

# PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: March 7, 2023  
Meeting Time: 6:30 PM  
Project Name: Clinton Middle School  
Project Number: 202000640305  
Meeting Purpose: SBC Meeting No. 9  
Meeting Type: ZOOM  
Meeting Link: <https://us06web.zoom.us/j/86521516333?pwd=cHJLZEpDd2N4bjg4aHI2Vlc0T0QzUT09>  
Meeting ID: 865 2151 6333  
Passcode: 937113  
Mobile: +16469313860,,86521516333#,,,,\*937113# US

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1. Call to Order & number of voting members present:
2. Previous Topics and Approval of February 07, 2023, Meeting Minutes:
3. Invoices and Additional Service Proposals submitted for Approval:
  - 3.1. D&W invoice #007, for the month of February, in the amount of \$15,000.00
  - 3.2. LPA|A Invoice #002, for the month of February in the amount of \$31,250.00
4. LPA|A Update
  - 4.1. Programming Results
  - 4.2. MSBA Guideline Review
  - 4.3. Preliminary Building Options Update
5. Public All-Boards Meeting Update
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
7. Public Comment
8. Next Meetings
9. Adjourn:



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

Project: Clinton Middle School  
 Subject: School Building Committee Meeting  
 Location: 100 West Boylston Street, Clinton, MA 01510  
 Distribution: Attendees, Project File

Project No: 202000640305  
 Meeting Date: 02/07/2023  
 Time: 6:30PM  
 Prepared By: E. Grijalva

Present	Name	Affiliation	Prese	Name	Affiliation
x	Michael Ward*	Town Administrator -PBC Member		Mike Burton	DWMP
	Sean Kerrigan	Selectman	x	Trip Elmore	DWMP
x	Brendon Bailey	School Committee Chair		Steve Brown	DWMP
	Matthew Varakis	School Committee Vice-Chair	x	Elias Grijalva	DWMP
x	Steven Meyer*	Superintendent – PBC Member		Mike Cox	DWMP
	Brian Farragher	Director of Facilities		Rachel Rincon	DWMP
x	Chris McGown*	Chair of PBC, Head of DPW		Kathryn Crockett	LPAA
	Courtney Harter	CMS Principal	x	Peter Caruso	LPAA
x	Shane McCarthy	Teacher	x	Sean Brennan	LPAA
	Bill McGrail	Finance Committee Co-Chair	x	Christina Bazelmans	LPAA
	Chris Magliozzi*	Vice-Chair of PBC	x	Eric Moore	LPAA
x	Michael Moran*	PBC Member			
x	Brian Delory*	PBC Member			
	Timothy O'Toole	PBC Member			
	Phil Duffy	Director of Community & Econ.			
x	Kelly Turcotte	Special Education Parent Advisory			
	Laura Taylor	Parent-Teacher Association			
	Angelica Arroyo	English Learners Parent Advisor			
	Angela Snell	Spectator			

Item No.	Description	Action
8.1	<p><b>Call to Order:</b> 6:35 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p> <p>*Brian Delory arrived at 6:44 PM.</p>	Record
8.2	<p><b>Previous Topics &amp; Approval of January 10<sup>th</sup>, 2023, Meeting Minutes:</b> A motion to approve the 01/10/2023 meeting minutes as submitted made by S. Meyer and seconded by M. Moran.</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote:</b> M. Ward (Y), S. Meyer (Y), M. Moran(Y), C. McGown (Y)</p> <p>All in favor, motion passes, January 10<sup>th</sup>, 2023, meetings are certified as approved.</p>	Record
8.3	<p><b>Invoices and commitments Submitted for Approval:</b>            C. McGown calls out for a motion to approve DWMP progress payment No. 006.</p> <p><b>Invoice 1:</b> DWMP January Invoice No.006 in the amount of <u>\$15,000.00.</u></p> <p>A motion was made by M. Ward and seconded by S. Meyer for the approval of DWMP Invoice No. 006.</p> <p><b>Discussion:</b> None</p> <p><b>Roll Call Vote:</b> M. Ward (Y), S. Meyer (Y), M. Moran(Y), C. McGown (Y)</p> <p>All in favor, motion passes, to approve DWMP January invoice for payment.</p> <hr/> <p><b>Invoice 2:</b> LPA A, January Invoice No. 001, in the amount of <u>\$31,250.00.</u></p> <p>A motion was made by M. Ward and seconded by S. Meyer for the approval of the LPAA, Invoice No. 001.</p> <p><b>Discussion:</b> None</p> <p><b>Roll Call Vote:</b> M. Ward (Y), S. Meyer (Y), M. Moran(Y), C. McGown (Y)</p> <p>All in favor, the motion passes, to approve the LPAA January invoice for payment.</p>	Record
8.4	<p><b>Focus Visioning Sessions Report</b></p> <p><b>E. Moore</b> starts off by talking about a couple of important key dates coming up and states that other members of LPA A will provide a status report for the month of January.</p>	Record

March 07, 2023 – Options revealed and review with PBC.

March 15, 2023 - Public/Community Meeting – to showcase all the options with criteria.

March 21, 2023 –PBC vote on a selection of 3 options to move forward to the next phase.

March 28, 2023 – PDP Submission to MSBA

**C. Bazelmans** starts off the status report by discussing the all different types of feedback LPA|A has been gathering from visioning sessions & focus group meetings.

- January 30<sup>th</sup>, 2023- First Visioning Session: Community Visioning
  - Virtual meeting was offered in three languages: English, Spanish & Portuguese. We received a lot of feedback and gather some good data that we will compile and share once complete.
- February 03<sup>rd</sup>, 2023 – Second Visioning Session: Student Visioning
  - About thirty students representing the entire spectrum of students at the middle school 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grades and got fantastic feedback from them.
- February 03<sup>rd</sup>, 2023 – Third Visioning Session: Staff & Town Visioning
  - Staff Meeting and gathered their thoughts, vision and started pulling together some design patterns that really spoke to them.

In addition, the executive group has been meeting a lot with different focus groups, going from department to department to get an idea of the space memory template; the right number of spaces, where they need to be, and how they need to be related. The next step once we finish up the focus groups will be to dig into the space summary to figure out how big this building will be and what will best support your education plan. Lastly, we also have the community survey and have received a good number of respondents.

**S.Brennan** discusses the key points from the tour of three different schools the executive committee visited on January 26<sup>th</sup>, 2023.

**I. Caleb Dustin Hunkin School, Haverhill, MA**

- a. Upper/ Lower School Separation
- b. Color-reinforced wayfinding
- c. Catholic-Gymnatorium (3 spaces that open up to each other-biophilic design)
- d. Corridor view – transparency

**II. Sherwood Middle School, Shrewsbury, MA**

- a. Create neighborhood spaces.
- b. Cafeteria views looking outside- transparency, taking advantage of those views

**III. Auburn Middle School, Auburn, MA**

- a. Fantastic two-story lobby separating the public from the private.
- b. Warm welcome but secured.

	<p><b>S. Brennan</b> wraps up the report and moves on to the next order of business, Existing Conditions.</p> <p><b>Discussion:</b> None</p>	
8.5	<p><b>Existing Condition Update:</b></p> <p><b>S.Brennan</b> updates the committee on what has been done on-site with all our consulting engineers. We have been reviewing and assessing the facility not only for its ability to support your educational needs but what we are seeing in the way of deferred maintenance or archaic construction technology in the ways of today’s standards. Once we start to see images of Clinton’s current condition, you’ll start to see kind of the contrast between your building and what education is like today.</p> <ul style="list-style-type: none"> <li><b>I. <u>Front Entrance</u></b> (slide 16)       <ul style="list-style-type: none"> <li>a. CMU Wall - No exterior insulation = High Energy Usage.</li> <li>b. Main entry unclear – Disorientating for anyone not familiar with the site.</li> <li>c. Roof needs to be replaced – out of warranty.</li> <li>d. Exterior not welcoming – students agree.</li> </ul> </li> <li><b>II. <u>Vestibule</u></b> (Slide 17)       <ul style="list-style-type: none"> <li>a. Lack of light.</li> <li>b. Poor visibility.</li> <li>c. Unsecure vestibule.</li> <li>d. Approach sequence is not secure.</li> </ul> </li> <li><b>III. <u>Corridor</u></b> (Slide 18)       <ul style="list-style-type: none"> <li>a. No fire suppression</li> <li>b. No exterior views – disorientating</li> <li>c. Narrow lockers</li> <li>d. Disorienting circulation Pattern</li> </ul> </li> <li><b>IV. <u>Stairway</u></b> (Slide 19)       <ul style="list-style-type: none"> <li>a. CMU Building – Code requires them to be seismic braced. CMS is not.</li> <li>b. Non-accessible handrails</li> <li>c. Disorienting circulation</li> <li>d. No fire suppression</li> </ul> </li> <li><b>V. <u>Library</u></b> – (Slide 20)       <ul style="list-style-type: none"> <li>a. No exterior views – potential distraction           <ul style="list-style-type: none"> <li>i. Study and research have shown views of the exteriors an daylight improves their attentiveness, scores, and even emotional well-being.</li> </ul> </li> <li>b. Antiquated furniture</li> <li>c. Antiquated technology</li> </ul> </li> <li><b>VI. <u>Cafeteria</u></b> (slide 21)       <ul style="list-style-type: none"> <li>a. Non-Accessible Stage – lift is inoperable.</li> <li>b. Poor acoustics</li> <li>c. Antiquated A/V Tech</li> <li>d. Antiquated Food Service</li> </ul> </li> </ul>	Record

**VII. Typical Classroom – (slides 22&24)**

- a. Stop Gap, building system.
- b. Limited views & daylight – currently 3 small windows
- c. Non-accessible entry doors – few throughout the building not ADA compliant
- d. No corridor access.
- e. Odd shape room
- f. Antiquated furniture

**VIII. STEM (Slide 23)**

- a. Poorly ventilated
- b. Limited views and daylight
- c. Antiquated bldg. system

**IX. Bathrooms (Slide 25)**

- a. Antiquated fixtures
- b. Poorly ventilated
- c. Lack of privacy screens between urinals
- d. Epoxy-coating ceramic tile

**X. Mechanical Room -Boiler Room (Slide 26)**

- a. Antiquated controls – electric/thermostat
- b. Boilers are 18 years past their useful life.
- c. Poor ventilation system – 48 years old – only useful for 20 2x past useful life
- d. Condenser Units on the roof – Outdated.
- e. Generator – no behind boiler no longer operable

**S. Brennan** references [slide 27](#) and review Clinton’s Middle School floor plan. He talks about the Massachusetts Building Authority Space summary template. When you insert the student enrollment, it calculates the number of classes, number of spaces, and the sizes that they're willing to participate in as a base. So, when you look at Clinton Middle School's first-floor plan, anything in red has a severe deficiency in the space that's currently allocated to it. And anything that's shown in gray is right within range. And anything that is in blue is currently more than any of the enrollment ranges that you're looking at. To give you a broader picture of what we're seeing, a lot of your classrooms are severely undersized in our opinion, particularly for the enrollments that you're trying to target and how many students you want in the classrooms. So, it was partly due to the odd shape of them in some of these just simply to do that, that that was the size classroom that they were building when this building was constructed. They look at the second floor as you can see there's almost not a single classroom that needs guidelines.

Ultimately, you’ll end up with a facility that’s almost the same size as your existing school but the spaces will be allocated in a much more efficient manner, with access to daylight and any other adjacencies they need to have with each other to meet your education delivery.

**Discussion:** None

8.6	<p><b>Schedule and “public all boards meeting” Update</b></p> <p><b>T. Elmore</b> recaps a few important upcoming dates. On March 7<sup>th</sup>, we're going to have a remote meeting. LPA A is going to walk through the different options potentially that could solve this building issue. On March 15, we'll be inviting all boards and the public to demonstrate the same information presented on March 7<sup>th</sup> and allow people to cast sticker votes. That means that all the board members will get three stickers and anyone from the public that joins will have to fill out registration cards before being given three stickers to vote. We'll have potential option boards set up around the room, and individuals can go around and put their stickers, your three stickers on the ones you like most.</p> <p>On March 21<sup>st</sup>, that's when the three options will be officially selected. The PBC will vote on an option and then we'll have another vote to approve the submission of the three options chosen to the MSBA. On March 28<sup>th</sup>, we will submit the PDP with the (3) options chosen to the MSBA.</p> <p><b>Discussion:</b> None</p>	Record
8.7	<p><b>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.</b></p> <p><b>Discussion:</b> None.</p>	Record
8.8	<p><b>Public Comment:</b></p> <p><b>Discussion:</b> None</p>	Record
8.9	<p><b>Next Meeting:</b></p> <ul style="list-style-type: none"> <li>• March 07, 2023 – Remote CMS PBC Meeting No. 09 @ 6:30 PM</li> <li>• March 15, 2023 – All Boards &amp; Public Option Presentation @6:00PM</li> <li>• March 21, 2023 – CMS PBC Meeting No. 10 @ 6:30 PM</li> </ul> <p><b>Discussion:</b> None</p>	Record
8.10	<p><b>Adjourn</b> 7:32 pm A motion was made by S. Meyer and seconded by M. Moran to adjourn the meeting.</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote:</b> M. Ward (Y), S. Meyer (Y), M. Moran(Y), C. McGown (Y), B. Delory (Y)</p> <p>All in favor, meeting adjourn.</p>	Record

Sincerely,  
**DORE + WHITTIER**  
 Elias Grijalva  
 Assistant Project Manager  
 Cc: Attendees, File

Project: Clinton Middle School  
Meeting: School Building Committee  
Meeting No. 8 - 02/07/2023  
Page: 7

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.

**Dore and Whittier Management Partners, LLC**

260 Merrimac Street  
Bldg. 7  
Newburyport, MA 01950

Clinton Middle School  
100 West Boylston Street  
Clinton, MA 01510

Invoice number 00007  
Date 02/28/2023

Project 22-0126 CLINTON SCHOOL  
DEPARTMENT

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Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
<b>Pre Designer Selection</b>	39,000.00	39,000.00	0.00	0.00	39,000.00
<b>Feasibility Sudy</b>	125,000.00	20,000.00	15,000.00	90,000.00	35,000.00
<b>Schematic Design</b>	120,000.00	0.00	0.00	120,000.00	0.00
<b>Total</b>	<b>284,000.00</b>	<b>59,000.00</b>	<b>15,000.00</b>	<b>210,000.00</b>	<b>74,000.00</b>

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Invoice total **15,000.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00006	01/30/2023	15,000.00	15,000.00				
00007	02/28/2023	15,000.00	15,000.00				
	<b>Total</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



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

# Invoice

## BILL TO

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

DATE	INVOICE #
2/28/2023	2220-2302
TERMS	DUE DATE
Net 15	3/15/2023

DESCRIPTION							AMOUNT
Amount Now Due For Architectural Services: Re: Clinton Middle School - Feasibility Study through Schematic Design including Amendment No. 1 - Hazmat Monitoring & Environmental Assessment.							31,250.00
SUMMARY: A/E FEE - FS - \$250,000 SD - \$350,000 Amd. #1 - \$8,140 = \$608,140							
Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	
0002-0000	FS	250,000	31,250	31,250	31,250	187,500	
0002-0000	SD	350,000				350,000	
0003-0000	Env./Site	8,140				8,140	
TOTAL		608,140	31,250	31,250	31,250	545,640	
cc: Elias Grijalva							
<b>Total</b>							<b>\$31,250.00</b>



# Clinton Middle School Project

**Permanent Building Committee &**

**School Building Committee Meeting # 9**

**March 07, 2023- 6:30 PM**

# PBC & SBC Meeting Agenda – March 07, 6:30PM

1. **Call to Order & number of voting members present:**
2. **Previous Topics and Approval of February 07, 2023, Meeting Minutes: (Roll Call Vote Expected)**
3. Invoices submitted for Approval:
  - D&W invoice #007, for the month of February, in the amount of \$15,000.00
  - LPA|A invoice #002, for the month of February, in the amount of \$31,250.00
4. LPA|A Update
  1. Programming Results
  2. MSBA Guideline Review
  3. Preliminary Building Options Update
5. Public All Boards Meeting Update
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn:



February 07<sup>th</sup> , 2023, Meeting Minutes for approval:

“Motion to approve the February 07<sup>th</sup> , 2023, Meeting Minutes by \_\_\_\_\_, 2<sup>nd</sup> by\_\_\_\_\_.”

## Roll Call Vote

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

Item No.	Description	Action
8.1	<p><b>Call to Order:</b> 6:35 PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.</p> <p>*Brian Delory arrived at 6:44 PM.</p>	Record
8.2	<p><b>Previous Topics &amp; Approval of January 10<sup>th</sup>, 2023, Meeting Minutes:</b> A motion to approve the 01/10/2023 meeting minutes as submitted made by S. Meyer and seconded by M. Moran.</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote:</b> M. Ward (Y), S. Meyer (Y), M. Moran(Y), C. McGown (Y)</p> <p>All in favor, motion passes, January 10<sup>th</sup>, 2023, meetings are certified as approved.</p>	Record
8.3	<p><b>Invoices and commitments Submitted for Approval:</b> C. McGown calls out for a motion to approve DWMP progress payment No. 006.</p> <p><b>Invoice 1:</b> DWMP January Invoice No.006 in the amount of <u>\$15,000.00</u>.</p> <p>A motion was made by M. Ward and seconded by S. Meyer for the approval of DWMP Invoice No. 006.</p> <p><b>Discussion:</b> None</p> <p><b>Roll Call Vote:</b> M. Ward (Y), S. Meyer (Y), M. Moran(Y), C. McGown (Y)</p> <p>All in favor, motion passes, to approve DWMP January invoice for payment.</p> <hr/> <p><b>Invoice 2:</b> LPA A, January Invoice No. 001, in the amount of <u>\$31,250.00</u>.</p> <p>A motion was made by M. Ward and seconded by S. Meyer for the approval of the LPAA, Invoice No. 001.</p> <p><b>Discussion:</b> None</p> <p><b>Roll Call Vote:</b> M. Ward (Y), S. Meyer (Y), M. Moran(Y), C. McGown (Y)</p> <p>All in favor, the motion passes, to approve the LPAA January invoice for payment.</p>	Record
8.4	<p><b>Focus Visioning Sessions Report</b></p> <p><b>E. Moore</b> starts off by talking about a couple of important key dates coming up and states that other members of LPA A will provide a status report for the month of January.</p>	Record

# PBC & SBC Meeting Agenda – March 07, 6:30PM

1. Call to Order & number of voting members present:
2. Previous Topics and Approval of February 07, 2023, Meeting Minutes:
3. **Invoices submitted for Approval:**
  - **D&W invoice #007, for the month of February, in the amount of \$15,000.00 (Roll Call Vote Expected)**
  - **LPA|A invoice #002, for the month of February, in the amount of \$31,250.00 (Roll Call Vote Expected)**
4. LPA|A Update
  1. Programming Results
  2. MSBA Guideline Review
  3. Preliminary Building Options Update
5. Public All Boards Meeting Update
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn:



# D & W Invoice #007, Month of February for approval

“Motion to approve D & W Invoice #007, in the amount of \$15,000.00 by \_\_\_\_\_, 2<sup>nd</sup> by\_\_\_\_\_.”

## Roll Call Vote

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

Dore and Whittier Management Partners, LLC  
260 Merrimac Street  
Bldg. 7  
Newburyport, MA 01950

Clinton Middle School  
100 West Boylston Street  
Clinton, MA 01510

Invoice number 00007  
Date 02/28/2023

Project 22-0126 CLINTON SCHOOL  
DEPARTMENT

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
<b>Pre Designer Selection</b>	39,000.00	39,000.00	0.00	0.00	39,000.00
<b>Feasibility Study</b>	125,000.00	20,000.00	15,000.00	90,000.00	35,000.00
<b>Schematic Design</b>	120,000.00	0.00	0.00	120,000.00	0.00
Total	284,000.00	59,000.00	15,000.00	210,000.00	74,000.00

Invoice total **15,000.00**

### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00006	01/30/2023	15,000.00	15,000.00				
00007	02/28/2023	15,000.00	15,000.00				
Total		30,000.00	30,000.00	0.00	0.00	0.00	0.00

# LPA|A Invoice #002, Month of February for Approval

“Motion to approve LPAA Invoice #001, in the amount of \$31,250.00 by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

## Roll Call Vote

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



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

BILL TO

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

**Invoice**

DATE	INVOICE #
2/28/2023	2220-2302
TERMS	DUE DATE
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<table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>Cost Category</th> <th>Phase</th> <th>Fee</th> <th>Previously Invoiced</th> <th>Received</th> <th>Current Invoice</th> <th>Balance to Invoice</th> </tr> </thead> <tbody> <tr> <td>0002-0000</td> <td>FS</td> <td>250,000</td> <td>31,250</td> <td>31,250</td> <td>31,250</td> <td>187,500</td> </tr> <tr> <td>0002-0000</td> <td>SD</td> <td>350,000</td> <td></td> <td></td> <td></td> <td>350,000</td> </tr> <tr> <td>0003-0000</td> <td>Env./Site</td> <td>8,140</td> <td></td> <td></td> <td></td> <td>8,140</td> </tr> <tr> <td colspan="2"><b>TOTAL</b></td> <td>608,140</td> <td>31,250</td> <td>31,250</td> <td>31,250</td> <td>545,640</td> </tr> </tbody> </table>	Cost Category	Phase	Fee	Previously Invoiced	Received	Current Invoice	Balance to Invoice	0002-0000	FS	250,000	31,250	31,250	31,250	187,500	0002-0000	SD	350,000				350,000	0003-0000	Env./Site	8,140				8,140	<b>TOTAL</b>		608,140	31,250	31,250	31,250	545,640	
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cc: Elias Grijalva																																				
<b>Total</b>	<b>\$31,250.00</b>																																			

Lamoureux Pagano Associates | Architects  
108 Grove Street, Suite 300, Worcester MA 01605  
508.752.2031 | www.lpa.com

# PBC & SBC Meeting Agenda – March 07, 6:30PM

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2. Previous Topics and Approval of February 07, 2023, Meeting Minutes:
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- 4. LPA|A Update**
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8. Next Meetings
9. Adjourn:





# Clinton MIDDLE SCHOOL BUILDING PROJECT

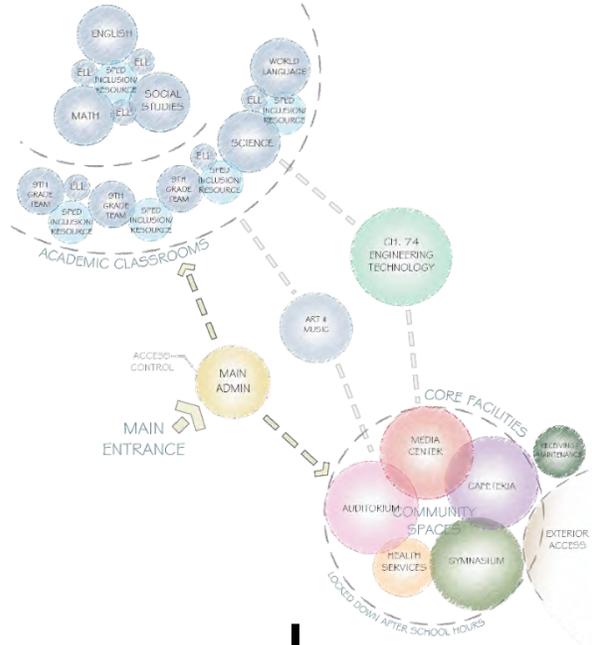


Massachusetts School  
Building Authority



# PDP TASKS

## PROGRAM DEVELOPMENT



## EVALUATION OF EXISTING BUILDING & SITE



## ANALYSIS OF OPTIONS

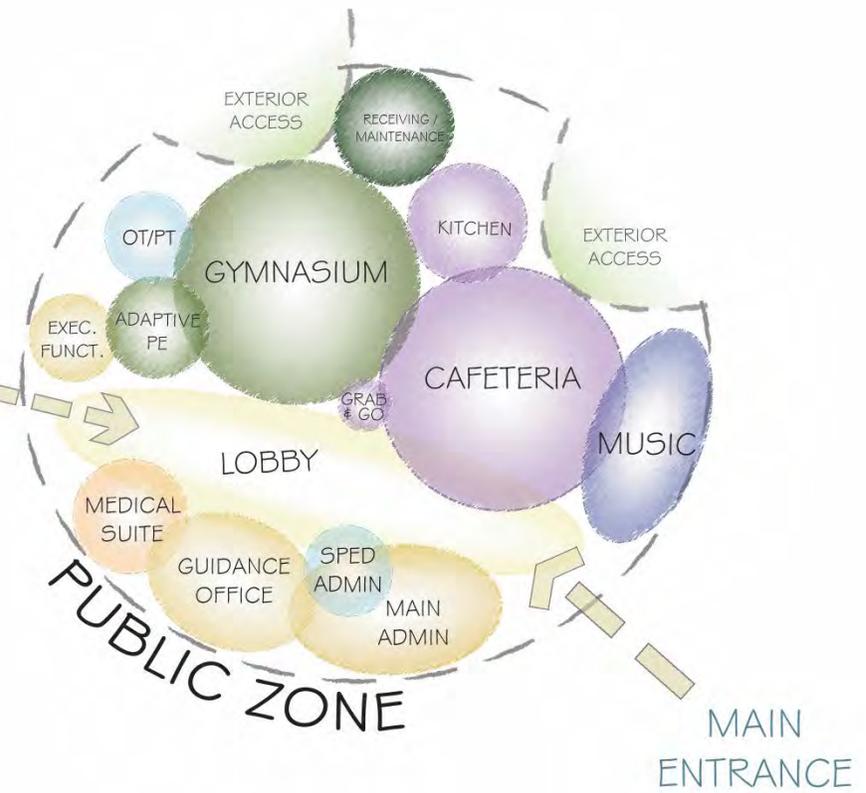
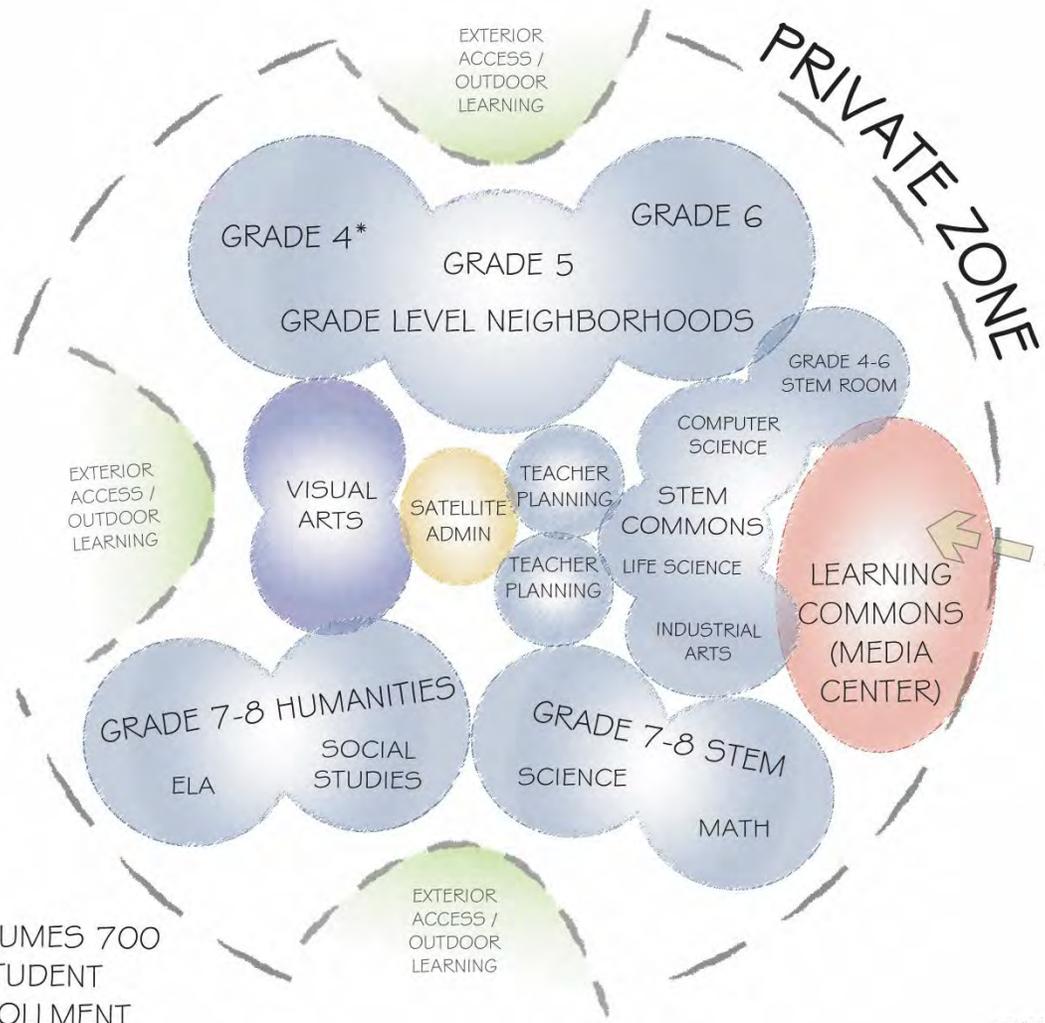


**RECOMMENDATION OF OPTIONS FOR FURTHER STUDY**

PRELIMINARY DESIGN PROGRAM (PDP)



# VISIONING & PROGRAMMING



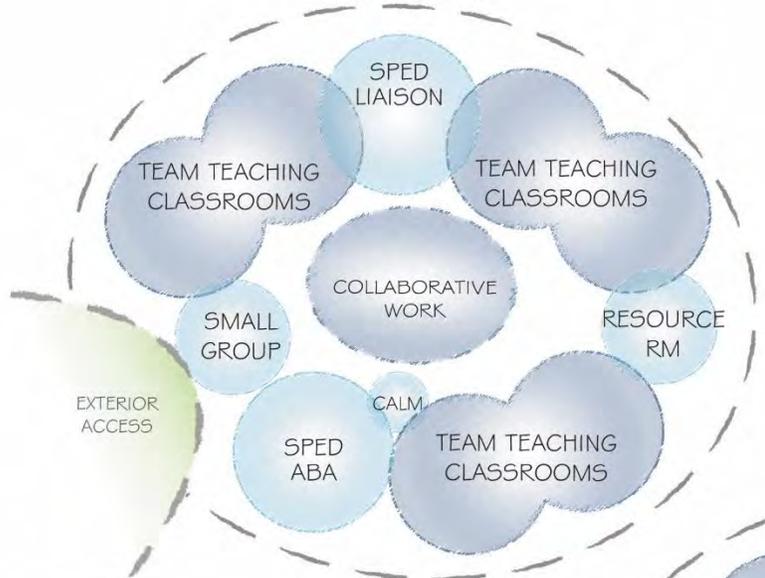
\* ASSUMES 700 STUDENT ENROLLMENT GRADES 4-8

**LEGEND**

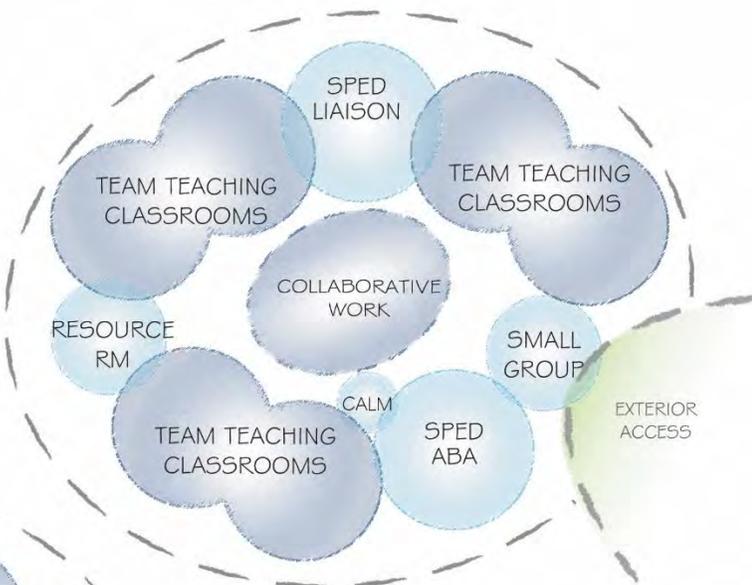
CORE ACADEMIC	MEDIA CENTER	DINING & FOOD SERVICE	ADMIN & GUIDANCE	BUILDING SERVICES
SPECIAL EDUCATION	ART & MUSIC	HEALTH & PE	MEDICAL	OTHER

# VISIONING & PROGRAMMING

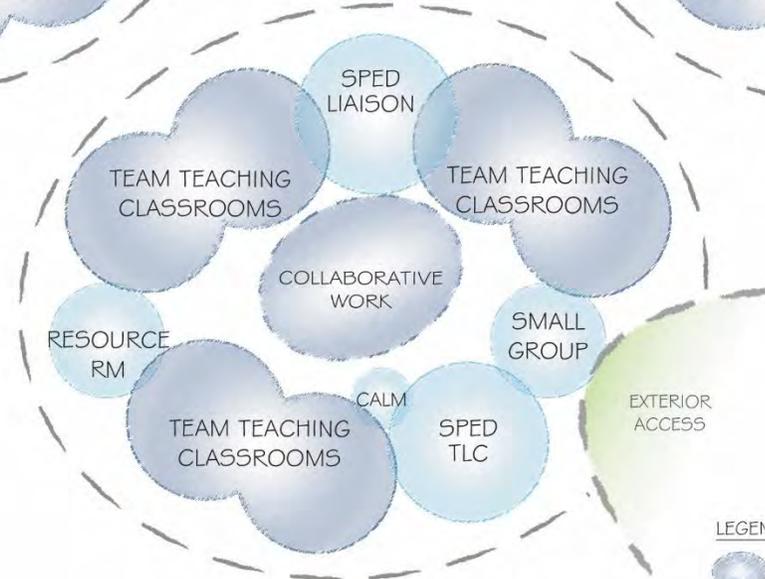
### GRADE 4



### GRADE 5



### GRADE 6

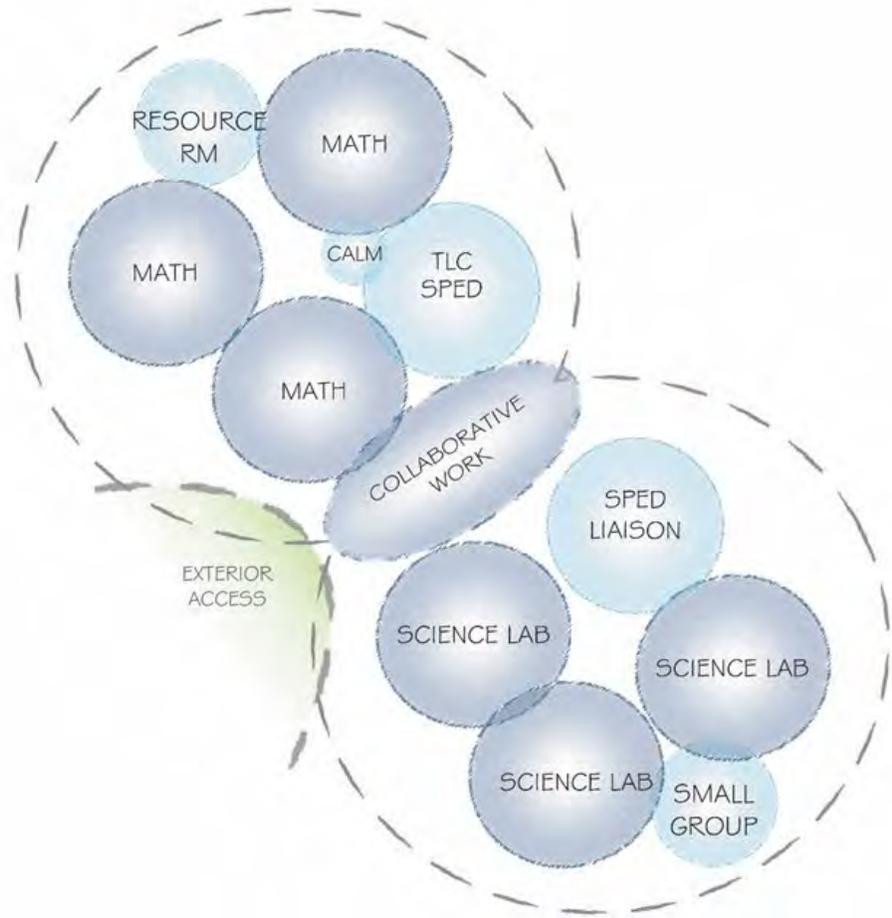


#### LEGEND

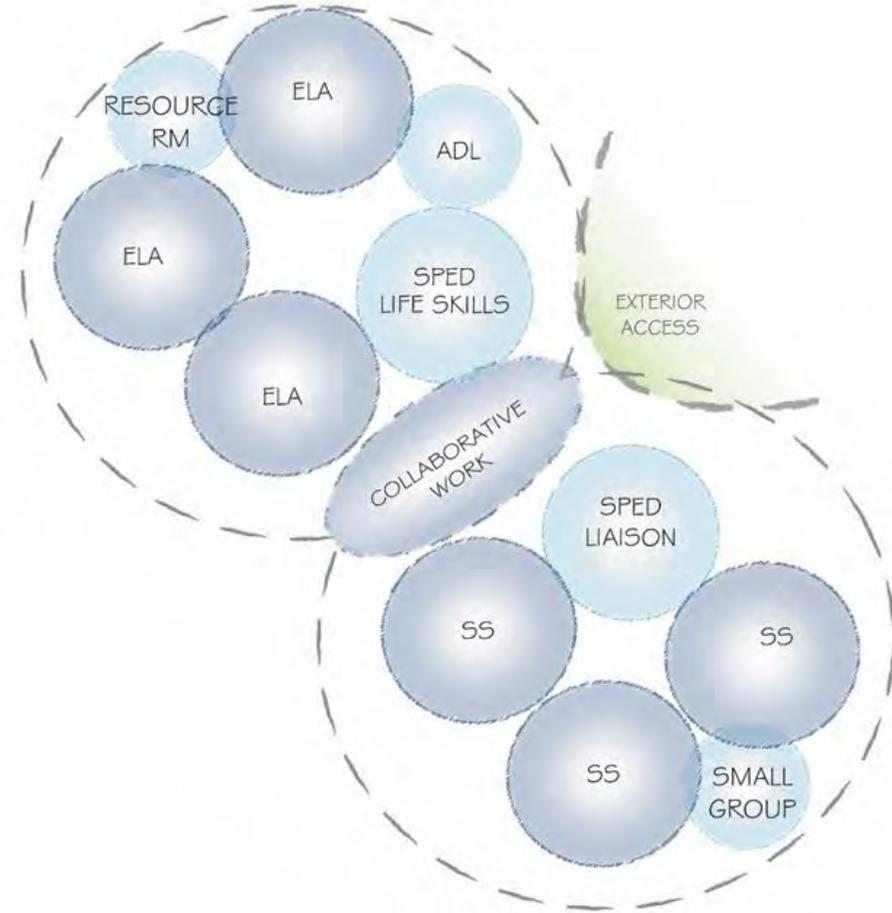
- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING # FOOD SERVICE | ADMIN # GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART # MUSIC  | HEALTH # PE           | MEDICAL          | OTHER             |

# VISIONING & PROGRAMMING

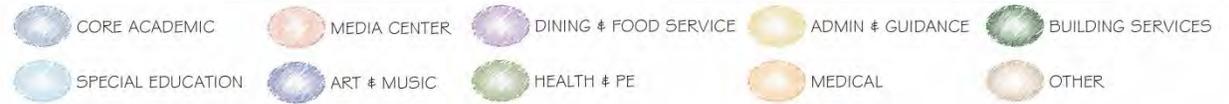
## STEM NEIGHBORHOOD



## HUMANITIES NEIGHBORHOOD



### LEGEND



# VISIONING & PROGRAMMING

550 STUDENT

GRADES 5-8

700 STUDENT

GRADES 4-8

CLINTON MIDDLE SCHOOL [5-8]		PROPOSED						Reference to MSBA Estimates			MSBA Subtotals									
Room Title	Existing Conditions	Area						MSBA	MSBA	MSBA	Cost									
		MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA				MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA				
CLINTON MIDDLE SCHOOL [5-8]		133,000		133,000		133,000														

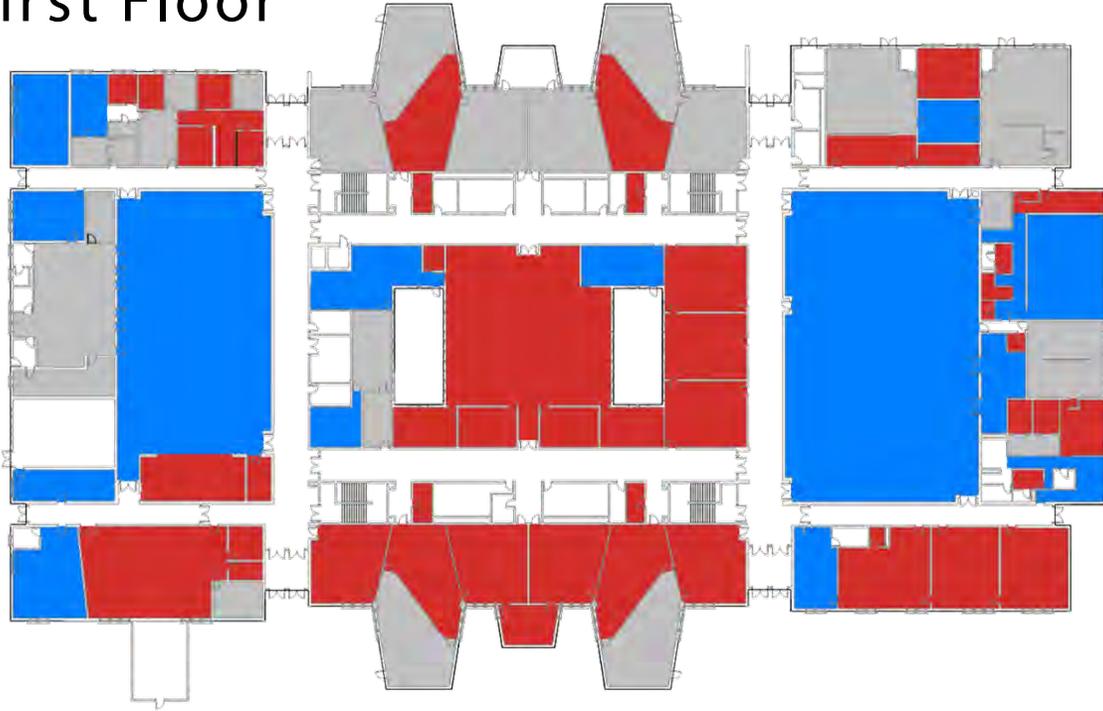
133,000 GROSS SQUARE FEET

CLINTON MIDDLE SCHOOL [4-8]		PROPOSED						Reference to MSBA Estimates			MSBA Subtotals									
Room Title	Existing Conditions	Area						MSBA	MSBA	MSBA	Cost									
		MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA				MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA	MSBA	2' FT 0" DIA				
CLINTON MIDDLE SCHOOL [4-8]		150,000		150,000		150,000														

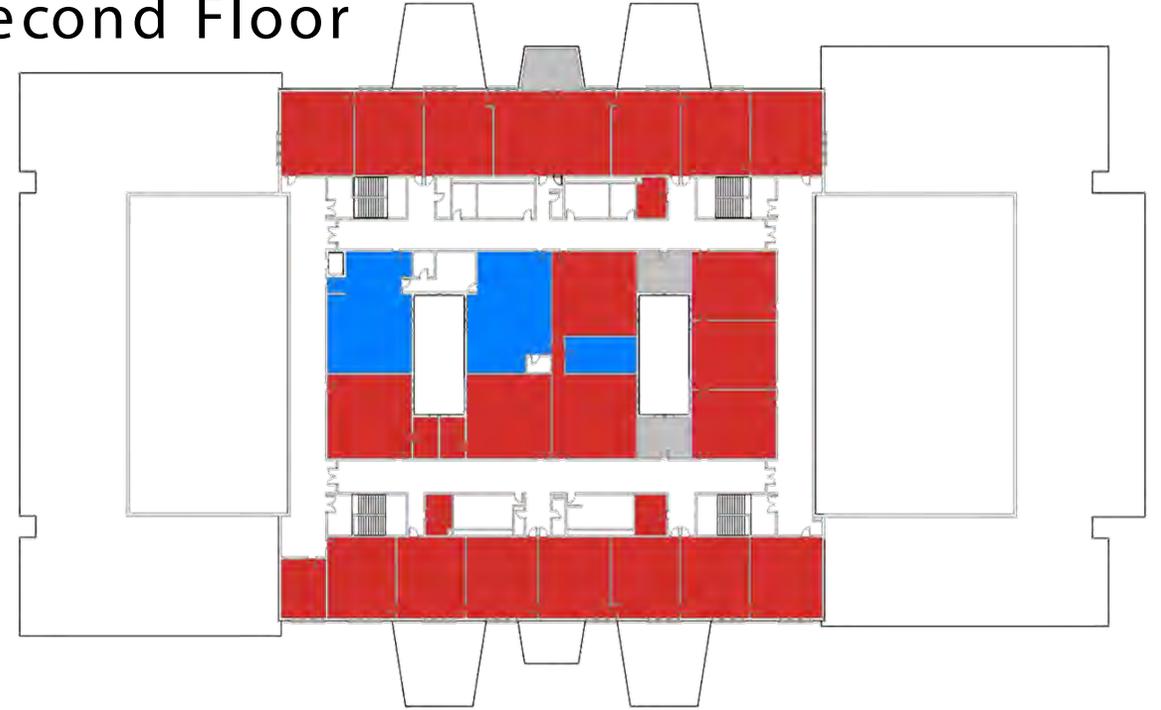
150,000 GROSS SQUARE FEET

SPACE SUMMARY TEMPLATE

## First Floor



## Second Floor



### SPACE LEGEND

 SQUARE FOOTAGE 10% OR MORE BELOW MSBA SPACE GUIDELINES

 SQUARE FOOTAGE WITHIN 10% OF MSBA SPACE GUIDELINES

 SQUARE FOOTAGE 10% OR MORE ABOVE MSBA SPACE GUIDELINES

# EXISTING FLOOR PLANS

## ACADEMIC

EXISTING: 29,780 NSF



PROPOSED: 31,120 NSF

## SPECIAL EDUCATION

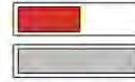
EXISTING: 11,505 NSF



PROPOSED: 15,770 NSF

## VOCATIONAL/ TECHNICAL

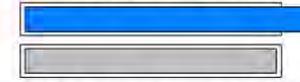
EXISTING: 2,986 NSF



PROPOSED: 4,320 NSF

## HEALTH & PHYSICAL EDUCATION

EXISTING: 12,951 NSF



PROPOSED: 11,150 NSF

## MEDIA CENTER

EXISTING: 3,758 NSF



PROPOSED: 3,543 NSF

## ART/MUSIC

EXISTING: 5,960 NSF



PROPOSED: 5,250 NSF

## DINING & FOOD SERVICE

EXISTING: 9,754 NSF



PROPOSED: 9,196 NSF

## MEDICAL

EXISTING: 677 NSF



PROPOSED: 760 NSF

## ADMIN & GUIDANCE

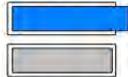
EXISTING: 4,200 NSF



PROPOSED: 5,350 NSF

## CUSTODIAL & MAINTENANCE

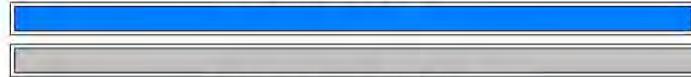
EXISTING: 3,155 NSF



PROPOSED: 2,025 NSF

## CIRCULATION, MECHANICAL, TOILETS, STORAGE, ETC.

EXISTING: 44,454 NSF



PROPOSED: 44,516 NSF

## ADDITIONAL AREA REQUIRED BY EDUCATION PROGRAM

3,000 GSF

## TOTAL BUILDING AREA

130,000 GSF

## TOTAL BUILDING AREA REQUIRED BY EDUCATIONAL PROGRAM

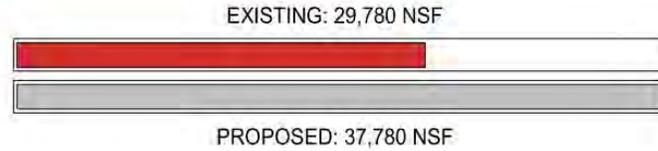
133,000 GSF

\*ASSUMES 550 STUDENT ENROLLMENT GRADES 5-8

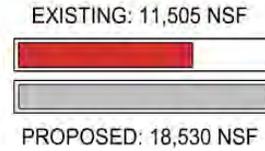
(550 STUDENTS)

SPACE SUMMARY

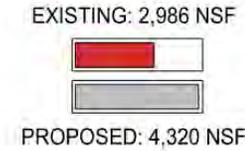
## ACADEMIC



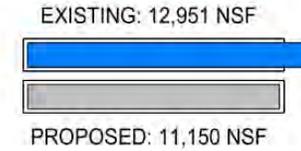
## SPECIAL EDUCATION



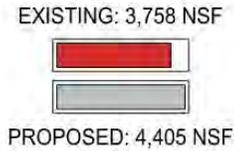
## VOCATIONAL/ TECHNICAL



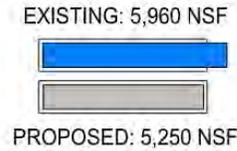
## HEALTH & PHYSICAL EDUCATION



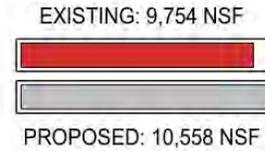
## MEDIA CENTER



## ART/MUSIC



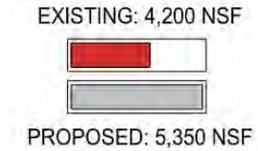
## DINING & FOOD SERVICE



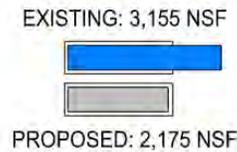
## MEDICAL



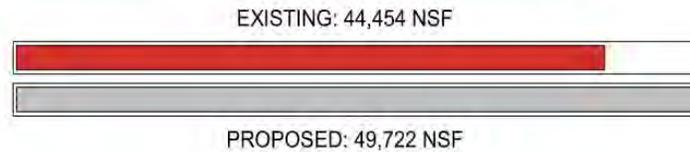
## ADMIN & GUIDANCE



## CUSTODIAL & MAINTENANCE



## CIRCULATION, MECHANICAL, TOILETS, STORAGE, ETC.



## ADDITIONAL AREA REQUIRED BY EDUCATION PROGRAM

20,000 GSF

## TOTAL BUILDING AREA

130,000 GSF

## TOTAL BUILDING AREA REQUIRED BY EDUCATIONAL PROGRAM

150,000 GSF

\*ASSUMES 700 STUDENT ENROLLMENT GRADES 4-8

(700 STUDENTS)

SPACE SUMMARY



CLINTON VETERANS' ATHLETIC COMPLEX

TRANSMISSION LINES

DCR 400' SET BACK

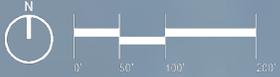
W. BOYLSTON ST

STEEP TOPOGRAPHY

POOR SOILS

POSSIBLE SITE ACCESS

S. MAIN STREET



WACHUSETT RESERVOIR

EXISTING CONDITIONS

# BASE REPAIR \*



# ADDITION / RENOVATION



# NEW CONSTRUCTION

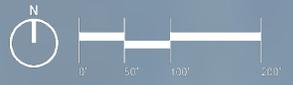


\* ASSUMES 550 ENROLLMENT

# OPTIONS ANALYSIS



MODULARS



BR (550)

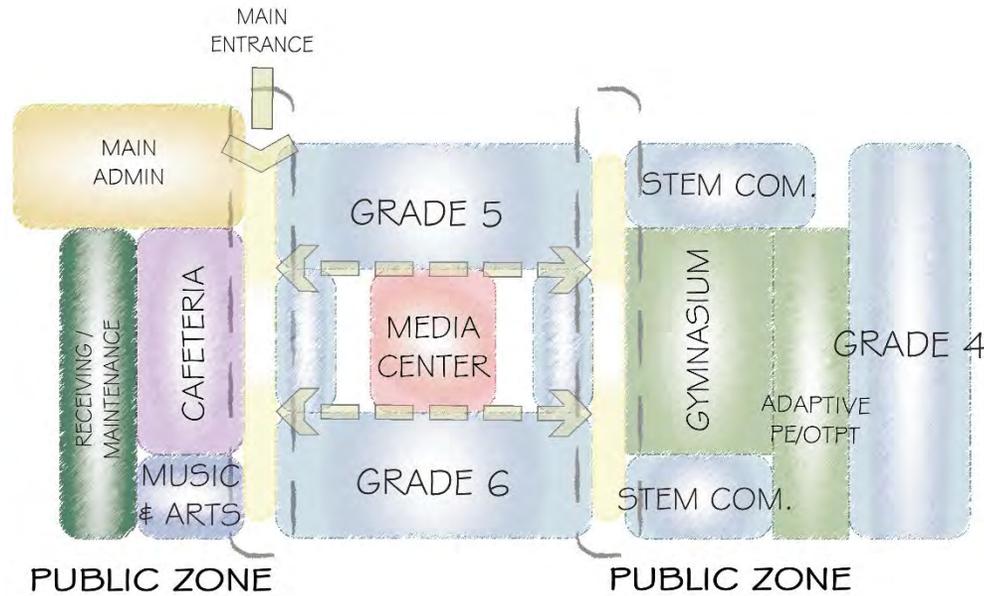
BASE REPAIR



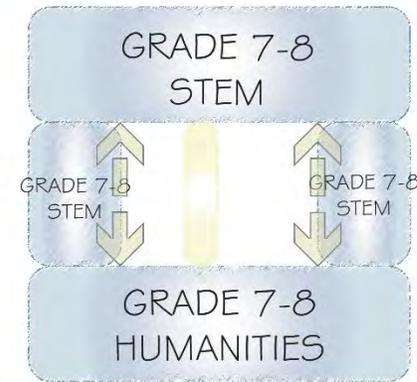
A/R-1 (700)

ADDITION/RENOVATION

# FIRST FLOOR

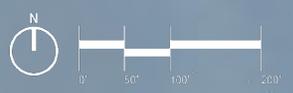


# SECOND FLOOR



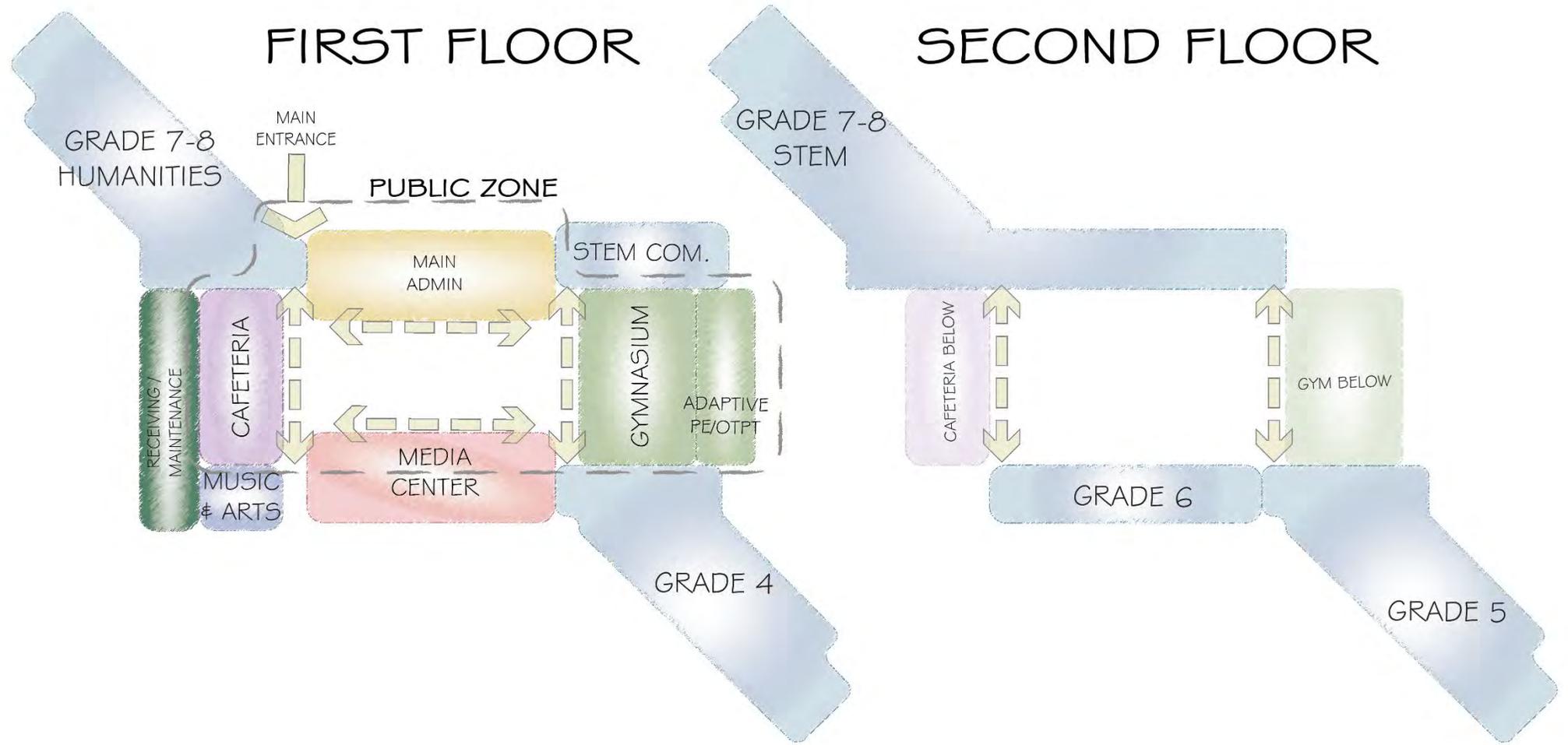
### LEGEND

- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |



A/R-2 (700)

ADDITION/RENOVATION



A/R-2 (700)

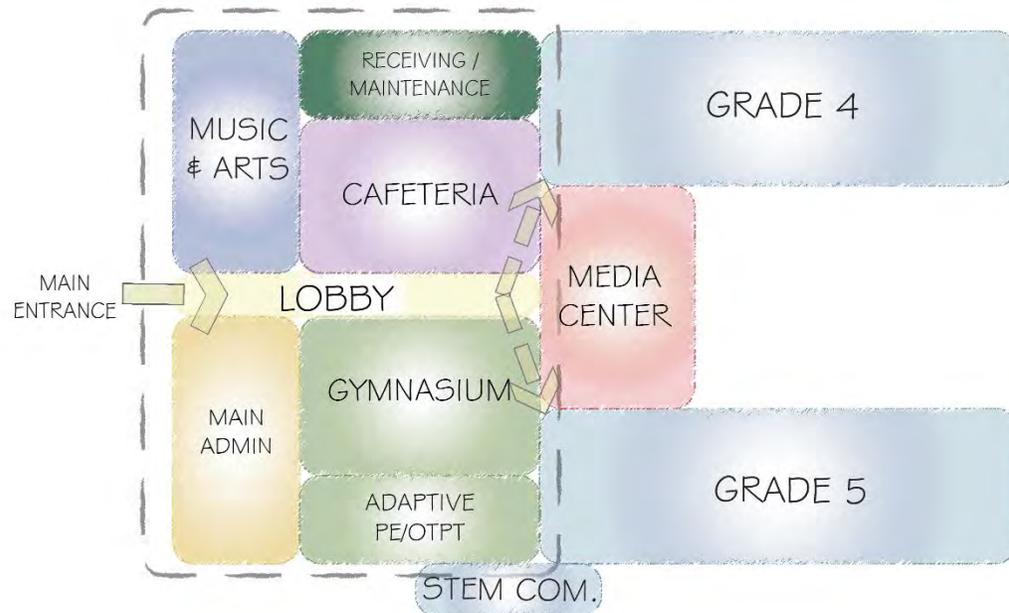
ADDITION/RENOVATION



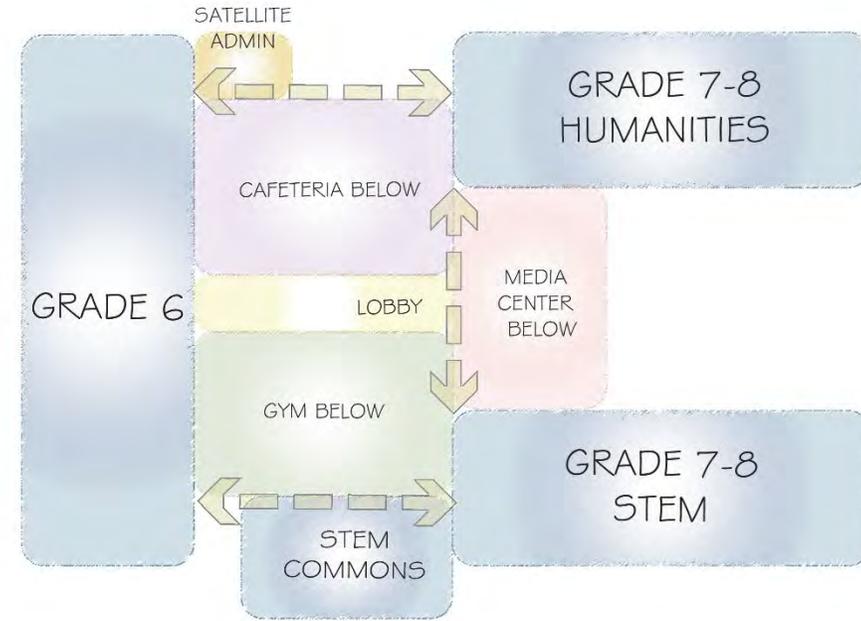
NC-1 (700)

NEW CONSTRUCTION

# FIRST FLOOR



# SECOND FLOOR



## LEGEND

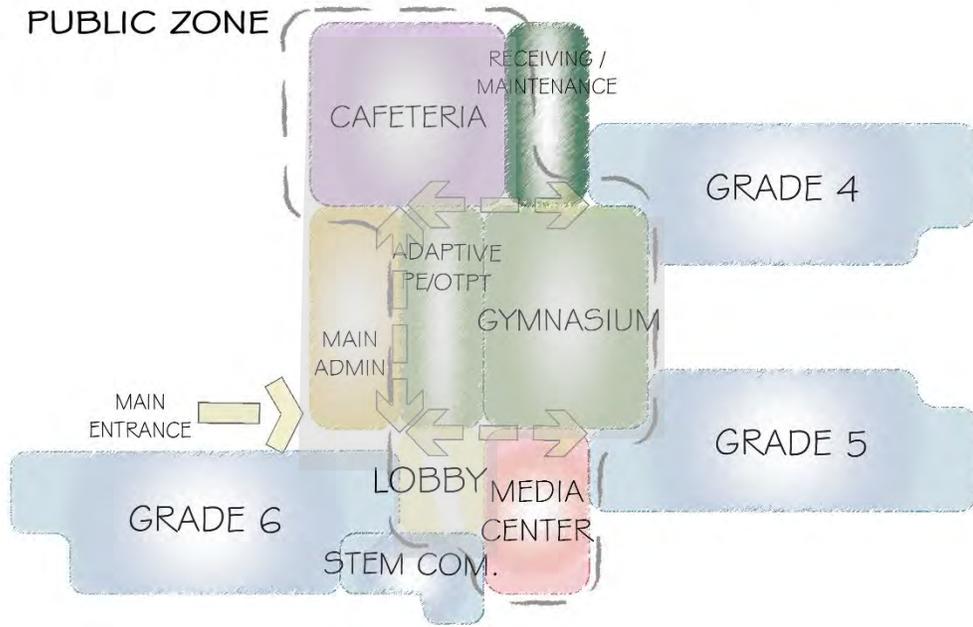
- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |



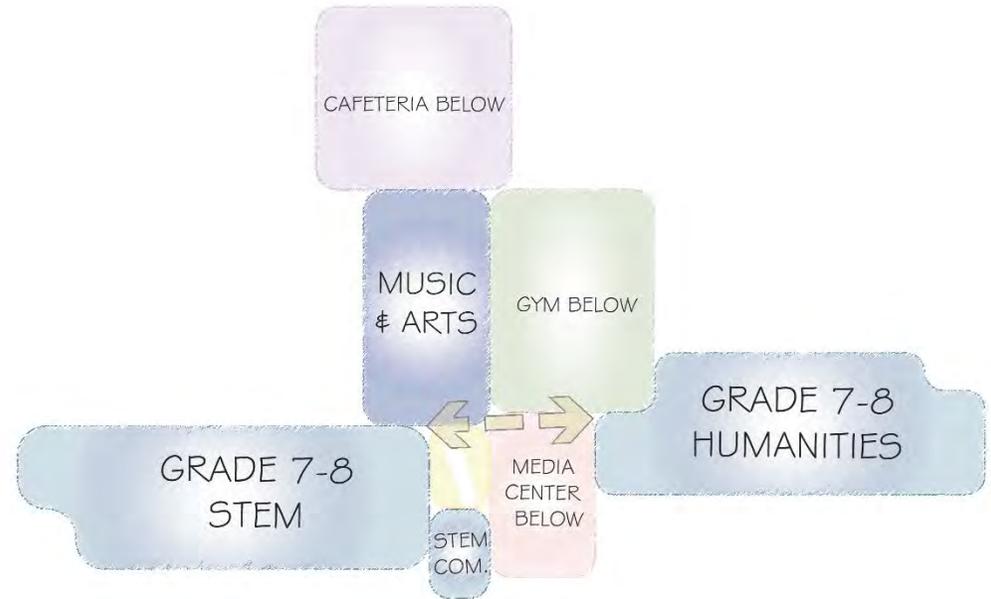
NC-2 (700)

NEW CONSTRUCTION

# FIRST FLOOR



# SECOND FLOOR



### LEGEND

- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |

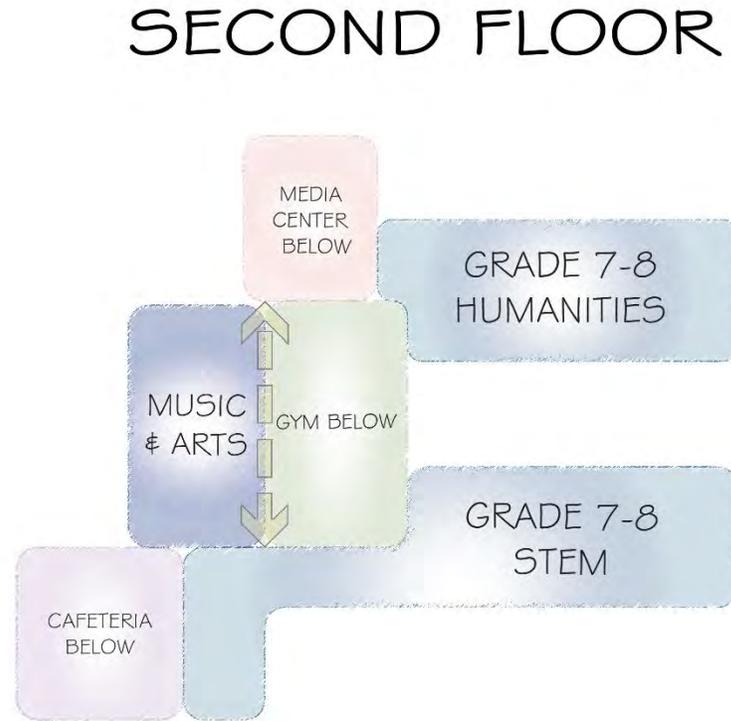
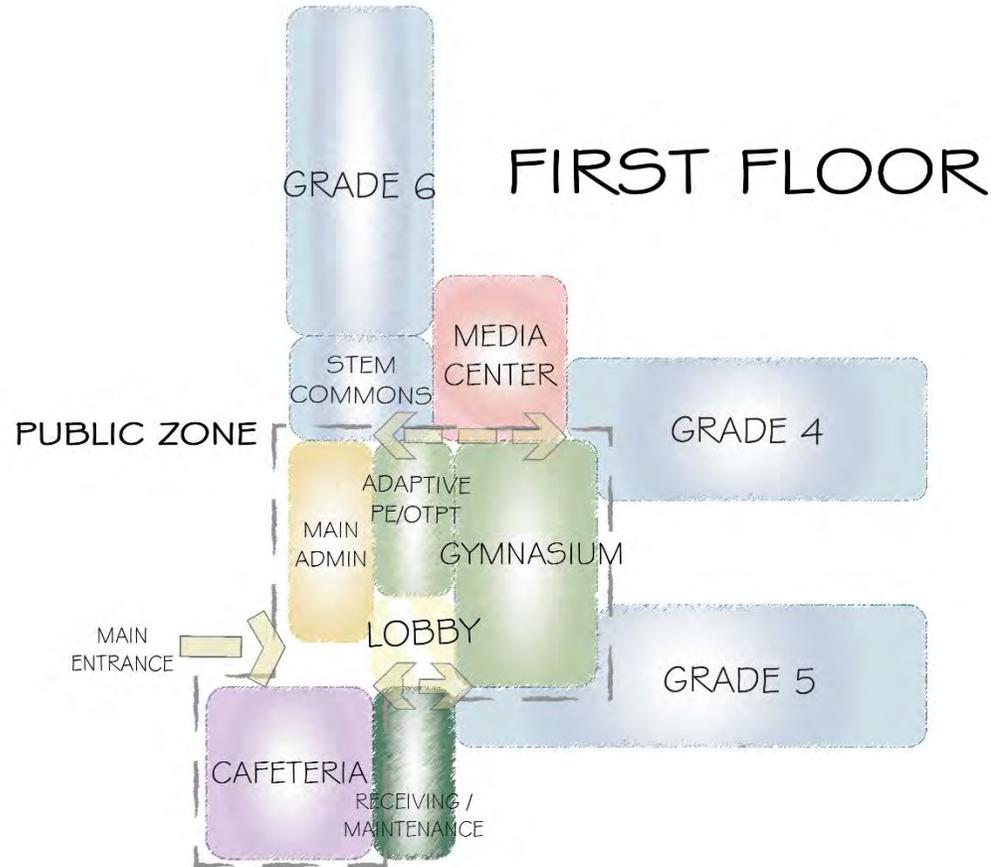
NC-2 (700)

NEW CONSTRUCTION



NC-3 (700)

NEW CONSTRUCTION



**LEGEND**

- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |

NC-3 (700)

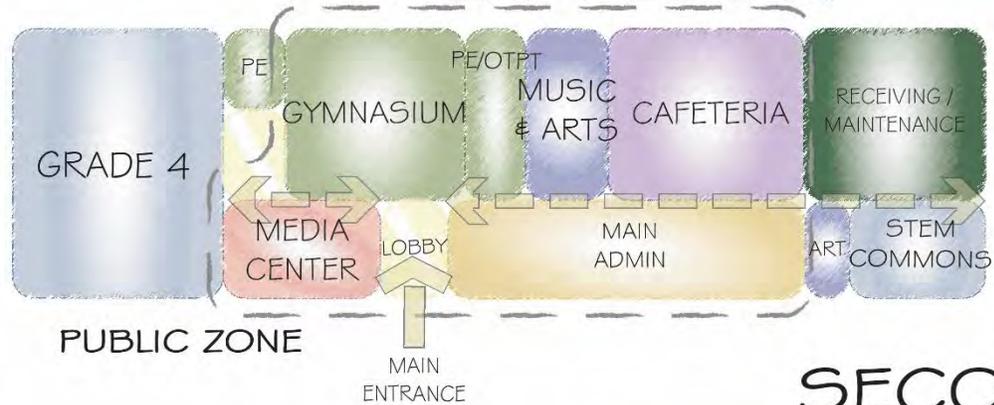
NEW CONSTRUCTION



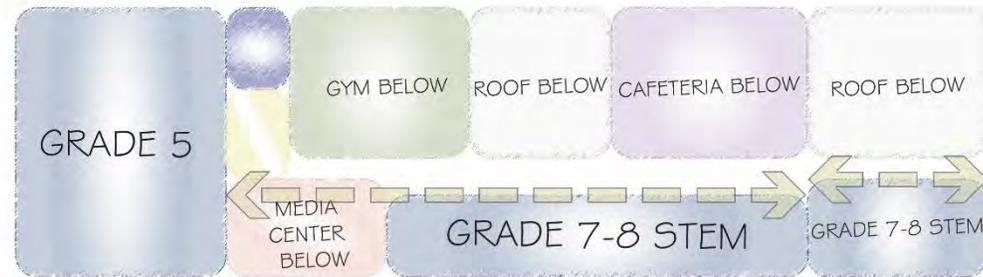
NC-4 (700)

NEW CONSTRUCTION

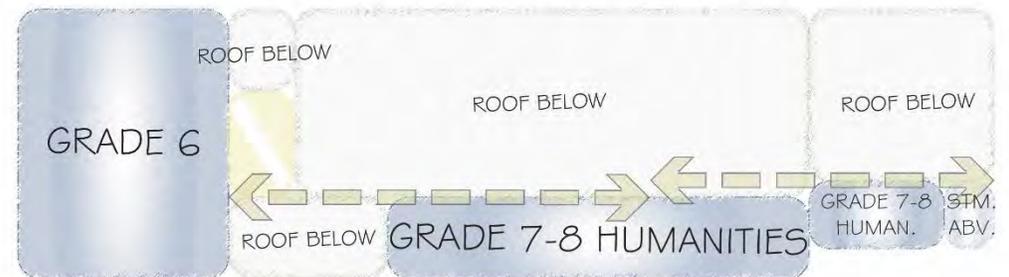
# FIRST FLOOR



# SECOND FLOOR



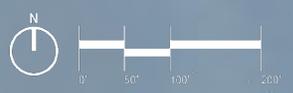
# THIRD FLOOR



- LEGEND
- CORE ACADEMIC
  - MEDIA CENTER
  - DINING & FOOD SERVICE
  - ADMIN & GUIDANCE
  - BUILDING SERVICES
  - SPECIAL EDUCATION
  - ART & MUSIC
  - HEALTH & PE
  - MEDICAL
  - OTHER

NC-4 (700)

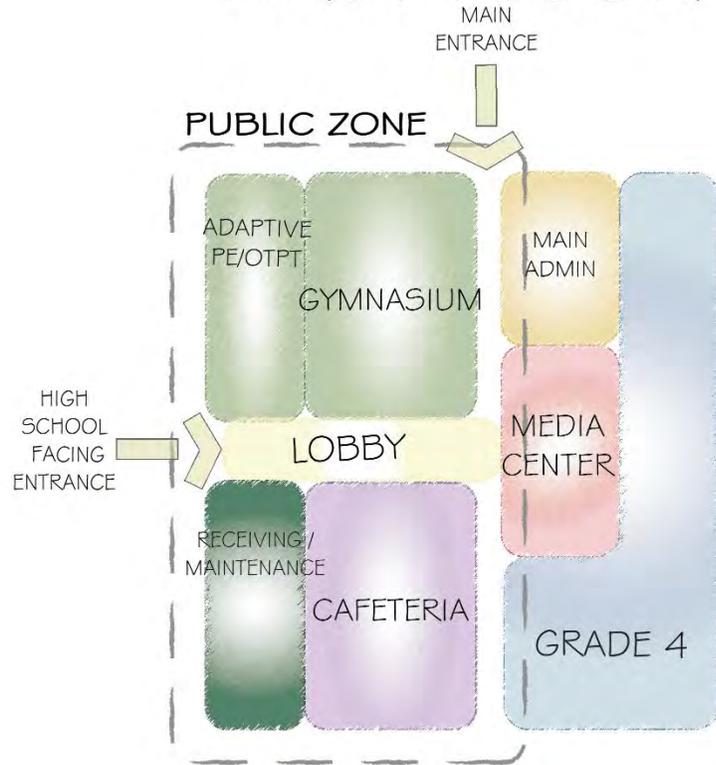
NEW CONSTRUCTION



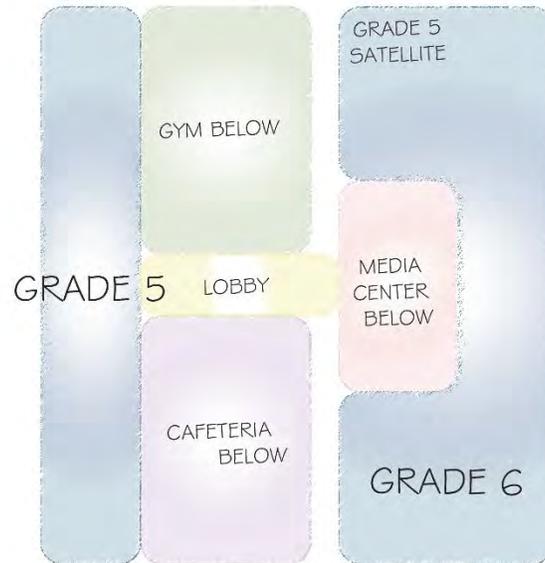
NC-5 (700)

NEW CONSTRUCTION

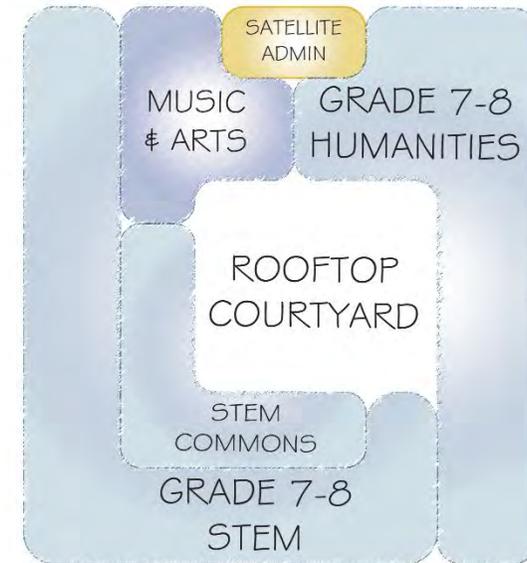
# FIRST FLOOR



# SECOND FLOOR



# THIRD FLOOR



## LEGEND

- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |

	BR*	AR-1	AR-2	NC-1	NC-2	NC-3	NC-4	NC-5
EDUCATIONAL PROGRAM FULFILLMENT	1	3	3	5	5	5	4	4
SPACE SUMMARY VARIATIONS	1	3	1	4	4	4	1	1
SITE & FACILITY GOALS / OBJECTIVES	3	4	3	4	4	4	4	3
ENERGY EFFICIENCY & UTILITIES	4	3	3	4	3	4	4	2
CONSTRUCTION PHASING IMPACT	2	2	2	4	4	4	3	3
COST	TO BE PRESENTED AT 3/15 ALL-BOARDS MEETING							

\* ASSUMES 550 ENROLLMENT

# OPTIONS COMPARISON

# BASE REPAIR\*



# ADDITION / RENOVATION



# NEW CONSTRUCTION



\* ASSUMES 550 ENROLLMENT

# OPTIONS ANALYSIS

# PBC & SBC Meeting Agenda – March 07, 6:30PM

1. Call to Order & number of voting members present:
2. Previous Topics and Approval of February 07, 2023, Meeting Minutes:
3. Invoices submitted for Approval:
  - D&W invoice #007, for the month of February, in the amount of \$15,000.00
  - LPA|A invoice #002, for the month of February, in the amount of \$31,250.00
4. LPA|A Update
  1. Programming Results
  2. MSBA Guideline Review
  3. Preliminary Building Options Update
- 5. Public All Boards Meeting Update**
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn:





CLINTON PUBLIC SCHOOLS  
 150 School Street  
 Clinton, Massachusetts  
 978-365-4200  
 FAX: 978-365-5037  
 Email: smeyer@clinton.k12.ma.us

SCHOOL COMMITTEE

Brendan Bailey  
 Joel Bates  
 Pam Gaw  
 Matthew Varakis  
 Tena Zapanits  
 Dr. Steven Meyer  
 Superintendent

**Memorandum**

Date: March 1, 2023

To: Members of the Clinton Select Board, School Committee, Finance Committee, Planning Board, and the CMS Building Committee

From: Steven C. Meyer, Ed.D. - Superintendent of Schools

Re: "All Boards" meeting on March 15, 2023

**All Boards Invited for Clinton Middle School Feasibility Study Update**

As many of you are aware, the Town of Clinton is currently working with the Massachusetts School Building Authority to conduct a feasibility study regarding Clinton Middle School.

For this feasibility study, we have secured Dore+Whittier as our Owner's Project Manager and Lamoureux Pagano Associates/Architects as our designer. LPAA has been working to assess the existing conditions of CMS and develop the vision for our educational programming needs in the future. At this time, they are prepared to share their primary options for the building project.

**The Clinton Select Board will be holding a meeting on March 15, 2023 at 6:00pm in the Fallon Auditorium at Town Hall.** We would like to cordially invite all of the members of the boards listed above to attend this meeting. You will get to hear about the different options and provide feedback.

Additionally, this is a public meeting, please feel free to invite anyone else who you think is interested in learning more about this study.

We look forward to seeing you on Wednesday, March 15 at 6:00pm

*The Clinton Public Schools is an Equal Opportunity/Affirmative Action Employer and is in compliance with Federal regulations prohibiting discrimination in employment on the basis of race, color, sex, religion, national origin, age, gender, gender identity, sexual orientation, homelessness, or disability.*

# Clinton MIDDLE SCHOOL BUILDING PROJECT

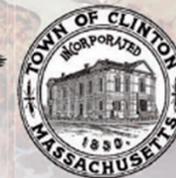
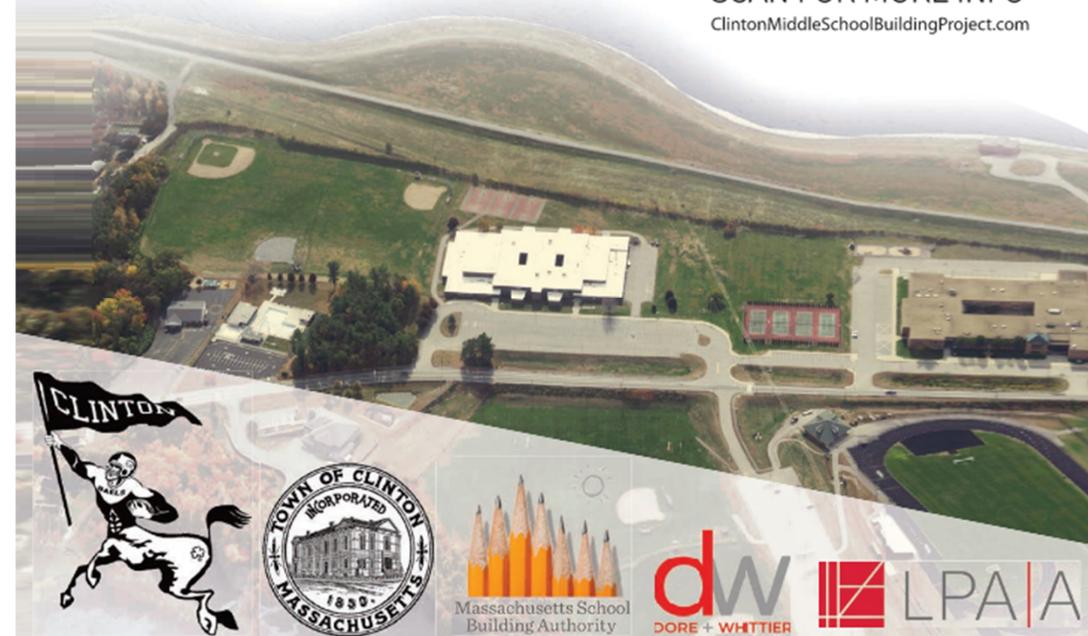
# COMMUNITY FORUM & UPDATE MEETING

**MARCH 15<sup>TH</sup> 2023**  
**6:00 PM – 7:00 PM**  
 TOWN HALL | 242 CHURCH ST.

**SHARE YOUR FEEDBACK  
ON THE PRELIMINARY  
DESIGN OPTIONS FOR CMS**



SCAN FOR MORE INFO  
[ClintonMiddleSchoolBuildingProject.com](http://ClintonMiddleSchoolBuildingProject.com)



# PBC & SBC Meeting Agenda – March 07, 6:30PM

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3. Invoices submitted for Approval:
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4. LPA|A Update
  1. Programming Results
  2. MSBA Guideline Review
  3. Preliminary Building Options Update
5. Public All Boards Meeting Update
- 6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting**
- 7. Public Comment**
- 8. Next Meetings**
9. Adjourn:



# PBS Meeting Dates

Upcoming Meetings



**PBC Meeting -  
TODAY**

**March 7<sup>th</sup>,  
2023**



**All boards & Public  
Option  
Presentation**

**March 15,  
2023 @ 6PM**



**PBC Meeting**

**March 21<sup>th</sup>,  
2023**

# PBC & SBC Meeting Agenda – March 07, 6:30PM

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3. Invoices submitted for Approval:
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6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. **Adjourn: (Roll Call Vote Expected)**



Permanent  
Building  
Committee  
Adjourn  
“Vote expected”

- “Motion to Adjourn by \_\_\_\_\_,”
- 2<sup>nd</sup> by \_\_\_\_\_”
  
- **Permanent Building Committee Members Roll Call Vote:**
- **Michael Ward**
- **Steven Meyer**
- **Chris McGown**
- **Chris Magliozzi**
- **Michael Moran**
- **Brian Delory**
- **Timothy O’Toole**



Thank you!