Agenda

1. Introduction ***Wayne Klocko***, *Chair ESBC*
2. Process to Date and Moving Forward ***Tim Bonfatti***, *Compass Project Management - OPM*
3. Review of our Four Final Design Options ***Charlie Hay***, *Tappe Architects -Architect*
4. Presentation of Evaluation Matrix ***Jeff D'Amico***, *Compass Project Management - OPM*
5. Questions and Comments
6. Vote on Preferred Option ***ESBC***
7. Date for Join Selectmen/School Committee Meeting

Project Timeline

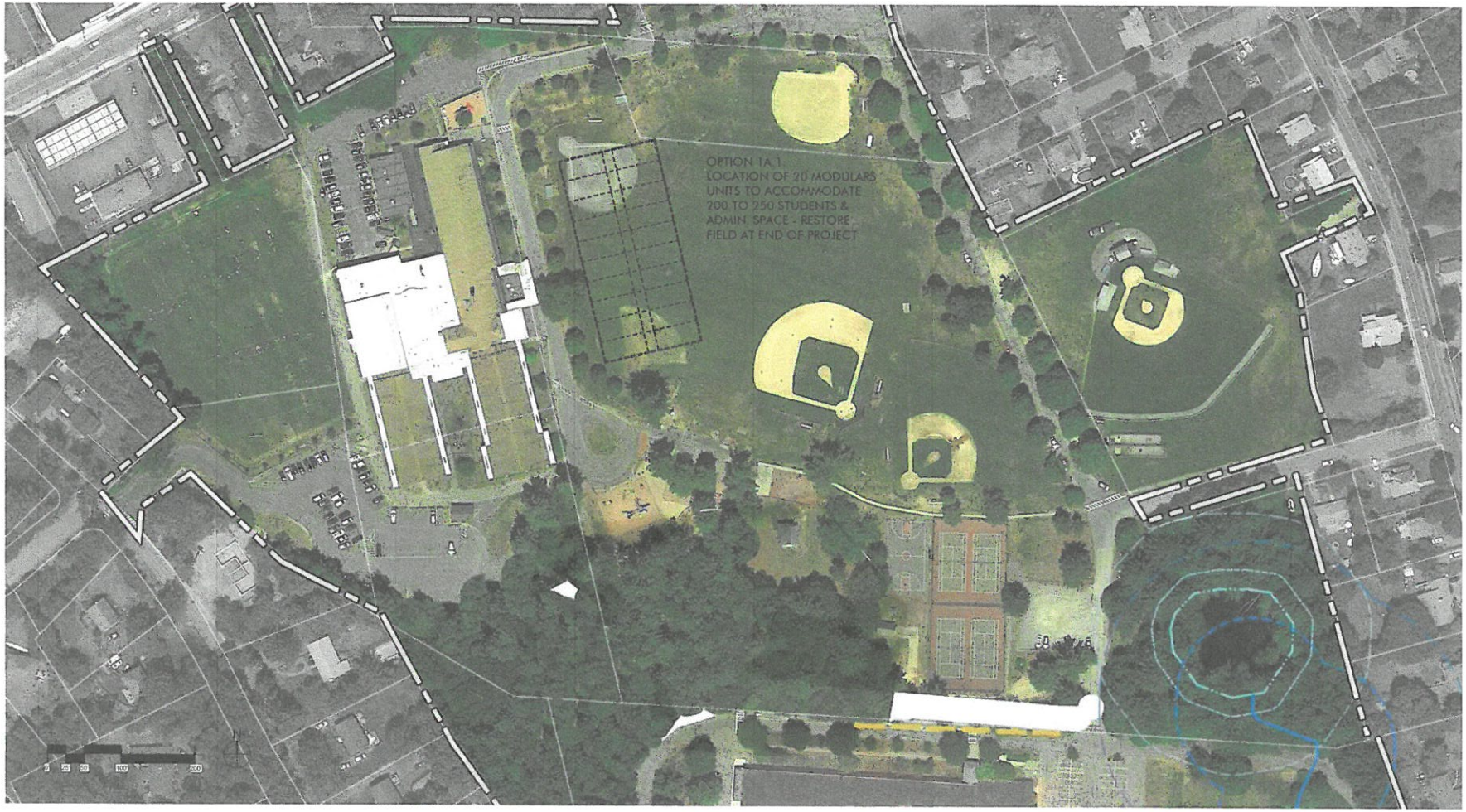
Dec '15	Jan '16	Mar '16
Tappe Architects Selected as Architect	1st Community Forum - Educational Vision	Educational Plan Approved by MSBA

April '16	Present	Sept '16
2nd Community Forum - Explore Alternatives	MESBC Approves Preferred Alternative	MSBA Approves Preferred Schematic

Nov '16	Mar '17	May '17
Millis TM Approves Land Swap	MSBA Approves Project Funding	Town Approves Funding - TM and Ballot

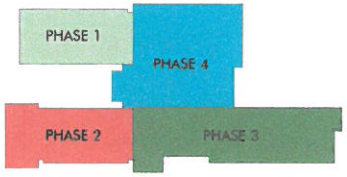
Article 97 - Land Transfer

EXISTING CONDITIONS / OPTION 1A.1
SITE PLAN



TAPPÉ ARCHITECTS, INC.
Six Edgerly Place, Boston, MA 02116

1A.1 - RENOVATION ONLY



PHASING DIAGRAM

PHASING - 6 MONTHS EACH PHASE.
ASSUME 180 STUDENTS IN MODULARS
FOR CONSTRUCTION DURATION.

CONSTRUCTION DURATION:

- ASSUMES 2 YEARS

PRO'S:

- UPGRADES TO EXISTING SCHOOL

CON'S:

- PROGRAM DOES NOT INCLUDE 5TH GRADE
- NO MODIFICATIONS TO INTERIOR
- DOES NOT MEET EDUCATIONAL PROGRAM
- SECTIONS OF SCHOOL DISPLACED FOR TWO YEARS DURING CONSTRUCTION
- REQUIRES 20 MODULARS FOR TEMP. CLASSROOMS

FIRST FLOOR

RENOVATION CONSIDERATIONS:

- BUILDING DOES NOT HAVE THE CAPACITY TO ACCOMMODATE GRADES PRE K - 5 STUDENT POPULATION
  - CURRENT SQUARE FOOTAGE: 67,210 SF
  - NEW PROPOSED SQUARE FOOTAGE FOR 515 STUDENTS (+/-) 92,000 SF
  - MODULARS REQUIRED TO COMPLETE RENOVATION
- PROGRAM SPACES UNDERSIZED
  - AVERAGE PRE K / K CLASSROOM SIZE IS 249 SF BELOW MSBA STANDARDS
  - SPED SPACES ARE UNDERSIZED / LACKING. ADDITIONAL SPACE REQUIRED TO MEET THESE NEEDS
- BUILDING ENVELOPE REQUIRED UPGRADES (1, 2)
  - ROOF LEAKS - REQUIRES REPLACEMENT & RECONFIGURATION TO IMPROVE DRAINAGE
  - REMOVE AND REPLACE EXTERIOR SKIN / FINISHES AND INSULATE
  - WINDOW AND DOOR REPLACEMENT, NEW THRESHOLDS
  - ADD WINDOWS TO THE GYM
- INTERIOR REQUIRED UPGRADES (3, 4, 5)
  - NEW WALL FINISHES / PAINT
  - REMOVE AND REPLACE ALL CEILINGS / CEILING TILES
  - NEW FINISH FLOORING, INCLUDING STAIRS AND RAMPS
  - NEW PLATFORM CURTAINS
  - RENOVATE KITCHEN AND SERVERY - NEW MALE & FEMALE RESTROOMS
  - REMOVE CHALKBOARDS AND REPLACE WITH NEW VISUAL DISPLAY BOARDS
  - REPLACE CASEWORK
  - REPLACE INTERIOR DOORS
- REMOVAL AND DISPOSAL OF ALL ASBESTOS / HAZARDOUS MATERIALS
  - FLOOR TILE, DOORS & WINDOWS, CEILING TILE, CAULKING, BLACKBOARDS ALL TESTED POSITIVE FOR ACM
  - ROOFING MATERIAL ASSUMED TO BE POSITIVE FOR ACM
  - APPROXIMATE ASSOCIATED COST (+/-) $695,000
- NO FIRE PROTECTION / SPRINKLER SYSTEM
  - A NEW FIRE PROTECTION SYSTEM WILL NEED TO BE INSTALLED TO BE CODE COMPLIANT
  - INSTALL A NEW 6" FIRE PROTECTION SERVICE LINE TO THE BUILDING FROM MUNICIPAL WATER MAINS
  - NEW WET SYSTEM IN ALL OCCUPIED SPACES AND A NEW DRY SYSTEM IN THE UNCONDITIONED ATTIC
- HANDICAP ACCESSIBILITY (6)
  - REMOVE AND REBUILD NURSE & IN-CLASSROOM TOILETS TO BE ADA ACCESSIBLE
  - FIRE ALARM PROTECTION SYSTEM DOES NOT CURRENTLY MEET ADA REQUIREMENTS
  - ADD LIFT TO PLATFORM
- MECHANICAL SYSTEM UPGRADES (7)
  - REPLACE ALL SYSTEMS - OLD AND INEFFICIENT
- ELECTRICAL SYSTEM UPGRADES
  - NEW SITE LIGHTING - CURRENT IS IN POOR CONDITION
  - REPLACE ALL INTERIOR LIGHT FIXTURES WITH AUTOMATED CONTROLS
  - EMERG. POWER DISTRIBUTION IS IN POOR CONDITION AND NEEDS TO BE UPGRADED TO MEET CODE
  - ADD LIGHTNING PROTECTION
- PLUMBING SYSTEM UPGRADES
  - REPLACE ALL FIXTURES TO CODE COMPLIANT AND EFFICIENT
  - ADD 5 NEW DRINKING FOUNTAINS
  - ADD 1 SINGLE USER STAFF WOMENS RESTROOM
  - ADD 4 NEW UNISEX BATHROOMS INTO KINDERGARTEN CLASSROOMS
  - ADD 1 NEW FEMALE TOILET AND LAV FOR GYM USE
  - ADD 1 NEW MALE LAV FOR GYM USE
  - NEW FEMALE AND MALE RESTROOMS FOR KITCHEN

0' 8' 16' 32' 64'

N

OVERALL BUILDING SQ. FT. - 67,210 SF

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1A.2 - SITE PLAN

1A.2 - ADDITION / RENOVATION

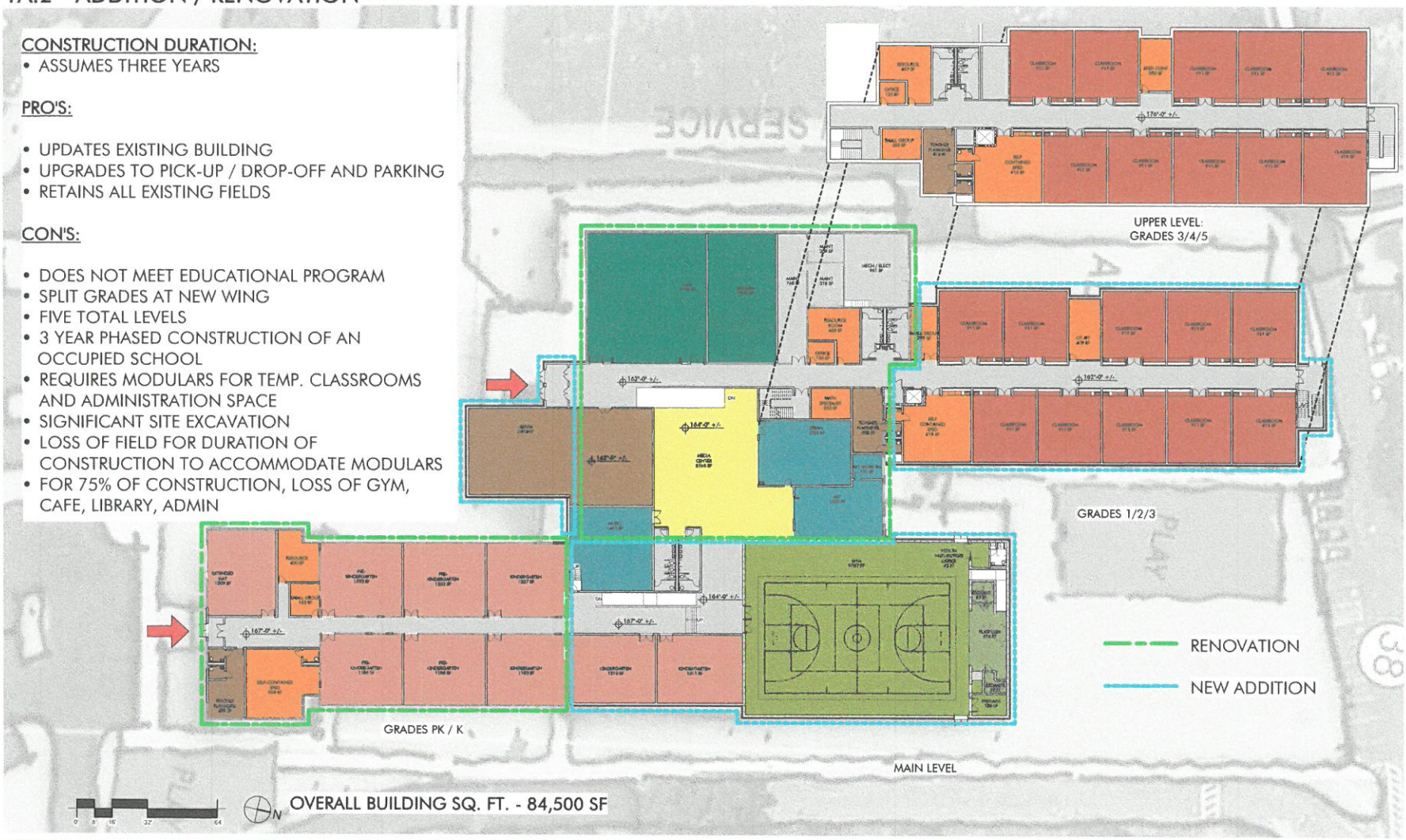
CONSTRUCTION DURATION:
- ASSUMES THREE YEARS

PRO'S:

- UPDATES EXISTING BUILDING
- UPGRADES TO PICK-UP / DROP-OFF AND PARKING
- RETAINS ALL EXISTING FIELDS

CON'S:

- DOES NOT MEET EDUCATIONAL PROGRAM
- SPLIT GRADES AT NEW WING
- FIVE TOTAL LEVELS
- 3 YEAR PHASED CONSTRUCTION OF AN OCCUPIED SCHOOL
- REQUIRES MODULARS FOR TEMP. CLASSROOMS AND ADMINISTRATION SPACE
- SIGNIFICANT SITE EXCAVATION
- LOSS OF FIELD FOR DURATION OF CONSTRUCTION TO ACCOMMODATE MODULARS
- FOR 75% OF CONSTRUCTION, LOSS OF GYM, CAFE, LIBRARY, ADMIN



OPTION 1A.2 - ADDITION / RENOVATION

PHASING PLAN - CONSTRUCTION
OCTOBER 2017 - OCTOBER 2020

PHASE 1 ADDITION: (14 MONTHS: 10/17 - 12/18)
-NEW 2 FLOOR ADDITION

PHASE 2 RENOVATION: (2.5 MONTHS: SUMMER 2019)
-RENOVATE SOUTHEAST CLASSROOM WING

PHASE 2 DEMOLITION: (4 MONTHS: 1/19 - 4/19)
-DEMOLISH NORTHEAST CLASSROOM WING AND LIBRARY

PHASE 3 ADDITION: (8 MONTHS: 4/19 - 12/19)
- NEW GYM, ART, AND MUSIC ADDITION

PHASE 4 DEMOLITION: (4 MONTHS: 1/20 - 4/20)
-DEMOLISH SOUTHWEST CLASSROOM WING AND BATHROOMS

PHASE 4 RENOVATION: (4 MONTHS: 5/20 - 10/20)
-RENOVATE EXISTING GYM, SPECIAL ED, CAFETERIA, AND KITCHEN

PHASE 5 ADDITION: (5 MONTHS: 5/20 - 10/20)
-NEW 1 FLOOR ENTRY / ADMIN. SUITE ADDITION

TOTAL CONSTRUCTION DURATION APPROX. 3 YEARS

STUDENTS RELOCATED AS REQUIRED TO ACCOMMODATE CONSTRUCTION - ASSUME 200 STUDENTS IN MODULARS

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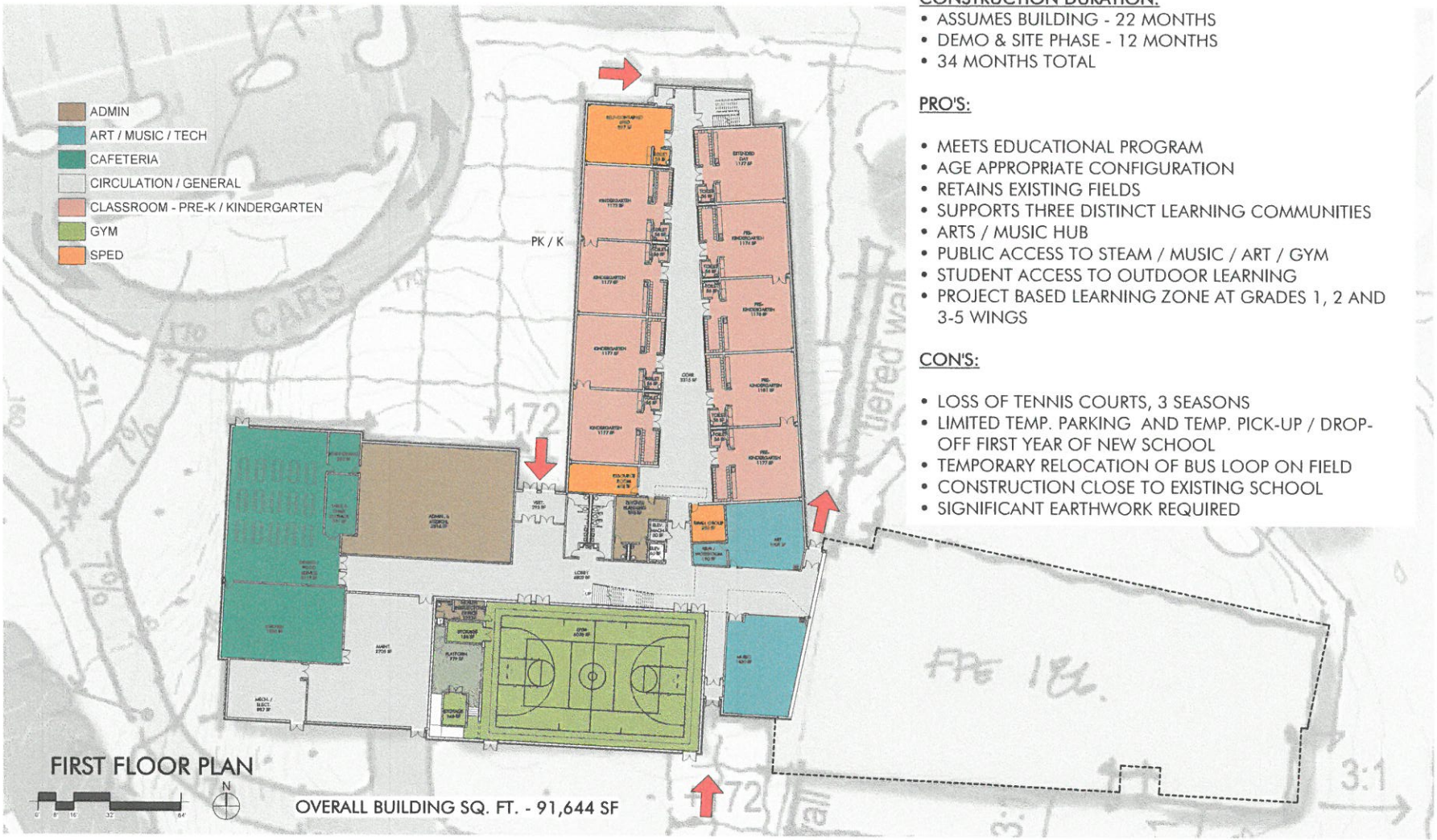
1B.2 - SITE PLAN

1B.2 - NEW CONSTRUCTION



CONSTRUCTION DURATION:

- ASSUMES BUILDING - 22 MONTHS
- DEMO & SITE PHASE - 12 MONTHS
- 34 MONTHS TOTAL

PRO'S:

- MEETS EDUCATIONAL PROGRAM
- AGE APPROPRIATE CONFIGURATION
- RETAINS EXISTING FIELDS
- SUPPORTS THREE DISTINCT LEARNING COMMUNITIES
- ARTS / MUSIC HUB
- PUBLIC ACCESS TO STEAM / MUSIC / ART / GYM
- STUDENT ACCESS TO OUTDOOR LEARNING
- PROJECT BASED LEARNING ZONE AT GRADES 1, 2 AND 3-5 WINGS

CON'S:

- LOSS OF TENNIS COURTS, 3 SEASONS
- LIMITED TEMP. PARKING AND TEMP. PICK-UP / DROP-OFF FIRST YEAR OF NEW SCHOOL
- TEMPORARY RELOCATION OF BUS LOOP ON FIELD
- CONSTRUCTION CLOSE TO EXISTING SCHOOL
- SIGNIFICANT EARTHWORK REQUIRED

1B.2 - NEW CONSTRUCTION

- ADMIN
- ART / MUSIC / TECH
- CIRCULATION / GENERAL
- GENERAL CLASSROOM
- MEDIA CENTER
- SPED

SECOND FLOOR

OPTION B2
CONCEPTUAL PHASING

PHASE 1 - NEW CONSTRUCTION:

- CONSTRUCTION ACCESS MONROE STREET
- RELOCATE BUS TURN AROUND AT C.B.E.S.
- LOSS OF PLAYGROUND, RELOCATE VANS
- TENNIS COURTS OUT OF SERVICE 3 SEASONS
- (LOCATION IN USE AS TEMP. PARKING)

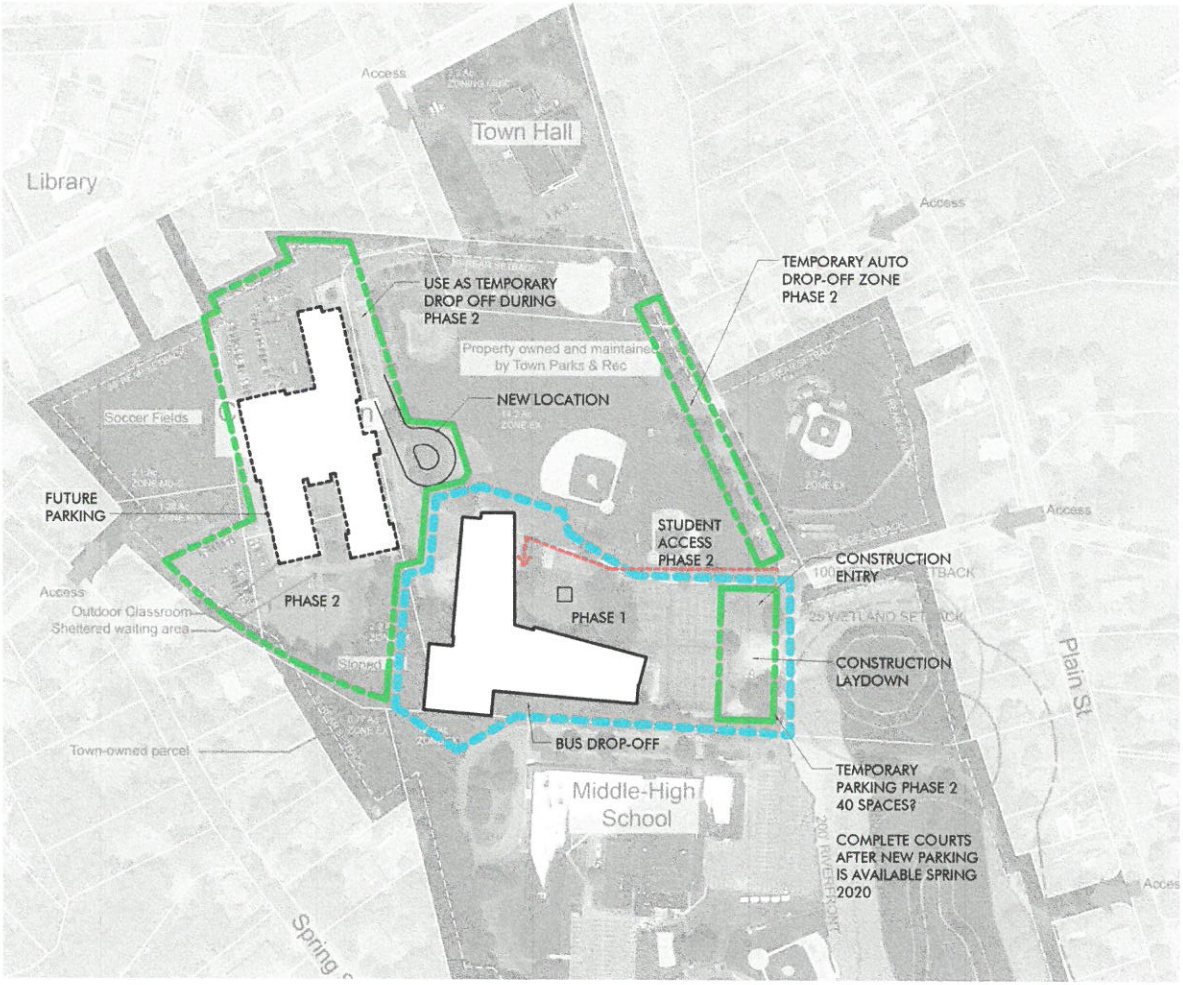
PHASE 2 - DEMOLITION & SITEWORK:

- ABATE AND REMOVE EXITING SCHOOL
- NEW PARKING, DRIVES, AND COURTS
- POTENTIAL LOSS OF SCHOOL PARKING FOR 1 SCHOOL YEAR
- TEMPORARY AUTO DROP-OFF
- LIMITED TEMPORARY PARKING

PHASE 1 - BUILDING COMPLETE
OCT. 2017 - AUG. 2019

PHASE 2 - SITE COMPLETE
AUG. 2019 - MAY. 2020

COURTS SUMMER 2020 +/-



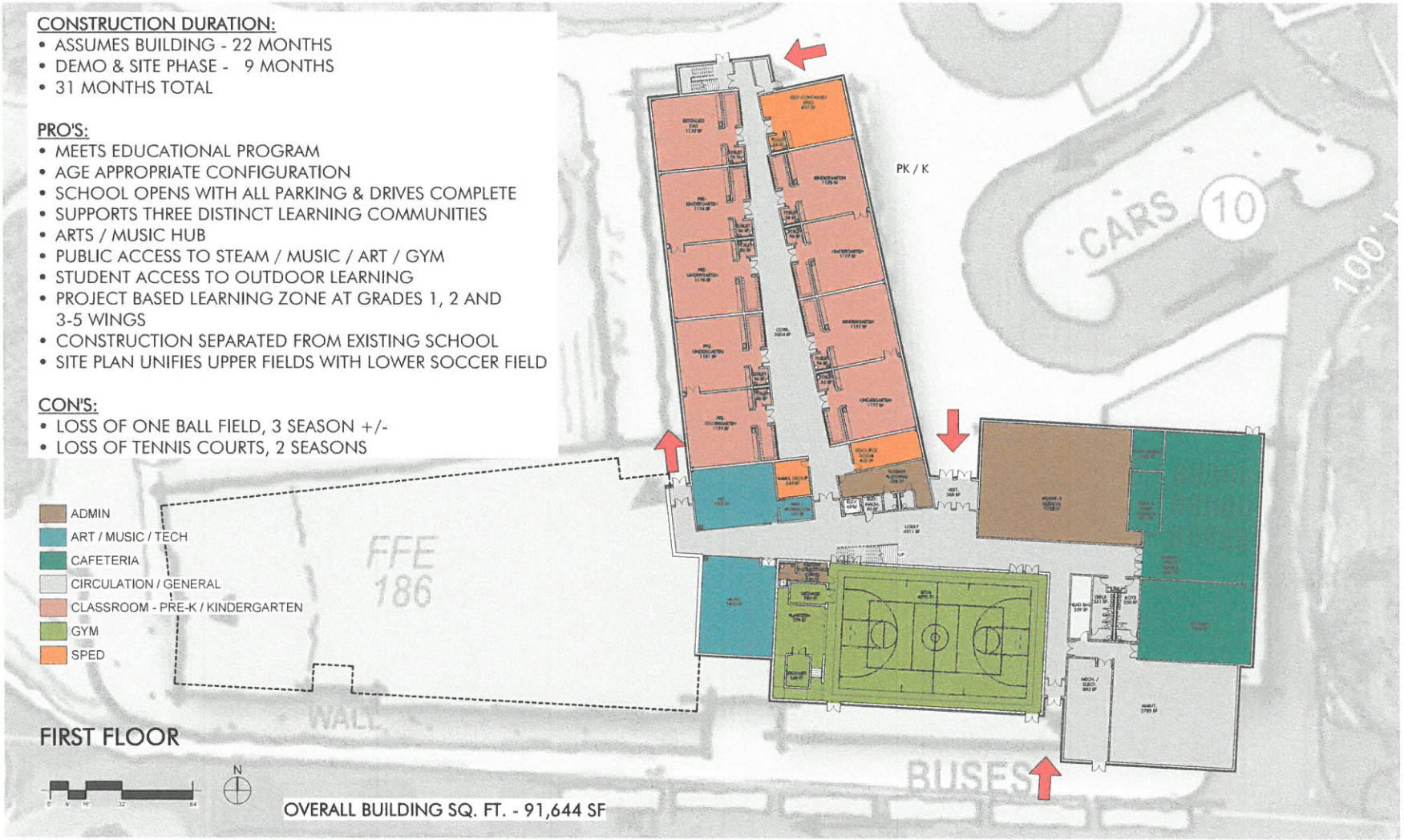
1C.3 - SITE PLAN

1C.3 - NEW CONSTRUCTION

CONSTRUCTION DURATION:
- ASSUMES BUILDING - 22 MONTHS
- DEMO & SITE PHASE - 9 MONTHS
- 31 MONTHS TOTAL

PRO'S:
- MEETS EDUCATIONAL PROGRAM
- AGE APPROPRIATE CONFIGURATION
- SCHOOL OPENS WITH ALL PARKING & DRIVES COMPLETE
- SUPPORTS THREE DISTINCT LEARNING COMMUNITIES
- ARTS / MUSIC HUB
- PUBLIC ACCESS TO STEAM / MUSIC / ART / GYM
- STUDENT ACCESS TO OUTDOOR LEARNING
- PROJECT BASED LEARNING ZONE AT GRADES 1, 2 AND 3-5 WINGS
- CONSTRUCTION SEPARATED FROM EXISTING SCHOOL
- SITE PLAN UNIFIES UPPER FIELDS WITH LOWER SOCCER FIELD

CON'S:
- LOSS OF ONE BALL FIELD, 3 SEASON +/-
- LOSS OF TENNIS COURTS, 2 SEASONS



FIRST FLOOR

OVERALL BUILDING SQ. FT. - 91,644 SF

1C.3 - NEW CONSTRUCTION

SECOND FLOOR

OPTION 1C.3
CONCEPTUAL PHASING

PHASE 1 - NEW CONSTRUCTION:

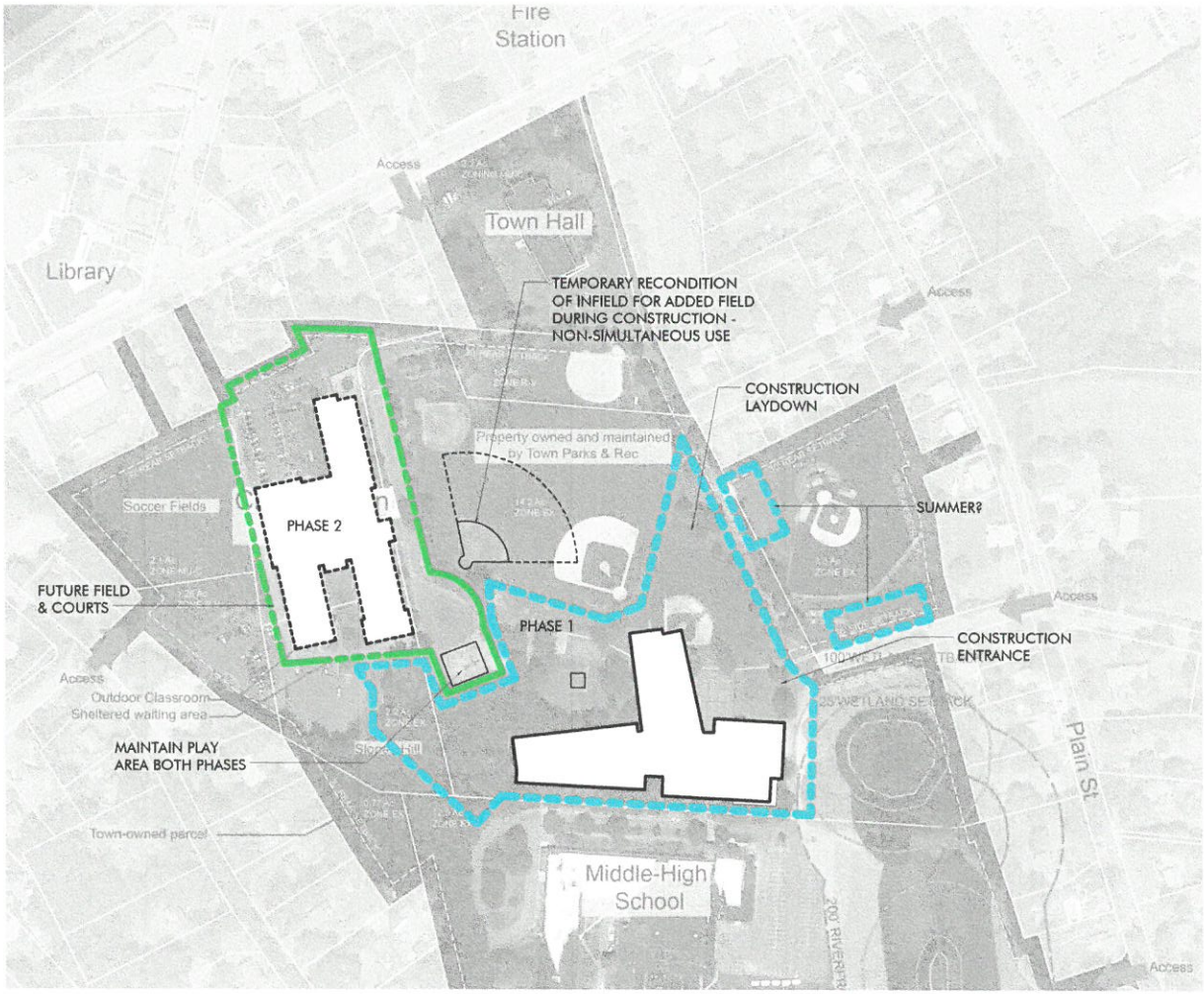
- CONSTRUCTION ACCESS MONROE STREET
- NO IMPACT ON CLYDE BROWN ELEM. SCHOOL
- LOSS OF FIELD, RELOCATE VANS
- TENNIS COURTS OUT OF SERVICE, 2 SEASONS

PHASE 2 - DEMOLITION & SITEWORK:

- ABATE AND REMOVE EXITING SCHOOL
- NEW SCHOOL OPENS WITH ALL PARKING & ROADS COMPLETE
- NEW COURTS AVAILABLE SPRING 2020
- NEW FIELD AVAILABLE SPRING 2020 OR FALL 2020

PHASE 1 - BUILDING COMPLETE
OCT. 2017 - AUG. 2019

PHASE 2 - SITE COMPLETE
AUG. 2019 - MAY. 2020



Millis Clyde Brown Elementary School Project
Evaluation Matrix of options

COMPASS
PROJECT MANAGEMENT

Evaluation Matrix - Clyde Brown Elementary School Prefered Schematic Options - *Building Committee Recommendation*

For Presentation to the Elementary School Building Committee on 6/15/16

		1	2	3	4	5
	LEGEND =	Least Advantageous	Less Advantageous	Neutral	Advantageous	Most Advantageous
		Prefered Schematic Options				
		Clyde Brown School Site		Building on the Knoll	Town Fields at Park	
Updated: 6/15/2016		1A.1	1A.2	1B.2	1C.3	
Evaluation Criteria	Primary Responsibility	Base Repair / Code Upgrade	Addition to build new core; specialty and classroom sections and Renovate existing classroom wing;	New Construction	New Construction	Notes
Education Program Accommodation	Tappe	Does not include the 5th grade, compromised education program	Does not provide same library spaces and less breakout rooms for learning	Meets the Education Program	Meets the Education Program	
Project Costs	CPM	+5% over basline ??? Does not meet program so Reimbursement percentage is not known	Baseline $0	+4.1% over basline	+2.6% over basline	
Schedule & Phasing	CPM	Requires 20 modular classrooms & admin suite. Phasing requires several mid-year movements	Requires a dozen a modular classrooms. Phasing requires several mid-year movements	Longer phase for permenant school drop off, interim year temp drop off	Least distruptive	
Disruption to Education during construction	CPM, MPS	Very distruptive, students in modulars, classrooms moved multiple times per school year	Very distruptive, students in modulars, classrooms moved during school year	No internal impacts to student learning, but close proximity externally to CFB school. Temp parent pickup loop	No internal impacts to student learning. Opens building in a single phase	
Final Traffic Configuration	Tappe	Same as exists today, does not improve parent pickup loop	Improves parent pickup and queue length. Driveway geometry not as ideal New school boulevard with modified traffic light on 109.	New school boulevard with modified traffic light on 109. Spring street Exit option	New school Boulevard with modifed traffic light on 109, restricted turning movements on Monroe & McCabe Streets at pickup & dropoff times. Extend "School Zone" on Plain St.	
Impacts to Playing fields, Tennis Courts and Basketball	Millis	Loss of several playing fields for 3 -4 years	Loss of playing fields for 3 -4 years	Loss of playing courts for 3 -4 years	Loss of playing fields & courts for 3 -4 years Opens up contiguous playing fields	
Long Range Town Planning & Future School Flexibilty	Town	Does not include the 5th grade, compromised education program	Doesn't solve the multiple floor levels in existing building making future additions difficult	Flexible for future additions	Flexible for future additions, Opens up continguous fields	