

Town of Millis

School Building Committee

Meeting Minutes of Tuesday, October 27, 2015

Call to Order: PBC Chairman, Wayne Klocko, called the meeting to order at 7:09 p.m.

Meeting Attendees:

PBC Members

Wayne Klocko (Chairman), Craig Schultze, Jon Wine, Kim Borst (Secretary)

School Committee Members

Steven Catalano, Denise Gibbons, Jen Soule

Millis Public Schools Representatives

Nancy Gustafson

Town of Millis Representatives

Chris Smith

Compass Project Management Representatives

Jeff D'Amico

Other Attendees

Dave Baker (Millis resident and former school committee member)

Potential Site Options

Jeff D'Amico updated the group on the progress of identifying some potential sites for a new school if it is determined that building a new school is a better option than renovating the old one. Currently, five sites are being looked at. The first location is the field area surrounding Clyde Brown. Although it isn't ideal due to its small size, the field behind Clyde Brown could accommodate a new school if the school were to be built as a three story building. Additionally, the town park area in front of Clyde Brown was discussed as an option. The second option discussed was the old GAF building across from Budabing's at 1073 Main Street. This site is 77 acres, 22 of which are usable. The third option is the Ann & Hope/Cliquot property which is 19 acres and centrally located. The fourth option is 60 Curve Street which is the old GAF property and is currently under remediation. The fifth option that is being looked at is the Cassidy Property which is located across from Oak Grove Farm, conservation issues may be a factor with this property.

Two additional options were brought up at the meeting. One was a property that is reportedly for sale for 1.75 million on Ridge Street which is 60 acres. And the old BASF property on Dover Road which they are looking to give away but can't be used as residential due to potential contamination. Likely a school would not be allowed there either.

The idea of a campus in the center of town – by building a new elementary school on the town park - was a popular option of the committee members, however all emphasized the need to replicate the fields that would be displaced should this option come to fruition. Some of the properties discussed as potential locations for the school could be considered as a place to replicate the fields. The idea of

Town of Millis

School Building Committee

Meeting Minutes of Tuesday, October 27, 2015

shared staff being able to walk from school to school rather than have to get in their cars to drive, was discussed as an advantage of having the elementary school be located near the middle/high school. Additionally, the fact that traffic signals, sidewalks, and circulation patterns are already in place for that area make it a good option, other sites would entail more work with that.

Wayne Klocko brought up that we should be thinking about the future, the best educational option for the town 50 years from now. He urged the committee to look at a master plan that includes options for eventually updating/expanding the middle school/high school in the future as well.

Jeff D'Amico reminded the committee that we are still looking at renovation of the existing Clyde Brown building as an option, but as part of the process, the MSBA asks that we do our due diligence and explore all options including building a new school building.

Designer Proposals

Jeff D'Amico handed out a Designer Selection Sub-consultant/Application Review Matrix (Handout A) that includes all of the firms that responded to the RFS. Wayne Klocko asked the group to determine what we are looking for in a firm in order to be successful. The committee discussed the benefit to a firm with experience in Massachusetts as they will know the curriculum and MSBA requirements better than those from other states. A firm that has worked with smaller towns like Millis will likely resonate with voters. A firm that is located close by, so that travel time to and from Millis doesn't use up budget. A firm that fits well with our project size. And, a firm that will communicate well with voters.

The group that reviewed all of the proposals was polled as to their top choices. The three that rose to the top were Ai3 Architects, Tappe Architects and Dore & Whittier Architects.

Upcoming Schedule

There is a meeting Monday to prepare for Tuesday's meeting with the MSBA. Two working group meetings are scheduled for this month, 9 a.m. on November 4th and 18th at Town Hall. Interviews with the designers will be held November 17th. There will be a kick-off meeting at the end of November/beginning of December with the larger group to introduce the designer.

Tentative Community Forum Date & Public Outreach

January 7th is the target date for the first community forum. Website will go live mid-November or after the architect is hired.

Minutes

The meeting minutes from 6/25/15 were presented and reviewed.

Craig Schultze made a motion to accept the minutes of 6/25/15 as written. Jon Wine seconded and the motion passed unanimously.

Town of Millis

School Building Committee

Meeting Minutes of Tuesday, October 27, 2015

The meeting minutes from 7/6/15 were presented and reviewed.

Craig Schultze made a motion to accept the minutes of 7/6/15 as written. Jon Wine seconded and the motion passed unanimously.

The meeting minutes from 9/1/15 were presented and reviewed.

Jon Wine made a motion to accept the minutes of 4/7/15 as written. Wayne Klocko seconded and the motion passed. Craig Schultze abstained.

Invoice

A bills payable schedule for Compass Project Management for services rendered through September 30, 2015 was reviewed.

Jon Wine made a motion to pay Compass Project Management \$7,771.97 for services provided. The motion was seconded by Craig Schultze and passed unanimously.

Adjournment

Wayne Klocko made a motion to adjourn the meeting at 9:35 pm. The motion was seconded by Jon Wine and passed unanimously.

Submitted by:

Kim Borst
Secretary, Millis School Building Committee