

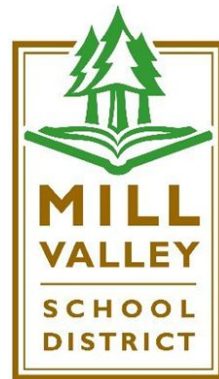
Additional slides may be added
at the March 7, 2024 meeting

Measure G

Board of Trustees Meeting

March 7, 2024

6:00 p.m.



Team Introduction

Mill Valley School District

Julio Arroyo | Maintenance, Operations, and Safety Director

AECOM - Program/Construction Manager

Brett Mitchell | Principal in Charge

Sandrine Hichcock | Program Manager

Flint - MVMS General Contractor

Mark Mennucci | Project Executive

Lionakis - MVMS Architect

Laura Knauss | Principal in Charge

Mark Jewell | Architect



Purpose and Outcome

Purpose

- Provide Board with site and conceptual design options for Mill Valley Middle School
- Provide Board with an update on the Elementary Schools modernization projects

Outcome

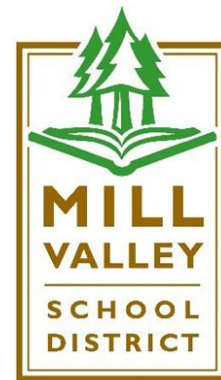
- Answer questions from the Board
- Request Board approval for site location, temporary housing, and conceptual design for the Mill Valley Middle School



**Agenda Item I.1
Site Location and
Conceptual Design**



Background



Mill Valley Middle School (9/13/23 & 10/12/23 Board Meetings)

Edna Maguire Site | Phasing



Phase 1

- Prepare District Elementary Schools to receive Edna Maguire students
- Relocate Edna Maguire, Terra Marin, Renter and District Facilities



Phase 2

- Build Expansion of Campus
- Renovate Existing Facilities

Mill Valley Middle School (9/13/23 & 10/12/23 Board Meetings)

Edna Maguire Site



PROS

- Middle School Relocated Away From Sewer Treatment Facility
- Interim Housing Not Required
- Adequate Site Size for Grounds & Fields

CONS

- Costs to Relocate Edna Maguire Students, Terra Marin School & District Offices
- Potentially Costly Renovation of Buildings to accommodate Middle School program; community has already funded improvements as an Elementary School site
- Longest Implementation Schedule; significant disruption for EMES students



Edna Maguire

On October 12, 2023, the Board determined not to pursue Edna as a site for the Middle School project.



Renovation of Existing MVMS Campus (previous discussions)



- Renovation of Existing Main Building site
- Temporary Student Classrooms Required as Phasing in Occupied Building Not Recommended
- Low Carbon Option
- Would Require Full Seismic Rehabilitation of Existing Building Potentially Impacting Schedule
- Ground Floor Currently Sits Below FEMA Flood Plain; Replacing that Square Footage would be Significant
- Building Must Comply with All Current Codes, Requiring All New Building Systems (fire alarm, fire sprinklers, accessibility upgrades, structural upgrades, building envelope upgrades, etc.)
- Renovation may not meet Changing Educational Goals (Classroom shape, Outdoor Learning, etc.)
- Existing Multi-Purpose may receive a Band Room / Drama Addition
- Existing PE portables would remain as is. Future gym would either accommodate those rooms or not, depending upon the needs at that time
- Existing Skate Park to remain

Renovation of Existing MVMS Campus (previous discussions)

This was not a viable option due to code compliance challenges and educational expectations in order to align with the District's Modern Teaching and Learning for the Mill Valley District Community:

- Modernize, upgrade, renovate and repair school buildings, classrooms and other facilities across the District
- Create modern, accessible, and beautiful learning facilities in service to Mill Valley students and families, for generations to come
- To provide EVERY STUDENT with the best possible educational environment EVERY DAY, setting them up for success now and in the future.
- Construct a new Mill Valley Middle School (MVMS) facility to replace the current school which was built in 1972

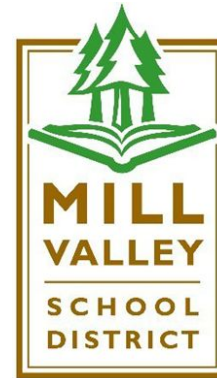


Site Location Direction

Mill Valley Middle Campus rebuild will be located at the current Mill Valley Middle School Site per direction from the Board of Trustees on February 27, 2024.



The Conceptual Design



Concept - Two-Story



- New Buildings on Existing Main Building site
- Temporary Student Classrooms Required
- Two-story &/or One-story buildings connected by an exterior circulation spine
- Central exterior quad space (outdoor dining/gathering) that “links” the new building to the existing Multi Purpose building
- Existing Multi Purpose renovation with the exception of the art room which would become food service (warming kitchen with outdoor windows to quad)
- Existing Multi Purpose may receive a Band Room / Drama addition
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Mill Valley Middle School Program and Location



Concept 1.a

Temp Student Classrooms on MVMS site

Demolition of Existing Main Bldg

Two-Story New Construction (80,000 SF) on existing building site

Addition and Modernization to Existing MP (15,600 SF of modernization + 2,000 SF of addition)

Site Development of 9 Acres

Concept 1.b

Temp Student Classrooms on MVMS site

Demolition of Existing Main Bldg

One-Story New Construction (80,000 SF) on existing building site

Addition and Modernization to Existing MP (15,600 SF of modernization + 2,000 SF of addition)

Site Development of 9 Acres

All Options Require a Temporary Campus

Estimated Costs

	2 story	1 story
Temp housing	\$ 15,000,000	\$ 15,000,000
Site improvements	\$ 17,541,000	\$ 17,541,000
Site mitigation	\$ 7,839,000	\$ 7,839,000
Main building	\$ 82,000,000	\$ 77,900,000
MP modernization	\$ 5,460,000	\$ 5,460,000
MP addition	\$ 2,160,000	\$ 2,160,000
	<hr/>	<hr/>
	\$ 130,000,000	\$ 125,900,000

Steering Committee Input for Design Components



Name (Optional)

13 Votes Received

Comments:

Maybe slightly smaller collaboration space to get larger classrooms

Larger Classrooms

More storage in classrooms while maintaining high net square footage

Like access to outdoors from collaboration space in two-story options

Thank you for giving us options (2)

Place for outdoor lunch when it rains

Administration closer to classrooms

Share Library Space with Administration

Centrally located bathrooms

Will there be a staff room? Need on each floor

Move buildings closer to Camino Alto to give more room in "center"

Enclosed Multi-Purpose use for assemblies and concerts for whole school (3)

SPED classrooms need to be built to service a wide range of students

Mill Valley Middle School Steering Committee Preferences – By Vote

Grade Level Collaboration Space

Corridor

Pod

No
Collaboration

Science Integration

Integrated
With Grade
Level

Departmental

Classroom Massing

One-Story

Two-Story

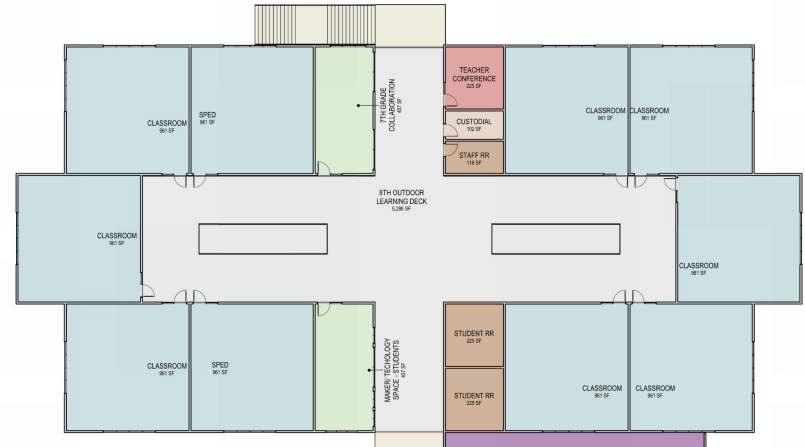
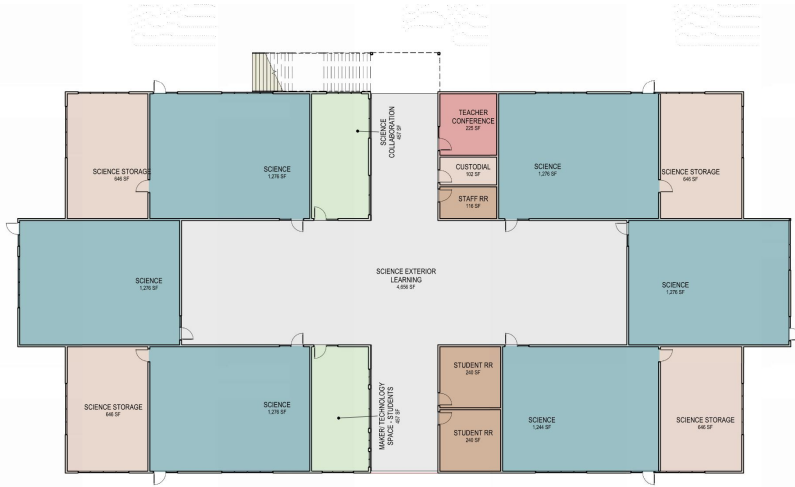
Prioritize Available Funding

Renovation of
Multi-
Purpose
Building

Enclose
Gathering
Space



Preferred Pod - Collaboration Pod; Science Departmentalized. All Classrooms with Exterior Access to Outdoor Collaboration

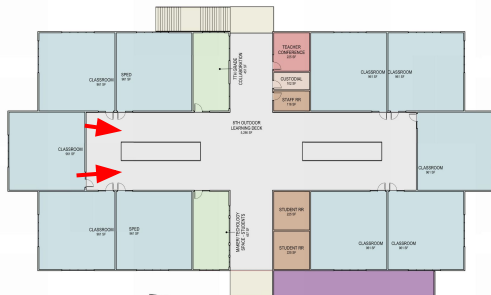


Preferred Pod - Collaboration Pod; Science Departmentalized. All Classrooms with Exterior Access to Outdoor Collaboration



Ground Floor

2nd Floor



Preferred Pod - Collaboration Pod; Science Departmentalized. All Classrooms with Access to Central Collaboration Space



Conceptual Massing - Option 1



Two Two-Story Wings

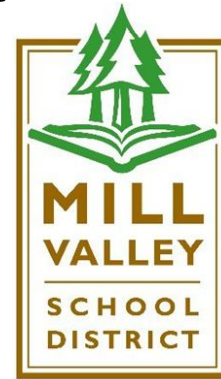


**One Single-Story Wing
One Two-Story Wing**



Three One-Story Wings

Discussion and Request for Approval

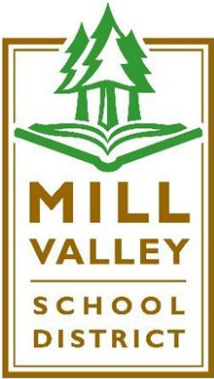


Discussion and Request for Approval

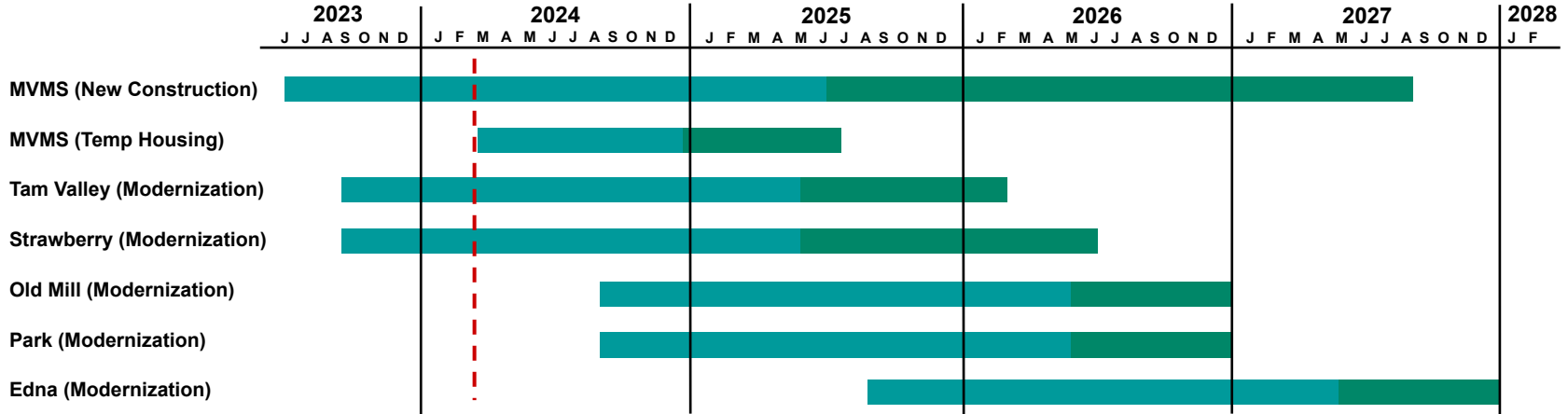
- Request Board Approval for MVMS:
 - Site Location
 - Temporary Campus
 - Conceptual Design



**Agenda Item I.2
Modernizations Update**



Updated Measure G Master Schedule



Legend

- Pre-Construction & Design Services Phase
- Construction Phase

Notes:

1. All timelines are preliminary and will be confirmed with A/E and GC teams.



Priority 1 Modernizations Scope

Strawberry

- Add Drinking Fountains / Bottle Fillers
- Electrical Systems Infrastructure
- Enhance Outdoor Learning Environment
- Fire Life Safety
- Landscaping and Site Improvements
- Parking and Paving Improvements
- Playground Improvements
- Roofing Administration / MPR

Tam

- ADA Improvements
- Enhance Outdoor Learning Environment
- Fire Life Safety
- Playground Improvements
- Plumbing Infrastructure Improvements
- Restroom Improvements

Old Mill

- ADA Improvements
- Drinking Fountains / Bottle Fillers
- Electrical Systems Infrastructure
- Enhance Outdoor Learning Environments
- Mechanical Systems Infrastructure
- Playground Improvements
- Plumbing Systems Infrastructure

Park

- ADA Improvements
- Drinking Fountains / Bottle Fillers
- Clock, Bell, PA
- Electrical Systems Infrastructure
- Landscaping and Site Improvements
- Mechanical Systems Infrastructure
- Playground Improvements
- Plumbing Systems Infrastructure
- Roofing

Edna

- ADA Improvements
- Drinking Fountains / Bottle Fillers
- Enhance Outdoor Learning Environments
- Playground Improvements

Notes:

- Shade structures and bell/PA scopes previously completed by District



Priority 1 Modernizations Budgets and Estimates (Hard & Soft Costs)

	Hard Cost		Soft Cost ⁴	
	5/17/23 Estimates ¹	Current Estimates	Budget	Total
Strawberry	\$3,109,876	\$3,255,340 ²	\$819,864	\$4,075,204
Tam	\$3,655,797	\$3,718,545 ²	\$736,093	\$4,454,638
Old Mill	\$3,455,894	\$3,455,894	\$823,428	\$4,279,322
Park	\$4,197,054	\$4,197,054	\$911,181	\$5,108,235
Edna	\$798,647	\$798,647	\$491,638	\$1,290,285
Other ³			\$6,320,755	\$6,320,755
				\$25,528,439

Notes:

¹ Updated estimates provided in 5/17/23 board meeting

² Based on conceptual phase estimates provided by JKAE and GCCI

³ Includes program management, surveys, hazmat, agencies fees, permit fees, contingencies, advertising, legal costs, labor compliance, reimbursables

⁴ Include A/E, DSA fees, IOR, construction testing, pre-construction services



Priority 1 Projects - Budget Allocations

