

PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: February 20, 2024
Meeting Time: 6:30 PM
Project Name: Clinton Middle School
Project Number: 202000640305
Meeting Purpose: SBC Meeting No. 024
Location: Remote- Zoom
Meeting Link: <https://us06web.zoom.us/j/83150253943?pwd=BC2l91Zlg7xF52q4Agl1Hfl4KybGt1.1>
Meeting ID: 831 5025 3943
Passcode: 935820
One Tab Mobile: +16469313860,,83150253943#,,,,*935820# US
Prepared By: Elias Grijalva

1. Call to Order & number of voting members present.
2. COA Carriage House Design Contract
3. Previous Topics & Approval of February 6, 2024, Meeting Minutes **(Vote expected)**
4. All Boards Meeting Update
5. Value Engineering (VE) Items & vote to accept Landscaping VE **(Vote expected)**
6. Project Budget Update
7. Schematic Design (SD) Review & Approval to have DWMP & LPA | A submit SD Package to the MSBA **(vote expected)**
8. Next steps: Public Outreach
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

PERMANENT BUILDING COMMITTEE
 SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
 MEETING MINUTES



Project: Clinton Middle School
 Subject: School Building Committee Meeting
 Location: ZOOM
 Distribution: Attendees, Project File
 MSBA Module: 4- Schematic Design

Project No: 202000640305
 Meeting Date: 02/06/2024
 Time: 6:30 PM
 Prepared By: E. Grijalva

Meeting Agenda

1. Call to Order & Number of Voting Members
2. Previous topics & MM for Approval
3. Invoices and Commitments
4. Proprietary Items Vote
5. Construction Cost Reconciliation Update
6. Total Project Budget Review
7. Property DEED and registry filing update
8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
9. Public Comment
10. Next Meeting
11. Adjourn

Name	Affiliation
Steven Meyer*	PBC Member- Superintendent
Chris McGown *	PBC Chair
Michael Moran*	PBC Member
Michael Ward*	PBC Member- Town Administration
Brian Delorey*	PBC Member
Brian Farragher	CMS Facilities Director
Kelly Turcotte	CMS Spec. Ed. Parent Advisory Council
Matthew Varakis	CMS School Committee Vice Chair
Trip Elmore	DWMP- Project Director
Elias Grijalva	DWMP – Assistant Project Manager
Eric Moore	LPA A – Principal in Charge
Peter Caruso	LPA A – Project Manager
David Fontaine Jr	Fontaine Bros – CEO
Jamie Blume	Fontaine Bros- Project Executive
Beth Paulson	Fontaine Bros – Project Manager
Chelsey Mutrie	Fontaine Bros – VP of Precon.
Joel Kent	Fontaine Bros – Chief Operating Officer
Shane Sampson	Fontaine Bros- Sr. Project Manager

***PBC Voting Members**

Item#	Description	Action
23.1	<p>Call to Order: 6:34PM meeting was called to order by PBC Chair, C. McGown with 5 of 7 members in attendance.</p>	Record
23.2	<p>Previous Topics & Meeting Minutes for Approval A motion to approve the January 9, 2024, meeting minutes was submitted by S. Meyer and seconded by M. Moran.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
	<p>A motion to approve the January 30, 2024, meeting minutes was submitted by S. Meyer and seconded by B. Delorey.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	
23.3	<p>Invoices and Commitments for Approval</p> <p>Invoice 1: DWMP January Invoice, in the amount of \$25,000.00 A motion was made by S. Meyer and seconded by M. Moran for the approval of DWMP January Invoice.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
	<p>Invoice 2: LPA A January Invoice, in the amount of \$44,859.00 A motion was made by S. Meyer and seconded by M. Moran for the approval of LPA A January Invoice.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	
23.4	<p>Proprietary Items Vote</p> <p>T. Elmore states that according to the Massachusetts School Building Authority (MSBA) mandates that approval for proprietary items requires a vote from the committee.</p> <ul style="list-style-type: none"> • Network Switches – Extreme networks. • Wireless Access Devices – Cisco Meraki • Telephone System- Mitel • Integrated Security System- Verkada <p>A motion was made to accept the proprietary items by S. Meyer and 2nd by M. Moran.</p>	Record

Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes

23.5

Construction Cost Reconciliation Update

Record

T. Elmore summarizes the construction cost reconciliation.

Reconciled Budget	\$114.4 million
Value Engineering Identified:	\$1.5 million
Total Project Budget:	\$139.3 million

- Approximately 90% through reconciliation with some questions remaining.
- Potential Identified \$1.5 million in value engineering savings.
 - Planting reductions, playground equipment reductions, reduce size of granite curb,
- Total project budget is projected at \$139.3 million.
- Project currently under budget compared to previous estimates.
- Small discrepancy of around \$500,000 between different estimates

Discussion:

M.Moran asks, what happens if the bids come over the budget?

T. Elmore replies, we can adjust the scope according to identified VE items, or we can negotiate when we are doing procurement.

C. McGown asks, is this standard file sub bid where anyone is allowed to bid

T. Elmore replies, we must prequalify the trades.

C. 'McGown asks, do we prequalify them or are they prequalified through DCAMM.

T. Elmore replies, we do the prequalifying. We have devised a method to streamline the prequalifying process and reduce the burden on the team. It generally takes two and half months to do.

23.6

Total Project Budget Review

Record

T. Elmore reviews the 3011 and the major categories.

Section	Amount
Feasibility Study:	\$1 million
Administrative Cost:	\$4.1 million
Design Cost:	\$12 million
Construction Cost:	\$114.4 million
Miscellaneous Cost	\$850 thousand
FF&E	\$2.7 million
Sub-total:	\$135.3 million
Contingency	\$4 million

	<p>Total: 139.3 million</p> <p>Approx Local Share \$68.2 million Potential Geothermal/PV Grant (\$2.5 million) Potential Local Share: \$65.7 million</p> <p>Discussion: M. Varakis asks can the designer speak to any recent projects they've done. What's the likelihood we see 50% of that contingency number back based on a new building. E. Moore replies, Auburn Middle School & Nelson Elementary schools, both saw money come back in terms of unused contingency, whether it was 50% or not, I don't have those exact figures.</p>	
23.7	<p>Property DEED and registry filing update</p> <p>C.McGown states that the property Deed and registry filing should be completed this week.</p>	Record
23.8	<p><u>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</u> Discussion: None</p>	Record
23.9	<p><u>Public Comment:</u> Discussion: None</p>	Record
23.10	<p><u>Next Meeting:</u> 02.13.2024 – All Boards Meeting – In-Person; Location: CMS Cafetorium 02.20.2024 – CMS Building Committee Remote Meeting No.023 @6:30PM – via Zoom</p> <p>Discussion: None</p>	Record
23.11	<p><u>Adjourn:</u> PM a motion was made by M. Ward and seconded by M. Moran to adjourn the meeting. Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
23.1	<p><u>Call to Order:</u> 6:34PM meeting was called to order by PBC Chair, C. McGown with 5 of 7 members in attendance.</p>	Record
23.2	<p>Previous Topics & Meeting Minutes for Approval A motion to approve the January 9, 2024, meeting minutes was submitted by S. Meyer and seconded by M. Moran.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
	<p>A motion to approve the January 30, 2024, meeting minutes was submitted by S. Meyer and seconded by B. Delorey.</p>	

<p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>

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.

DRAFT

Enter Budget Values for Ineligible Costs in light yellow highlighted cells.

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$290,600	\$0	\$290,600	
A&E Feasibility Study	\$600,000	\$0	\$600,000	
Environmental & Site	\$70,000	\$0	\$70,000	
Other	\$39,400	\$0	\$39,400	
Feasibility Study Agreement Subtotal	\$1,000,000	\$0	\$1,000,000	\$782,400
Administration				
Legal Fees	\$30,000	\$30,000	\$0	\$0
Owner's Project Manager				
Design Development	\$392,000	\$0	\$392,000	Cell C13 - Scope Excluded OPM Fees (Cell 140)
Construction Contract Documents	\$562,000	\$43,457	\$518,543	
Bidding	\$181,000	\$0	\$181,000	Cell C15 - Costs beyond MSBA funding cap for OPM Basic Services (Cell K48)
Construction Contract Administration	\$2,400,000	\$1,289,143	\$1,110,857	
Closeout	\$125,000	\$0	\$125,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$0	\$0	\$0	
Cost Estimates	\$40,000	\$0	\$40,000	
Advertising	\$2,000	\$0	\$2,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$350,000	\$0	\$350,000	
Other Administrative Costs	\$50,000	\$50,000	\$0	
Administration Subtotal	\$4,132,000	\$1,412,600	\$2,719,400	\$2,127,659
Architecture and Engineering				
Basic Services				Cell C28 - Scope excluded Designer Fees (Cell 141)
Design Development	\$3,600,000	\$916,300	\$2,683,700	
Construction Contract Documents	\$3,975,000	\$128,700	\$3,846,300	Cell C30 - Costs beyond MSBA funding cap for Designer Basic Services (Cell K52)
Bidding	\$200,000	\$0	\$200,000	
Construction Contract Administration	\$3,175,000	\$3,175,000	\$0	
Closeout	\$150,000	\$0	\$150,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$11,100,000	\$4,220,000	\$6,880,000	
Reimbursable Services				
Construction Testing - TEDI	\$200,000	\$0	\$200,000	
Printing (over minimum)	\$10,000	\$0	\$10,000	
Other Reimbursable Costs	\$5,000	\$0	\$5,000	
Hazardous Materials	\$300,000	\$0	\$300,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$80,000	\$0	\$80,000	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$60,000	\$0	\$60,000	
Architectural / Engineering Subtotal	\$12,005,000	\$4,220,000	\$7,785,000	\$6,090,984
CM at Risk Pre-Construction Services				
Pre-Construction Services	\$273,000	\$0	\$273,000	\$213,595
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$2,869,461			
Basement Construction	\$1,303,725			
SHELL				
Super Structure	\$7,609,135			
Exterior Closure	\$0			
Exterior Walls	\$6,345,675			
Exterior Windows	\$1,810,945			
Exterior Doors	\$206,850			
Roofing	\$3,898,551			
INTERIORS				
Interior Construction	\$7,052,681			
Staircases	\$361,000			
Interior Finishes	\$5,100,455			
SERVICES				
Conveying Systems	\$216,000			
Plumbing	\$4,151,009			
HVAC	\$11,875,640			
Fire Protection	\$1,108,276			
Electrical	\$8,253,469			
EQUIPMENT & FURNISHINGS				
Equipment	\$1,089,150			
Furnishings	\$2,218,708			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0	\$0		
Existing Building Demolition	\$1,375,000	\$0		
In-Building Hazardous Material Abatement	\$1,515,000	\$0		
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$420,000	\$420,000		
Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITE WORK				
Site Preparation	\$3,332,708	\$0		

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed.

Template Revised: December 2023
Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.

Soft Cost Reimbursement			
Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
Administration:	\$4,462,000	\$1,412,600	\$3,049,400
A/E Services:	\$12,675,000	\$4,220,000	\$8,455,000
Site Acquisition:	Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	\$850,000	\$250,000	\$600,000
FFE:	\$2,700,000	\$360,000	\$2,340,000
Owners Contingency:	Not included in this calculation		
Total Eligible Soft Costs =			\$14,444,400

Construction Costs associated with Soft Cost Cap Calculation			
Category	Estimated Budget	Excluded (%)	Scope Excluded Costs
CM Pre-Construction Services:	\$273,000		
Construction Cost:	\$114,295,892		
Construction Contingency:	Not included in this calculation		
Total Construction Cost:	\$114,568,892		
Soft Cost Allowance:	20%		
Reimbursable Soft Cost:	\$22,913,778		
Eligible minus Reimbursable =	-\$8,469,378	If >0 enter into Cell C116	
-If Eligible minus Reimbursable is negative; OK.			
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.			

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs			
	Estimated Budget	Excluded (%)	Scope Excluded Costs
Scope Excluded Aud/PE (GSF):		1,500 (1.1000%)	
Total (GSF):		136,000	
OPM Basic Services:	\$3,950,600	1.1000%	\$43,457
Designer Basic Services:	\$11,700,000	1.1000%	\$128,700

Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work			
	Estimated Budget	Excluded (%)	Scope Excluded Costs
Scope Excluded Direct Construction Cost (\$):	\$0	(0.0000%)	
Total Direct Construction Costs (\$):	\$84,046,467		
OPM Basic Services:	\$3,950,600	0.0000%	\$0
Designer Basic Services:	\$11,700,000	0.0000%	\$0
Total Scope Excluded OPM Fees (\$): \$0 Enter in Cell C13			
Total Scope Excluded Designer Fees (\$): \$0 Enter in Cell C28			

Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps					
	Upper Limit:	Construction Budget:	Eligible Costs	OPM Value @ 3.50%	Value > 3.5%
Basic Services:	\$74,800,000	\$114,295,892	\$2,618,000	\$2,618,000	\$0
Extra Services:	\$74,800,000	\$74,800,000	\$79,400	\$79,400	If >0 enter into Cell C15
Designer Services:	\$11,700,000	\$11,700,000	\$7,480,000	\$7,480,000	\$0
Extra Services:	\$975,000	\$975,000	\$975,000	\$975,000	If >0 enter into Cell C30

Ineligible Building Area				
	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	500		750	\$630,308
Special Education:				\$0
Art & Music:	500		750	\$630,308
Vocations & Technology:				\$0
Chapter 74 CTE:				\$0
Health & Physical Education:	1,000	1,500		\$1,260,615
Media Center:				\$0
Auditorium / Drama:				\$0
Dining & Food Service:	1,000		1,500	\$1,260,615
Medical:				\$0
Administration & Guidance:				\$0
Custodial & Maintenance:				\$0
Other:				\$0
Total:	1,500	1,500	3,000	\$3,781,846
Grossing Factor:	1.50			

Mark Up Ratio			
	Construction Budget	Construction Trades Subtotal	= Mark Up Ratio
	\$114,295,892	\$84,046,467	1.359913106

Demolition and Abatement Costs	
Total Demolition and Abatement Costs:	\$3,310,000
Ineligible Demolition and Abatement Costs:	-\$420,000
Eligible Demolition and Abatement Costs:	\$2,890,000
Marked Up Eligible Costs:	\$3,930,149

Site Improvements	\$7,480,351	\$0		
Site Civil / Mechanical Utilities	\$3,189,146	\$0		
Site Electrical Utilities	\$1,263,532	\$0		
Scope Excluded Site Work	\$0	\$0		
Construction Trades Subtotal	\$84,046,467	\$420,000		
Contingencies (Design and Pricing)	\$8,404,647	\$42,000		
Sub-Contractor Bonds	\$1,239,685	\$6,195		
D/B/B Insurance	\$0	\$0		
General Conditions	\$4,764,608	\$23,810		
D/B/B Overhead & Profit - GR's	\$4,425,600	\$22,116		
GMP Insurance - GL, BRI, PL,WC	\$2,405,250	\$12,020		
GMP Fee	\$2,285,918	\$11,423		
GMP Contingency	\$1,680,929	\$8,400		
Escalation to Mid-Point of Construction	\$5,042,788	\$25,200		
Construction Cost over Funding Cap		\$30,237,079		
Construction Budget	\$114,295,892	\$30,808,243	\$83,487,649	\$65,320,737
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$1,579,565		\$1,579,565	
Subtotal to be included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$300,000	\$0	\$300,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulares	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$250,000	\$250,000	\$0	
Miscellaneous Project Costs Subtotal	\$850,000	\$250,000	\$600,000	\$469,440
Furnishings and Equipment			\$660,000	
Furniture, Fixtures, and Equipment	\$1,500,000		\$840,000	
Technology	\$1,200,000	\$360,000	\$840,000	
FF&E Subtotal	\$2,700,000	\$360,000	\$2,340,000	\$1,830,816
Soft Costs that exceed 20% of Construction Cost		\$0	\$0	
Project Budget	\$135,255,892	\$37,050,843	\$98,205,049	\$76,835,630

Eligible Site Work Cost			
Total Direct Site Work Costs:	\$15,265,737		
Ineligible Site Work Costs:	\$0	131,500	Eligible Building GSF
Potentially Eligible Direct Site Work Costs:	\$15,265,737		\$55 Site Work Cost Limit (\$/sf) includes Mark Up
Potentially Eligible Marked Up Site Work Costs:	\$20,760,076	\$7,232,500	Site Work Cost Allowance includes Mark Up
Marked Up Eligible Site Work Costs:		\$7,232,500	

Construction Costs and Funding Cap		Ineligible Cost Breakdown	
Total Building Area (GSF):	136,000	Scope Excluded Site Work:	\$0
Ineligible Excess Auditorium/PE Areas (GSF):	-1,500	Site Work Cost beyond Funding Limit:	\$13,527,576
Other Ineligible Building Areas (GSF):	-3,000	Ineligible Demo & Abatement:	\$571,164
Eligible Building GSF:	131,500	Scope Excluded Aud/PE Areas:	\$1,260,615
Building Cost Funding Limit (\$/sf):	\$550	Other Ineligible Building Areas:	\$2,521,231
Eligible Building Costs:	\$72,325,000	Construction Cost over Funding Cap:	\$12,927,657
Eligible Site Work Costs:	\$7,232,500		
Eligible Demolition & Abatement Costs:	+ \$3,930,149		
Basis of Construction Costs:	\$83,487,649	Construction Cost Breakdown	
Construction Budget:	\$114,295,892	Total Construction Cost (\$/sf):	\$840
Basis of Construction Costs:	-\$83,487,649	Reimbursable Construction Cost (\$/sf):	\$635
Ineligible Construction Costs:	\$30,808,243	Marked Up Building Costs (\$/sf):	\$655
Construction Cost over Funding Cap:	\$0	Marked Up Site, Building Takedown & Haz Mat (\$/sf):	\$186
If > 0 enter value into Cell C98		Direct Building Cost (\$/sf):	\$530

FF&E Reimbursement				
Eligible Enrollment:	700	Enter Eligible Enrollment		
Furniture, Fixtures & Equipment:	Funding Limit	Estimated Budget	Eligible Costs	Ineligible Costs
Technology:	\$1,200/student	\$1,500,000	\$840,000	\$0 If >0 enter in Cell C112
	\$1,200/student	\$1,200,000	\$840,000	\$0 If >0 enter in Cell C113

Incentive Points				
	1.65	(0-2) Maintenance		
	0.00	(0-6) Newly Formed Regional School District		
	0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places		
Cell C113 - Represents the amount exceeding the \$1,200 per student allowance for Technology (Cell J110)	#DIV/0!	0 gsf	Renovated or Existing to Remain	If Cell G117 > 0 enter value into Cell F116
		0 gsf	Total at Conclusion of Project	
	0.00	(0-1) Overly Zoning 40R and 40S		
	0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures		
	4.00	(0-4) Energy Efficiency - "Green Schools"		
	5.65	Total Incentive Points		Owner's Contingency Cap: 0.50% Construction Contingency Cap: 1.00%

Commissioning (Cx) Costs associated with Ineligible Building Area	
Building GSF:	136,000
Cx Fee per GSF:	\$0.92
Ineligible GSF:	4,500
Ineligible Cx Costs:	\$4,140 If >0 enter in Cell B128
Commissioning Fee Schedule	

Cost Recovery associated with Prior Projects	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

Enter Date. Assume 15th of August if new school opens in September. For example if turnover is June, new school will not be used until September by students.

Enter Date. If only month is known, assume 15th of the month.

Board Authorization	
Design Enrollment	700
Total Building Gross Floor Area (GSF)	136,000
Total Project Budget (excluding Contingencies)	\$135,255,892
Scope Items Excluded or Otherwise Ineligible	-\$37,050,843
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$98,205,049
Reimbursement Rate ¹	78.24%
Est. Max. Total Facilities Grant (before recovery) ¹	\$76,835,630
Cx Costs associated with Ineligible Building Area ²	-\$4,140
Cost Recovery associated with Prior Projects ²	-\$0
Estimated Maximum Total Facilities Grant ¹	\$76,831,490

72.59 Reimbursement Rate Before Incentive Points
5.65 Total Incentive Points
78.24% MSBA Reimbursement Rate

NOTES
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$_____. The proposed demolition of the Clinton Middle School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Construction Contingency ³	\$3,000,000
Ineligible Construction Contingency ³	\$1,857,041
"Potentially Eligible" Construction Contingency ³	\$1,142,959
Owner's Contingency ³	\$1,000,000
Ineligible Owner's Contingency ³	\$428,521
"Potentially Eligible" Owner's Contingency ³	\$571,479
Total Potentially Eligible Contingency ³	\$1,714,438
Reimbursement Rate	78.24%
Potential Additional Contingency Grant Funds ³	\$1,341,376
Maximum Total Facilities Grant	\$78,172,866
Total Project Budget	\$139,255,892

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

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FONTAINE BROS., INC.

CLINTON MS - SCHEMATIC VALUE ENGINEERING LOG - 02.12.2024

Item #	Category	Item	Estimated Direct Cost Savings	Estimated Total Cost Savings (20% Markup)	Projected Values (Accepted)		Accepted	Alternates	Deferred /Rejected	Notes
					Tier 1	Tier 2				
1	Landscape	Landscape planting reductions (30%)	\$ 266,000	\$ 319,200	Accepted		In SD			
2	Thermal	Delete underslab rigid insulation except within 4 feet of foundation walls.	\$ 250,000	\$ 300,000						Carrying under entire slab (86,570 sf)
3	AV	Reduce Cafeteria Stage AV System to "basic" system (\$25k allowance)	\$ 50,000	\$ 60,000						\$75k allowance now
4	Equipment	Reduce Playground Equipment Allowance to \$300K	\$ 100,000	\$ 120,000						Carrying \$400K allowance
5	AV	Reduce qty. (from 10 to 5) of Digital Screens/Signage in the Building	\$ 50,000	\$ 60,000						Carrying 10 @ \$10k ea
sub total			\$ 716,000	\$ 859,200						
Potential Additional VE Items										
6	Site	Consider substituting 6" granite curb for 5" granite curb	\$ 43,500	\$ 52,200						
7	Electrical	If possible, consider deletion of Cell Amplification System	\$ 100,000	\$ 120,000						
8	Electrical	If possible, consider deletion of Environmental Sensors	\$ 68,000	\$ 81,600						
9	Mechanical	Review/reduce scope of lab waste system	TBD							
10	Roof	Consider substituting EPDM Roof in lieu of PVC	\$ 126,000	\$ 151,200						
11	Finishes	Consider restroom wall tile at wet walls only (~30% reduction)	\$ 30,000	\$ 36,000						
12	Finishes	Consider exposed ceilings at all storage and BOH spaces (3,000 sf)	\$ 20,250	\$ 24,300						
13	Finishes	Consider reduction of corridors wall tile from 7' tall to 4' wainscot	\$ 100,000	\$ 120,000						
sub total			\$ 487,750	\$ 585,300						
Overall Total			\$ 1,203,750	\$ 1,444,500						



**Clinton Middle School Project School
Building Committee Remote Meeting No.024
February 20, 2024**



- 1. Call to Order & number of voting members present.**
- 2. COA Carriage House Design Contract**
3. Previous Topics & Approval of February 6, 2024, Meeting Minutes (**Vote expected**)
4. All Boards Meeting Update
5. Value Engineering (VE) Items & vote to accept Landscaping VE (**Vote expected**)
6. Project Budget Update
7. Schematic Design (SD) Review & Approval to have DWMP & LPA | A submit SD Package to the MSBA (**vote expected**)
8. Next steps: Public Outreach
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

1. Call to Order & number of voting members present.
2. COA Carriage House Design Contract
3. **Previous Topics & Approval of February 6, 2024, Meeting Minutes (Vote expected)**
4. All Boards Meeting Update
5. Value Engineering (VE) Items & vote to accept Landscaping VE (**Vote expected**)
6. Project Budget Update
7. Schematic Design (SD) Review & Approval to have DWMP & LPA | A submit SD Package to the MSBA (**vote expected**)
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10. Public Comment
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Previous Meeting Minutes for Approval : February 06, 2024

“Motion to approve February 06, 2024,
Meeting Minutes by _____ ,
2nd _____ .”

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

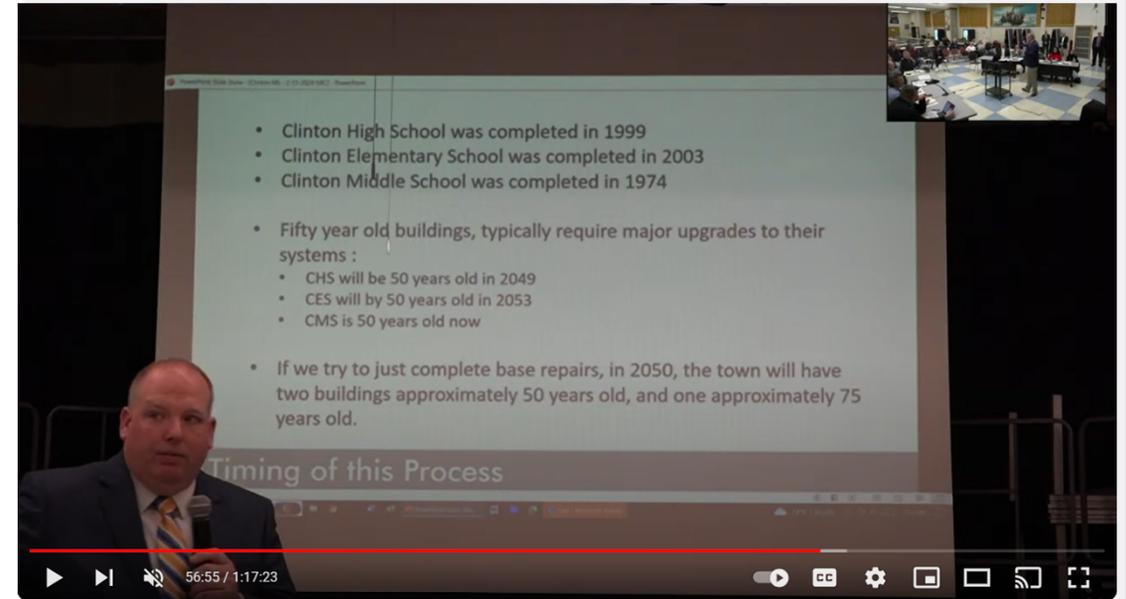
Item#	Description	Action
23.1	Call to Order: 6:34PM meeting was called to order by PBC Chair, C. McGown with 5 of 7 members in attendance.	Record
23.2	<p>Previous Topics & Meeting Minutes for Approval A motion to approve the January 9, 2024, meeting minutes was submitted by S. Meyer and seconded by M. Moran.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p> <p>A motion to approve the January 30, 2024, meeting minutes was submitted by S. Meyer and seconded by B. Delorey.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
23.3	<p>Invoices and Commitments for Approval</p> <p>Invoice 1: DWMP January Invoice, in the amount of \$25,000.00 A motion was made by S. Meyer and seconded by M. Moran for the approval of DWMP January Invoice.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p> <p>Invoice 2: LPA A January Invoice, in the amount of \$44,859.00 A motion was made by S. Meyer and seconded by M. Moran for the approval of LPA A January Invoice.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), S. Meyer(Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	Record
23.4	<p>Proprietary Items Vote</p> <p>T. Elmore states that according to the Massachusetts School Building Authority (MSBA) mandates that approval for proprietary items requires a vote from the committee.</p> <ul style="list-style-type: none"> • Network Switches – Extreme networks. • Wireless Access Devices – Cisco Meraki • Telephone System- Mitel • Integrated Security System- Verkada <p>A motion was made to accept the proprietary items by S. Meyer and 2nd by M. Moran.</p>	Record

1. Call to Order & number of voting members present.
2. COA Carriage House Design Contract
3. Previous Topics & Approval of February 6, 2024, Meeting Minutes (Vote expected)
4. **All Boards Meeting Update**
5. Value Engineering (VE) Items & vote to accept Landscaping VE (**Vote expected**)
6. Project Budget Update
7. Schematic Design (SD) Review & Approval to have DWMP & LPA | A submit SD Package to the MSBA (**vote expected**)
8. Next steps: Public Outreach
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

All Boards Meeting Update

Presentation & Recording
can be found on project
website.

www.clintonmiddleschoolbuildingproject.com



• Clinton High School was completed in 1999
• Clinton Elementary School was completed in 2003
• Clinton Middle School was completed in 1974

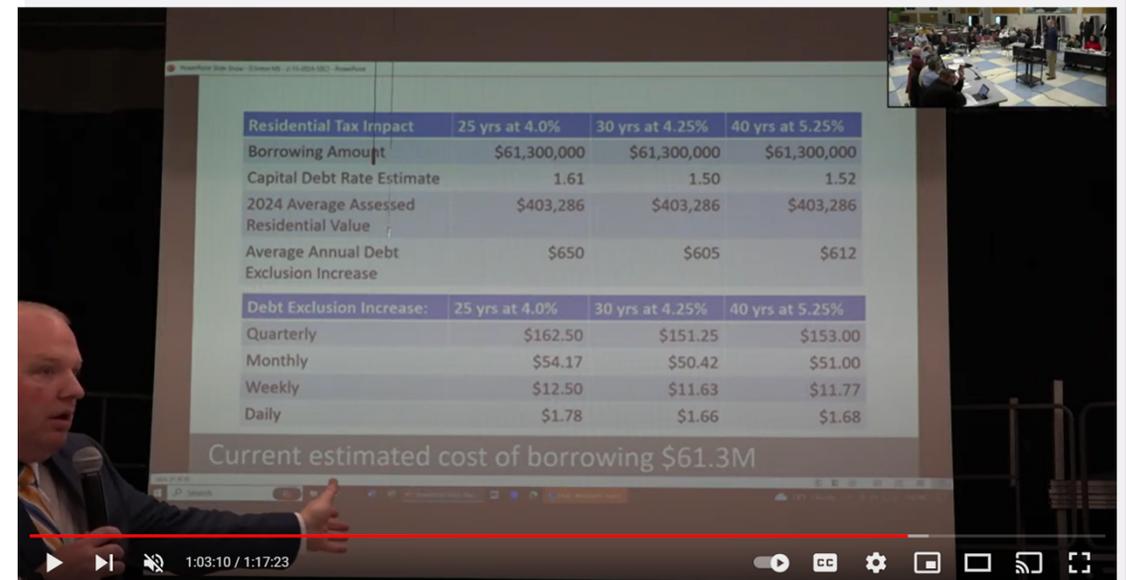
• Fifty year old buildings, typically require major upgrades to their systems :

- CHS will be 50 years old in 2049
- CES will be 50 years old in 2053
- CMS is 50 years old now

• If we try to just complete base repairs, in 2050, the town will have two buildings approximately 50 years old, and one approximately 75 years old.

Timing of this Process

56:55 / 1:17:23



Residential Tax Impact	25 yrs at 4.0%	30 yrs at 4.25%	40 yrs at 5.25%
Borrowing Amount	\$61,300,000	\$61,300,000	\$61,300,000
Capital Debt Rate Estimate	1.61	1.50	1.52
2024 Average Assessed Residential Value	\$403,286	\$403,286	\$403,286
Average Annual Debt Exclusion Increase	\$650	\$605	\$612

Debt Exclusion Increase:	25 yrs at 4.0%	30 yrs at 4.25%	40 yrs at 5.25%
Quarterly	\$162.50	\$151.25	\$153.00
Monthly	\$54.17	\$50.42	\$51.00
Weekly	\$12.50	\$11.63	\$11.77
Daily	\$1.78	\$1.66	\$1.68

Current estimated cost of borrowing \$61.3M

1:03:10 / 1:17:23

1. Call to Order & number of voting members present.
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5. **Value Engineering (VE) Items & vote to accept Landscaping VE (Vote expected)**
6. Project Budget Update
7. Schematic Design (SD) Review & Approval to have DWMP & LPA | A submit SD Package to the MSBA (**vote expected**)
8. Next steps: Public Outreach
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
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11. Next Meetings
12. Adjourn

Value Engineering (VE) Items

Item #	Category	Item	Estimated Direct Cost Savings	Estimated Total Cost Savings (20% Markup)
1	Landscape	Landscape planting reductions (30%)	\$ 266,000	\$ 319,200
2	Thermal	Delete underslab rigid insulation except within 4 feet of foundation walls.	\$ 250,000	\$ 300,000
3	AV	Reduce Cafeteria Stage AV System to "basic" system (\$25k allowance)	\$ 50,000	\$ 60,000
4	Equipment	Reduce Playground Equipment Allowance to \$300K	\$ 100,000	\$ 120,000
5	AV	Reduce qty. (from 10 to 5) of Digital Screens/Signage in the Building	\$ 50,000	\$ 60,000
sub total			\$ 716,000	\$ 859,200
Potential Additional VE Items				
6	Site	Consider substituting 6" granite curb for 5" granite curb	\$ 43,500	\$ 52,200
7	Electrical	If possible, consider deletion of Cell Amplification System	\$ 100,000	\$ 120,000
8	Electrical	If possible, consider deletion of Environmental Sensors	\$ 68,000	\$ 81,600
9	Mechanical	Review/reduce scope of lab waste system	TBD	
10	Roof	Consider substituting EPDM Roof in lieu of PVC	\$ 126,000	\$ 151,200
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13	Finishes	Consider reduction of corridors wall tile from 7' tall to 4' wainscot	\$ 100,000	\$ 120,000
sub total			\$ 487,750	\$ 585,300
Overall Total			\$ 1,203,750	\$ 1,444,500

Vote to accept Landscaping VE

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O'Toole

“Motion to approve the Landscape value engineering item for Schematic Design submission, Meeting Minutes by _____ , 2nd _____ .”

CLINTON MS - SCHEMATIC VALUE ENGINEERING

Item #	Category	Item	Estimated Direct Cost Savings	Estimated Total Cost Savings (20% Markup)
1	Landscape	Landscape planting reductions (30%)	\$ 266,000	\$ 319,200

1. Call to Order & number of voting members present.
2. COA Carriage House Design Contract
3. Previous Topics & Approval of February 6, 2024, Meeting Minutes (Vote expected)
4. All Boards Meeting Update
5. Value Engineering (VE) Items & vote to accept Landscaping VE (Vote expected)
6. **Project Budget Update**
7. Schematic Design (SD) Review & Approval to have DWMP & LPA | A submit SD Package to the MSBA (**vote expected**)
8. Next steps: Public Outreach
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

Enter Budget Values for Ineligible Costs in light yellow highlighted cells.

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$290,600	\$0	\$290,600	
A&E Feasibility Study	\$600,000	\$0	\$600,000	
Environmental & Site	\$70,000	\$0	\$70,000	
Other	\$39,400	\$0	\$39,400	
Feasibility Study Agreement Subtotal	\$1,000,000	\$0	\$1,000,000	\$782,400
Administration				
Legal Fees	\$30,000	\$30,000	\$0	\$0
Owner's Project Manager				
Design Development	\$392,000	\$0	\$392,000	
Construction Contract Documents	\$562,000	\$43,457	\$518,543	
Bidding	\$181,000	\$0	\$181,000	
Construction Contract Administration	\$2,400,000	\$1,289,143	\$1,110,857	
Closeout	\$125,000	\$0	\$125,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$0	\$0	\$0	
Cost Estimates	\$40,000	\$0	\$40,000	
Advertising	\$2,000	\$0	\$2,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$350,000	\$0	\$350,000	
Other Administrative Costs	\$50,000	\$50,000	\$0	\$0
Administration Subtotal	\$4,132,000	\$1,412,600	\$2,719,400	\$2,127,659
Architecture and Engineering				
Basic Services				
Design Development	\$3,600,000	\$916,300	\$2,683,700	
Construction Contract Documents	\$3,975,000	\$128,700	\$3,846,300	
Bidding	\$200,000	\$0	\$200,000	
Construction Contract Administration	\$3,175,000	\$3,175,000	\$0	
Closeout	\$150,000	\$0	\$150,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$11,100,000	\$4,220,000	\$6,880,000	
Reimbursable Services				
Construction Testing - TEDI	\$200,000	\$0	\$200,000	
Printing (over minimum)	\$10,000	\$0	\$10,000	
Other Reimbursable Costs	\$5,000	\$0	\$5,000	
Hazardous Materials	\$300,000	\$0	\$300,000	
Geotechnical & Geo-Environmental	\$250,000	\$0	\$250,000	
Site Survey	\$80,000	\$0	\$80,000	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$60,000	\$0	\$60,000	
Architectural / Engineering Subtotal	\$12,005,000	\$4,220,000	\$7,785,000	\$6,090,984
CM at Risk Pre-Construction Services				
Pre-Construction Services	\$273,000	\$0	\$273,000	\$213,595
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
CONSTRUCTION				
Substructure				
Foundations	\$2,869,461			
Basement Construction	\$1,303,725			
SHELL				
Super Structure	\$7,609,135			
Exterior Closure	\$0			
Exterior Walls	\$6,345,675			
Exterior Windows	\$1,810,945			
Exterior Doors	\$206,850			
Roofing	\$3,898,551			
INTERIORS				
Interior Construction	\$7,052,681			
Staircases	\$361,000			
Interior Finishes	\$5,100,455			
SERVICES				
Conveying Systems	\$216,000			
Plumbing	\$4,151,009			
HVAC	\$11,875,840			
Fire Protection	\$1,108,278			
Electrical	\$8,253,469			
EQUIPMENT & FURNISHINGS				
Equipment	\$1,089,150			
Furnishings	\$2,218,708			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0	\$0	\$0	
Excavating Building Demolition	\$1,375,000	\$0	\$1,375,000	
In-Building Hazardous Material Abatement	\$1,515,000	\$0	\$1,515,000	
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$420,000	\$420,000	\$0	
Other Hazardous Material Abatement	\$0	\$0	\$0	
BUILDING SITE WORK				
Site Preparation	\$3,332,708	\$0	\$3,332,708	

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed.

Template Revised: December 2023
Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.

Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
Administration:	\$4,462,000	\$1,412,600	\$3,049,400
A/E Services:	\$12,675,000	\$4,220,000	\$8,455,000
Site Acquisition:	Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	\$850,000	\$250,000	\$600,000
FFE:	\$2,700,000	\$300,000	\$2,340,000
Owners Contingency:	Not included in this calculation		
Total Eligible Soft Costs =			\$14,444,400

Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
CM Pre-Construction Services:	\$273,000		\$273,000
Construction Cost:	\$114,295,892		
Construction Contingency:	Not included in this calculation		
Total Construction Cost:	\$114,568,892		
Soft Cost Allowance:	20%		
Reimbursable Soft Cost:	\$22,913,778		
Eligible minus Reimbursable =	-\$8,469,378	If >0 enter into Cell C116	
-If Eligible minus Reimbursable is negative, OK.			
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.			

Category	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	\$3,950,600	1.1000%	\$43,457
Designer Basic Services:	\$11,700,000	1.1000%	\$128,700

Category	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	\$3,950,600	0.0000%	\$0
Designer Basic Services:	\$11,700,000	0.0000%	\$0
Total Scope Excluded OPM Fees (\$):			\$0 Enter in Cell C13
Total Scope Excluded Designer Fees (\$):			\$0 Enter in Cell C28

Category	Upper Limit	Construction Budget	Eligible Costs	OPM Value @ 3.50%	Value > 3.5%
Basic Services:	\$74,800,000	\$114,295,892	\$2,618,000	\$2,618,000	\$0
Extra Services:	\$74,800,000	\$79,400	\$79,400	\$79,400	If >0 enter into Cell C15
Designer Services Estimated Budget					
Basic Services:	\$11,700,000	\$4,220,000	\$7,480,000	\$7,480,000	\$0
Extra Services:	\$975,000	\$0	\$975,000	\$975,000	If >0 enter into Cell C30

Ineligible Building Area	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	500		750	\$630,308
Special Education:				\$0
Art & Music:	500		750	\$630,308
Vocations & Technology:				\$0
Chapter 74 CTE:				\$0
Health & Physical Education:	1,000	1,500		\$1,260,615
Media Center:				\$0
Auditorium / Drama:				\$0
Dining & Food Service:	1,000		1,500	\$1,260,615
Medical:				\$0
Administration & Guidance:				\$0
Custodial & Maintenance:				\$0
Other:				\$0
Total:		1,500	3,000	\$3,781,846
Grossing Factor:	1.50			

Category	Construction Budget	Construction Trades Subtotal	Mark Up Ratio
Construction Budget	\$114,295,892		
Construction Trades Subtotal	\$84,046,467	1.359913106	= Mark Up Ratio

Category	Total
Total Demolition and Abatement Costs:	\$3,310,000
Ineligible Demolition and Abatement Costs:	-\$420,000
Eligible Demolition and Abatement Costs:	\$2,890,000
Marked Up Eligible Costs:	\$3,930,149

Site Improvements	\$7,480,351	\$0		
Site Civil / Mechanical Utilities	\$3,189,146	\$0		
Site Electrical Utilities	\$1,263,532	\$0		
Scope Excluded Site Work	\$0	\$0		
Construction Trades Subtotal	\$84,046,467	\$420,000		
Contingencies (Design and Pricing)	\$8,404,647	\$42,000		
Sub-Contractor Bonds	\$1,239,685	\$6,195		
D/B/B Insurance	\$0	\$0		
General Conditions	\$4,764,608	\$23,810		
D/B/B Overhead & Profit - GR's	\$4,425,600	\$22,116		
GMP Insurance - GL, BRI, PL, WC	\$2,405,250	\$12,020		
GMP Fee	\$2,285,918	\$11,423		
GMP Contingency	\$1,680,929	\$8,400		
Escalation to Mid-Point of Construction	\$5,042,788	\$25,200		
Construction Cost over Funding Cap	\$30,237,079			
Construction Budget	\$114,295,892	\$30,808,243	\$83,487,649	\$65,320,737
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$1,579,565		\$1,579,565	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$300,000	\$0	\$300,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulers	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$250,000	\$250,000	\$0	
Miscellaneous Project Costs Subtotal	\$850,000	\$250,000	\$600,000	\$469,440
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,500,000	\$840,000	\$840,000	
Technology	\$1,200,000	\$360,000	\$840,000	
FF&E Subtotal	\$2,700,000	\$360,000	\$2,340,000	\$1,830,816
Soft Costs that exceed 20% of Construction Cost		\$0	\$0	
Project Budget	\$135,255,892	\$37,050,843	\$98,205,049	\$76,835,630

Eligible Site Work Cost			
Total Direct Site Work Costs:	\$15,265,737		
Ineligible Site Work Costs:	\$0	131,500	Eligible Building GSF
Potentially Eligible Direct Site Work Costs:	\$15,265,737		\$55 Site Work Cost Limit (\$/sf) includes Mark Up
Potentially Eligible Marked Up Site Work Costs:	\$20,760,076	\$7,232,500	Site Work Cost Allowance includes Mark Up
Marked Up Eligible Site Work Costs:	\$7,232,500		

Construction Costs and Funding Cap			
Total Building Area (GSF):	136,000		
Ineligible Excess Auditorium/PE Areas (GSF):	-1,500		
Other Ineligible Building Areas (GSF):	-3,000		
Eligible Building GSF:	131,500		
Building Cost Funding Limit (\$/sf):	\$550		
Eligible Building Costs:	\$72,325,000		
Eligible Site Work Costs:	\$7,232,500		
Eligible Demolition & Abatement Costs:	+ \$3,930,149		
Basis of Construction Costs:	\$83,487,649		
Construction Budget:	\$114,295,892		
Basis of Construction Costs:	-\$83,487,649		
Ineligible Construction Costs:	\$30,808,243		
Construction Cost over Funding Cap:	\$0		
If > 0 enter value into Cell C98			

FF&E Reimbursement			
Eligible Enrollment:	700	Enter Eligible Enrollment:	
Funding Limit:	\$1,200/student	Estimated Budget:	\$1,500,000
Furniture, Fixtures & Equipment:	\$1,200/student	Eligible Costs:	\$840,000
Technology:	\$1,200/student	Ineligible Costs:	\$0
If > 0 enter in Cell C112			
If > 0 enter in Cell C113			

Incentive Points			
1.65	(0-2) Maintenance		
0.00	(0-6) Newly Formed Regional School District		
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places		
	#DIV/0!	0 gsf	Renovated or Existing to Remain
		0 gsf	Total at Conclusion of Project
			If Cell G117 > 0 enter value into Cell F116
0.00	(0-1) Overlay Zoning 40R and 40S		
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures		
4.00	(0-4) Energy Efficiency - "Green Schools"		
5.65	Total Incentive Points		

Board Authorization	
Design Enrollment	700
Total Building Gross Floor Area (GSF)	136,000
Total Project Budget (excluding Contingencies)	\$135,255,892
Scope Items Excluded or Otherwise Ineligible	-\$37,050,843
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$98,205,049
Reimbursement Rate ¹	78.24%
Est. Max. Total Facilities Grant (before recovery) ¹	\$76,835,630
Cx Costs associated with Ineligible Building Area ²	-\$4,140
Cost Recovery associated with Prior Projects ²	-\$0
Estimated Maximum Total Facilities Grant ¹	\$76,831,490

72.59	Reimbursement Rate Before Incentive Points
5.65	Total Incentive Points
78.24%	MSBA Reimbursement Rate

NOTES
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$_____. The proposed demolition of the Clinton Middle School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Commissioning (Cx) Costs associated with Ineligible Building Area	
Building GSF:	136,000
Cx Fee per GSF:	\$0.92
Ineligible GSF:	4,500
Ineligible Cx Costs:	\$4,140
If > 0 enter in Cell B128	

Cost Recovery associated with Prior Projects	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0
If > 0 enter in Cell B128	

Enter Date. Assume 15th of August if new school opens in September. For example if turnover is June, new school will not be used until September by students.

Enter Date. If only month is known, assume 15th of the month.

1. Call to Order & number of voting members present.
2. COA Carriage House Design Contract
3. Previous Topics & Approval of February 6, 2024, Meeting Minutes (Vote expected)
4. All Boards Meeting Update
5. Value Engineering (VE) Items & vote to accept Landscaping VE (Vote expected)
6. Project Budget Update
7. **Schematic Design (SD) Review & Approval to have DWMP & LPA | A submit SD Package to the MSBA (vote expected)**
8. Next steps: Public Outreach
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

Approve the Schematic Design Submission to the MSBA:

PBC VOTE:

“ _____ made a motion:
to vote to approve the Clinton Building Project
Schematic Design Budget and Submission by the
OPM and Design Team to the MSBA.
2nd by _____;”

Discussion:

Role call VOTE:

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

Vote results : ___ in Favor, ___ Oppose, ___ Abstain

Motion: Passes / Fails

MSBA Submission language:
“The District must document local approval of the Schematic Design Submittal. The MSBA requires Districts to provide a certified copy of the School Building Committee Meeting (“SBC”) Minutes from the meeting(s) at which the Schematic Design submittals were approved for submission to the MSBA. The Meeting Minutes must include the specific language of the vote and the results of the vote, stating the number of SBC Members who voted in favor of submittal to the MSBA, the number of opposed, and the number of abstentions.”

Local Actions Letter



TOWN OF CLINTON

Office of the Selectmen

242 Church Street,

Clinton, Massachusetts 01510

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

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

Michael J. Ward
Town Administrator

02/21/2024

Ms. Diane Sullivan
Senior Capital Program Manager
40 Broad Street, Suite 500
Boston, Massachusetts 02109

Dear Ms. Sullivan:

The Town of Clinton Permanent Building Committee (“PBC”) has completed review of the Schematic Design Submittal for the Clinton Middle School project and voted to approve and authorize the OPM to submit the Schematic Design related submittals to the MSBA for consideration on February 20, 2024. A draft 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. A certified copy will be submitted upon approval of the meeting minutes.

The PBC held (11) meetings regarding the Clinton Middle School project since the MSBA Board of Directors approved the Town to proceed into Schematic Design on August 30, 2023.

- **SBC/PBC Meeting No. 14**
 - Date/Time: July 18, 2023, at 6:30pm
 - Location: Remote Meeting via Zoom
 - Topics Discussed: PSR Submission Update, Facility Assessment Subcommittee (FAS) Update
- **SBC/PBC Meeting No. 15**
 - Date/Time: August 22, 2023, at 6:30pm
 - Location: Remote Meeting via Zoom
 - Topics Discussed: FAS Update, LPA|A Update, CM @ Risk Method Discussion
- **SBC/PBC Meeting No. 16**
 - Date/Time: September 19, 2023, at 6:30pm
 - Location: Remote Meeting via Zoom
 - Topics Discussed: Project Budget Update, MSBA Board of Directors Update, LPA|A Update, CM@R discussion & vote, Community Outreach
- **SBC/PBC Meeting No. 17**
 - Date/Time: October 03, 2023, at 6:30pm
 - Location: Remote Meeting via Zoom
 - Topics Discussed: Mechanical Systems Discussion/Vote, CM@R subcommittee selection, OIG Application submission permission, CM@R RFQ draft discussion.
- **SBC/PBC Meeting No. 18**
 - Date/Time: October 17, 2023, at 6:30pm
 - Location: Clinton Middle School – Media Center
 - Topics Discussed: LPA|A Update, CM@R Update, All Electric vs Hybrid fuel system discussion

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- 8. Next step: Public Outreach**
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

Next Steps: Public Outreach

Next Steps:

- Update FAQ document
- Add user friendly links to current information on website
- Work with PTA
- March 15 - Dr. Meyer on Chamber of Commerce TV Show
- Upcoming Community Events
 - Farmer's Market
 - Clinton Recreational & Parks events

DWMP, LPA|A , & Fontaine are available for “support of;

- Upcoming Events in the Town of Clinton
- Support in generating the facts about the project
- Answering any community questions

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6. Project Budget Update
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8. Next steps: Public Outreach
9. **Other Topics not Reasonably Anticipated 48 hours prior to the Meeting**
10. **Public Comment**
11. **Next Meetings**
12. Adjourn

Next Meetings

MARCH 12, 2024



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

Adjourn

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

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

Thank You