

Town of Millis

Elementary School Building Committee

Meeting Minutes of Thursday July 25, 2016

Call to Order: ESBC Chairman, Wayne Klocko, called the meeting to order at 7:03 p.m.

Meeting Attendees:

Elementary School Building Committee Voting Members

Wayne Klocko (Chairman), Denise Gibbons, Diane Jurmain, Craig Schultze, Jon Wine

Elementary School Building Committee Non-Voting Members

Steven Catalano, Dave Baker, Nancy Gustafson, Jennifer Soule

BOS Representatives

Catherine C. MacInnes

Compass Project Management Representatives

Tim Bonfatti

Tappé Architects Representative

Charlie Hay

Traffic Engineer

Fayssal Hussein (VP- Nitsch Engineering)

The Elementary School Building Committee members introduced themselves and Wayne Klocko reviewed the outcome of previous meetings that have brought us to this point.

On June 15th a meeting was held to review the four, final options. After a full explanation of these options, the entire room was polled including the audience. It was unanimously decided to go with Option C as the preferred option. Following that meeting, the committee received communication from the McCabe, Monroe and Plain Street neighbors expressing concern. A meeting was held on July 14th to listen to the concerns from the neighbors and explain the options that could potentially help mitigate some of their concerns. The neighbors questioned why if Option B and Option C were relatively similar the committee would vote for the one that would adversely affect the neighbors. The committee was asked to reconsider its' choice.

The question was posed to the committee, both voting and non-voting members, whether or not the decision should be reconsidered. All but one committee member voted to reconsider.

Craig Schultze made a motion to reconsider the site selection for the new elementary school that was made on June 15th. Denise Gibbons seconded the motion and the voting members of the ESBC passed the motion unanimously.

Charlie Hay, Principal from Tappe Architects, went over Option B with a revised traffic flow. In this option, the new school would be placed on the knoll opposite the middle/high school and very close to the existing Clyde Brown. Tennis and basketball courts would be rebuilt but would be placed in a similar

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location to where they are now. Gazebo would remain in place. The main parking lot would be where the current Clyde Brown School is now.

Fayssal Hussein, the traffic engineer from Nitsch reviewed the new traffic patterns for Option B. The signal at Park Road would be upgraded to a fully functional traffic signal with Park Road becoming a two way street. Cars would take a right off Park Road into the parking area and a designated drop off zone. Cars can then either loop around and exit the way they came in off of Park Road or continue through the site and exit onto Spring Street. The bus drop off area would be between the MS/HS with an elevated, well defined crosswalk.

There would be labeled school zones at all entrances and exits to the site to control speed on the roadway. Flashing speed limit/school zone signs would be posted along Main Street and Plain Street, to reduce speed to 20 MPH in the school zone. On Spring Street, there would be a non-flashing sign with pavement markings to designate the school zone.

The preferred access to Option B for drop off would be off of Park Road, but parents would still be able to drop off by using the entrance/exit off of Spring Street as well. The effect on the Monroe, McCabe and Plain Street neighbors should be less with this option, especially with the 5th grade moving back to the elementary school.

Tim Bonfatti from Compass Project Management reviewed the Evaluation Matrix that was used to help determine the best option. The pros and cons of Options B & C were discussed to remind the committee of why option C originally had come out ahead of option B. Ed plan and cost were relatively similar. Issues with phasing and logistics were the main reasons why Option B originally wasn't as appealing. Once the building is finished, all will be fine but with the close proximity of the building, the disruption will be greater with Option B and there will need to be a temporary parking area and pick up and drop off area until the old school can be torn down – likely for one year. Additionally Option C offered a plan for contiguous fields which was appealing.

The final traffic configuration was roughly equal at the time of the June 15th meeting. Now after having gone back and revisited Option B, the addition of a new slip road adds some flexibility and Option B may now be slightly better as far as traffic is concerned.

Cost estimates were requested at the last meeting. At this stage of the process, they are very rough. The cost estimators have school experience and have put together some numbers. Chart that follows is what was discussed.

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Town of Millis - Clyde Brown Elementary School Project

updated
7/25/16

	Code Repair	Existing CFB - Add / Reno	New Construction Knoll	New Construction Tennis courts
	1A.1	1A.2	1B.2	1C.3
Cost Range *	\$33 - 35 Million	\$51.2M to \$53.2M	\$53 - 55 Million	\$52.5M to \$54.5M
Potential Estimated MSBA Reimbursement	TBD ***	\$21.5M	\$22M	\$21.2M
Potential Estimated Town Share**	TBD ***	\$29.7M to \$31.7M	\$31 - 33 Million	\$31.3M to \$33.3M
Approx. Construction Durations	TBD ***	36 months	34 months	32 months

* Conceptual Cost Range are for Comparative Purposes only

**Potential split is a conceptual estimate of the shared costs. MSBA has the sole determination of eligible costs

*** Code Repair Option is not compliant with the educational Plan. Accordingly, the MSBA may not provide reimbursement under the Core Program

Meeting was opened to public comment.

Two residents spoke thanking the committee for reconsidering.

All committee members, voting and non-voting were asked their opinion on Option B vs. Option C. One chose to remain with Option C as the preferred option and the rest chose Option B.

Craig Schultze made a motion to approve Option B as the recommended option to submit to the MSBA. Denise Gibbons seconded the motion and it passed unanimously among the ESBC voting members.

Next steps were discussed. The Board of Selectmen and School Committee both need to sign a local actions and approvals letter for the MSBA. 8/11 is targeted submission date.

A proposal for additional services from Tappe Architecture associated with revisions to the Preferred Schematic Report (PSR) was reviewed. The total amount anticipated for this service is \$12,110.00. This amount still falls within the original design budget approved by the voters.

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Diane Jurmain made a motion to recommend to the Selectmen the approval of costs associated with additional services associated with revisions to the PSR in the amount of \$12,110.00. Craig Schultze seconded the motion and it passed unanimously.

Invoices

A bills payable schedule for Compass Project Management for services rendered through June 30, 2016 was reviewed.

Craig Schultze made a motion to pay Compass Project Management \$15,025.50 for services provided. The motion was seconded by Jon Wine and passed unanimously.

A bills payable schedule for Tappé Architects, Inc. for services rendered through June 30, 2016 was reviewed.

Craig Schultze made a motion to pay Tappé Architects \$8,500.00 for services provided. The motion was seconded Denise Gibbons and passed unanimously.

Minutes

The meeting minutes from 6/15/16 were presented and reviewed.

Craig Schultze made a motion to approve the meeting minutes as written from 6/15/16. The motion was seconded by Denise Gibbons. The motion passed unanimously.

The meeting minutes from 7/14/16 were presented and reviewed.

Diane Jurmain made a motion to approve the meeting minutes as amended from 7/14/16. The motion was seconded by Denise Gibbons. The motion passed unanimously.

Adjournment

Diane Jurmain made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Denise Gibbons and passed unanimously.

Submitted by: Kimberly Borst - Elementary School Building Committee Secretary, Town of Millis

The minutes of the July 25, 2016 ESBC meeting were approved as written at the August 23, 2016 ESBC meeting.

Submitted by: Kimberly Borst - Elementary School Building Committee Secretary, Town of Millis