

08.13.2024 Meeting Agenda

PERMANENT BUILDING COMMITTEE SCHOOL BUILDING SUB-COMMITTEE MEETING AGENDA



Meeting Date: August 13, 2024
Meeting Time: 6:30 PM
Project Name: Clinton Middle School
Project Number: 202000640305
Meeting Purpose: SBC Meeting No. 030
Location: ZOOM
Meeting Link: <https://us06web.zoom.us/j/88947102454?pwd=KkjJTHGq4ftHeZZaox59LdaD8bRPbP.1>
Meeting ID: 889 4710 2454
Passcode: 503317
One Tab Mobile: +13092053325,,88947102454#,,,,*503317# US
Prepared By: Elias Grijalva

1. Call to Order & number of voting members present
2. Clinton Carriage House Invoice for Approval
 - SSV Invoice No. 2407-04 , in the amount of \$8,010.00
3. Approval of CM Contract
4. Invoices and Commitments for Approval (**Vote expected**)
 - DWMP Invoice No. 022, in the amount of \$70,000.00
 - LPA|A Invoice No. 2220-2407, in the amount of \$548,937.00
 - Gustafson Plumbers Invoice, in the amount of \$1,418.00
5. Geothermal Feasibility Report Update
6. LPA|A Update
7. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
8. Public Comment
9. Next Meetings
10. Adjourn

07.16.2024 Previous Meeting Minutes

PERMANENT BUILDING COMMITTEE
SCHOOL BUILDING COMMITTEE SUB-COMMITTEE
MEETING MINUTES



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

Project No: 202000640305
Meeting Date: 07/16/2024
Time: 6:30 PM
Prepared By: E. Grijalva

Meeting Agenda

1. Call to Order & Number of Voting Members
2. Rauscher Farm Walkway and Bridge to Clamshell Pond
3. COA Carriage House Project Invoice for Approval
4. Previous Topics & Approval of June 18,2024, MM
5. CMS Invoices and Commitments for Approval
6. LPA|A Update
7. Project Schedule Timeline
8. Other topics not reasonably anticipated 48 hrs prior to meeting
9. Public Comment
10. Next Meeting
11. Adjourn

Name	Affiliation
Steven Meyer*	PBC Member- Superintendent
Chris McGown *	PBC Chair
Chris Magliozzi*	PBC Member, Vice Chair
Michael Ward*	PBC Member- Town Admin
Brian Delorey*	PBC Member
Mike Moran	PBC Member
Matt Varakis	SBC Member
Bill Connolly	SBC Member
Matt Kobus	SBC Member
Tyler Steffey	SBC Member, CMS Principal
Trip Elmore	DWMP- Project Director
Terry Hartford	DWMP – Sr. Project Manager
Elias Grijalva	DWMP – Assistant PM
Sean Brennan	LPA A –Project Architect
Peter Caruso	LPA A – Project Manager
Kevin Seaman	Seaman Engineering
Jamie Blume	Fontaine Bros- Project Executive
Chelsey Mutrie	Fontaine Bros – VP of Precon
*PBC Voting Members	

Item No.	Description	Action
29.1	Call to Order & number of voting members present 6:31PM meeting was called to order by PBC Chair C. McGown with 5 of 7 voting members in attendance.	Record
29.2	Rauscher Farm Walkway and Bridge to Clamshell Pond M. Ward provides an update on a potential new project in the town, stating that a bid specification will need to be completed before advertising for bids. Discussion: C. McGown asks will this project be considered be chapter 149 or 30B? M. Ward replies, it's not exactly a parking lot but more of a horizontal construction project, like what you might see in DPW work. It includes a parking area, a walkway, and a small bridge over the stream. C. McGown , states there is a deck in the drawings, I would assume this would be price bid project. M.Ward comments I wanted to bring this to the committee's attention. Perhaps the chair and I could discuss it offline and come up with recommendations for potential candidates to handle the RFP/RFQ.	Record
29.3	COA Carriage House Project Invoice for Approval Spencer, Sullivan, & Vogt (SSV) Invoice 2407-03, in the amount of \$7,370.00 A motion was made by M. Ward and seconded by B, Delorey for the approval of SSV invoice 2407-03. Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes	Record
29.4	Previous Topics & Approval of June 18, Meeting Minutes: A motion to approve the June 18, 2024, previous meeting minutes, was submitted by S. Meyer and seconded by M. Ward. Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes	Record

29.5	<p>PBC Invoices for Approval</p> <p>Invoice 1: DWMP Invoice No.021; Description: Design Development; Amount: \$40,000.00</p> <p>C.McGown states the incorrect invoice was uploaded in the meeting materials and requests the correct copy to be sent. E. Grijalva acknowledges the error and confirms C. McGown request.</p> <p>A motion was made by S. Meyer and seconded by M. Ward for the approval of DWMP Invoice No.021.</p> <p>Discussion: M. Ward comments we're currently arranging project funding through borrowing, with funds expected by the end of summer. Vendors and relevant parties are informed that all approved invoices will be processed together. We're consulting with our bond advisor and bond council, with a call scheduled tomorrow. The borrowing will begin in September, and we're planning for future fiscal years to ensure adequate funds and minimal tax impact. Finalization will take several weeks. Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
	<p>Invoice 2: LPA A Invoice No. 2220-2406; Description: Design Development; Amount: \$272,500.00</p> <p>A motion was made by M. Ward and seconded by S. Meyer for the approval of LPA A Invoice No. 2220-2406.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	
29.6	<p>LPA A Update</p> <p>P. Caruso provides a brief update on the geothermal well test.</p> <p>Geothermal Well Test Update</p> <ul style="list-style-type: none"> Consulting Engineering: GZA Geoenvironmental; Driller: Skillings <ul style="list-style-type: none"> 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 Thermal Conductivity testing: July 22, 2024 <ul style="list-style-type: none"> Report is expected end of August/Early September. Place a boiler and heat the ground for a period. This will measure how much heat is exchanged and how much the ground warms up during that time. If results are favorable, less wells will be required. Strategically placed well, it will be incorporated into the well field. Estimated wells (30) <p>K. Seaman provides a comparison of HVAC systems, focusing on displacement diffusers versus displacement chilled beams.</p> <p>Displacement Ventilation</p> <ul style="list-style-type: none"> 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%. 	Record

- 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.

Displacement Diffuser & Sensible Only (DOAS) Fan Terminal

- **In wall displacement diffuser:** Ventilation devices installed within the wall of a room to introduce fresh air.
- **Sensible cooling DOAS FVAV Terminal:**
 - **Dedicated Outdoor Air System (DOAS)** – Handles the ventilation needs by conditioning and supplying outdoor air separately from the space heating and cooling system. Ensure fresh, conditioned air is provided to the space without overloading the main HVAC system.
 - **Fan Variable Air Volume (FVAV)** – type of terminal unit that combines a fan with a variable air volume control. Allows adjusting the amount of air delivered to the space based on demand, helps in maintaining comfort and improving energy efficiently.
 - **Sensible Cooling:** process of cooling that primarily reduces the air temperature as opposed to latent cooling.

Merged Technology Displacement – Chilled Beams

- Water can convey more BTU energy than air such that a 1" diameter pipe could convey the same BTU energy as an 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 only and not the air required for peak cooling demand.
- Approximately 50% of the space sensible (temperature) cooling load is supported through the chilled beam with the remainder from the DOAS system.

Discussion:

- M.Moran asks, is there any antifreeze in the system?
K. Seaman states, usually the lowest amount for the geothermal field would be 25% concentration. May be slightly higher for fluid exposed to outdoor air.
- M.Moran asks, how do you size the equipment? Do you have to size it for the heat load or cooling load?
K. Seaman replies, we size the system for both heating and cooling, with the understanding that the geothermal alone won't support all the building heating and cooling needs as the systems in the building are mixed. For the geothermal, the goal is to balance the heating and cooling loads annually, so that the heat energy in and out of the field is roughly equal annually for optimal efficiency.

- T. Elmore asks, how many data points do you have for each type of system? Do you have temperature sensors installed? Also, are there any components like fans that will need to be replaced over time, considering sensors don't last for 50 years?
K. Seaman replies, each room will have a single combo sensor that detects temperature, humidity and CO2. Sensors have life spans between five to ten years.

Spatial Impact Equipment Comparison between the systems (refer to meeting packet for visual on displacement diffusers Vs Displacement chilled beams)

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.

Discussion:

- T. Elmore comments that ASHRAE standard was not identified as a goal requirement on this project.
K. Seaman explains it's the newest standard that came out of covid, figured could be a potential option to consider.
- P. Caruso comments, we are asking the committee to decide between the displacement diffusers, which are already included in the design, and the displacement chilled beams. Switching from one system to the other is estimated to cost an additional \$7 per square foot. With 39 classrooms, each approximately 900 square feet, the estimated cost per classroom is \$6,300. This brings the rough total additional cost for the switch to almost \$250,000.
- K. Seaman recommends the chilled beams as anything that doesn't have moving parts is typical a good thing for maintenance.
- S. Meyer comments, we've been fortunate in recent years, with COVID relief funds helping us avoid significant budget cuts or staff layoffs. However, this will eventually end, and when budgets tighten, preventative maintenance is often the first to be cut. For example, we might reduce the frequency of filter replacements from three times a year to two, which could lead to equipment failures like burned-out motors. This underscores the importance of reliable systems that require less frequent maintenance.

A motion was made by B. Delorey and seconded by M. Moran to proceed forward with the displacement chilled beam system.

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

Project Schedule Timeline (refer to meeting packet for high level overview of next (6) months.

T. Elmore provides a brief overview of the upcoming months.

Monthly Meetings

- PBC/ SBC meetings will be held at least monthly.
- Dates will be discussed at the end of each meeting.

Design Phase

- Currently in design development with LPA.
- Design development will continue through November.
- Switch to 60% construction documents after November.

Construction Schedule

- Reevaluating the construction schedule with Fontaine.
- Adjusting the schedule and sequence of activities for the next 18 months.
- Ongoing back-and-forth discussions for refinement.

Scope and Assessment

- Reviewing and refining the schedule and scope.
- Geothermal test well completed.
- Upcoming roof test sampling by hazmat crew.

Design Development Working Groups

- August-October: Working groups to assist in design development.
- Involving various parties, including PBC, SPC members, police, and fire departments.
- Reviewing building systems, owner requirements, and community use.

Community and School Input

- September: Focus on school and personnel input.
- Opportunities for community involvement, e.g., historic graphics and library committee.

Interior Design and Program Elements

- October: Focus on interior design elements (flooring, colors, sustainability, music program).

Design Development Submission

- November: Organizing for December submission to the MSBA.
- **December 3:** Updated reconciled estimate and value engineering items to be presented to the school building committee, Seeking owner approval for MSBA submission
- **December 6:** MSBA submission

Discussion: None

Other topics not Reasonably Anticipated 48 hours prior to the Meeting:

Discussion: None

29.6

Public Comment:
Discussion: None.

Record

29.7	Next SBC Meeting: PBC/SBC Meeting: August 13, 2024 @ 6:30PM; Location: Remote Discussion: None	Record
29.8	Adjourn: 8:20PM A motion was made by C. Magliozzi and seconded by M. Moran to adjourn the meeting. Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.	Record

Sincerely,

DORE + WHITTIER

Elias Grijalva

Assistant Project Manager

Cc: Attendees, File

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

Invoices & Commitments for Approval

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: 2407-04
Invoice Date: 08/01/2024
Terms: Net 30
Services Through: 08/01/2024
Project Number: 2407

Clinton Carriage House

Description	Contract Amount	% Comp.	Previously Billed	Remaining Amount	Amount Due
Master planning	\$32,000.00	78%	\$21,100.00	\$6,950.00	\$3,950.00
Design Service Phase 1	\$17,198.00	65%	\$7,170.00	\$5,968.00	\$4,060.00
	\$49,198.00	74%	\$28,270.00	\$12,918.00	\$8,010.00

Total Amount Due | **\$8,010.00**

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 00022
Date 07/31/2024

Project 22-0126 CLINTON SCHOOL
DEPARTMENT

For Date Range: July 1 to July 31, 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	40,000.00	70,000.00	282,000.00	110,000.00
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	40,000.00	70,000.00	3,550,000.00	110,000.00
Total	3,950,600.00	330,600.00	70,000.00	3,550,000.00	400,600.00

Invoice total **70,000.00**

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			
00022	07/31/2024	70,000.00	70,000.00				
Total		110,000.00	70,000.00	40,000.00	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 #

7/31/2024

2220-2407

TERMS

DUE DATE

Net 15

8/15/2024

DESCRIPTION						AMOUNT
Amount Now Due For Architectural Services: Re: Clinton MS - Feasibility through Closeout Design Services including Amendments No. 1 through 9.						548,937.00
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		544,900	2,179,600
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			4,037	76,813
0004-0000	Other	451	451	451		
TOTAL		11,863,086	954,736	682,236	548,937	10,359,413
cc: Elias Grijalva						
Total						\$548,937.00



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GEOTECHNICAL | ENVIRONMENTAL | ECOLOGICAL | WATER | CONSTRUCTION MANAGEMENT

GZA GeoEnvironmental, Inc.
249 Vanderbilt Avenue
Norwood, MA 02062
(781) 278-3700

INVOICE

July 5, 2024

Project No: 01.0177696.00

Invoice No: 0882498

Eric Moore
Lamoureux Pagano Associates Architects, Inc.
108 Grove Street
Clinton, MA 01605

Project 01.0177696.00 Clinton MS Geothermal Test Well
EMoore@lpaa.com

Professional Services through June 28, 2024

Task 0001 Preliminary Evaluation

Total Amount: 1,400.00

Percent Complete 20.00 Total Earned 280.00
Previous Fee Billing 0.00
Current Fee Billing 280.00

Total Amount: 280.00

Total this Task \$280.00

Task 0004 Feasibility Report

Total Amount: 2,000.00

Percent Complete 10.00 Total Earned 200.00
Previous Fee Billing 0.00
Current Fee Billing 200.00

Total Amount: 200.00

Total this Task \$200.00

Task 0005 Geothermal Test Well & Report

Total Amount: 63,800.00

Percent Complete 5.00 Total Earned 3,190.00
Previous Fee Billing 0.00

Preferred Payment Method is ACH/Wire:

Bank Name: KeyBank
ABA Routing: 011200608
Bank Account: 199681004925
Remittance Notification: receivables@gza.com

Check Remittance Address:

GZA GeoEnvironmental, Inc.
P.O. Box 711810
Cincinnati, OH 45271-1810

②
Amel #9

Project	01.0177696.00	Clinton MS Geothermal Test Well	Invoice	0882498
		Current Fee Billing	3,190.00	
		Total Amount:		3,190.00
		Total this Task		\$3,190.00
		Total this Invoice		<u>\$3,670.00</u>

Project Manager Heather Audet

Preferred Payment Method is ACH/Wire:

Bank Name: KeyBank
 ABA Routing: 011200608
 Bank Account: 199681004925
 Remittance Notification: receivables@gza.com

Check Remittance Address:

GZA GeoEnvironmental, Inc.
 P.O. Box 711810
 Cincinnati, OH 45271-1810

August, 13, 2024 Presentation



1. **Call to Order & number of voting members present**
2. Clinton Carriage House Invoice for Approval
 - SSV Invoice No. 2407-04 , in the amount of \$8,010.00
3. Approval of CM Contract
4. Invoices and Commitments for Approval (**Vote expected**)
 - DWMP Invoice No. 022, in the amount of \$70,000.00
 - LPA|A Invoice No. 2220-2407, in the amount of \$548,937.00
 - Gustafson Plumbers Invoice, in the amount of \$1,418.00
5. Geothermal Feasibility Report Update
6. LPA|A Update
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8. Public Comment
9. Next Meetings
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SSV Invoice for Approval

Project: **COA Carriage House**

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

Amount: **\$8,010.00**

“Motion to approve SSV invoice 2407-04, 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: 2407-04
Invoice Date: 08/01/2024
Terms: Net 30
Services Through: 08/01/2024
Project Number: 2407

Clinton Carriage House

Description	Contract Amount	% Comp.	Previously Billed	Remaining Amount	Amount Due
Master planning	\$32,000.00	78%	\$21,100.00	\$6,950.00	\$3,950.00
Design Service Phase 1	\$17,198.00	65%	\$7,170.00	\$5,968.00	\$4,060.00
	\$49,198.00	74%	\$28,270.00	\$12,918.00	\$8,010.00

Total Amount Due \$8,010.00

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Fontaine Bros Contract Agreement Approval

(Draft version provided in the meeting material)

“Motion to approve Fontaine Bros, Inc Construction Manager Agreement, made by _____ ,
2nd _____ .”

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

TOWN OF CLINTON AGREEMENT FOR CONSTRUCTION

MANAGER AT RISK SERVICES

OWNER - CONSTRUCTION MANAGER AGREEMENT

CLINTON MIDDLE SCHOOL PROJECT

Awarding Authority: Town of Clinton

This Owner – Construction Manager Agreement (also referred to hereinafter as the "Contract") is made as of the 17th day of July 2024, by and between the Town of Clinton, acting by and through its Permanent Building Committee and School Building Sub-Committee (hereinafter called the "Owner"), with a principal place of business at Clinton Town Hall, Town Manager, 242 Church Street, Clinton, MA 01510 and Fontaine Bros., Inc. (hereinafter called the "Construction Manager" or "CM"), with a principal place of business at 510 Cottage Street, Springfield, MA 01104 (Collectively, the Owner and the CM are referred to as the "Parties").

The terms used in this Owner - Construction Manager Agreement, are defined in the General Conditions of the Contract ("General Conditions") (which is incorporated herein and fully made a part hereof) and in this Owner – Construction Manager Agreement.

The scope of the work is generally described as follows:

The performance of preconstruction services and construction services, as described in the Contract Documents, during the design and construction of the Clinton Middle School Project (the "Project").

The Project involves a new Clinton Middle School Building, new access roadways and parking lots, playing fields and site/utility improvements, and demolition of the existing Clinton Middle School.

PRELIMINARY STATEMENT

A. Pursuant to M.G.L. c. 149A, the Owner is undertaking the Project.

B. The CM shall perform the obligations, responsibilities and liabilities of the Construction Manager under this Contract.

C. The Owner has engaged Dore & Whittier Management Partners as their "Owner's Project Manager," herein referred to also as the "Project Manager," or "OPM," under a separate agreement to assist the Owner in connection with the Project, as provided in M.G.L. c. 149A, § 2. The Project Manager will assist the Owner in the administration and management of the Project during design and construction. The CM shall fully cooperate with the Project Manager including, but not limited to, complying with any instructions that the Project Manager may issue on Owner's behalf.

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5. LPA|A Update
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
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8. Next Meetings
9. Adjourn

Invoice for Approval

Firm: **Dore & Whittier Management Partners**

Description: **Design Development**

Amount: **\$70,000.00**

“Motion to approve DWMP Invoice No.022, 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 00022
Date 07/31/2024

Project 22-0126 CLINTON SCHOOL
DEPARTMENT

For Date Range: July 1 to July 31, 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	40,000.00	70,000.00	282,000.00	110,000.00
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	40,000.00	70,000.00	3,550,000.00	110,000.00
Total	3,950,600.00	330,600.00	70,000.00	3,550,000.00	400,600.00

Invoice total **70,000.00**

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			
00022	07/31/2024	70,000.00	70,000.00				
Total		110,000.00	70,000.00	40,000.00	0.00	0.00	0.00

Invoice for Approval

Firm: **Lamoureux Pagano Associates | Architects**

Description: **Design Development**

Amount: **\$548,937.00**

“Motion to approve LPA|A Invoice No. 2220-2407, made by _____, 2nd _____.”

PBC Roll Call Vote:

Brian Delorey

Chris Magliozzi

Chris McGown

Michael Moran

Michael Ward

Steven Meyer

Timothy O’Toole

BILL TO		Invoice	
Mr. Trip Elmore Dore & Whittier 220 Merrimac Street Building 7, 2nd Floor Newburyport, MA 01950		DATE	INVOICE #
		7/31/2024	2220-2407
		TERMS	DUE DATE
		Net 15	8/15/2024

DESCRIPTION						AMOUNT
Amount Now Due For Architectural Services: Re: Clinton MS - Feasibility through Closeout Design Services including Amendments No. 1 through 9.						548,937.00
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		544,900	2,179,600
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			4,037	76,813
0004-0000	Other	451	451	451		
TOTAL		11,863,086	954,736	682,236	548,937	10,359,413
cc: Elias Grijalva						
Total						\$548,937.00

Invoice for Approval

Firm: **Gustafson Plumbers, Inc**


Description: **Video Inspection to locate multiple sewer and storm drains**

Amount: **\$1,418.00**

“Motion to approve Gustafson Plumbers Invoice No. 51429, made by _____ , 2nd _____ .”

PBC Roll Call Vote:

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



Gustafson Plumbers Inc.
1035 Millbury Street MPL# 11543
Worcester, MA 01607
(508) 753-1463
office@gustafsonplumbing.com

Invoice

DATE	08/07/2024
INVOICE#	51429
TERMS	Due Upon Receipt
DUE DATE	08/07/2024

BILL TO

Town of Clinton DPW
242 Church Street
Clinton, MA. 01510


SERVICE LOCATION

Town of Clinton DPW
242 Church Street
Clinton MA 01510
Ryan Krafve
(978) 514-2191,

JOB#	DATE	PO/REF#	DESCRIPTION
51552	07/29/2024		Need crawler camera to locate sewer pipe- drain line 1/2 day Completion Notes: Used crawler cam to video and locate multiple sewer and storm drains.


Job Charges	Qty	Rate	Total
Video Inspection - Commercial- Crawler Camera Used crawler cam to video and locate multiple sewer and storm drains.	4.00	\$350.00	\$1,400.00
Miscellaneous Economic and Fuel Adjustment Charge	1.00	\$18.00	\$18.00
Job Subtotal			\$1,418.00
Massachusetts		6.2500%	\$0.00
Job Total			\$1,418.00

PRE-WORK SIGNATURE



08/01/2024 12:57 pm

POST-WORK SIGNATURE



08/01/2024 12:58 pm

Signed By: Ryan Krafve

CUSTOMER MESSAGE

Signed By: Ryan Krafve

Invoice Total:	\$1,418.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,418.00

1. Call to Order & number of voting members present
2. Clinton Carriage House Invoice for Approval
 - SSV Invoice No. 2407-04 , in the amount of \$8,010.00
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 - DWMP Invoice No. 022, in the amount of \$70,000.00
 - LPA|A Invoice No. 2220-2407, in the amount of \$548,937.00
 - Gustafson Plumbers Invoice, in the amount of \$1,418.00
- 5. Geothermal Feasibility Report Update**
6. LPA|A Update
7. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
8. Public Comment
9. Next Meetings
10. Adjourn

**Geothermal Feasibility Study Report
will be provided under agenda topic:
LPA | A update**

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Massachusetts School
Building Authority



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

Clinton MIDDLE SCHOOL BUILDING PROJECT

August 13, 2024

PBC/SBC Meeting- Project Update

Exterior Building Envelope & Roof Hazmat Testing

- Conducted on-site on 7/20/24
- Total of 114 samples collected
- All yielded negative results!

FieldID LabID	Material	Location	Color	Non-Asbestos %		Asbestos %
1 1331186	Glue	Under Rubber Roof #A	black	Non-Fibrous	100	None Detected
2 1331187	Foam Insulation	Under Rubber Roof #A	yellow	Non-Fibrous	100	None Detected
3 1331188	Tar Roof	Under Foam Insulation Roof A	black	Fiberglass Non-Fibrous	20 80	None Detected
4 1331189	Fiberglass Insulation	Under Tar Roof #A	yellow	Fiberglass Non-Fibrous	80 20	None Detected
5 1331190	Caulking	On Joint Wall to Roof #A	black	Non-Fibrous	100	None Detected
6 1331191	Caulking	On Joint Wall to Roof #A	black	Non-Fibrous	100	None Detected
FieldID LabID	Material	Location	Color	Non-Asbestos %		Asbestos %
1 1330051	Paper on Steel Column	No East Corner Cut	tan	Cellulose Non-Fibrous	85 15	None Detected
2 1330052	Mastic on Steel Column	No East Corner Cut	black	Non-Fibrous	100	None Detected
3 1330053	Paper on Steel Column	East Side Corner Cut	brown	Cellulose Non-Fibrous	85 15	None Detected
4 1330054	Mastic on Steel Column	East Side Corner Cut	black	Non-Fibrous	100	None Detected
5 1330055	Typ Brick Exterior	South Side	red	Non-Fibrous	100	None Detected
6 1330056	Flashing Over Foundation	East Side	multi	Non-Fibrous	100	None Detected

ADDITIONAL HAZMAT TESTING

During recent hazmat testing, the engineer discovered that the exterior CMU blocks contained Styrofoam insulation in the block cores.

This will need to be handled a little differently which will add some cost as the Styrofoam will need to be removed and disposed of separately from the CMU blocks.



EXISTING EXTERIOR CMU BLOCKS

Hazmat Report by UEC, dated 1/27/23 and 2/02/23

Location of Material

1. Music room 2
2. Main office
3. Teacher's dining room
4. Room 6
5. Conference Room
6. Language lab 10
7. Room C-5
8. Room 13
9. Media center
10. Planning room

Observations and Conclusions:

The measured radon concentrations were found to be much lower than the action level. No action is required based on the results.

Sample Result

0.6 pCi/L
0.9 pCi/L
0.6 pCi/L
0.6 pCi/L
2.2 pCi/L

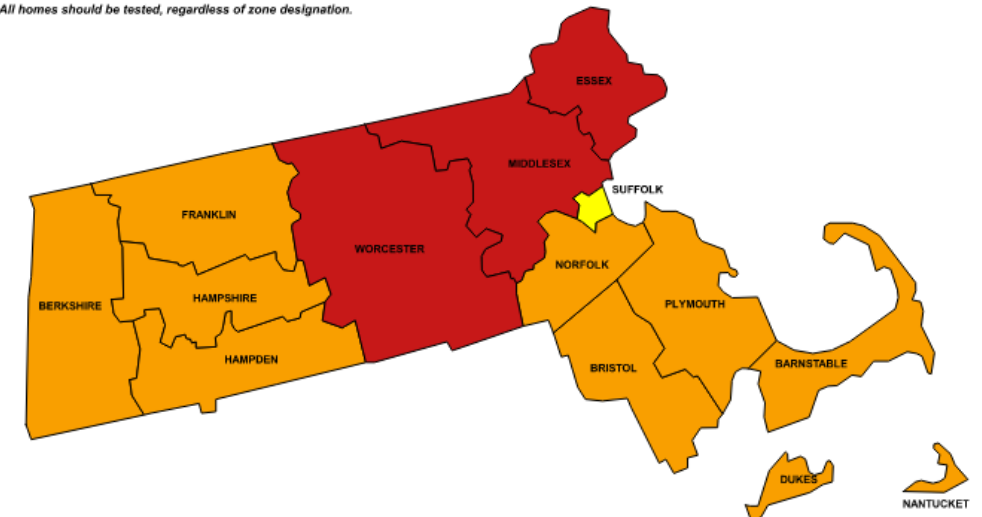
MASSACHUSETTS - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

All homes should be tested, regardless of zone designation.




IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Massachusetts" (USGS Open-file Report 93-292-A) before using this map. <http://energy.cr.usgs.gov/radon/gpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

RADON SYSTEM

Geothermal Feasibility Report


- Drilling for the geothermal test well began on 7/08/24 and concluded on 7/09/24.
- The engineer provided an initial feasibility report which is essentially an 18-page document that describes and recommends the type of geothermal well system for this site based on available data, environmental concerns, observations, etc.
- A **vertical closed loop** system is recommended.
- Based on a rule of thumb of 3 tons per 500 foot well and the currently anticipated heating/cooling loads to be served by the geothermal well system (150 tons), 50 wells are needed with a budget of \$2.4mil that includes the well field, piping, and vaults only.
- The thermal conductivity report is expected to be issued within a “couple weeks”. This is what the geothermal engineer will use to design the system.



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100 Van Hook Avenue
Norwood, MA 01862
T: 978.276.3300
F: 978.276.3304
www.gza.com



Via Email

August 2, 2024
File No. 01.0177696.00

Mr. Eric Moore, AIA
Lamoureux Pagano Associates | Architects, Inc.
108 Grove Street, Suite 300
Worcester, Massachusetts 01605

Re: Geothermal Feasibility Report
Proposed Clinton Middle School
100 West Boylston Street
Clinton, Massachusetts

Dear Mr. Moore:

In accordance with our proposal dated May 10, 2024, GZA GeoEnvironmental, Inc. (GZA) is pleased to present this geothermal feasibility report to Lamoureux Pagano Associates | Architects, Inc. (LPAA; Client) summarizing our preliminary geothermal evaluation, including environmental and permitting review, for the proposed geothermal system at the Clinton Middle Elementary School at 100 West Boylston Street in Clinton, Massachusetts (Site). The contents of this report are subject to the attached **Limitations** included in **Attachment 1** and the Terms and Conditions of our agreement.

Elevations listed in this report are in feet and referenced to the North American Vertical Datum of 1988 (NAVD88).

EXECUTIVE SUMMARY

GZA considered both open loop and closed loop systems in our evaluation for the proposed new school building at the eastern portion of the site and concluded that a vertical closed loop system is better suited for this site and the proposed Clinton Middle School construction project. An open loop system is not recommended because of the potential for corrosion and fouling due to groundwater quality, which could severely impact system operation over the long term.

A preliminary estimate of conditioned space for the new school provided by LPAA is about 136,000 square feet. Based on information provided to us by LPAA, we understand that geothermal will be used for about 50 percent of the load. The anticipated heating and cooling loads are as follows:

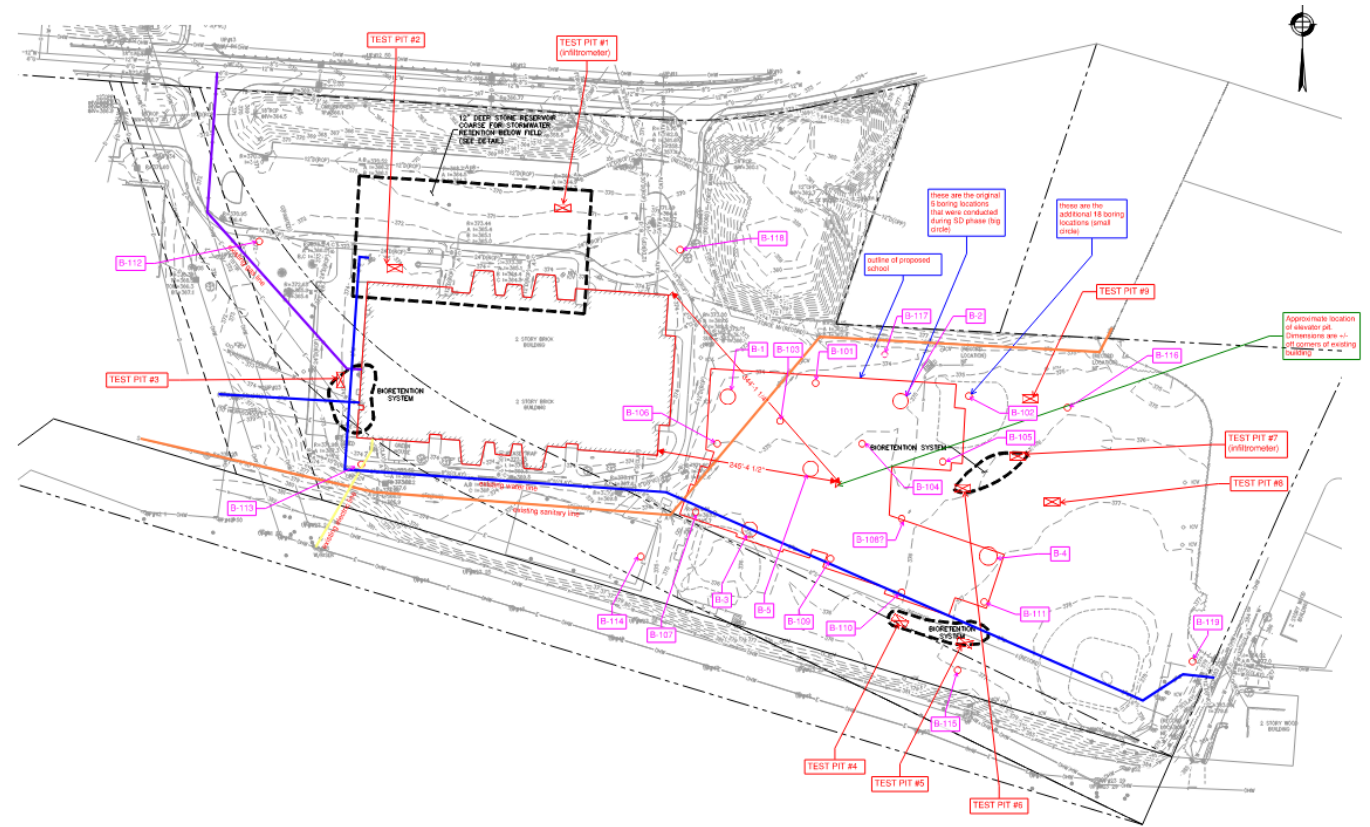
- Heating – 275 tons
- Cooling – 350 tons
- Geothermal contribution – 150 tons

An Equal Opportunity Employer M/F/V/H

GEO THERMAL TEST WELL

Borings and Test Pits

- A total of 19 borings were drilled and completed last week on site including 2 in lieu of test pits where utilities are present.
- The borings extended to depths ranging from 10-22 feet with one extending to 41 feet.
- The purpose of these borings is to determine geotechnical properties to ensure proper soil bearing is provided for the new building and to help determine how much organic soil needs to be replaced with structural fill.
- The DPW was consulted prior to commencement of drilling.
- The report is due in the coming week(s).
- Test pits are currently being scheduled.



BORINGS and TEST PITS

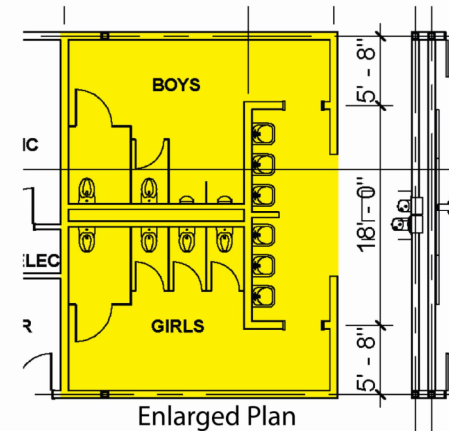
Working Groups Update

- We met with the Police/Fire Chiefs on 8/09/24 for the purpose of reviewing the floor plans and what was last discussed with them to keep them in the loop during the design process and to continue the discussion on various emergency related items as is required by MSBA to ensure the items are being included in the project.
- We have a Facilities & Maintenance meeting scheduled for 8/20/24
- We have a Resident & Community meeting scheduled for 8/23/24 for the purpose of discussing how the Town intends to use the building after hours and during the summer.

First Floor



Second Floor



Toilet Room Legend

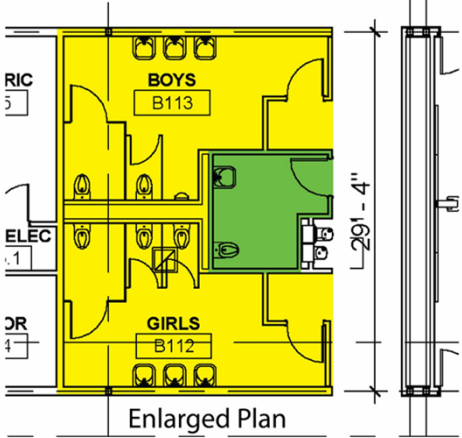
- Boys / Girls Student Toilet Rooms
- Gender Neutral Toilet Room
- Men / Women Staff Toilet Rooms
- Boys / Girls Locker Toilet Rooms
- Men / Women Lobby Toilet Rooms

DESIGN UPDATE

First Floor



Second Floor



Toilet Room Legend	
	Boys / Girls Student Toilet Rooms
	Gender Neutral Toilet Room
	Men / Women Staff Toilet Rooms
	Boys / Girls Locker Toilet Rooms
	Men / Women Lobby Toilet Rooms

DESIGN UPDATE


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 - Gustafson Plumbers Invoice, in the amount of \$1,418.00
5. LPA|A Update
6. **Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.**
7. Public Comment
8. Next Meetings
9. Adjourn

Previous Meeting Minutes for Approval : July 16, 2024

“Motion to approve July 16, 2024, Meeting Minutes by _____ , 2nd _____ .”

PBC Roll Call Vote:

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

<div>Project: Clinton Middle School Meeting: Permanent Building Committee Meeting No. 29: 07/16/2024 Page: 3</div> <div></div>		
29.5	<p>PBC Invoices for Approval</p> <p>Invoice 1: DWMP Invoice No.021; Description: Design Development; Amount: \$40,000.00</p> <p>C.McGown states the incorrect invoice was uploaded in the meeting materials and requests the correct copy to be sent. E. Grijalva acknowledges the error and confirms C. McGown request.</p> <p>A motion was made by S. Meyer and seconded by M. Ward for the approval of DWMP Invoice No.021.</p> <p>Discussion: M. Ward comments we're currently arranging project funding through borrowing, with funds expected by the end of summer. Vendors and relevant parties are informed that all approved invoices will be processed together. We're consulting with our bond advisor and bond council, with a call scheduled tomorrow. The borrowing will begin in September, and we're planning for future fiscal years to ensure adequate funds and minimal tax impact. Finalization will take several weeks. Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes.</p>	Record
	<p>Invoice 2: LPA A Invoice No. 2220-2406; Description: Design Development; Amount: \$272,500.00</p> <p>A motion was made by M. Ward and seconded by S. Meyer for the approval of LPA A Invoice No. 2220-2406.</p> <p>Discussion: None; Roll Call Vote: B. Delorey (Y), C. Magliozzi (Y), M. Ward (Y), S. Meyer(Y), C. McGown (Y); Abstentions: None; All in favor, motion passes</p>	
29.6	<p>LPA A Update</p> <p>P. Caruso provides a brief update on the geothermal well test.</p> <p>Geothermal Well Test Update</p> <ul style="list-style-type: none">Consulting Engineering: GZA Geoenvironmental; Driller: Skillings<ul style="list-style-type: none">Hit rock at 60 feetDrilled 505 feet totalReceiving 45gpm at 495 feetGrouting took place end of last week, cures for (5) daysThermal Conductivity testing: July 22, 2024<ul style="list-style-type: none">Report is expected end of August/Early September.Place a boiler and heat the ground for a period. This will measure how much heat is exchanged and how much the ground warms up during that time. If results are favorable, less wells will be required.Strategically placed well, it will be incorporated into the well field.Estimated wells (30) <p>K. Seaman provides a comparison of HVAC systems, focusing on displacement diffusers versus displacement chilled beams.</p> <p>Displacement Ventilation</p> <ul style="list-style-type: none">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%.	Record

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5. LPA|A Update
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting.
- 7. Public Comment**
8. Next Meetings
9. Adjourn

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Next Meetings

SBC POTENTIAL MEETING OPTIONS

SEPTEMBER 10, 17,24

OCTOBER 8, 15,22



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8. Next Meetings
9. **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