

PERMANENT BUILDING COMMITTEE
 SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
 MEETING MINUTES



Project:	Clinton Middle School	Project No:	202000640305
Subject:	School Building Committee Meeting	Meeting Date:	01/09/2024
Location:	ZOOM	Time:	6:30 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	4- Schematic Design		

Meeting Agenda

1. Call to Order & Number of Voting Members
2. Previous Topics and Approval of December 19, 2023 MM
3. Invoices and Commitments for Approval
4. CM Introductions
5. LPA|A Update – Typical Classrooms and Updated SD
6. TEDI Vs. PHIUS
7. Property DEED and registry filing Update
8. Project funding discussion
9. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
10. Public Comment
11. Next Meeting
12. Adjourn

Name	Affiliation
Steven Meyer*	Superintendent – PBC Member
Chris McGown *	Head of DPW - Chair of PBC
Michael Moran*	PBC Member
Chris Magliozzi*	Vice Chair of PBC
Michael Ward*	Town Administration – PBC Member
Matthew Varakis	School Committee- Vice Chair
Brian Delorey*	PBC Member
Phil Duffy	Director of Community & Eco Dev.
Brian Farragher	Director of Facilities
Shane MCarthy	Teacher
Trip Elmore	DWMP- Project Director
Bill Connolly	Observer
Elias Grijalva	DWMP – Assistant PM
Eric Moore	LPA A – Principal in Charge
Peter Caruso	LPA A – Project Manager
Sean Brennan	LPA A – Project Architect
David Fontaine Jr	Fontaine Bros – CEO
Beth Paulson	Fontaine Bros – Project Manager
Chelsey Mutrie	Fontaine Bros -VP of Precon Srv

***PBC Voting Members**

Item No	Description	Action
21.1	<p>Call to Order: 6:33 PM meeting was called to order by PBC Chair, C. McGown with 6 of 7 members in attendance.</p>	Record
21.2	<p>Previous Topics & Approval of December 19, 2024, Meeting Minutes: A motion to approve the 12/19/2023 meeting minutes was submitted by S. Meyer and seconded by M. Moran. Discussion: None; Roll Call Vote: B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
21.3	<p>Invoices and Commitments for Approval: <u>Invoice 1: DWMP Invoice #017, for the month of December, in the amount of \$25,000.00</u> A motion was made by M. Ward and seconded by B. Delorey for the approval of the DWMP December invoice. Discussion: None; Roll Call Vote: B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p> <p><u>Invoice 2: LPA A Invoice #012, for the month of November, in the amount of \$53,323.00</u> A motion was made by M. Ward and seconded by M. Moran for the approval of the LPA A December invoice. Discussion: None; Roll Call Vote: B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
21.4	<p>Construction Introductions</p> <p>The Fontaine team provides concise introductions and presents an overview of the timeline and logistical plans for the site.</p> <p>Pre-Construction Services</p> <ol style="list-style-type: none"> 1. Estimating: Chad Bergeron 2. BIM + VDC: Ben Hedges 3. Safety: Mark Bisson 4. Sustainability: Tracy Routhier 5. MEP: Brian Davies 6. Scheduling: Christa Spedding <p>Preconstruction Timeline:</p> <ul style="list-style-type: none"> • Schematic Design: Aug 2023 – Feb 2024 • Vote Support: Mar – June 2024 • Design Development: June – Oct 2024 • 60% CD: Nov – Feb 2025 	Record

- Pre GMP #1 approval
- 90% CD: Feb -April 2025
 - Pre GMP#2 approval
- 100% CD: April – June 2025
- GMP Development: Jul – Aug 2025
 - Final GMP approval

Site Logistics Plan

Overview of the phased approach to construction and development, ensuring minimal disruption to daily operations.

- **Summer 2025**
 - Establish perimeter and construction entrance.
 - Fix traffic flow and student crosswalk
 - Redirect students off site to pick up and maintain car access around the read of the school.
- **Construction 2025 – Spring 2026**
 - On going construction activities
- **Summer 2026**
 - Connect utilities on the west side while maintaining structure boundaries.
- **Fall 2026**
 - Resume original traffic patterns as construction continued within the perimeter.
- **Summer 2027**
 - Demolition of the existing building begins.
 - First day of school in 2027 with established parking and bus loop
- **Fall 2027**
 - Complete turnover of the parking lot
 - Focus on completing the

Discussion:

C. McGown asks what’s the difference between Guaranteed Maximum Price (**GMP**) 1 and (**GMP**) 2.

T. Elmore highlights the importance of timing in deciding when to implement the GMP, either early in the project or after obtaining market input and bids. Utilizing the GMP process with Construction Manager (CM) at risk allows for flexibility in adjusting the project scope until all subcontractors are awarded. This flexibility helps in making informed decisions for the benefit of the community and avoiding unnecessary cash reserves. The value of awarding the GMP in chunks, such as sitework, foundations, structural steel, and MEPs, to better manage costs and keep important aspects of the building intact.

M. Moran asks at what point do we value engineering (**VE**)?

T. Elmore replies every step of the way, subsequent VE reviews will be conducted three more times at 60%, 90% and 100% Construction Document (CD).

21.5

LPA|A Update: Typical Classrooms and Updated SD

Record

Schematic Design Schedule

- 01.24.2024: SD Drawings and specifications to cost estimators.
- 02.01.2024: Cost Estimates are due.
- 02.02.2024: Cost Estimate Reconciliation
- 02.06.2024: SBC/PBC Presentation (Cost estimate)

- 02.09.2024: Submit presentation and estimate to the town.
- 02.13.2024: All Boards Meeting
- 02.20.2024: PBC Vote to submit schematic design MSBA.
- 02.23.2024: Submit DESE and SD packet.

P. Caruso demonstrates what a typical classroom and science lab will look like.

Typical Classroom Main Points:

- There are (6) dedicated classrooms for each grade, totaling 30 classrooms, not including special education, wellness, executive functioning, etc.
- Each classroom is about 900 square feet, designed for 20 to 25 students, with specific features on the teaching wall, including three magnetic marker boards and an interactive short throw projector.
- Technological flexibility is provided on the back wall with data and electrical outlets, along with a mix of monitors and tack boards.
- -Finishes for general classrooms include linoleum flooring, painted chip gypsum board walls, plastic laminate countertops, and pendant LED light fixtures.
- Grades four through six will have two sinks, one accessible and one with a deep bowl, while grades seven through eight won't have any sinks, following MSBA requirements.
- Cabinets along the corridor wall include a teacher wardrobe cabinet, a phone, and a digital display for clock and door messages.
- Detailed specifications are provided for emergency features and other aspects of the classroom design.
- The speech reinforcement device (SR) is in the ceiling.
- Displacement diffusers in opposite corners of classrooms allow for fresh air circulation in the students' breathing zone.
- Windows along the exterior wall are aesthetically designed to work with exterior fenestration, with plans for one operable window per classroom.
- Each classroom has a communicating door to adjacent classrooms, equipped with security lock sets for both sides, ensuring passage mode for egress even when locked.
- Emergency responders reviewed and approved the door security features.
- Elevations of classroom spaces reveal details like windows, base cabinets with open and lockable shelving, displacement diffusers, teaching wall elements, and sinks for specific grades.
- The presentation provides a comprehensive view of the design and features of the classroom spaces.

Typical Science Lab

- There will be three labs, each around 1440 square feet, located in the seventh and eighth-grade academic wing.
- MSBA guidelines dictate their design, accommodating up to 24 students for safety.
- Science labs share similarities with general classrooms in terms of technology, featuring magnetic whiteboards, interactive short throw projectors on the teaching wall, and a dedicated teacher demonstration table with accessories.
- Each science lab includes a 300 square foot prep room, and the teacher's own dedicated lab sink.

- Finishes include linoleum flooring, painted gypsum board walls, epoxy countertops to resist chemical damage, wood-finish cabinets, and a ceiling with two-foot by two-foot acoustical tiles and pendant LED light fixtures.
- Instead of individual desks and chairs, mobile student tables for two students each are provided, along with stools featuring a backstop.
- The design emphasizes functionality, safety, and durability in the science lab spaces.
- Science labs designed without fume hoods or gas for teachers; shared lab sinks and electrical outlets for students.
- Adherence to MSBA safety guidelines with emergency eyewash, shower, fire extinguisher, fire blanket cabinet, goggle cabinet with UV disinfectant, and safety data sheets station.
- Accessible and general handwashing stations provided, along with a steel frame for hanging objects in experiments.
- Prep rooms equipped with the same finishes as the main lab, including a refrigerator, high-end dishwasher, chemical storage cabinet, and sink.
- Communicating doors between science labs, a dedicated chemical storage room across the hall, and interior elevations showcasing casework, cabinets, and teacher demonstration areas.

M. Moran asked if there is a neutralization system?

P. Caruso replies yes there will be. As of right now, the collection system is outside.

S. Brennan shares the exterior design.

- The current focus on exterior design prioritizes buying scope to ensure cost coverage during this phase.
- A detailed look at the roof edge has been developed, emphasizing refinement as the project progresses.
- Notable revisions include overhangs for the cafeteria and kitchen windows, large south-facing windows with shading structures, and GFRC clad panels for stair towers.
- Canopies, skylight shed roofs, and outdoor engagement spaces, including a courtyard with play areas and raised garden beds, are highlighted.
- Emphasis on the main entry canopy providing cover, large fenestrations for admin and guidance, and a courtyard between two wings.
- Mention of the media center and art rooms with articulated fenestration for doors and windows, creating a dynamic visual effect.

21.6

TEDI Vs. PHIUS (Refer to meeting packet for visuals on TEDI vs. PHIUS)

Record

S. Brennan explains the differences between Thermal Emissivity Density Index (TEDI) and Passive House Institute in the United States (PHIUS).

- TEDI feasibility study initially met code requirements, but based on preliminary observations, a feasibility study for PHIUS was requested to explore potential cost savings and efficiency.
- Detailed comparison between TEDI and PHIUS, considering factors such as windows, window-wall ratio, doors, insulation values, air infiltration rates, modeling requirements, certifications, blower door tests, and additional costs associated with modifications to meet PHIUS standards.

	<ul style="list-style-type: none"> • Notable differences include the need for Passivhaus certified windows, different door and window systems, variations in insulation values, multiple modelers, and certifications for PHIUS, higher blower door testing requirements, and the installation of a 250 KW PV array for PHIUS. • Concerns about the potential increased costs associated with deviations from the base model and a comparison of certification fees for LEED and Mass Save under both pathways. • The presentation includes charts illustrating the costs associated with certifications and fees for each pathway, emphasizing the potential financial implications of choosing between TEDI and PHIUS compliance. <p>T. Elmore clarifies that we are pursuing TEDI, currently.</p>	
21.7	<p>Property DEED and registry filing Update</p> <p>T. Elmore emphasizes the approaching deadline for the property and registry filing. Urgently, need evidence of property ownership within a month to avoid delay in the project schedule.</p> <p>Discussion: None</p>	Record
21.8	<p>Project Funding Discussion</p> <p>S. Meyer comments on the PTA meeting that he attended and shares concerns that were raised during the meeting.</p> <p>General concerns raised in the meeting:</p> <ol style="list-style-type: none"> 1. Timing of tax impacts: Questions about the timing of the vote in June 2024 and when the borrowing process begins, affecting tax implications. Consideration of short-term borrowing for the initial years. 2. Debt exclusion timing: Uncertainty about when the debt exclusion takes effect in relation to the final borrowing. 3. Interest rates: Discussion about the estimates made with bond counselors and the need to explore a range of interest rates, considering potential variations beyond the initial estimate of 5%, such as 7.5%. <p>* Concerns expressed by the PTA members revolve around gaining a clearer understanding of the project's cost implications and ensuring transparency for the community.</p> <p>Discussion: T. Elmore comments that we should present the answers to these questions at the all boards committee and post the response on the website.</p>	Record

21.9	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <p>M. Ward shares an update on the Senior Center Carriage Housing Project. The second proposer acknowledged that most likely the Town of Clinton couldn't accept their proposals and I expect that would be the answer from the Attorney General as well.</p> <p>Discussion: None</p>	Record
21.10	<p>Public Comment:</p> <p>Discussion: None</p>	Record
21.11	<p>Next Meeting:</p> <p>02.06.2024 – CMS Building Committee Remote Meeting No.022 @6:30PM – Location: Zoom 02.13.2024 – All Boards Meeting – In-Person; Location: TBD 02.20.2024 – CMS Building Committee Remote Meeting No.023 @6:30PM – Location: In-Person</p> <p>Discussion: None</p>	Record
21.12	<p>Adjourn: 8:12 PM a motion was made by M. Moran and seconded by M. Ward to adjourn the meeting.</p> <p>Discussion: None; Roll Call Vote: B. Delorey(Y), C. Magliozzi (Y), S. Meyer(Y), M. Moran (Y), M. Ward (Y), C. McGown (Y); Abstentions: None</p> <p>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.