.00	134,000.00	15,000.00	135,000.00	149,000.00

Invoice total **15,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00011	06/27/2023	15,000.00	15,000.00				
00012	07/26/2023	15,000.00	15,000.00				
Total		30,000.00	30,000.00	0.00	0.00	0.00	0.00

LPA|A Invoice #007 for Approval:

“Motion to approve the LPAA July Invoice, in the amount of **\$52,700.00** by _____, 2nd by _____.”

PBC Roll Call Vote:

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



Kathryn Crockett
Richard J. Lamoureux, Jr.
Eric D. Moore
Robert Para, Jr.

BILL TO

Mr. Trip Elmore
Dore & Whittier
220 Merrimac Street
Building 7, 2nd Floor
Newburyport, MA 01950

Invoice

DATE	INVOICE #
7/31/2023	2220-2307
TERMS	DUE DATE
Net 15	8/15/2023

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 and Amendment No. 2 - Land Survey	52,700.00																																																	
SUMMARY: BASE FEE = FS - \$250,000 SD - \$350,000 Amd. #1 - \$8,140 Amd. #2 - \$28,600 = \$636,740																																																		
<table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>Cost Category</th> <th>Phase</th> <th>Fee</th> <th>Previously Invoiced</th> <th>Received</th> <th>Current Invoice</th> <th>Balance to Invoice</th> </tr> </thead> <tbody> <tr> <td>0002-0000</td> <td>FS</td> <td style="text-align: right;">250,000</td> <td style="text-align: right;">187,500</td> <td style="text-align: right;">156,250</td> <td style="text-align: right;">31,250</td> <td style="text-align: right;">31,250</td> </tr> <tr> <td>0002-0000</td> <td>SD</td> <td style="text-align: right;">350,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">350,000</td> </tr> <tr> <td>0003-0000</td> <td>Env. Site</td> <td style="text-align: right;">8,140</td> <td style="text-align: right;">8,140</td> <td style="text-align: right;">8,140</td> <td></td> <td></td> </tr> <tr> <td>0004-0000</td> <td>Survey</td> <td style="text-align: right;">28,600</td> <td></td> <td></td> <td style="text-align: right;">21,450</td> <td style="text-align: right;">7,150</td> </tr> <tr> <td>0004-0000</td> <td>Other</td> <td style="text-align: right;">451</td> <td style="text-align: right;">451</td> <td style="text-align: right;">256</td> <td></td> <td></td> </tr> <tr> <td colspan="2">TOTAL</td> <td style="text-align: right;">637,191</td> <td style="text-align: right;">196,091</td> <td style="text-align: right;">164,646</td> <td style="text-align: right;">52,700</td> <td style="text-align: right;">388,400</td> </tr> </tbody> </table>	Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	0002-0000	FS	250,000	187,500	156,250	31,250	31,250	0002-0000	SD	350,000				350,000	0003-0000	Env. Site	8,140	8,140	8,140			0004-0000	Survey	28,600			21,450	7,150	0004-0000	Other	451	451	256			TOTAL		637,191	196,091	164,646	52,700	388,400	
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cc: Elias Grijalva																																																		
Total		\$52,700.00																																																

LPA|A Amendment No.003 for Approval:

“Motion to approve the LPAA July Invoice, in the amount of \$17,600.00 by _____, 2nd by _____.”

PBC Roll Call Vote:

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

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 3

WHEREAS, the Town of Clinton _____ (“Owner”) and Lamoureux Pagano Associates|Architects, (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Clinton Middle School December 20th, 2022, and

WHEREAS, effective as of August 16, 2023, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform additional services relative to surveying the existing transmission lines that cross the CMS site and town athletic fields across West Boylston Street, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:	Original Contract	After this Amendment
Feasibility Study Phase	\$ <u>250,000</u>	\$ <u>250,000</u>
Schematic Design Phase	\$ <u>350,000</u>	\$ <u>350,000</u>
Design Development Phase	\$ _____	\$ _____
Construction Document Phase	\$ _____	\$ _____
Bidding Phase	\$ _____	\$ _____
Construction Phase	\$ _____	\$ _____
Completion Phase	\$ _____	\$ _____
Amd. #1 – Hazardous Material Inspec, & Environmental Assessment	\$ <u>8,140</u>	\$ <u>8,140</u>
Amd. #2 – Land Survey Services	\$ <u>28,600</u>	\$ <u>28,600</u>
Adm. #3 - Site Surveying Services	\$ _____	\$ <u>17,600</u>
Total Fee	\$ <u>636,740</u>	\$ <u>654,340</u>

This Amendment is a result of: Additional Services relating to suverying the existing transmission lines that cross the Clinton Middle School site and town athletic fields across West Boylston Street.

1. Call to Order & number of voting members present:
2. Senior Center Carriage Housing Invoice and Change Order for Approval
3. Previous Topics and Approval of July 18th, 2023, Meeting Minutes:
4. **Invoices and Commitments for approval:**
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- 5. Facilities Assessment Subcommittee (FAS) Update**
6. LPA|A Updated Work Plan
7. Construction Delivery Method Discussion Only
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn:

08.02.2023 - Facilities Assessment Subcommittee (FAS) Update

The following items were topics of discussion:

- Appreciation of the Educational Program and responses to comments;
- Opportunity to increase World Language program offerings for all students including English Learners;
- Consideration to adjust Health and Physical Education program schedules to extend throughout the school year;
- Proposed use and staffing considerations for the proposed Media Center and Maker Space;
- The size of the proposed parking in relation to the building as well as refinements to integrate safety measures, designated parking areas, and green space; (combined what were two bullets)
- Anticipated further refinement of the building massing to clarify scale and volumes, character and experience upon entry;
- Appreciation of the layout of the academic and public spaces;
- Distribution and use of Special Education spaces and DESE submittal process;
- Student class size and age requirements related to sub-separate classrooms within a 4-8 grade configuration; and,
- Opportunities for renewable energy use such as geothermal wells, solar panels and other potential energy saving resources.

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11. Adjourn:



NC-1 (700)

NEW CONSTRUCTION

4TH GRADE

TOTAL AREA: 136,000 GSF

1st FLOOR: 84,000 GSF
2nd FLOOR: 52,000 GSF

- CORE FACILITY
- ADMINISTRATION
- BUILDING SERVICE
- ACADEMIC
- SPECIAL EDUCATION
- CIRCULATION



FIRST FLOOR

7 & 8TH STEM



NC-1 (700)

NEW CONSTRUCTION

6TH GRADE

5TH GRADE

TOTAL AREA: 136,000 GSF

1st FLOOR: 84,000 GSF
2nd FLOOR: 52,000 GSF



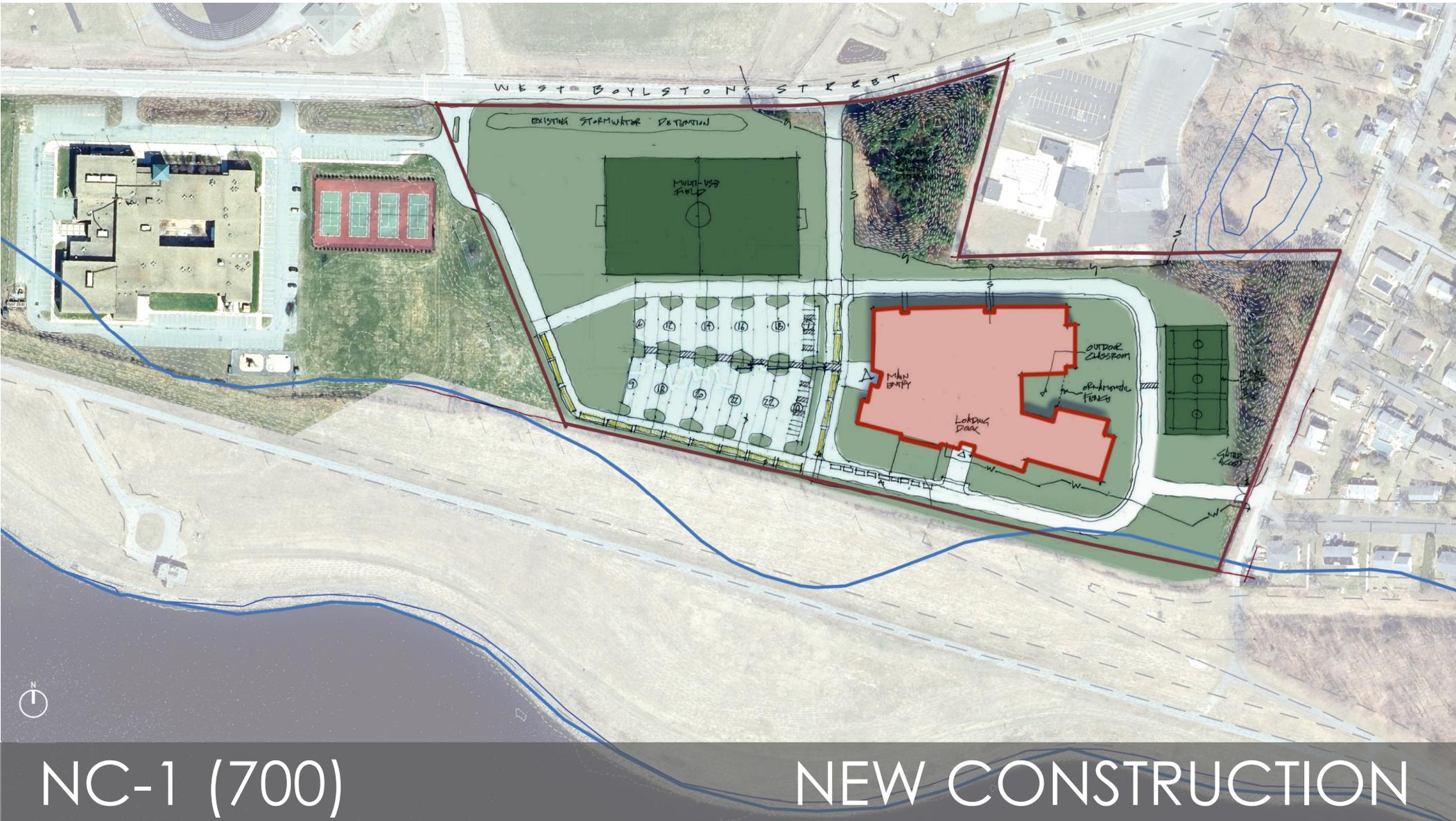
- CORE FACILITY
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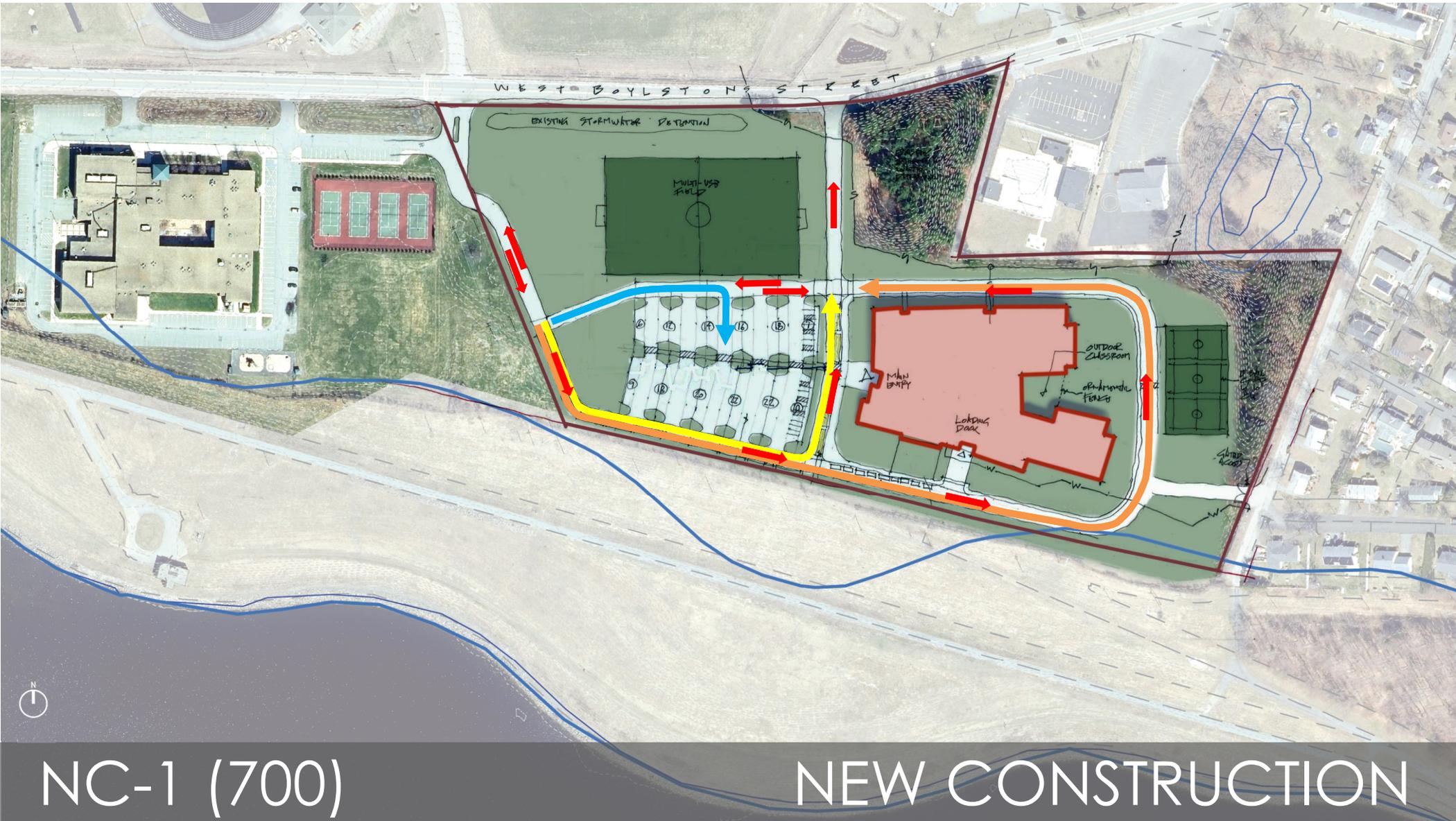
SECOND FLOOR

7 & 8TH HUMANITIES

NC-1 (700)

NEW CONSTRUCTION







MSBA

Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in
Partnership with Local Communities

Old Base Requirements:

- 1) LEED for Schools Certified or NE-CHPS Verified
- 2) Exceed Current Energy Code by 10%
- 3) Specific IAQ Points Required– LEED or NE-CHPS

Previously for an Additional 2%:

- 1) Exceed Current Energy Code by 20%

MSBA Amendment

Voted on at the 6/21/23 MSBA Board meeting

Base Requirement:

- 1) LEED for Schools Silver or NE-CHPS Verified
- 2) Meet new Stretch Code
- 3) Minimum IAQ Points – LEED or NE-CHPS

For an Additional 3%: meet Opt-in Specialized Code

For an Additional 1%: achieve two additional IAQ points in LEED or CHPS

4% additional available in total

ENERGY CODE

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CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

MGL Chapter 149

CM at Risk

MGL Chapter 149a

CONSTRUCTION DELIVERY METHOD

Owner's Requirements & Considerations

- Budget
- Design
- Schedule
- Risk assessment (Repair project, lack of swing space, impact to school)
- Owner's Expertise

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

You are purchasing a building in
accordance with plans and specifications

CONSTRUCTION DELIVERY METHOD

CM at Risk

You are hiring a professional service firm that manages the construction of buildings and provides input during design process

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build: **Facts**

- Selection is bid/price based (Lowest bidder wins)
- Design is finished, then the bid to GC and subcontractors (After MSBA PFA)
- Traditional Massachusetts project delivery method
- Sealed bid, fixed price
- Contract value based on a “lump sum” amount
- “Closed book” construction budget accounting

PFA = Project Funding Agreement

CONSTRUCTION DELIVERY METHOD

CM at Risk: **Facts**

- Selection is qualifications *AND* cost based
- CM provides pre-construction (Prior to MSBA PFA) & construction services
- CM participates in the sub-contractor prequalification process
- Option for early release bid packages or “fast-track” schedules
- Contract value based on a “Guaranteed Maximum Price (GMP)”
- GMP Assembled with assumptions and allowances for phasing/logistics – Potential for additional reimbursement on unforeseen items
- “Open book” construction budget accounting

CONSTRUCTION DELIVERY METHOD

DBB: Advantages

- Familiar delivery method
- Simple procurement process to manage
- Lowest price proposed & accepted
- Simple accounting (GC/GR)

CONSTRUCTION DELIVERY METHOD

CMR: Advantages

- Qualifications based selection
- The builder assists with budgeting, logistics & constructability
- Schematic Design Estimate (reconciled) set budget (Prior to MSBA PFA)
- Fast track scheduling allows use of Early Release Packages (ERP)
- CM joins the “Team” during design phase and provides input as documents are developed
- Negotiations and “Team” atmosphere reduces likelihood of claims and schedule extension
- CM assumes risk for project cost and schedule

CONSTRUCTION DELIVERY METHOD

DBB: Disadvantages

- Linear process: may mean longer schedule durations
- Construction cost not known until bids received; may require re-design/re-bid
(AFTER PFA)
- GC project management, safety, and field supervision is minimal
- Increased probability of disputes/claims
- No GC input in design, planning, constructability or budgeting
- Full costs not realized until completion

CONSTRUCTION DELIVERY METHOD

CMR: Disadvantages

- Requires OPM/Design team to be familiar with GMP model
- Two-step procurement process takes time
- Additional CM costs related to preconstruction services

CONSTRUCTION DELIVERY METHOD

	DBB	CM-R
Fast track scheduling available		✓
Lowest theoretical cost	✓	
Flexibility to deal with unforeseen conditions		✓
Flexibility in occupied, multi-phased renovations		✓
Flexibility in Schedule driven, non-negotiable occupancy		✓
Builder selected on cost only	✓	
Builder selected on qualifications & cost		✓
Traditional, simple procurement	✓	
Requires no state pre-approval	✓	

CM @ Risk Selection Next Steps – 2 ½ - 3 Months

Step 1) OIG Application

- Assemble and submit an application – 14 Days (Upon approval from PBC)
- Application Review Period – 60 Days
- Receive permission to proceed with CM @ Risk

Step 2) Form prequalification/CM selection subcommittee

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

Step 3) Develop and Issue RFQ with the owner

- Subcommittee review RFQ Docs and provide comments/feedback
- Prequalify CM Applicants

Step 4) Develop and Issue RFP with Owner

- Subcommittee review RFP Docs and provide comments/feedback
- Prequalified CM's will provide a price and nonprice proposal

Step 6) Conduct Interviews

Step 7) Select top choice, Construction Manager

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11. Adjourn:

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- 10. Next Meetings**
11. Adjourn:

Upcoming Important Milestones / Meetings

- **08.30.2023** - MSBA Board of Directors Meeting – Preferred Schematic Report Approval
- **09.19.2023*** – SBC/PBC Meeting – Construction Delivery Method Vote, Floor and Site Plans Update
- **10.17.2023*** - SBC/PBC Meeting – Massing and Materials
- **November/December 2023** – SBC/PBC Meeting – TBD
- **02.13.2024**- All Boards Meeting
- **02.20.2024**- PBC vote on Schematic Design Submission
- **02.23.2024** – Schematic Report Submission
- **04.24.2024** – MSBA Board of Directors Meeting – Project Scope and Budget Approval
- **06.05.2024**- Local Funding Authorization

*** = dates need to be confirmed**

1. Call to Order & number of voting members present:
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9. Public Comment
10. Next Meetings
- 11. Adjourn:**

Permanent Building Committee Adjourn

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

PBC Roll Call Vote:

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



An aerial photograph of a school campus. The campus features several large buildings, a central parking lot, and multiple sports fields including baseball diamonds and a track. The school is situated on a peninsula or near a large body of water, with a grassy embankment separating the campus from the water. Residential neighborhoods are visible on either side of the school. The text "Thank you!" is overlaid in the center of the image.

Thank you!

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 3

WHEREAS, the Town of Clinton _____ (“Owner”) and
Lamoureux Pagano Associates|Architects, (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Clinton Middle School
December 20th, 2022; and

WHEREAS, effective as of August 16, 2023, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform additional services relative to surveying the existing transmission lines that cross the CMS site and town athletic fields across West Boylston Street, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:	Original Contract	After this Amendment
Feasibility Study Phase	\$ <u>250,000</u>	\$ <u>250,000</u>
Schematic Design Phase	\$ <u>350,000</u>	\$ <u>350,000</u>
Design Development Phase	\$ _____	\$ _____
Construction Document Phase	\$ _____	\$ _____
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Amd. #1 – Hazardous Material Inspec. & Environmental Assessment	\$ <u>8,140</u>	\$ <u>8,140</u>
Amd. #2 – Land Survey Services	\$ <u>28,600</u>	\$ <u>28,600</u>
Adm. #3 - Site Surveying Services	\$ _____	\$ <u>17,600</u>
Total Fee	\$ <u>636,740</u>	\$ <u>654,340</u>

This Amendment is a result of: Additional Services relating to suverying the existing transmission lines that cross the Clinton Middle School site and town athletic fields across West Boylston Street.

3. The Construction Budget shall be as follows:

Original Budget: \$ _____

Amended Budget \$ _____

4. The Project Schedule shall be as follows:

Original Schedule: \$ _____

Amended Schedule \$ _____

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER
Steven Meyer

(print name)

Superintendent of Schools

(print title)

By _____
(signature)

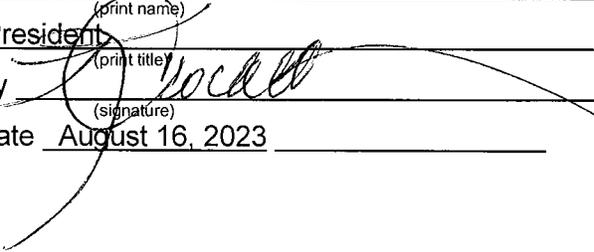
Date _____

DESIGNER
Kathryn Crockett

(print name)

President

(print title)

By  _____
(signature)

Date August 16, 2023 _____

15 August 2023

Trip Elmore, Project Manager
Dore + Whittier, OPM Group
260 Merrimac Street
Building 7, 2nd Floor
Newburyport, MA 01950

Re: Clinton Middle School – Amendment No. 3 – Additional Services
Land Surveying Services of Existing Transmission Lines

Dear Mr. Elmore:

As requested, this is LPA|A's fee proposal for additional services relative to surveying the existing transmission lines that cross the Clinton Middle School site and town athletic fields across West Boylston Street. It is our understanding that the Town's ownership of the school site parcel was never properly recorded with the Registry of Deeds when it was voted on previously and that the purpose of this survey is to rectify that. Per the PDP review comments, resolution of this issue is required in order for the District and MSBA to execute a Project Funding Agreement (PFA). As the Town continues to work with National Grid (NGrid) to formalize ownership of the parcels of land, NGrid requested that a survey be done relative to documenting their transmission lines.

Per our previous discussion, the survey will include the location of transmission lines and any adjacent or infringing site improvements within the transmission lines easement from the southeastern entry point on the Middle School site all the way north to the train tracks that abut the north side of the athletic fields.

The consulting engineer proposed for the above work is Nitsch Engineering (NE). The total cost for the proposed scope of work, including LPA|A's 10% contractual markup, is \$17,600 and is, in LPA|A's opinion, reasonable and appropriate. A copy of NE's proposal letter, dated August 11, 2023, is attached for your reference.

Also attached is Attachment F – Amendment No. 3 to the Contract for Designer Services for the Owner's signature.

Please contact me if you have any questions or comments.

Sincerely,



Eric Moore
Principal Architect

EM/pf

Enclosures: NE proposal letter dated 8/11/23
Attachment F - Amendment No. 3 to the Contract for Designer Services

cc: Katie Crockett, LPA|A
Peter Caruso, Jr., LPA|A
Sean Brennan, LPA|A
Pam Farley, LPA|A



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Worcester, MA 01608
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August 11, 2023

Ms. Kathryn Crockett
President
Lamoureux Pagano Architects
108 Grove Street, Suite 300
Worcester, MA 01605

RE: Nitsch Proposal #15181.1P
Clinton Middle School
Land Surveying Services
Easement and Land Swap
Additional Services 2
Clinton, MA

Dear Ms. Crockett:

Nitsch Engineering is pleased to submit this Additional Services proposal to you (the Client) for professional land surveying services related to the Clinton Middle School Project located on West Boylston Street (Route 110) in Clinton, Massachusetts. It is our understanding that you have requested land surveying services to locate existing features within proposed Parcel "B", Easement "C", and Easement "D" and to assist with determining the extents of said Parcel and Easement, as depicted on the attached Survey Limits Sketch.

The proposed Parcels and Easements are shown on an unrecorded plan prepared for the Inhabitants of the Town of Clinton, by Cullinan Engineering, dated September 30, 1999.

The designated areas, Proposed Parcels "A" and "B," along with Easement "C," are situated on the "South Parcel," which the Town of Clinton (the Town) acquired through a recorded Deed in Deed Book 4928 Page 585. The location is further depicted on a recorded plan in Book 325 Plan 42.

The scope of work for the creation of Parcels "A" and "B" and Easement "C" encompasses several tasks. Firstly, it involves locating by survey methods the existing site improvements within these areas. Secondly, a property line survey will be conducted to verify the accurate boundaries and location of the property owned by New England Power Company, as specified in Deed Book 3957 Page 51, and represented on a recorded plan in Book 233 Plan 57. Additionally, the scope includes the preparation of an "Approval Not Required" Plan, to support property transactions.

Please take note that the Deed for this property, dated January 9, 1969, includes specific restrictions that are valid for a term of 99 years. According to these restrictions, the designated area is exclusively reserved for school buildings and related recreational purposes. However, there is a provision allowing the Town to potentially exchange a portion of this land with the New England Power Company for the relocation of their transmission lines.

It is important to draw attention to the mention of "recreational purposes" within the restriction. The extent and allocation of this undefined portion of the property may fall under the purview of Article 97 of the Massachusetts Constitution, potentially requiring Legislative approval.

Unrelated to the requested land survey services and based on preliminary research, it appears that a portion of the existing roadway, West Boylston Street, is not within the record highway layout from 1898. This scope of services does not include resolving this potential issue if deemed necessary.

The proposed Easement "D" is situated on the "North Parcel," which the Town of Clinton obtained through a recorded Release Deed in Deed Book 21354 Page 317. This location is also depicted on a recorded plan in Book 741 Plan 4.

SCOPE OF ADDITIONAL SERVICES – continued

7. Prepare an Approval Not Required (81P) Plan indicating the parcel and easement boundaries as directed by the client, per the Town of Clinton Planning Board Rules and Regulations and the Worcester District Registry plan requirements. Said plan to accompany conveyance documents prepared by others and to be recorded at the Registry of Deeds; and
8. Prepare an AutoCAD drawing (.DWG), in Release 2021 or compatible version and at a scale of 1 inch = 20 feet, utilizing Nitsch Engineering file format and drafting standards.

TASK #2: NORTH PARCEL

1. Verify previously established survey control set by Nitsch Engineering. This control was set utilizing Global Positioning System (GPS) observations to establish NAD 83 horizontal coordinates and NAVD 88 vertical datum for the project site;
2. Perform property research at the Town municipal offices, the County Registry of Deeds, and the Massachusetts Land Court for record data on the locus property, abutting properties, and easements;
3. Perform field locations of existing property monuments as described in Deed Book 21354 Page 317. And depicted on recorded plan in Book 741 Plan 4;
4. Perform a topographic and location survey of the visible site improvements located within and adjacent to Easement "D", specifically utility poles, supports, wires, electrical equipment, buildings and pavement in relation to the property lines, including coordination with New England Power Company for specific requirements to establish limits of proposed easements "D";
5. Perform office calculations to relate record property lines to survey locations;
6. Calculate proposed Easement "D" referencing the unrecorded plan prepared for the Inhabitants of the Town of Clinton, by Cullinan Engineering, dated September 30, 1999, including coordination with New England Power Company and the Town for parcel and easement location and size;
7. Prepare an Easement plan indicating the easement boundaries as directed by the client, per the Worcester District Registry plan requirements. Said plan to accompany conveyance documents prepared by others and to be recorded at the Registry of Deeds; and
8. Prepare an AutoCAD drawing (.DWG), in Release 2021 or compatible version and at a scale of 1 inch = 20 feet, utilizing Nitsch Engineering file format and drafting standards.

WORK NOT INCLUDED IN THE SCOPE OF SERVICES

1. Performing a full boundary line retracement survey of the "North" Parcel (property lines will be based on prior survey).
2. Performing or subcontracting a title examination to verify ownership, easements, and other title matters.
3. Setting lot corners or other monumentation.
4. Performing advanced subsurface investigation such as Electro Magnetic Induction, Ground Penetrating Radar (GPR), or Test Pits to locate utilities.

TIME AND MANNER

Nitsch Engineering is prepared to begin work within two (2) weeks from the receipt of this executed proposal and documents to be provided by the Client and anticipates substantial completion within four (4) weeks thereafter. The completion of field tasks will be subject to weather conditions affecting the required field work.

COMPENSATION

Compensation for the Additional Services provided will be in accordance with the Standard Contract Terms of Nitsch Engineering's executed agreement with the Client, dated December 29, 2022. The lump-sum cost for these services is **\$16,000** (see breakdown below). Costs will not be incurred by Nitsch Engineering beyond this lump-sum amount without prior written approval from the Client. Expenses are included in the above-listed fees.

Task 1 – "South" Parcel	\$ 11,000.00
Task 2 – "North" Parcel	\$ 5,000.00

Should the conditions of this Additional Services proposal meet with your approval, please sign the Client Authorization section below and return this Additional Services proposal to us for our files. If Nitsch Engineering is authorized to commence and/or continue providing its services on the project, either verbally or in writing, prior to the full execution of a written contract, such authorization will be deemed an acceptance of this Additional Services proposal, and all such services will be provided and compensated for in accordance with the terms and conditions contained herein as though this Additional Services proposal were fully executed by the Client.

If you have any questions, please call.

Very truly yours,

Nitsch Engineering, Inc.

Mark Violette

Mark E. Violette, PLS
Senior Project Manager

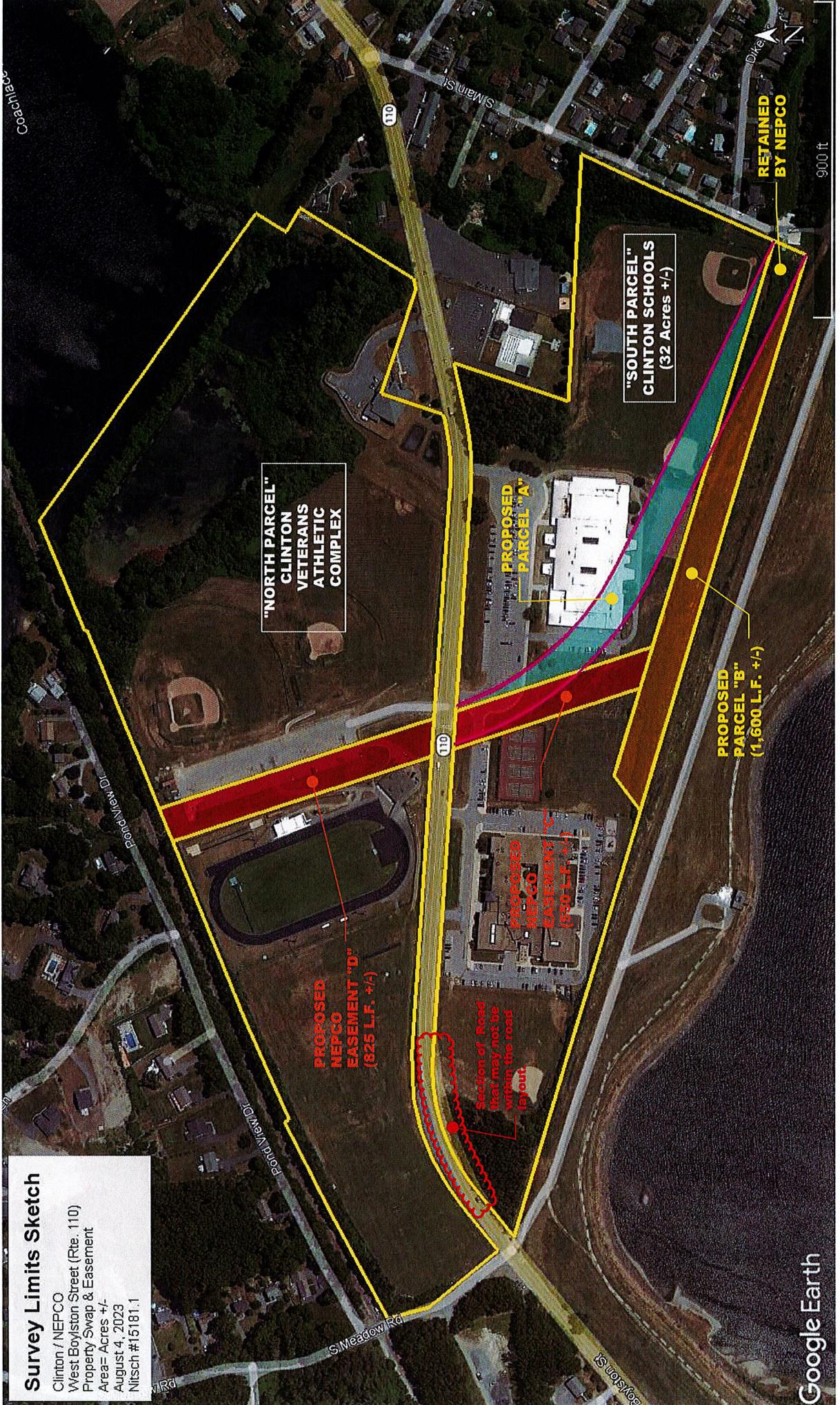
Approved by:

Denis Seguin

Denis R. Seguin, PLS
Vice President, Director of Land Surveying

MEV/kwo

Enclosures: Survey Limits Sketch



Survey Limits Sketch

Clinton / NEPCO
West Boylston Street (Rte. 110)
Property Swap & Easement
Area- Acres +/-
August 4, 2023
Nitsch #15181.1

**"NORTH PARCEL"
CLINTON
VETERANS
ATHLETIC
COMPLEX**

**"SOUTH PARCEL"
CLINTON SCHOOLS
(32 Acres +/-)**

**RETAINED
BY NEPCO**

**PROPOSED
PARCEL "A"**

**PROPOSED
PARCEL "B"
(1,600 L.F. +/-)**

**PROPOSED
NEPCO
EASEMENT "D"
(825 L.F. +/-)**

**PROPOSED
NEPCO
EASEMENT "C"
(930 L.F. +/-)**

Section of Road
that may not be
within the road
layout