

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: D- Detailed Design

Project No: 202000640305
Meeting Date: 09/17/2024
Time: 6:30 PM
Prepared By: E. Grijalva

Name	Affiliation
Steven Meyer*	PBC Member- Superintendent
Chris McGown *	PBC Chair
Chris Magliozzi*	PBC Member, Vice Chair
Michael Ward*	PBC Member- Town Admin
Brian Delorey	PBC Member
Bill Connolly	SBC Member
Matt Varakis	School Committee Chair
Shane McCarthy	Teacher
Tyler Steffey	SBC Member, CMS Principal
Phil Duffy	Director of Community and Econ Development
Becky Tollis	SBC Member
Trip Elmore	DWMP- Project Director
Terry Hartford	DWMP – Sr. Project Manager
Elias Grijalva	DWMP – Assistant PM
Sean Brennan	LPA A –Project Architect
Peter Caruso	LPA A – Project Manager
Eric Moore	LPA A - Principal in Charge
Amanda	Studio 2112
Lynne Giesecke	Studio 2112
Beth Paulson	Fontaine Bros – Project Manager
Emily Cabrera	Public

***PBC Voting Members**

Item No.	Description	Action
31.1	<p>Call to Order & number of voting members present 6:31PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p>	Record
31.2	<p>Previous Topics & Approval of August 13, Meeting Minutes: A motion to approve the August 13, 2024, previous meeting minutes, was submitted by C. Magliozzi and seconded by M. Ward.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
31.3	<p>CMS Invoices for Approval</p> <p>Invoice 1: DWMP Invoice No.023; Description: Design Development; Amount: \$70,000.00</p> <p>A motion was made by B. Delorey and seconded by C. Magliozzi for the approval of DWMP Invoice No.023.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
	<p>Invoice 2: LPA A Invoice No. 2220-2408; Description: Design Development; Amount: \$544,900.00</p> <p>A motion was made by B. Delorey and seconded by C. Magliozzi for the approval of LPA A Invoice No. 2220-2408.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	
31.4	<p>LPA A Update</p> <p>P. Caruso provides a brief update on various designer tasks.</p> <ul style="list-style-type: none"> • Geothermal Conductivity Report: Report received 8/27/24; confirmed that the site is suitable for the installation of a closed loop geothermal well system. • Soils Analysis Report: Report received 8/27/24; (19) test borings, (12) samples of taken, data indicated slightly elevated levels of arsenic in (3) of soil samples, all levels are below the landfill acceptance criteria. <p>Discussion: C. McGown asks, did we carry an allowance for contaminated soil within the budget? T. Elmore states there is a hazardous allowance within the budget.</p> <ul style="list-style-type: none"> • Test Pits: Scheduled to be done on September 26 and 27th. • Working Group Update: Meetings with various department staff including admin/guidance, medical, all 3 STEM teachers, classroom technology, food service, and special education, providing their feedback to ensure we're capturing the scope correctly. 	Record

- **Thermal Energy Demand Intensity Update**
 - a. In the process of assembling thermal models for calculating the linear thermal bridge deratings; code requirement and incentive rebate benefits
- **Overall Design Development Progress**
 - a) **September 04, 2024:** 50% Submission from sub-consultants due to LPA|A
 - b) **September 30, 2024:** Reviewing progress drawings
 - c) **October 15, 2024:** SBC/PBC Meeting
 - d) **November 01, 2024:** Drawings will be submitted to cost estimators and commissioning agent
 - e) **November __, 2024:** SBC/PBC Meeting
 - f) **November 26, 2024:** Cost Reconciliation with the team
 - g) **December 03, 2024:** SBC/PBC Meeting – vote to authorize DD submission to MSBA
 - h) **December 06, 2024:** DD Submission to MSBA

- **Planting Strategy Update** (refer to meeting packet for a visual comparison between each option)
L. Giesecke, principal of Studio 2112, presents a comparison and update on the different landscape progress since Schematic Design.

b. Schematic Design

- i. (190) shade tree, (8) flowering trees, (20) Coniferous Trees, (15,225) Shrubs, Perennials
 - 1. Approx total cost: \$754,500.00

c. 50% Design Development

- i. (49) Shade Trees, (3) Flowering Trees, (8) Coniferous Trees, (2,240) Shrubs + Perennials
 - 1. Approx total cost: \$187,000.00

d. Further Design Development

- i. (55) Shade Tree, (3) Flowering Trees, (8) Coniferous Trees, (2,240) Shrubs + Perennials
 - 1. Approx total cost: \$257,000.00

A motion was made to go with the further design development option made by B. Delorey and seconded by C. Magliozzi.

Discussion:

P. Duffy praises the design updates, calling them responsive to recent feedback. He suggests moving the courts slightly to create more space during recess, offering quieter areas for children who prefer to observe or be by themselves. Lastly, they recommend repositioning some trees that are no longer needed in their current location, suggesting they be moved to allow for a larger play area.

L. Giesecke acknowledges that the current design is more of a diagram for locating elements and calculating numbers. Benches are being added based on feedback, providing a space for children who prefer quiet time rather than running around.

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

	<p>Exterior Design Update- A updated video rendering will be available on the website.</p> <ul style="list-style-type: none"> • Main material palette being brick masonry and ultra-high-performance concrete (UHPC). • Brick will be in a brown earth tone, while UHPC and other materials like aluminum composite metal panels (ACM) and fiber cement are part of the design • The team has reduced the amount of UHPC used to lower costs while still enhancing the building's features. • The main entrance design has been updated for more prominence, creating a sheltered entry area, and simplifying the admin area and sixth-grade classrooms. • The exterior design incorporates brick piers and window slots for a mill building aesthetic, with fiber cement added for texture. • The UHPC is a durable, dense concrete panel with fiberglass mesh, offering high strength without excessive bulk. • Perforated metal panels introduced as a unique design feature for signage, allowing the building name to shine through the perforations, particularly at night. • A working group will review the appropriateness of the graphic design for the signage, which includes historic imagery of the area. • The perforated screen design is also introduced at the cafeteria, aligning with three jogs in the main lobby's southern wall. • Ultra-high-performance concrete (UHPC) is strategically used to break up the elevation and highlight specialty areas such as the music stage, kitchen, receiving area, and science labs. • Fiber cement, a less costly material, is used for accent banding and stair towers to reduce costs while maintaining aesthetics. • The east side features outdoor classroom spaces, gardens, and solar shading elements across windows for energy efficiency, as well as the art rooms, media center, and Makerspace. <p>Discussion: None</p>	
<p>31.5</p>	<p>Other topics not Reasonably Anticipated 48 hours prior to the Meeting: Discussion: None</p>	<p>Record</p>
<p>31.8</p>	<p>Public Comment: Discussion: None</p>	<p>Record</p>

31.9	Next SBC Meeting: PBC/SBC Meeting: October 15, 2024 @ 6:30PM; Location: TBD PBC/SBC Meeting November: TBD PBC/SBC Meeting December 3 2024 @ 6:30PM; Location TBD Discussion: None	Record
31.10	Adjourn: 7:32PM A motion was made by C. Magliozzi and seconded by B. Delorey to adjourn the meeting. Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.	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.