

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



Meeting Date: July 16, 2024
Meeting Time: 6:30 PM
Project Name: Clinton Middle School
Project Number: 202000640305
Meeting Purpose: SBC Meeting No. 029
Location: ZOOM
Meeting Link: <https://us06web.zoom.us/j/82904815956?pwd=6EmK6RNas3I5dZuZZsaEgCXpg6ZuHc.1>
Meeting ID: 829 0481 5956
Passcode: 260353
One Tab Mobile: +13017158592,,82904815956#,,,,*260353# US (Washington DC)
Prepared By: Elias Grijalva

1. Call to Order & number of voting members present
2. Rauscher Farm Walkway and Bridge to Clamshell Pond
3. COA Carriage House Project Invoice for Approval
 - SSV Invoice, in the amount of \$7,370.00
4. Previous Topics & Approval of June 18 ,2024, Meeting Minutes (**Vote expected**)
5. CMS Invoices and Commitments for Approval
 - DWMP Invoice No. 021, in the amount of \$40,000.00
 - LPA|A Invoice No. 2220-2406, in the amount of \$272,500.00
6. LPA|A Update
 - Mechanical Classroom Comparison
 - Geothermal Well Test Well Update
7. Project Schedule Timeline
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn

PERMANENT BUILDING COMMITTEE
SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
MEETING MINUTES



Project:	Clinton Middle School	Project No:	202000640305
Subject:	School Building Committee Meeting	Meeting Date:	06/18/2024
Location:	ZOOM	Time:	6:30 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	D- Detailed Design		

Meeting Agenda

1. Call to Order & Number of Voting Members
2. Previous topics & MM for Approval
3. Clinton Design Update: COA Carriage House Project
4. PBC Invoices for Approval
5. Commitments for Approval
6. Next Steps
7. Other topics not reasonably anticipated 48 hrs prior to meeting
8. Public Comment
9. Next Meeting
10. Adjourn

Name	Affiliation
Steven Meyer*	PBC Member- Superintendent
Chris McGown *	PBC Chair
Michael Moran*	PBC Member
Michael Ward*	PBC Member- Town Admin
Brian Delorey*	PBC Member
Trip Elmore	DWMP- Project Director
Elias Grijalva	DWMP – Assistant PM
Eric Moore	LPA A – Principal in Charge
Peter Caruso	LPA A – Project Manager
Beth Paulson	Fontaine Bros- Project Manager
Chelsey Mutrie	Fontaine Bros – VP of Precon

***PBC Voting Members**

Item No.	Description	Action
28.1	<p>Call to Order & number of voting members present 6:35 pm meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p>	Record
28.2	<p>Previous Topics & Approval of May 07, Meeting Minutes: A motion to approve the May 7, 2024, previous 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), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
28.3	<p>Clinton Design Update COA Carriage House Project (refer to meeting packet for copy of the preliminary drawings and a copy of the schematic design estimate)</p> <p>M.Ward provides an update on the Carriage House Project.</p> <ul style="list-style-type: none"> • Preliminary Drawings from Feasibility study available • Town meeting approved: \$360,000.00 <ul style="list-style-type: none"> ○ \$240,000 towards reno/fitness center and code updates ○ \$120,000 towards restrooms <p>M.Ward requests the committee to review the drawings and estimate and provide any feedback or initial thoughts for the next meeting.</p> <p>Discussion: None</p>	Record
28.4	<p>PBC Invoices for Approval</p> <p>Invoice 1: Spencer, Sullivan, & Vogt (SSV) Invoice 2407-01, in the amount of \$6,300.00 was already approved at the last PBC meeting. Duplicate copy.</p> <p>Discussion: None</p>	Record
	<p>Invoice 2: Spencer, Sullivan, & Vogt (SSV) Invoice 2407-02, in the amount of \$14,600.00</p> <p>A motion was made by M. Ward and seconded by B. Delorey for the approval of SSV invoice 2407-02.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	

<p>28.5</p>	<p>Commitments for Approval: (refer to meeting packet for copy of invoices and commitments)</p> <p>LPA A Amendment No.007: Deduct from Amendment 5(traffic analysis) uncommitted funds</p> <p>T. Elmore explains that a balance of \$3,630.00 remains from the Amendment 5 traffic analysis conducted during the Schematic Design phase. This amendment aims to deduct the unspent amount from the LPA A contract and reallocate it back into the cost code. Currently, cost code 0003-0000 for environmental and site expenses is over expended by \$5,000.00. Deducting \$3,630.00 will reduce this deficit to \$1,370.00.</p> <p>Following this approval, the next step will be to transfer funds from one bucket to another to balance out cost code 0003-0000 for environmental and site expenses. By the end of the feasibility study, there will be a positive net balance of \$1,196.00.</p> <p>A motion was made by S. Meyer and seconded by B. Delorey for the approval LPA A amendment No.007.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	<p>Record</p>														
	<p>Budget Revision Request No.003: \$1,370.00</p> <p>A motion was made by S. Meyer and seconded by B. Delorey for the approval of budget revision request no.003.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>															
	<p>DWMP Amendment No.002: Contract Extension, in the amount of \$3,660,000.00</p> <p>T. Elmore breaks down the amendments for the upcoming phases.</p> <table border="0" data-bbox="370 1375 1266 1627"> <thead> <tr> <th style="text-align: left;">Description Phase</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>• Design Development Phase (5 months)</td> <td style="text-align: right;">\$392,000.00</td> </tr> <tr> <td>• Construction Documents Phase (8 months)</td> <td style="text-align: right;">\$562,000.00</td> </tr> <tr> <td>• Bidding Phase (3-4 months)</td> <td style="text-align: right;">\$181,000.00</td> </tr> <tr> <td>• Construction Phase (36 months)</td> <td style="text-align: right;">\$2,400,000.00</td> </tr> <tr> <td>• Final Close Out Phase (11 months)</td> <td style="text-align: right;">\$125,000.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$3,660,000.00</td> </tr> </tbody> </table> <p>A motion was made by S. Meyer and seconded by M. Moran for the approval of DWMP Amendment No.002.</p> <p>Discussion: M.Moran asks, how is this billed? T. Elmore replies that billing will be evenly distributed throughout the duration of each phase.</p>	Description Phase	Amount	• Design Development Phase (5 months)	\$392,000.00	• Construction Documents Phase (8 months)	\$562,000.00	• Bidding Phase (3-4 months)	\$181,000.00	• Construction Phase (36 months)	\$2,400,000.00	• Final Close Out Phase (11 months)	\$125,000.00	Total:	\$3,660,000.00	
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Total:	\$3,660,000.00															

	<p>Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>															
	<p>LPA A Amendment No.008: Contract Extension, in the amount of \$11,100,000.00</p> <p>T. Elmore explains that this amendment will support the designer through the remainder of the project. Additionally, there are additional that LPA A included geotechnical services, enhanced FFE, and geothermal well design following the initial well test and analysis.</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Description Phase</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>• Design Development Phase (5 months)</td> <td style="text-align: right;">\$2,997,000.00</td> </tr> <tr> <td>• Construction Documents Phase (8 months)</td> <td style="text-align: right;">\$4,440,000.00</td> </tr> <tr> <td>• Bidding Phase (3-4 months)</td> <td style="text-align: right;">\$333,000.00</td> </tr> <tr> <td>• Construction Phase (36 months)</td> <td style="text-align: right;">\$2,775,000.00</td> </tr> <tr> <td>• Final Close Out Phase (11 months)</td> <td style="text-align: right;">\$555,000.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$11,100,000.00</td> </tr> </tbody> </table> <p>A motion was made by M. Moran and seconded by B. Delorey for the approval of LPA A Amendment No.008.</p> <p>Discussion: M.Moran who is doing the test well? E. Moore Skillin is the driller, while GCA will supervise the process and conduct the thermal test once the test well is in place. M.Moran, at what point do you determine how many wells to drill? E. Moore replies, after the test well analysis is complete.</p> <p>Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Description Phase	Amount	• Design Development Phase (5 months)	\$2,997,000.00	• Construction Documents Phase (8 months)	\$4,440,000.00	• Bidding Phase (3-4 months)	\$333,000.00	• Construction Phase (36 months)	\$2,775,000.00	• Final Close Out Phase (11 months)	\$555,000.00	Total:	\$11,100,000.00	
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• Final Close Out Phase (11 months)	\$555,000.00															
Total:	\$11,100,000.00															
	<p>LPA A Amendment No.009: Geothermal Test Well and Analysis, in the amount of \$89,100.00</p> <ul style="list-style-type: none"> • GZA Geoenvironmental to conduct (1) test well <p>A motion was made by S. Meyer and seconded by M. Moran for the approval LPA A amendment No.009.</p> <p>Discussion: M.Moran asks, when are they doing the test well? T. Elmore replies, LPA A recommended doing it in August, when students are not around.</p> <p>Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>															
28.6	<p>Next Steps (refer to meeting packet for additional information)</p> <ul style="list-style-type: none"> • Contract Extension <ul style="list-style-type: none"> ○ Completed: DWMP, LPA A, Fontaine Notice to Proceed (NTP) 	Record														

- **Project Timeline**
 - Module 6: Design Development (June 2025- December 2025)
 - Early Package #1(Summer/Fall 2025): Preliminary site works, utilities, geothermal wells
 - Early Bid Package # 2: (Fall/Winter 2025) Foundations and structural steel
 - Early Bid Package #3: Remaining of project

- **Clinton Funding Process**
 - M.Ward states confirmation of the project cashflow
 - Estimated \$9.2 for the year 2025
 - Project Reimbursement rate MSBA 53%
 - In the process of figuring out funding

- **Designer Workplan**
 - 12.06.2024 - Design Development MSBA Submission
 - 03.05.2025 – 60% CD Phase MSBA Submission
 - Bid Package #1
 - 05.21.2025 – 90% CD Phase MSBA Submission
 - Bid Package #2
 - 07/02/2025 – 100% CD MSBA Submission

- **Working Group Discussion**
 - **TOWN OFFICIALS / FACILTIES**
 - Emergency Medical Services
 - Facilities and Maintenance
 - Building Systems
 - Building Departments

 - **WORKING GROUPS**
 - Exterior Design & Landscaping
 - Main Office, Medical Suite, Guidance Suite
 - Classroom Technology
 - Furniture Throughout
 - Stem Labs
 - Maker Space
 - Specialties Education
 - History Wall Graphics
 - Interior Design
 - Sustainability
 - Music & Storage & Equipment

Discussion:

T. Elmore emphasizes that the working group do not make decisions. They make recommendations to the PBC. The PBC makes the final decisions.

28.7	<p>Other topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <p>Discussion: M. Ward comments that the Clinton Select Board will be executing the Project Funding Agreement at their next meeting scheduled for 7/10/24. This is their first opportunity to address this matter following last week's ballot vote approval, due to the summer session.</p>	Record
28.8	<p>Public Comment: Discussion: None.</p>	Record
28.9	<p>Next SBC Meeting: PBC/SBC Remote Meeting: July 16, 2024 @ 6:30PM via ZOOM PBC/SBC Meeting: August 13, 2024 @ 6:30PM ; Location: TBD</p> <p>Discussion: None</p>	Record
27.8	<p>Adjourn: 7:32PM A motion was made by M. Moran and seconded by B. Delorey to adjourn the meeting.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</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.

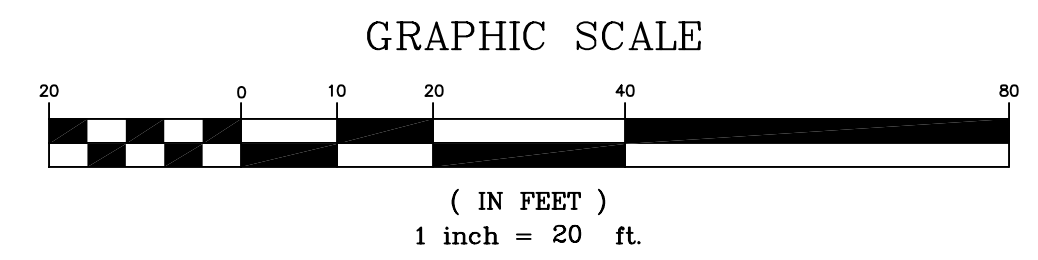
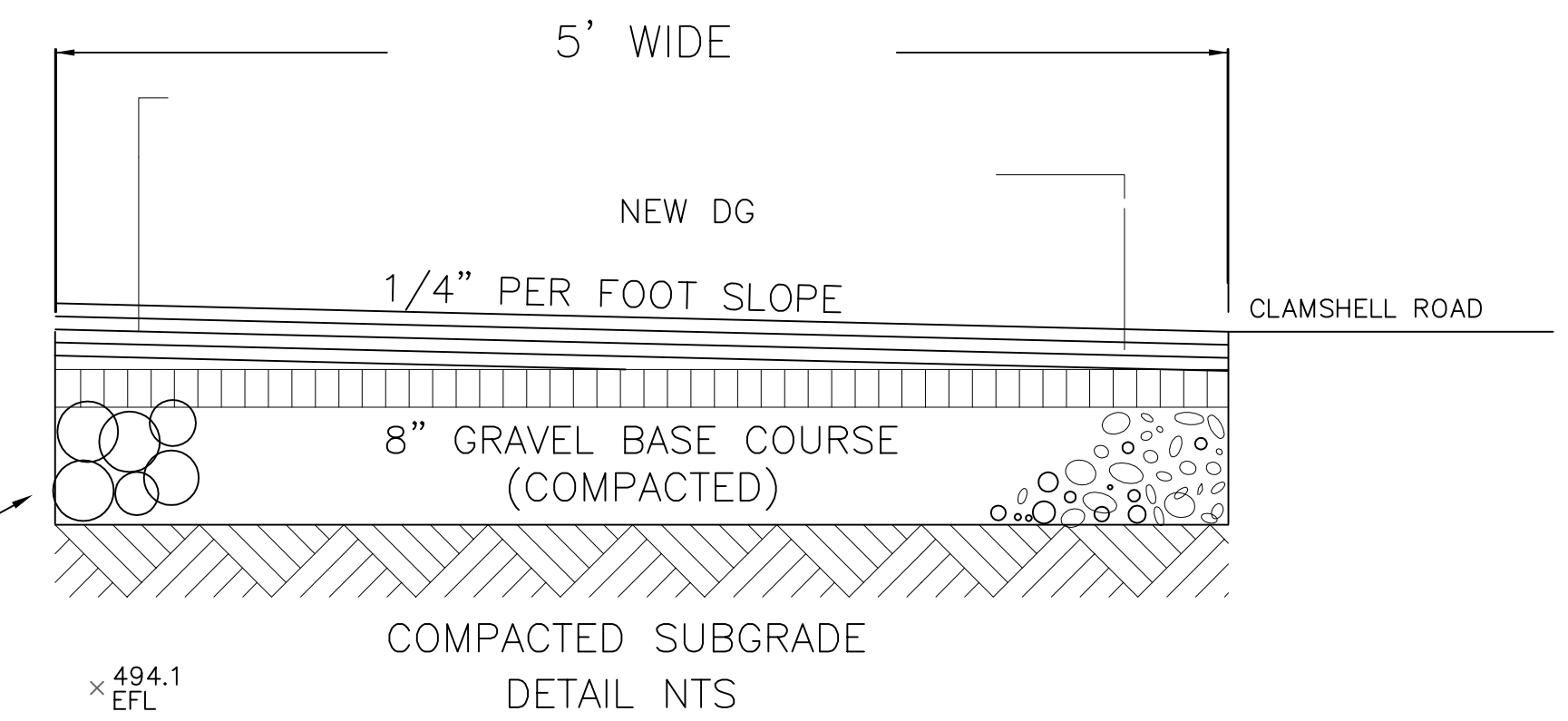
LEGEND:

- WF = WET FLAG
- W/ = WITH
- HP= HANDICAP PARKING
- N/F=NOW OR FORMERLY
- BVW= BORDERING VEGETATED WETLAND
- S.F.=SQUARE FEET
- FF = FINISH FLOOR
- ECB=EROSION CONTROL
- ETW = EDGE OF TRAVEL WAY
- EOP = EDGE OF PAVEMENT
- NTS = NOT TO SCALE
- FGX540 = FINISH GRADE (SPOT SHOT)
- FG = FINISH GRADE
- PROP = PROPOSED
- EXIST = EXISTING
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL

REFERENCES:

PLAN BOOK 5, PLAN 8
CHAPTER 380, ACTS OF 1966

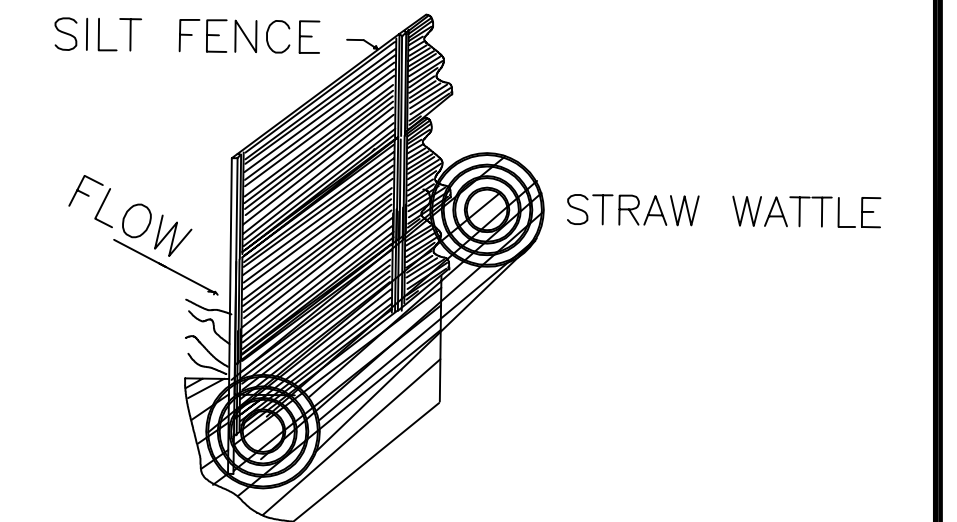
PROPOSED 5' WIDE SIDEWALK CROSS SECTION



GENERAL NOTES:

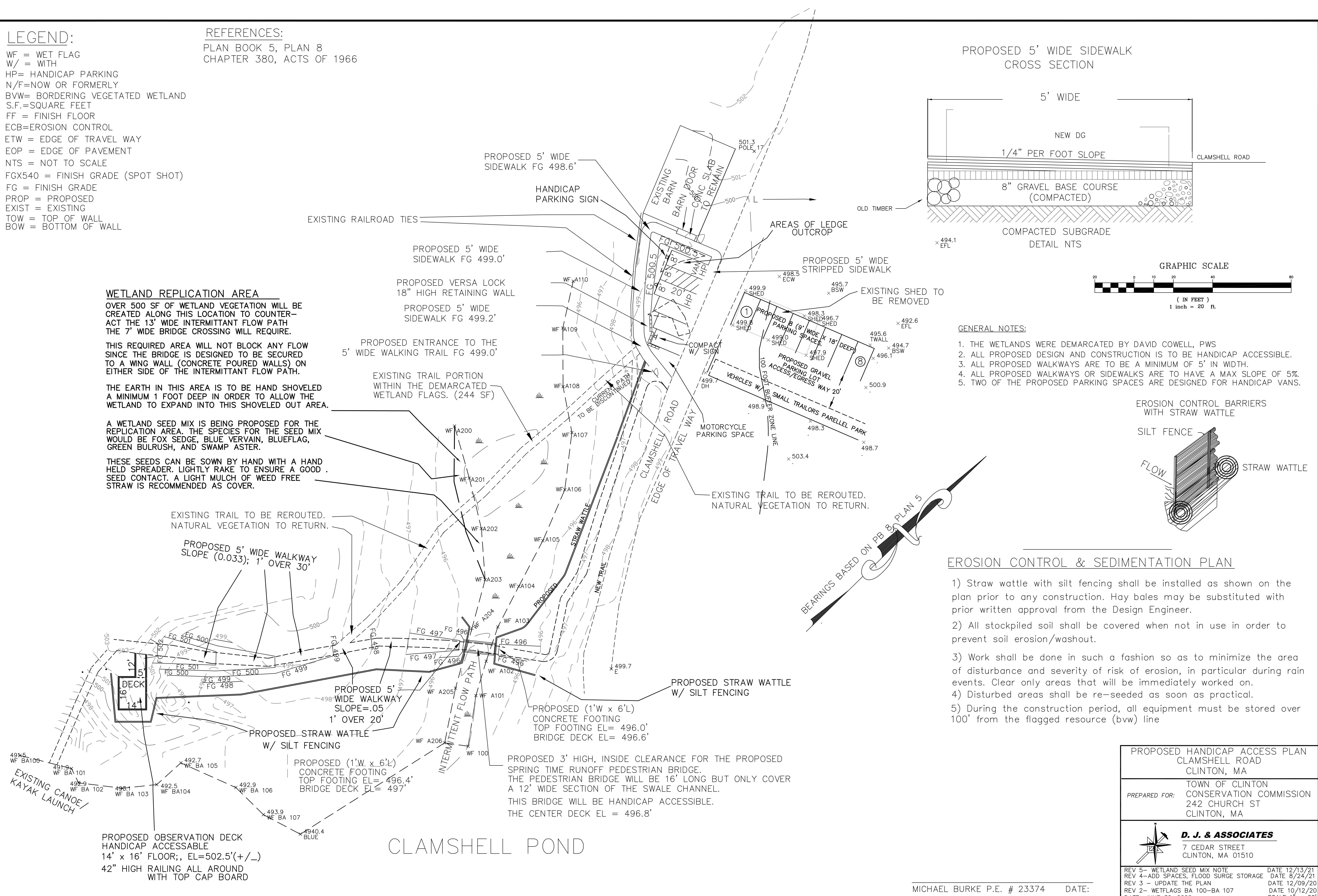
1. THE WETLANDS WERE DEMARCATED BY DAVID COWELL, PWS
2. ALL PROPOSED DESIGN AND CONSTRUCTION IS TO BE HANDICAP ACCESSIBLE.
3. ALL PROPOSED WALKWAYS ARE TO BE A MINIMUM OF 5' IN WIDTH.
4. ALL PROPOSED WALKWAYS OR SIDEWALKS ARE TO HAVE A MAX SLOPE OF 5%.
5. TWO OF THE PROPOSED PARKING SPACES ARE DESIGNED FOR HANDICAP VANS.

EROSION CONTROL BARRIERS WITH STRAW WATTLE



EROSION CONTROL & SEDIMENTATION PLAN

- 1) Straw wattle with silt fencing shall be installed as shown on the plan prior to any construction. Hay bales may be substituted with prior written approval from the Design Engineer.
- 2) All stockpiled soil shall be covered when not in use in order to prevent soil erosion/washout.
- 3) Work shall be done in such a fashion so as to minimize the area of disturbance and severity of risk of erosion, in particular during rain events. Clear only areas that will be immediately worked on.
- 4) Disturbed areas shall be re-seeded as soon as practical.
- 5) During the construction period, all equipment must be stored over 100' from the flagged resource (bvw) line



WETLAND REPLICATION AREA

OVER 500 SF OF WETLAND VEGETATION WILL BE CREATED ALONG THIS LOCATION TO COUNTER-ACT THE 13' WIDE INTERMITTANT FLOW PATH THE 7' WIDE BRIDGE CROSSING WILL REQUIRE.

THIS REQUIRED AREA WILL NOT BLOCK ANY FLOW SINCE THE BRIDGE IS DESIGNED TO BE SECURED TO A WING WALL (CONCRETE POURED WALLS) ON EITHER SIDE OF THE INTERMITTANT FLOW PATH.

THE EARTH IN THIS AREA IS TO BE HAND SHOVELED A MINIMUM 1 FOOT DEEP IN ORDER TO ALLOW THE WETLAND TO EXPAND INTO THIS SHOVELED OUT AREA.

A WETLAND SEED MIX IS BEING PROPOSED FOR THE REPLICATION AREA. THE SPECIES FOR THE SEED MIX WOULD BE FOX SEDGE, BLUE VERVAIN, BLUEFLAG, GREEN BULRUSH, AND SWAMP ASTER.

THESE SEEDS CAN BE SOWN BY HAND WITH A HAND HELD SPREADER. LIGHTLY RAKE TO ENSURE A GOOD SEED CONTACT. A LIGHT MULCH OF WEED FREE STRAW IS RECOMMENDED AS COVER.

EXISTING TRAIL TO BE REROUTED. NATURAL VEGETATION TO RETURN.

PROPOSED 5' WIDE WALKWAY SLOPE (0.033); 1' OVER 30'

PROPOSED 5' WIDE WALKWAY SLOPE=.05 1' OVER 20'

PROPOSED (1'W x 6'L) CONCRETE FOOTING TOP FOOTING EL= 496.4' BRIDGE DECK EL= 497'

PROPOSED 3' HIGH, INSIDE CLEARANCE FOR THE PROPOSED SPRING TIME RUNOFF PEDESTRIAN BRIDGE. THE PEDESTRIAN BRIDGE WILL BE 16' LONG BUT ONLY COVER A 12' WIDE SECTION OF THE SWALE CHANNEL. THIS BRIDGE WILL BE HANDICAP ACCESSIBLE. THE CENTER DECK EL = 496.8'

PROPOSED STRAW WATTLE W/ SILT FENCING

PROPOSED OBSERVATION DECK HANDICAP ACCESSIBLE 14' x 16' FLOOR; EL=502.5'(+/_) 42" HIGH RAILING ALL AROUND WITH TOP CAP BOARD

CLAMSHELL POND

<p>PROPOSED HANDICAP ACCESS PLAN CLAMSHELL ROAD CLINTON, MA</p>	
<p>PREPARED FOR:</p>	<p>TOWN OF CLINTON CONSERVATION COMMISSION 242 CHURCH ST CLINTON, MA</p>
<p>D. J. & ASSOCIATES 7 CEDAR STREET CLINTON, MA 01510</p>	
<p>REV 5- WETLAND SEED MIX NOTE DATE 12/13/21 REV 4- ADD SPACES, FLOOD SURGE STORAGE DATE 8/24/21 REV 3 - UPDATE THE PLAN DATE 12/09/20 REV 2- WETFLAGS BA 100-BA 107 DATE 10/12/20 DATE: JUNE 30, 2020</p>	<p>DATE 12/13/21 DATE 8/24/21 DATE 12/09/20 DATE 10/12/20 SCALE 1" = 20'</p>

Path to Clamshell Pond - 2021 ^{*}estimate

Kilcayne Bros.
graveling & stone chipping \$ 47,500
paving parking areas \$ 16,000
\$ 63,000

Bridge over wetland -
incl. bridge/assembly/footings etc. \$ 10,000

Observation Deck + ~~ref.~~ ^{howe's}
Rails (Vinyl) \$ 10,000 _{graze}

Tree clearance \$ 7,000
\$ 90,000

* - This is a rough estimate from early 2021 before I became aware there was potential funding for the project left-over from the bond to purchase Rauscher Farm in 2008.

Gloria Parkinson
2/21/2024

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The Project Advisor Team,

Mike Donaldson, Wally Weber, and Robert Imbrogno

Gloria Parkinson

Town of Clinton

Clinton MA 01510

Day: 978-333-1991

Email: gloriap@parkinsongroup.com

ADA Compliant. Talked with Mike.

Qty	Product	Unit Price	Total
1	6' x 12' Double Rail Pedestrian Trail Bridge - FWWBDR0612	\$3,349.00	\$3,349.00
	Madeira Trex Deck	\$859.00	\$859.00
	Ivory Vinyl Railings	\$549.00	\$549.00
	No Beam Wrap		
2	Extra Beams	\$319.00	\$638.00
	Continuous Handrail	\$319.00	\$319.00
	Stainless Steel Hardware	\$319.00	\$319.00
	36" High Rails	\$59.00	\$59.00
	Leaves Warehouse in 2 - 3 Weeks	Product Total:	\$5,775.00
	(Add 5 days for Ivory Vinyl Railings)		
		Sub-Total:	\$5,775.00
		Tax:	\$0.00
		Shipping:	\$98.00
		Total:	\$6,773.00

⇒This Product has been saved in your [Personal Gallery](#). You may view all of your designs anytime in the Gal

A project advisor will contact you within 24 hours. If you have any further questions or need assistance please contact us via email: contact@Fifthroom.com or by phone toll free: 1-888-293-2339 Mon-Fri: 8AM-7PM | S

Welcome to our Award Winning Design Wizard

Landscape Structures delivered in easy to assemble kits or fully assembled* | We ship anywhere

* Not all products can ship fully assembled, call for details

Choose Options for your Pedestrian Bridge

Scroll through the options below, pricing will update instantly.

Continuous
[\$319] Details

6. Select Hardware
(Click "Details" for Larger Image and Description)

Galvanized Hardware
[Incl.] Details

Stainless Steel Hardware
[\$319] Details

7. Select Railing Height
(Click "Details" for Larger Image and Description)

32" [Incl.] Details


36" [\$59] Details

42" [\$179] Details

48" [\$479] Details

54" [\$1,299] Details

Click image below to enlarge your Pedestrian Bridge



6' x 12' Double Rail Pedestrian Trail Bridge

Note: 5' Wide Bridge Pictured

Enter your zip code to get shipping cost:

Quantity:

Ships in kit form, in 2 to 3 Weeks

Questions? Call us at **1-888-293-2339**
Mon-Fri: 8AM-7PM | Sat: 10AM-3PM EST

Summary

Quick Change Wizard

Width:

Length:

Railing Style:

Item #: [FWWBDR1]
Base Price: \$3,3

- [Madeira Trex Deck](#) [\$
- [Ivory Vinyl Railings](#) [\$
- [2 Extra Beams](#) [\$319]
- [Continuous Handrail](#) [
- [Stainless Steel Hardw](#) [\$319]
- [36" High Rails](#) [\$59]

Included Options

Base Specifications

Base Features

Price with Selected C
(Not including sales/pro

\$5,773

Need more Customization

★★★★★ - [21 R
[Read Reviews](#)

1-888-293-23
Mon-Fri: 8AM-7
Sat: 10AM-3PM

Spencer, Sullivan & Vogt, Inc.
1 Thompson Square, Suite 204
Charlestown, MA 02129

INVOICE

Town of Clinton
Michael Ward
242 Church Street Clinton MA 01510
Clinton , MA 01510

Invoice No: 2407-03
Invoice Date: 06/30/2024
Terms: Net 30
Services Through: 06/30/2024
Project Number: 2407

Clinton Carriage House

Description	Contract Amount	% Comp.	Previously Billed	Remaining Amount	Amount Due
Master planning	\$32,000.00	66%	\$17,100.00	\$10,900.00	\$4,000.00
Design Service Phase 1	\$17,198.00	42%	\$3,800.00	\$10,028.00	\$3,370.00
	\$49,198.00	57%	\$20,900.00	\$20,928.00	\$7,370.00

Total Amount Due **\$7,370.00**

Aging Summary:

Invoice Number	Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2407-03	6/30/24	\$7,370.00	\$7,370.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	\$7,370.00	\$7,370.00	\$0.00	\$0.00	\$0.00	\$0.00

Invoice

BILL TO

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

DATE	INVOICE #
6/28/2024	2220-2406
TERMS	DUE DATE
Net 15	7/13/2024

DESCRIPTION							AMOUNT
Amount Now Due For Architectural Services: Re: Clinton MS - Feasibility through Closeout Design Services including Amendments No. 1 through 6.							272,500.00
A/E FEE = BASE FEE OF \$11,700,000 & AMENDMENTS 1-9 OF \$162,635 = \$11,862,635							
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	250,000	250,000			
0002-0000	SD	350,000	350,000	350,000			
0201-0400	DD	2,997,000			272,500	2,724,500	
0201-0500	CD	4,440,000				4,440,000	
0201-0600	Bidding	333,000				333,000	
0201-0700	CA	2,775,000				2,775,000	
0201-0800	Closeout	555,000				555,000	
0003-0000	Env. Site	8,140	8,140	8,140			
0003-0000	Survey	28,600	28,600	28,600			
0003-0000	Site Survey	17,600	17,600	17,600			
0003-0000	Geotech	10,010	10,010	10,010			
0003-0000	Flow Test	1,925	1,925	1,925			
0003-0000	Traffic Analysis	10,560	10,560	10,560			
0003-0000	Phius FS	4,950	4,950	4,950			
0003-0000	Geothermal	80,850				80,850	
0004-0000	Other	451	451	451			
TOTAL		11,863,086	682,236	682,236	272,500	10,908,350	
cc: Elias Grijalva							
Total							\$272,500.00

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 00021
 Date 07/01/2024

Project 22-0126 CLINTON SCHOOL
 DEPARTMENT

For Date Range: June 1 to June 30, 2024

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	125,000.00	0.00	0.00	125,000.00
Schematic Design	120,000.00	120,000.00	0.00	0.00	120,000.00
Amendment #1 - PSR Estimate PM+C	6,600.00	6,600.00	0.00	0.00	6,600.00
Amendment #2					
Design Development	392,000.00	0.00	40,000.00	352,000.00	40,000.00
Construction Documents	562,000.00	0.00	0.00	562,000.00	0.00
Bidding	181,000.00	0.00	0.00	181,000.00	0.00
Construction Administration	2,400,000.00	0.00	0.00	2,400,000.00	0.00
Final Close Out	125,000.00	0.00	0.00	125,000.00	0.00
Subtotal	3,660,000.00	0.00	40,000.00	3,620,000.00	40,000.00
Total	3,950,600.00	290,600.00	40,000.00	3,620,000.00	330,600.00

Invoice total **40,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00021	07/01/2024	40,000.00	40,000.00				
	Total	40,000.00	40,000.00	0.00	0.00	0.00	0.00



1. **Call to Order & number of voting members present**
2. Rauscher Farm Walkway and Bridge to Clamshell Pond
3. COA Carriage House Project Invoice for Approval
 - SSV Invoice, in the amount of \$7,370.00
4. Previous Topics & Approval of June 18 ,2024, Meeting Minutes (**Vote expected**)
5. CMS Invoices and Commitments for Approval
 - DWMP Invoice No. 021, in the amount of \$40,000.00
 - LPA|A Invoice No. 2220-2406, in the amount of \$272,500.00
6. LPA|A Update
 - Mechanical System Comparison
 - Geothermal Well Test Well Update
7. Project Schedule Timeline
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. Adjourn

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Rauscher Farm Walkway And Bridge to Clamshell Pond

LEGEND:

WF = WET FLAG
 W/ = WITH
 HP = HANDICAP PARKING
 N/F = NOW OR FORMERLY
 BVW = BORDERING VEGETATED WETLAND
 S.F. = SQUARE FEET
 FF = FINISH FLOOR
 ECB = EROSION CONTROL
 ETW = EDGE OF TRAVEL WAY
 EOP = EDGE OF PAVEMENT
 NTS = NOT TO SCALE
 FGX540 = FINISH GRADE (SPOT SHOT)
 FG = FINISH GRADE
 PROP = PROPOSED
 EXIST = EXISTING
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL

REFERENCES:

PLAN BOOK 5, PLAN 8
 CHAPTER 380, ACTS OF 1966

WETLAND REPLICATION AREA

OVER 500 SF OF WETLAND VEGETATION WILL BE CREATED ALONG THIS LOCATION TO COUNTERACT THE 13' WIDE INTERMITTENT FLOW PATH THE 7' WIDE BRIDGE CROSSING WILL REQUIRE.

THIS REQUIRED AREA WILL NOT BLOCK ANY FLOW SINCE THE BRIDGE IS DESIGNED TO BE SECURED TO A WING WALL (CONCRETE POURED WALLS) ON EITHER SIDE OF THE INTERMITTENT FLOW PATH.

THE EARTH IN THIS AREA IS TO BE HAND SHOVELED A MINIMUM 1 FOOT DEEP IN ORDER TO ALLOW THE WETLAND TO EXPAND INTO THIS SHOVELED OUT AREA.

A WETLAND SEED MIX IS BEING PROPOSED FOR THE REPLICATION AREA. THE SPECIES FOR THE SEED MIX WOULD BE FOX SEDGE, BLUE VERNAL, BLUEFLAG, GREEN BURRUSH, AND SWAMP ASTER.

THESE SEEDS CAN BE SOWN BY HAND WITH A HAND HELD SPREADER. LIGHTLY RAKE TO ENSURE A GOOD SEED CONTACT. A LIGHT MULCH OF NEED FREE STRAW IS RECOMMENDED AS COVER.

EXISTING TRAIL TO BE REROUTED. NATURAL VEGETATION TO RETURN.

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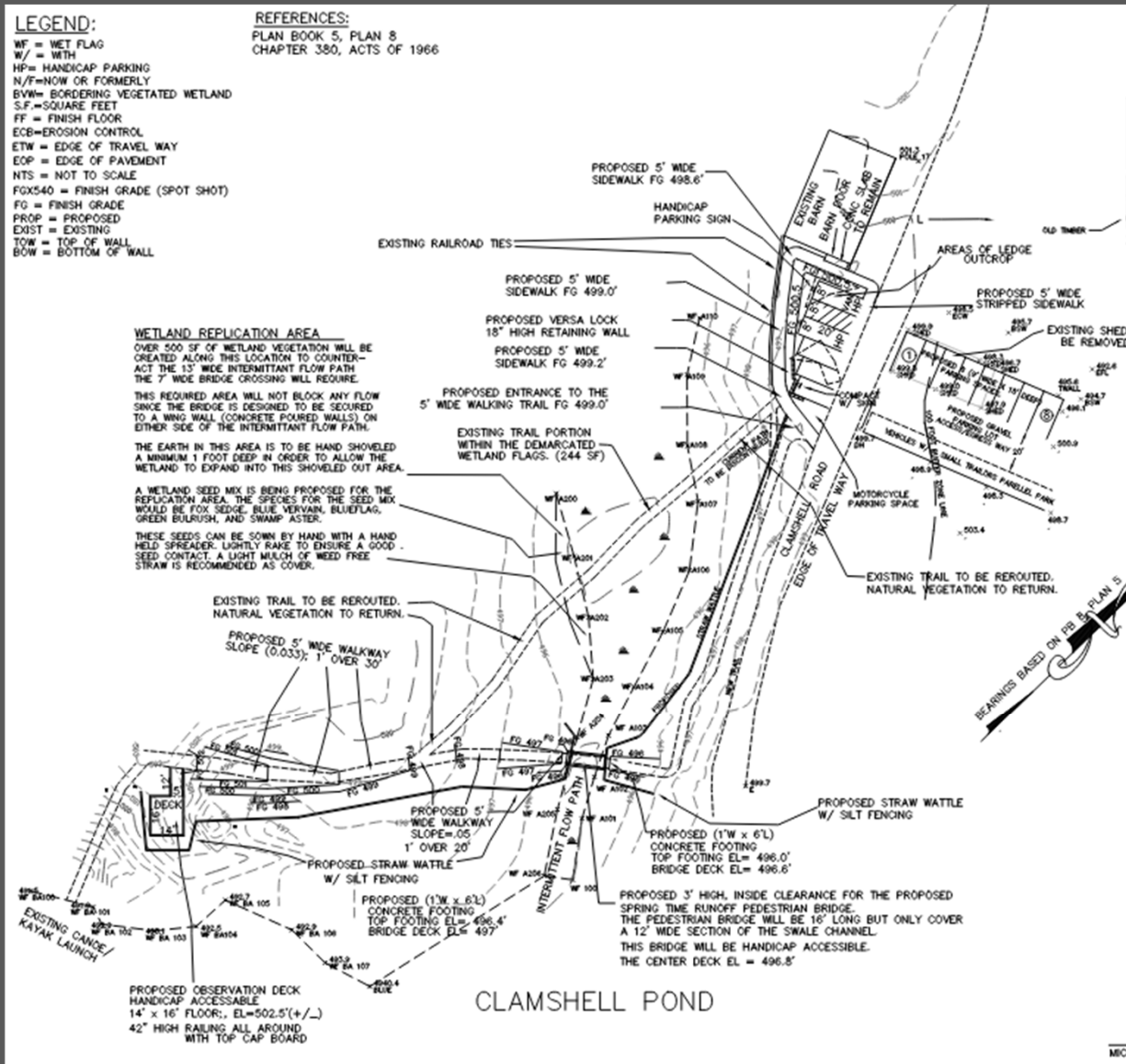
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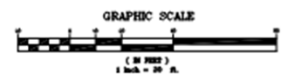
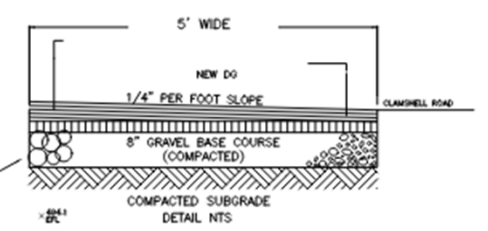
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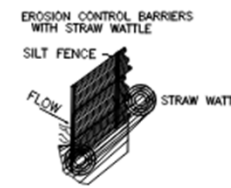


PROPOSED 5' WIDE SIDEWALK CROSS SECTION



GENERAL NOTES:

1. THE WETLANDS WERE DEMARCATED BY DAVID COWELL, PWS
2. ALL PROPOSED DESIGN AND CONSTRUCTION IS TO BE HANDICAP ACCESSIBLE.
3. ALL PROPOSED WALKWAYS ARE TO BE A MINIMUM OF 5' IN WIDTH.
4. ALL PROPOSED WALKWAYS OR SIDEWALKS ARE TO HAVE A MAX. SLOPE OF 5%.
5. TWO OF THE PROPOSED PARKING SPACES ARE DESIGNED FOR HANDICAP VANS.



EROSION CONTROL & SEDIMENTATION PLAN

- 1) Straw wattle with silt fencing shall be installed as shown on the plan prior to any construction. Hay bales may be substituted with prior written approval from the Design Engineer.
- 2) All stockpiled soil shall be covered when not in use in order to prevent soil erosion/washout.
- 3) Work shall be done in such a fashion so as to minimize the area of disturbance and severity of risk of erosion, in particular during rain events. Clear only areas that will be immediately worked on.
- 4) Disturbed areas shall be re-seeded as soon as practical.
- 5) During the construction period, all equipment must be stored over 100' from the flogged resource (bwr) line

PROPOSED HANDICAP ACCESS PLAN
 CLAMSHELL ROAD
 CLINTON, MA
 TOWN OF CLINTON
 CONSERVATION COMMISSION
 242 CHURCH ST
 CLINTON, MA

D. J. & ASSOCIATES
 7 CEDAR STREET
 CLINTON, MA 01510

REV 5 - WETLAND SEED MIX WORK DATE 12/17/25
 REV 4 - HAND TRUCKS, FLOOD STORAGE DATE 11/21/25
 REV 3 - UPDATE THE PLAN DATE 11/20/25
 REV 2 - WETLANDS BA 100-BA 107 DATE 10/17/25
 DATE: JUNE 30, 2020 SCALE: 1\"/>

MICHAEL BURKE P.E. # 23374 DATE:

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SSV Invoice for Approval

Project: **COA Carriage House**

Firm: **Spencer, Sullivan & Vogt, Inc.**

Amount: **\$7,370.00**

“Motion to approve SSV invoice 2407-03 , made by _____ , 2nd _____ .”

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

Spencer, Sullivan & Vogt, Inc.
1 Thompson Square, Suite 204
Charlestown, MA 02129

INVOICE

Town of Clinton
Michael Ward
242 Church Street Clinton MA 01510
Clinton , MA 01510

Invoice No: 2407-03
Invoice Date: 06/30/2024
Terms: Net 30
Services Through: 06/30/2024
Project Number: 2407

Clinton Carriage House

Description	Contract Amount	% Comp.	Previously Billed	Remaining Amount	Amount Due
Master planning	\$32,000.00	66%	\$17,100.00	\$10,900.00	\$4,000.00
Design Service Phase 1	\$17,198.00	42%	\$3,800.00	\$10,028.00	\$3,370.00
	\$49,198.00	57%	\$20,900.00	\$20,928.00	\$7,370.00

Total Amount Due **\$7,370.00**

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Previous Meeting Minutes for Approval : June 18, 2024

“Motion to approve June 18, 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 No.	Description	Action
28.1	Call to Order & number of voting members present 6:35 pm meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.	Record
28.2	Previous Topics & Approval of May 07, Meeting Minutes: A motion to approve the May 7, 2024, previous meeting minutes, was submitted by S. Meyer and seconded by M. Moran. Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.	Record
28.3	Clinton Design Update COA Carriage House Project (refer to meeting packet for copy of the preliminary drawings and a copy of the schematic design estimate) M.Ward provides an update on the Carriage House Project. <ul style="list-style-type: none"> • Preliminary Drawings from Feasibility study available • Town meeting approved: \$360,000.00 <ul style="list-style-type: none"> o \$240,000 towards reno/fitness center and code updates o \$120,000 towards restrooms M.Ward requests the committee to review the drawings and estimate and provide any feedback or initial thoughts for the next meeting. Discussion: None	Record
28.4	PBC Invoices for Approval Invoice 1: Spencer, Sullivan, & Vogt (SSV) Invoice 2407-01, in the amount of \$6,300.00 was already approved at the last PBC meeting. Duplicate copy. Discussion: None Invoice 2: Spencer, Sullivan, & Vogt (SSV) Invoice 2407-02, in the amount of \$14,600.00 A motion was made by M. Ward and seconded by B. Delorey for the approval of SSV invoice 2407-02. Discussion: None; Roll Call Vote: B. Delorey (Y), M. Moran (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.	Record

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DWMP Invoice for Approval

Project: **Clinton Middle School**

Firm: **Dore & Whittier Management Partners**

Amount: **\$40,000.00**

“Motion to approve DWMP Invoice No.021, made by _____ ,
2nd _____ .”

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

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 **00021**
Date **07/01/2024**

Project 22-0126 CLINTON SCHOOL
DEPARTMENT

For Date Range: June 1 to June 30, 2024

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	125,000.00	0.00	0.00	125,000.00
Schematic Design	120,000.00	120,000.00	0.00	0.00	120,000.00
Amendment #1 - PSR Estimate PM+C	6,600.00	6,600.00	0.00	0.00	6,600.00
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Bidding	181,000.00	0.00	0.00	181,000.00	0.00
Construction Administration	2,400,000.00	0.00	0.00	2,400,000.00	0.00
Final Close Out	125,000.00	0.00	0.00	125,000.00	0.00
Subtotal	3,660,000.00	0.00	40,000.00	3,620,000.00	40,000.00
Total	3,950,600.00	290,600.00	40,000.00	3,620,000.00	330,600.00

Invoice total **40,000.00**

Aging Summary

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00021	07/01/2024	40,000.00	40,000.00				
Total		40,000.00	40,000.00	0.00	0.00	0.00	0.00

LPA | A Invoice for Approval

Project: **Clinton Middle School**

Firm: **Lamoureux Pagano Associates | Architects**

Amount: **\$272,500.00**

“Motion to approve LPA|A Invoice No. 2220-2406, made by _____, 2nd _____.”

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

BILL TO

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

Invoice	
DATE	INVOICE #
6/28/2024	2220-2406
TERMS	DUE DATE
Net 15	7/13/2024

DESCRIPTION						AMOUNT
Amount Now Due For Architectural Services: Re: Clinton MS - Feasibility through Closeout Design Services including Amendments No. 1 through 6.						272,500.00
A/E FEE = BASE FEE OF \$11,700,000 & AMENDMENTS 1-9 OF \$162,635 = \$11,862,635						
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice
0002-0000	FS	250,000	250,000	250,000		
0002-0000	SD	350,000	350,000	350,000		
0201-0400	DD	2,997,000			272,500	2,724,500
0201-0500	CD	4,440,000				4,440,000
0201-0600	Bidding	333,000				333,000
0201-0700	CA	2,775,000				2,775,000
0201-0800	Closeout	555,000				555,000
0003-0000	Env. Site	8,140	8,140	8,140		
0003-0000	Survey	28,600	28,600	28,600		
0003-0000	Site Survey	17,600	17,600	17,600		
0003-0000	Geotech	10,010	10,010	10,010		
0003-0000	Flow Test	1,925	1,925	1,925		
0003-0000	Traffic Analysis	10,560	10,560	10,560		
0003-0000	Phius FS	4,950	4,950	4,950		
0003-0000	Geothermal	80,850				80,850
0004-0000	Other	451	451	451		
TOTAL		11,863,086	682,236	682,236	272,500	10,908,350
cc: Elias Grijalva						
Total						\$272,500.00

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Geothermal Test Well

- Hit rock at 60 feet.
- Drilled 505 feet total.
- Receiving 45gpm at 495 feet
- Grouting took place end of last week; cures for 5 days.
- Begin Thermal Conductivity testing for 40+ hours.



GEOHERMAL TEST WELL

Geothermal Test Well

- Hit rock at 60 feet.
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- Receiving 45gpm at 495 feet
- Grouting took place end of last week; cures for 5 days.
- Begin Thermal Conductivity testing for 40+ hours.



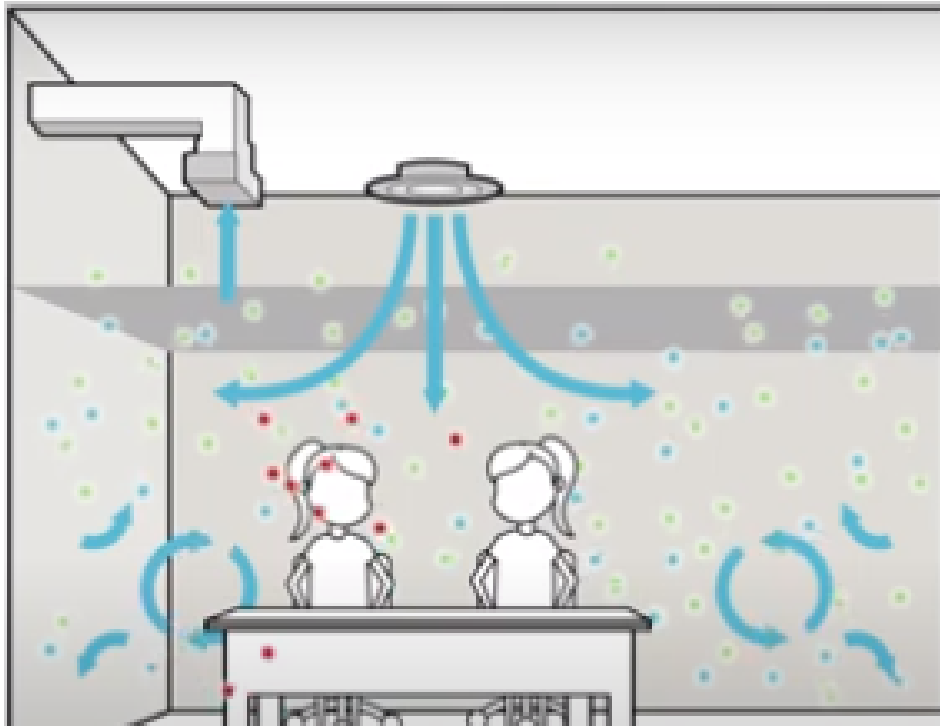
GEOHERMAL TEST WELL

Displacement Ventilation

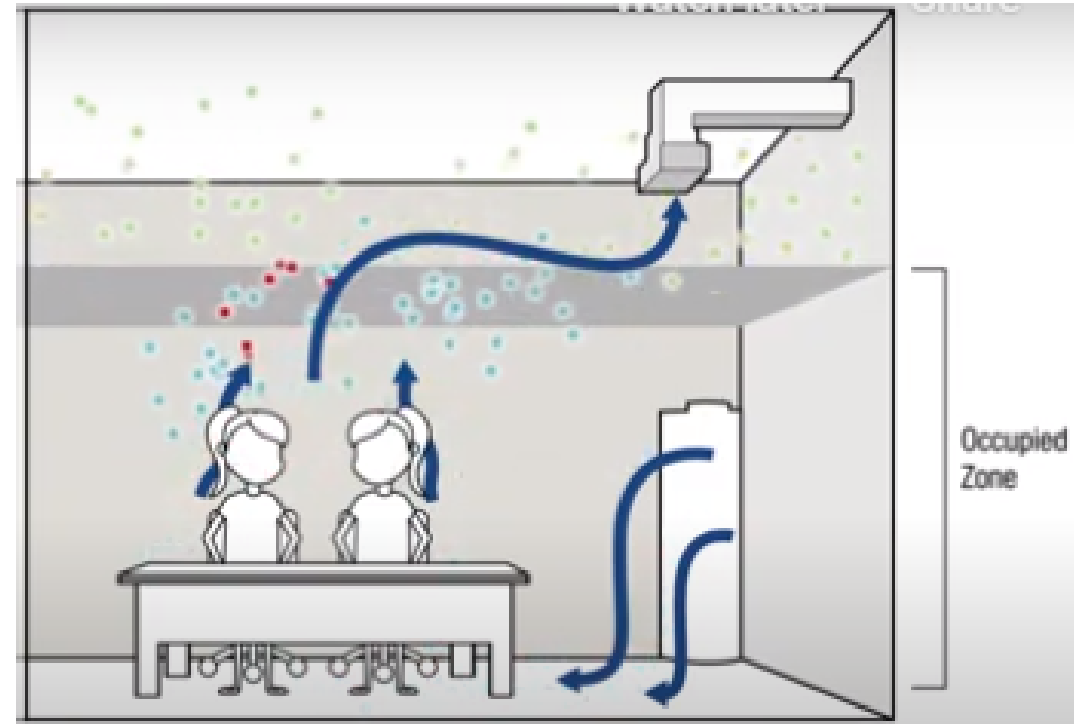
- ❑ Outdoor air introduced low in the room within the occupant breathing zone results in a higher ventilation effectiveness over a mixing system reducing required outdoor air by as much as 20%.
- ❑ Unlike a conventional mixed air system, the displacement system limits mixing of air and contaminants within the room for improved indoor air quality with laminar upward airflow at the occupants.
- ❑ Low velocity supply results in low sound generation.
- ❑ Reduced impact to the ceiling system as only return/exhaust grilles are required.
- ❑ A reduction in space cooling load and associated supply air volume is experienced as a significant percentage of the lighting cooling load as well as various other loads (roof, etc...) are exhausted from the room with the high return/exhaust air.

Mixing vs Displacement Ventilation in Classroom

Mixing system



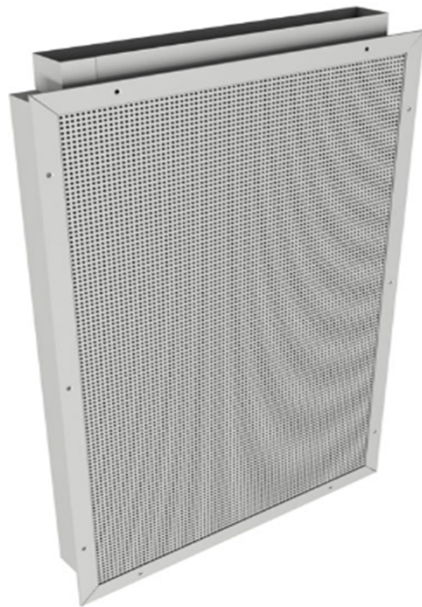
• Displacement system



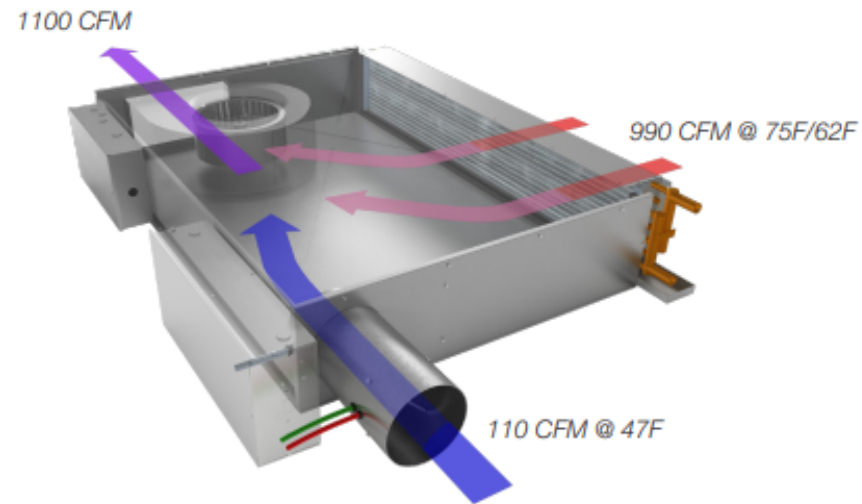
MECHANICAL SYSTEM COMPARISON

Displacement Diffuser & Sensible Only DOAS Fan Terminal

In Wall Displacement diffuser



- Sensible cooling DOAS FVAV terminal



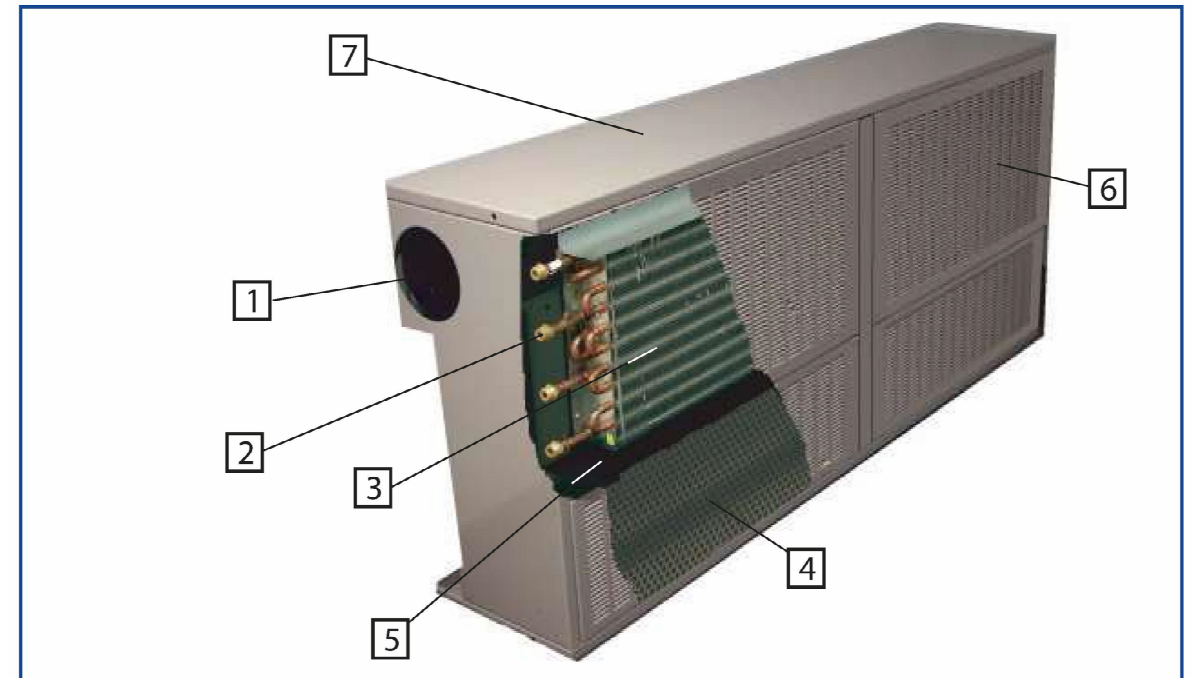
Merged Technology Displacement -Chilled Beam

- ❑ Water has the ability to convey more BTU energy than air such that a 1" diameter pipe could convey the same BTU energy as a 18"x18" +/- duct using conventional design criteria.
- ❑ The use of a chilled beam system with DOAS displacement ventilation shall result in reduced ductwork sizes by more than 50% since the ductwork is sized for outdoor air not the air required for peak cooling demand.
- ❑ Approximately 50% of the space sensible (temperature) cooling load is supported thru the chilled beam with the remainder from the DOAS system.

Merged Technology Displacement Chilled Beam



Schematic illustration of the QLCI displacement chilled beam



- 1 Primary air inlet
- 2 Threaded coil fitting
- 3 Water coil
- 4 Perforated equalizing grill

- 5 Drain pan with piping connections
- 6 Removable face panels
- 7 Rugged cabinet



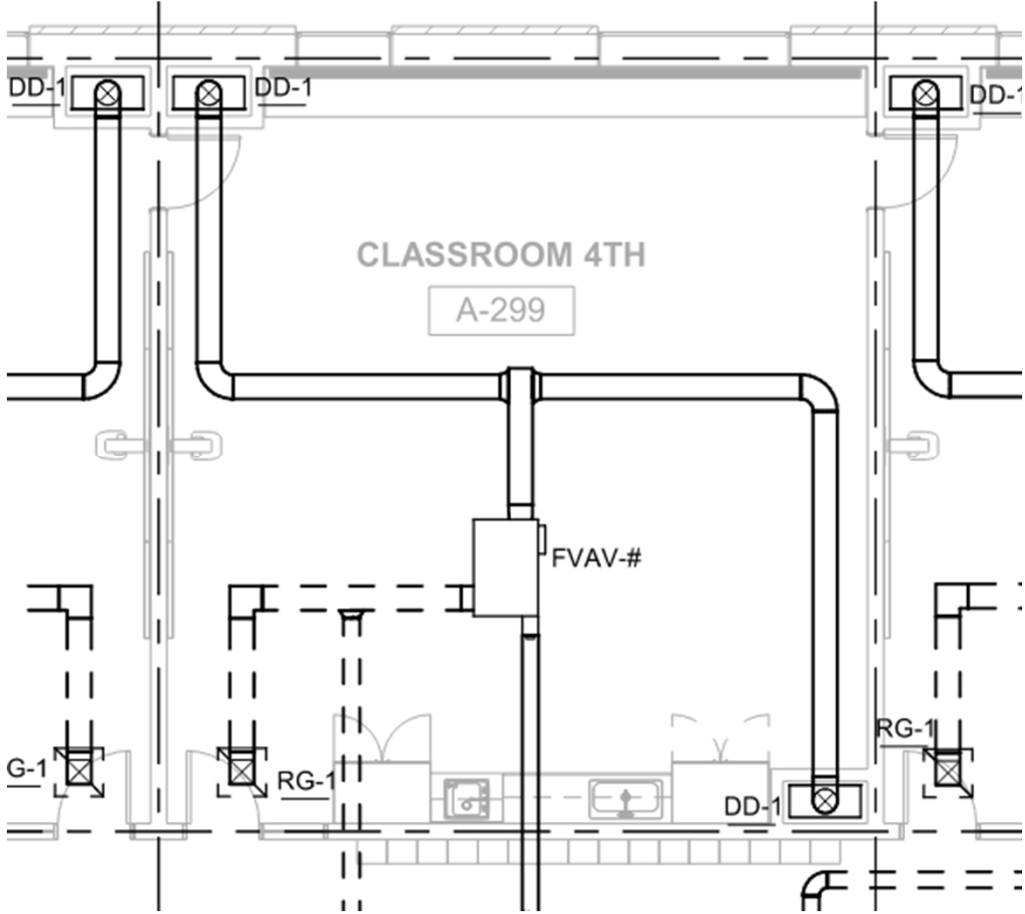
MECHANICAL SYSTEM COMPARISON



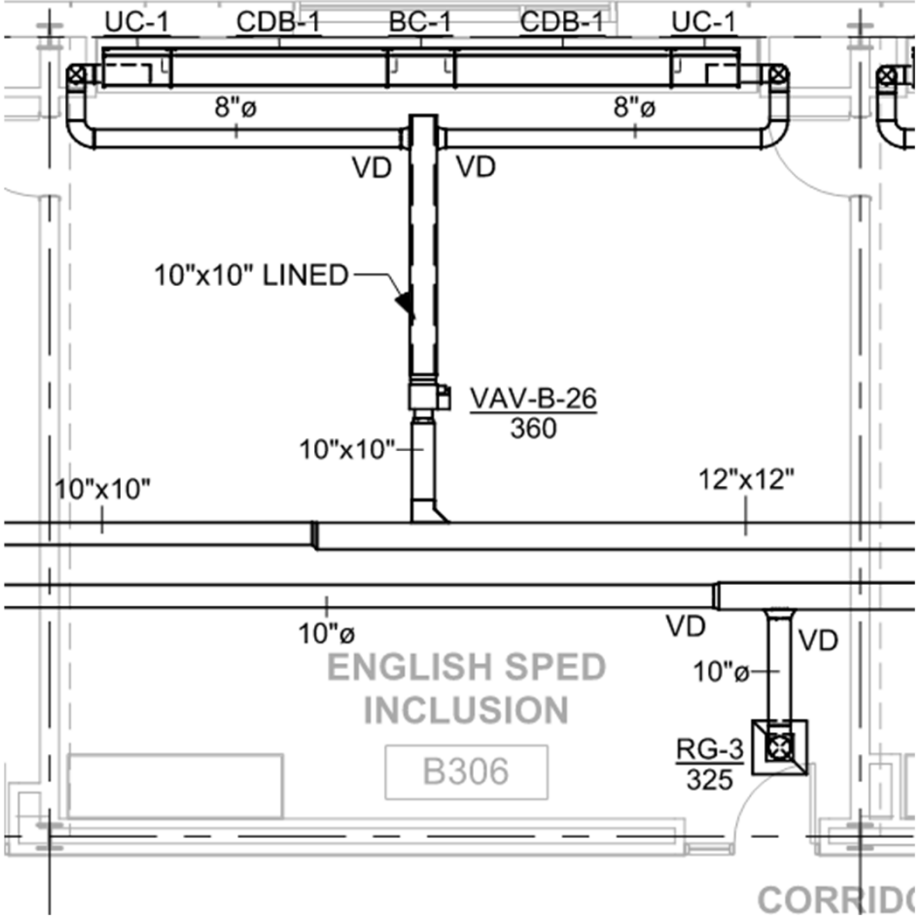
MECHANICAL SYSTEM COMPARISON

Spatial Impact Comparison

- Displacement Diffusers



- Displacement Chilled beams



MECHANICAL SYSTEM COMPARISON

Comparison of Displacement Options

- displacement with FVAV (DFVAV)

- Fan powered DFVAV Terminal required for DOAS air and space air control.
- Pro: May meet ASHRAE 241 – Control of Infectious Aerosols without added devices.
- Pro: Allows more shelving space at exterior wall over DCB option.
- Con: Higher maintenance than DCB with air filter and fan motor to service.
- Con: Higher operating cost than DCB due to required fan operation.

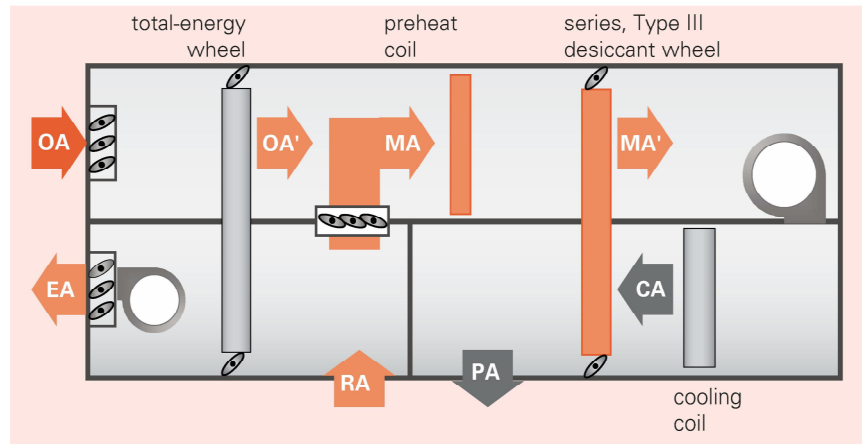
- Displacement chilled beam (DCB)

- VAV terminal required for DOAS air control.
- Pro: Less maintenance than DFVAV as no air filter to replace and no fan motor to service.
- Pro: Lower operating cost than DFVAV due to no fan motor.
- Con: Requires annual inspection and cleaning of DCB coil.
- Con: On its own, may not meet ASHRAE 241 – Control of Infectious Aerosols.

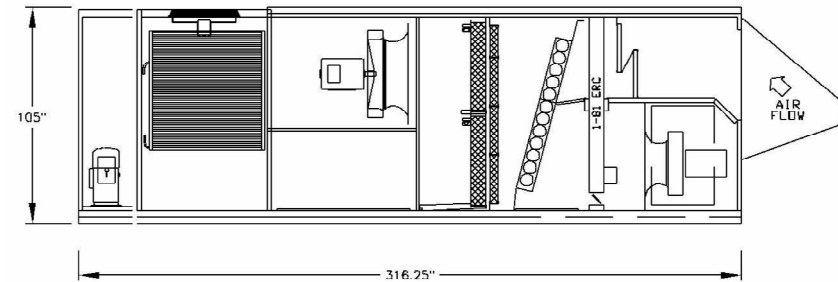
Supporting HVAC Systems

Dedicated Outdoor Air System (DOAS)

- Custom AHU with VRF Heat Pump



- Packaged Air Cooled Heat Pump



Geothermal Heat Recovery Chiller-Heater



- Generates both chilled water and hot water simultaneously.
- Hot water is generated from the waste heat from the cooling process or from geothermal energy.
- Elevated chilled water temp. (57F) for chilled beams results in higher cooling efficiency.

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CMS Timeline for scheduled activities

2024 SUMMER & FALL ACTIVITY

July

August

September

October

November

December

PBC/SBC MTG - 7/16/24

PBC/SBC MTG - TBD

PBC/SBC MTG - TBD

PBC/SBC MTG - TBD

PBC/SBC MTG - TBD

PBC/SBC MTG - TBD

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

60% CONSTRUCTION DOCUMENTS

CONSTRUCTION SCHEDULE REFINEMENT

WORKING GROUP MEETINGS TO RECOMMEND DESIGN DECISIONS

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MSBA SUBMISSION DEVELOPMENT STEPS:

SUBMIT DESIGN DEVELOPMENT TO THE MSBA 12/6/24

SCOPE REVIEW AND ON-SITE INVESTIGATIONS

(EMERGENCY SERVICES; FACILITIES & MAINTENANCE; BUILDING SYSTEMS; OWNER REQUIREMENTS; COMMUNITY USE)

(EXTERIOR DESIGN & LANDSCAPING; MAIN OFFICE (INCL. MEDICAL & GUIDANCE); FURNITURE; FOOD SERVICE; STEM LABS; SAFETY & SECURITY; SPECIAL EDUCATION; MAKER SPACE; HISTORICAL GRAPHICS)

(INTERIOR DESIGN (MULTIPLE TOPICS; SUSTAINABILITY; MUSIC)

1. DD SET TO ESTIMATORS & DRAWING REVIEWERS 11/1/24
 2. ESTIMATES & COMMENTS DUE 11/21/24
 3. VALUE ENGINEERING ITEMS & RECONCILE AND ADJUST ESTIMATES 11/26/24

4. OWNER ACCEPTANCE OF VALUE ENGINEERING ITEMS AND RECONCILED PROJECT COST 12/3/24

1. Call to Order & number of voting members present
2. Rauscher Farm Walkway and Bridge to Clamshell Pond
3. COA Carriage House Project Invoice for Approval
 - SSV Invoice, in the amount of \$7,370.00
4. Previous Topics & Approval of June 18 ,2024, Meeting Minutes (Vote expected)
5. CMS Invoices and Commitments for Approval
 - DWMP Invoice No. 021, in the amount of \$40,000.00
 - LPA|A Invoice No. 2220-2406, in the amount of \$272,500.00
6. LPA|A Update
 - Mechanical System Comparison
 - Geothermal Well Test Well Update
7. Project Schedule Timeline
8. **Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.**
9. **Public Comment**
10. **Next Meetings**
11. Adjourn

Next Meetings

AUGUST 6,13

SEPTEMBER 10, 17

OCTOBER 8, 15

NOVEMBER 5, 12

DECEMBER 3,10



1. Call to Order & number of voting members present
2. Rauscher Farm Walkway and Bridge to Clamshell Pond
3. COA Carriage House Project Invoice for Approval
 - SSV Invoice, in the amount of \$7,370.00
4. Previous Topics & Approval of June 18 ,2024, Meeting Minutes (Vote expected)
5. CMS Invoices and Commitments for Approval
 - DWMP Invoice No. 021, in the amount of \$40,000.00
 - LPA|A Invoice No. 2220-2406, in the amount of \$272,500.00
6. LPA|A Update
 - Mechanical Classroom Comparison
 - Geothermal Well Test Well Update
7. Project Schedule Timeline
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
9. Public Comment
10. Next Meetings
11. **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