

TOWN OF WESTON, CT
Facilities Optimization Committee
Special Meeting
DRAFT Minutes
February 28, 2022 07:00 PM
Via Zoom

The meeting was called to order by Chairman Bertasi at 7:00 PM

Attendance: Rick Bertasi, Gayle Weinstein, Denise Harvey, Ken Edgar, Richard Wolf, David Felton, Rone Baldwin, Lisa Wolak, Phillip Cross, Tecton team (Jeff Wyszynski, Antonia Ciaverella), Members of the Public.

Approval of minutes: Mr. Edgar made a motion to approve the minutes of the February 16th meeting. The motion was seconded by Mr. Wolf. The motion carried.

Discussion regarding the school and town facilities project: Mr. Wyszynski reviewed the PowerPoint for the presentation at the Second Community Conversation, scheduled for March 2. Committee members made some suggestions for changes.

Any new items: none

Adjournment: At xxx

Fall



(Strategic)

(Town)

(and)

(Educational)

(Assets)

(Masterplan)

Steam

Ahead!

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WHAT is STEAM?

STEAM examines Weston's Town & School Facilities wholistically to allow for both long term budgeting and delivery of exceptional programming in a transparent and fiscally responsible way.





HOW is STEAM different from the FOC?

The Facilities Optimization Committee (FOC) is an appointed board of volunteers who have been looking at a subset of the town/school facilities. Their work, along with the expertise of Tecton, is a foundation on which **STEAM** is developed. **STEAM** is the whole, FOC provides key groundwork for the overall plan.





WHO is STEAM?

Stakeholders, including BOE, BOS, BOF, FOC, Tecton, Town and School Staff, and Westonites, all play an important role in STEAM. Conversations, presentations and collecting the necessary data in an aggregate way is essential.

We are all part of this process.





WHY create STEAM?

We are committed to understanding wholistically what the long term facilities needs are going to be over the next 10 years so that we can have clear direction for grant requests, bonding requests and multi-year capital budgets.

The ultimate goal of STEAM will be to develop a roadmap that will align and optimize all of the community's assets, programs, and operations to create the best future for Weston.



Facility Optimization Committee

1. Committee Creation: The FOC Committee was formed in Feb. 2020

2. Mission:

- a) The goal is to find a long-term solution that works for all school and town facilities, is educationally sound, minimizes costs and is acceptable to the citizens of Weston.
- b) If the BoE determines it is educationally appropriate, maintains a safe and secure learning environment, and does not adversely impact the quality of education we deliver to our students, the goal is to determine if it is possible to reduce the footprint of school and town facilities to optimize lifetime costs (capital, facilities and operating expense), improve the learning environment, create appropriate synergies for town staff and school staff, and ensure consistency with the Town's Plan of Conservation and Development.

3. All meetings are open to the public, all minutes and content are shared via the town website

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Progress to Date:

1. **Reviewed latest facility conditions studies, their principal findings, and enrollment projections**
2. **Board of Education – 10-year facility plan, initiated in 2017**
 - a) **Initiated a 10-year facility plan in 2017**
 - b) **Studies looked at school buildings in isolation from town facilities**
 - c) **Silver Petrucelli Phase I study – identified \$65-75 MM capital investment**
 - Majority of expenditures were for facility conditions (e.g. HVAC, roofing, flooring, lighting, code compliance)
 - d) **Phase II study (2018) evaluated consolidating to 3 schools**
 - No clear alternative came as a result of the study, nor did it include other aging facilities in the district and in the town.

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Progress to Date (cont.):

3. Town – no recent comprehensive studies

- a) Recent capital investment in Police and EMS facility
- b) Annex – believed to be beyond expected life
- c) Jarvis – underutilized, potential to be repurposed

4. Preliminary work concludes that the optimal strategy likely does involve looking across BOE and Town facilities, alternatives include considering a three-school option

5. Hired Tecton Architects in 2021 to assess the utilization and condition of some of our buildings and quantify options

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Progress to Date (cont.):

- 6. Held Community Conversation #1 to discuss the Conditions Assessment and Utilization Analysis (11.17.2021)***
- 7. Met with Administration to discuss grade configuration potential (12.01.2021)***
- 8. Held Think Tank Sessions with Teacher Representatives from HES, WIS and WMS to discuss PK-1, 2-4, 5-8 option and its variants (01.13.2022 & 01.18.2022)***
- 9. Attended Town Building Tours for Conditions Assessment of Town Facilities (02.16.2022)***

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Covid

In mid 2020, the committee delayed its schedule of assessment to allow for a better understanding of the long-term implications

- *Approximately 10% turnover of housing stock in the past 2 years*
- *Analysis and recommendations will need to be tested against updated enrollment projections and enrollment scenarios*

STEAM

(Strategic Town and Educational Assets Masterplan):

- *The goal is to include all town and school facilities into a master plan for capital improvement*

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COMMUNITY CONVERSATION NO. 2

WESTON, CT

03.02.2022

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WHAT IS TONIGHT ABOUT?

WHY IS IT IMPORTANT?

HOW LONG WILL IT BE?

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Agenda



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1. Team Introductions
2. Outline Goals of the Project
3. Work Completed To Date
4. Opportunities & Development of Options
5. Next Steps

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Team Introductions ~ A collaborative effort



FOC ~ Facilities Optimization Committee

Rick Bertasi ~ Chairperson of FOC, Community Member
Steven Ezzes ~ Vice Chairman of FOC, Chairman, Board of Finance
Gayle Weinstein ~ Secretary of FOC, Community Member
Denise Harvey ~ Community Member
Tony Pesco ~Chairperson, Board of Education
Rone Baldwin ~ Vice Chairman, Board of Finance
Richard Wolf ~ Chairman, Building Committee
Ken Edgar ~Chairman, Planning & Zoning Commission

Weston Public Schools

Lisa R. Wolak ~ Superintendent of Schools
Philip Cross ~ Director of Finance and Operations
Michael DelMastro ~ Director of Facilities

Town of Weston

Samantha Nestor ~ Weston's First Selectwoman
Jonathan Luiz ~ Town Administrator

Consultant Team

TECTON ARCHITECTS Architecture & Programming
Jeff Wyszynski, AIA, ~ Principal in Charge
Justin Hopkins, RA ~ Project Manager
Antonia Ciaverella, EDAC, WELL AP, LEED AP BD+C, Fitwel

CES Building Systems Engineering
MEP Engineering
Derek Bride, AP BD+C ~ Lead Engineer

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Goals of the Project ~ A plan for the future



- 1 Document existing conditions, utilization, and capacity of Town and school facilities, identify deficiencies & opportunities to improve
- 2 Understand current and future needs, then integrate them into a long-range plan including economic implications
- 3 Identify synergies among school and Town, with the goal of optimizing use
- 4 Develop a plan that will align and optimize all of the community's assets and operations to create the best future for Weston

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- Bi-weekly FOC Meeting Updates
- Bi-weekly working sessions (FOC, School, Town)
- Community Conversation No.1

Provide baseline understanding...

- Conditions Assessment ~ Status of the physical structure
- Utilization and area analysis ~ How buildings are used

○ **Community Conversation No.2**

Identify Opportunities and Development of Options...

- **Grade Configuration ~ Vetted by Superintendent, BOE, Faculty, Admin.**
- **Logistics ~ Site capacity, phasing, proximity of grades, community use**
- Future Community Conversations to include:
 - Refinement of Options
 - Discussion of Preferred Plan



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FOC Meetings typically 2x month



Community Conversation #1

Stay Involved!
Community Conversation #2

Be part of the Solution!
Community Conversation #3

Kickoff Meeting with Tecton Team



2021



Validate Existing Conditions, Programming, and Utilization

Discussion & development of possible solutions

- Opportunities
- Benefits/Challenges
- Economic Impact
- Synergies & Scope
- Schedule

Conceptual Design
Refinement of the Options

Finalize Recommendation
Possible Grant Submission



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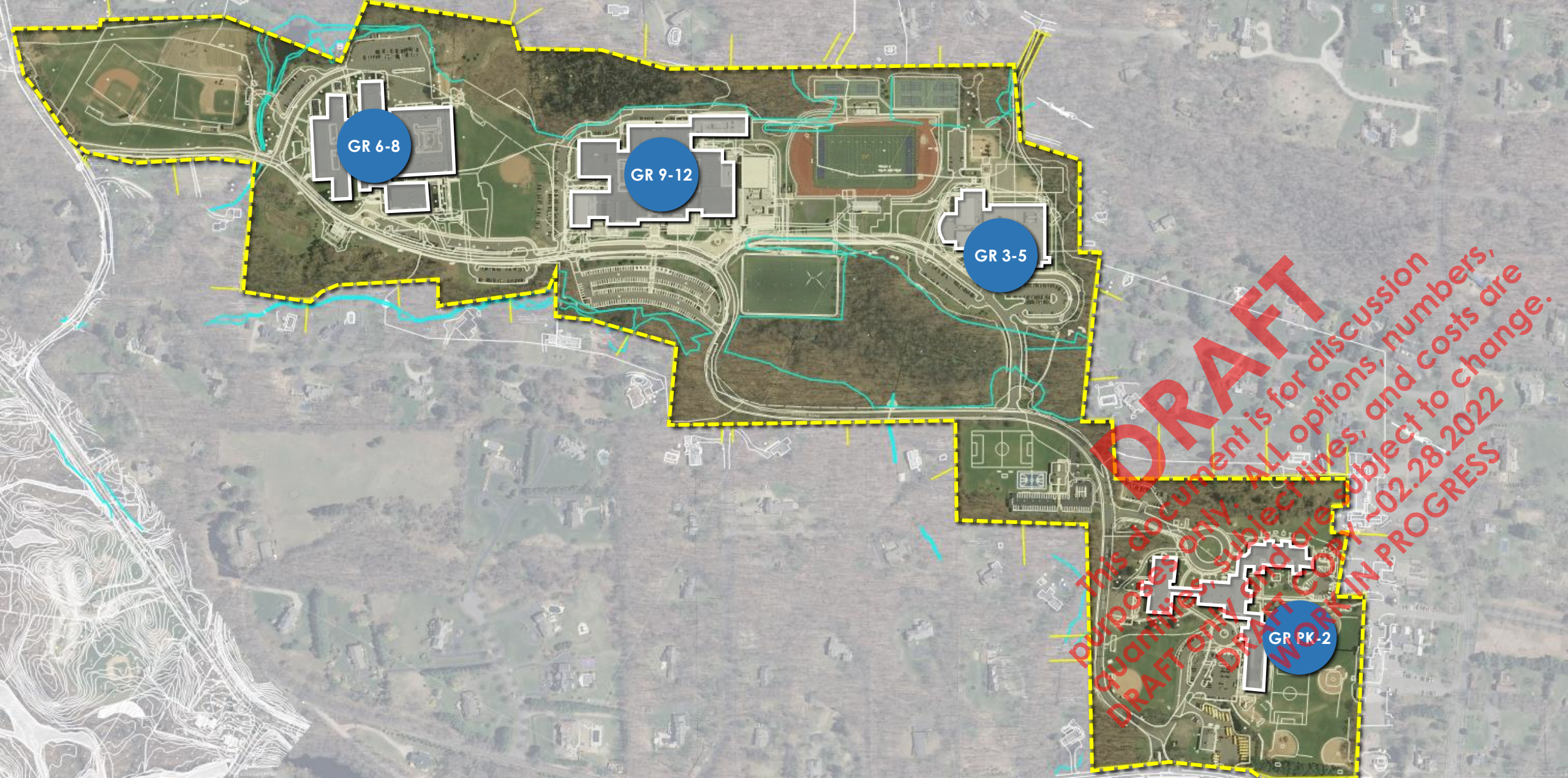
IDENTIFY OPPORTUNITIES & DEVELOP OPTIONS

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Existing Campus



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GR 6-8

GR 9-12

GR 3-5

GR PK-2

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Opportunities – “What if we can...”

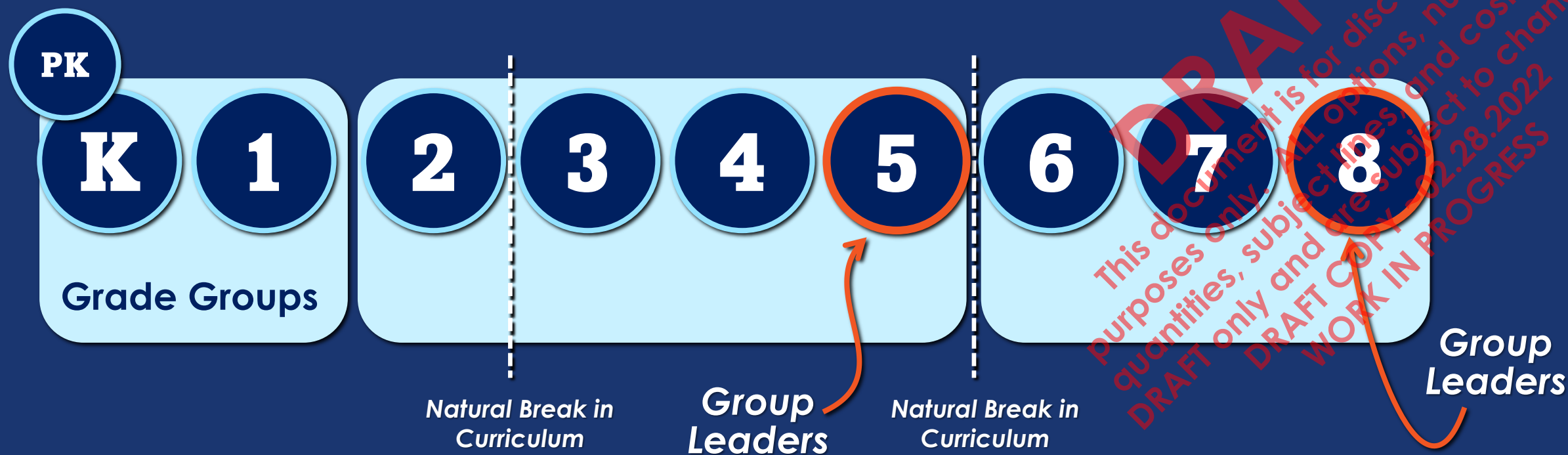


1. Improve the educational environment for Weston's continued success over the next 20+ years
2. Foster greater collaboration between schools
3. Optimize schools & repurposes HES for community and town use
4. Create a plan that results in more efficient operations & maintenance for town and schools

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Why 2-5 & 6-8?

- *5th grade thrives as school leaders, better in 2-5*
- *5th grade becomes isolated in middle school*
- *5th grade academic model and schedule is different*
- *5-8 possible but not advisable based on our district's administrator and teacher feedback.*



Building Configurations ~ Options & Considerations



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HES



Maintain
& Repair
Grades
PK-2

Renovate
Grades
PK-1+
Town

Renovate
Town +
Community

New
Grades
PK-1

WIS



Maintain
& Repair
Grades
3-5

Modify
Grades
2-5

WMS



Maintain
& Repair
Grades
6-8

Renovate
Grades
6-8

Renovate
as "New"
Grades
6-8

New
Grades
6-8

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Development of Options



Maintain Existing

PK-2, 3-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New

No Change to Campus Footprint

OPTION 1

Renovate Existing

PK-1, 2-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New

No Change to Campus Footprint

OPTION 2 & 2+

New Primary Elementary
Reno. M.S.

PK-1, 2-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New

Campus Footprint Reduced

OPTION 3

New Primary Elementary & New Middle School

PK-1, 2-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New (x2)

Campus Footprint Reduced

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Program Summary



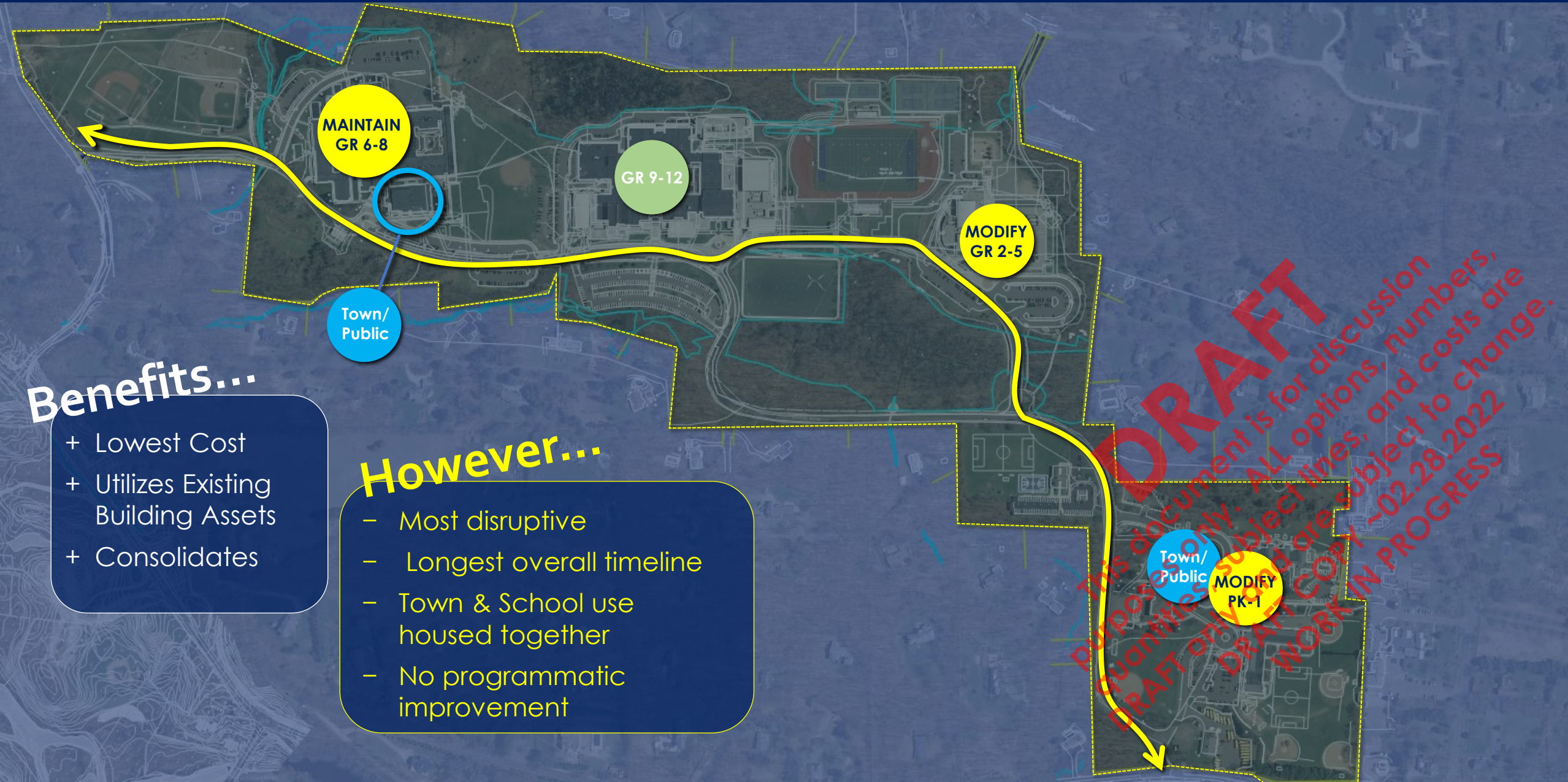
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	Maintain and Repair	Renovate Existing	New Early Elementary	New EE & New MS
	Existing	Option 1	Option 2	Option 3
Combined Age of Facilities	<p>~150 years old</p> <p>HES: 1953/54 (69 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p>~150 years old</p> <p>HES: 1953/54 (69 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p>~80 years old</p> <p>PK-1/New: (0 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p>~20 years old</p> <p>PK-1/New: (0 years old) WIS: 2005 (17 years old) 6-8/New: (0 years old)</p>
Number of School Grade Years Disrupted	<p>110 grade years</p> <p>(schools live through decades of maintenance)</p>	<p>110 grade years</p> <p>(schools live through decades of maintenance)</p>	<p>9 grade years</p> <p>(GR. 3-5 for 1 year, 6-8 for 2 years)</p>	<p>3 grade years</p> <p>(GR. 3-5 for 1 year)</p>
Projected Costs at 2/3 of Range	<p>~ \$67.8M</p> <p>(\$0 State Reimb.)</p> <p>(+++ unforeseen conditions)</p>	<p>~ \$79.6M</p> <p>(~\$3.7M State Reimb.)</p> <p>(+++ unforeseen conditions)</p>	<p>~ \$108.2M</p> <p>(~\$17.6 State Reimb.)</p> <p>(++ unforeseen conditions)</p>	<p>~ \$122M</p> <p>(~\$15.1 State Reimb.)</p> <p>(+ unforeseen conditions)</p>
Cost to Town at 2/3 of Range / Net Reimbursement	<p>~ \$67.8M (+)</p>	<p>~ \$75.9 M</p>	<p>~ \$90.6 M</p>	<p>~ \$106.9 M</p>

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Proposed Option ~ 1 “Renovate Existing”



Benefits...

- + Lowest Cost
- + Utilizes Existing Building Assets
- + Consolidates

However...

- Most disruptive
- Longest overall timeline
- Town & School use housed together
- No programmatic improvement

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Proposed Option ~ 1 (Utilize existing, lowest cost, consolidate)

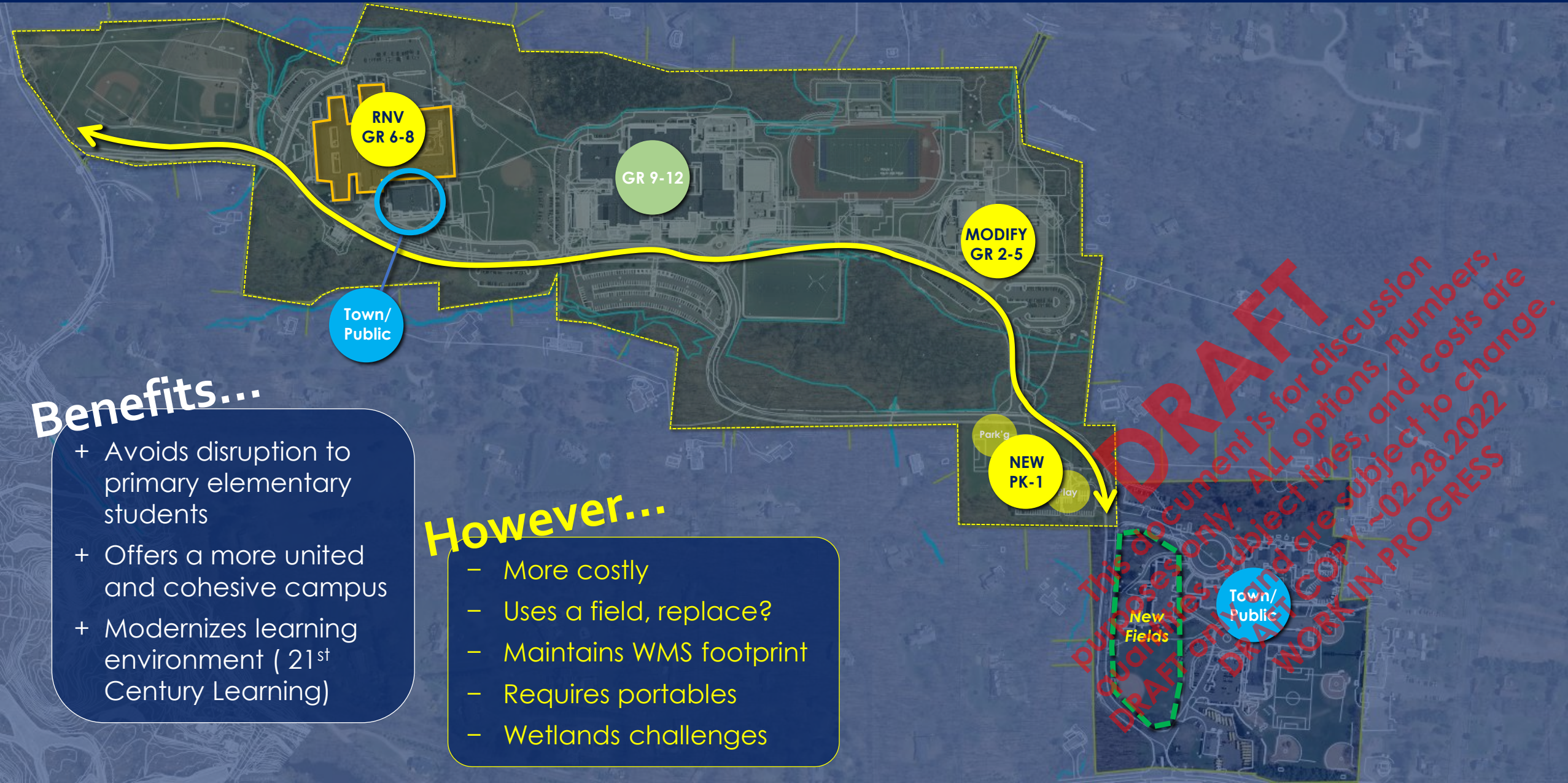


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Step	Project	Area (gsf)	Cost	
			Low	High
1	Targeted modifications/additions to WMS for grades 6-8 (593) <small>(Assumes improvements completed during summer/off hours)</small>	161,111	32.5 Million <small>(\$32,454,253)</small>	52.4 Million <small>(\$52,361,075)</small>
2	Targeted modifications/additions to WIS for grades 2-5 (746) <small>(Assumes improvements completed during summer/off hours. Requires renovate/add to cafeteria, considerable consolidation/relocation of dedicated specialized educational space, special program rooms ~ Science, Spanish, Learning Lab)</small>	114,898 +	2.6 Million <small>(2,587,830)</small>	8.6 Million <small>(8,617,350)</small>
3	Targeted modifications/additions to the first floor of HES for PK-1 (350) <small>(Assumes improvements completed during summer/off hours. Requires renovate/add to cafeteria to multipurpose)</small>	72,267	19.2 Million <small>(19,199,041)</small>	23.5 Million <small>(23,486,775)</small>
4	Targeted modifications to HES Second Floor North House for Town Hall Annex (THA) & Jarvis staff, (Bus Depot & Central off. ETR)	16,628	2.5 Million <small>(2,474,200)</small>	4.2 Million <small>(4,157,000)</small>
5	Demolish TH Annex and create fields, walking path, play and parking.	12,584	1.2 Million <small>(\$1,223,925)</small>	1.6 Million <small>(\$1,631,900)</small>
Subtotal for Proposed Option ~1			58 Million <small>(57,959,249)</small>	90.3 Million <small>(90,254,100)</small>

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Proposed Option ~ 2 “Exit HES, New Primary Elementary”



Benefits...

- + Avoids disruption to primary elementary students
- + Offers a more united and cohesive campus
- + Modernizes learning environment (21st Century Learning)

However...

- More costly
- Uses a field, replace?
- Maintains WMS footprint
- Requires portables
- Wetlands challenges

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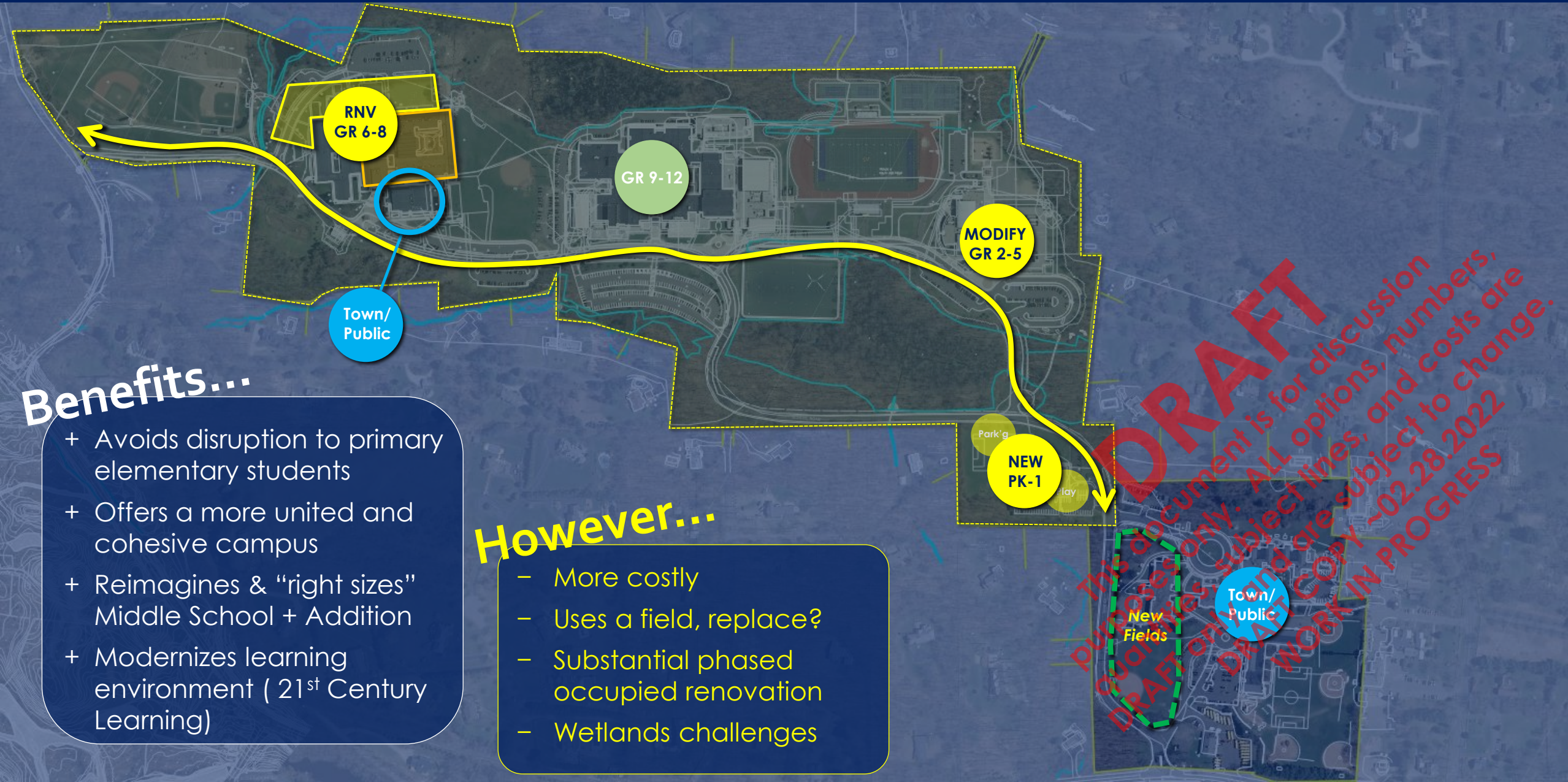
Proposed Option ~ 2 “Exit HES, New Primary Elementary”



Step	Project	Area (gsf)	Cost	
			Low	High
1	Modifications to WIS to accommodate grades 2-5 (746). Temporarily move Town Hall Annex + Central office into HES(2 nd floor North House)	114,898 +	2.6 Million (\$2,587,830)	8.6 Million (\$8,617,350)
2	Demolish TH Annex, Central Office, prepare site for new building	16,319 (12,584 + 3,735)	1.2 Million (\$1,223,925)	1.6 Million (\$1,831,920)
3	New PK-1 (350) building on TH Annex Site	43,400	25.1 Million (\$25,146,129)	27.1 Million (\$27,129,000)
4	Renovate WMS Grades 6-8 (593), disconnect pool & “new” gym for community use	WMS ~ 135,131 G/P ~ 25,980	58.2 Million (\$58,200,000) 2.6 Million (\$2,598,000)	63.9 Million (\$63,050,000) 3.9 Million (\$3,897,000)
5	Renovate HES for Expanded Senior Center, Parks & Recreation, Central Office, and TH Annex departments (Other community opportunities)	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	4.4 Million (\$4,424,400)	7.4 Million (\$7,374,000)
6	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite.	34,317 (17,689+16,628)	1.8 Million (\$1,715,850)	2.6 Million (\$2,573,775)
Subtotal for Proposed Option ~ 2			95.9 Million (\$95,896,135)	114.3 Million (\$114,269,025)

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Proposed Option ~ 2+ “Exit HES, New Elem., RNV + Addition M.S.”



Benefits...

- + Avoids disruption to primary elementary students
- + Offers a more united and cohesive campus
- + Reimagines & “right sizes” Middle School + Addition
- + Modernizes learning environment (21st Century Learning)

However...

- More costly
- Uses a field, replace?
- Substantial phased occupied renovation
- Wetlands challenges

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Proposed Option ~ 2+ “Exit HES, New Elem., RNV + Addition M.S.”



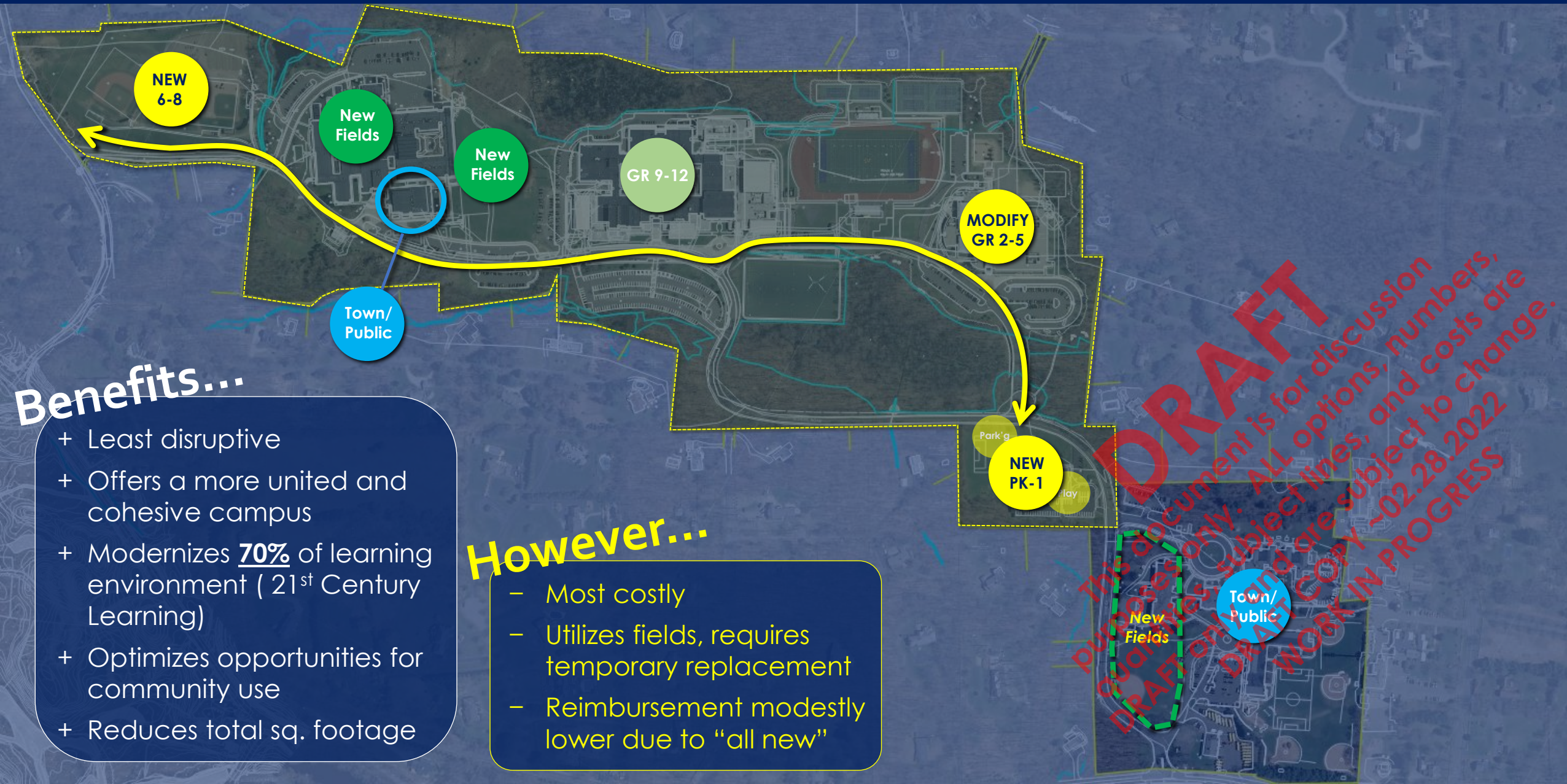
Step	Project	Area (gsf)	Cost	
			Low	High
1	Right size and Renovate as new WMS Grades 6-8 (593), disconnect pool & “new” gym for community use	WMS ~ 102,000 G/P ~ 25,980	58.2 Million (\$58,200,000) 2.6 Million (\$2,598,000)	63.1 Million (\$63,050,000) 3.9 Million (\$3,897,000)
2	Modifications to WIS to accommodate grades 2-5 (746). Temporarily move Town Hall Annex + Central office into HES(2 nd floor North House)	114,898 +	2.6 Million (2,587,830)	8.6 Million (8,617,350)
3	Demolish TH Annex, Central Office, prepare site for new building	16,319 (12,584 + 3,735)	1.2 Million (\$1,223,925)	1.6 Million (\$1,631,900)
4	New PK-1 (350) building on TH Annex Site	43,400	25.1 Million (\$25,146,129)	27.1 Million (\$27,125,000)
5	Renovate HES for Expanded Senior Center, Parks & Recreation, Central Office, and TH Annex departments (Other community opportunities)	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	4.4 Million (\$4,424,400)	7.4 Million (\$7,374,000)
6	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite.	34,317 (17,689+16,628)	1.8 Million (\$1,715,850)	2.6 Million (\$2,573,775)
Subtotal for Proposed Option ~ 2+			95.9 Million (\$95,896,135)	114.3 Million (\$114,269,025)

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Proposed Option ~ 3 “New EE & New Middle School”



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Benefits...

- + Least disruptive
- + Offers a more united and cohesive campus
- + Modernizes **70%** of learning environment (21st Century Learning)
- + Optimizes opportunities for community use
- + Reduces total sq. footage

However...

- Most costly
- Utilizes fields, requires temporary replacement
- Reimbursement modestly lower due to “all new”

Proposed Option ~ 3 “New EE & New Middle School”



Step	Project	Area (gsf)	Cost	
			Low	High
1	Build New 6-8 (593) on (E) baseball field to north	102,000	66.3 Million (\$66,300,000)	71.4 Million (\$71,400,000)
2	Modifications to WIS to accommodate grades 2-5 (746). <i>Temporarily move Town Hall Annex + Central office into HES(2nd floor North House)</i>	114,898 +	2.6 Million (2,587,830)	8.6 Million (8,617,350)
3	Demolish TH Annex, Central Office, prepare site for new building	16,319 (12,584 + 3,735)	1.2 Million (\$1,223,925)	1.6 Million (\$1,631,900)
4	New PK-1 (350) building on TH Annex Site	43,400	25.1 Million (\$25,146,129)	27.1 Million (\$27,125,000)
5	Demolish WMS, disconnect pool & “new” gym for community use, relocate baseball field to former WMS	WMS ~ 125,500 G/P ~ 25,980	3.8 Million (\$3,769,000) 2.6 Million (\$2,588,000)	7.5 Million (\$7,380,000) 3.9 Million (\$3,897,000)
6	Renovate HES for Expanded Senior Center, Parks & Recreation, Central Office, and TH Annex departments (Other community opportunities)	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	4.4 Million (\$4,424,400)	7.4 Million (\$7,374,000)
7	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite.	34,317 (17,689+16,628)	1.8 Million (\$1,715,850)	2.6 Million (\$2,573,775)

Subtotal for Proposed Option ~ 3

107.8 Million
(\$107,761,135)

130.2 Million
(\$130,149,025)

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Development of Options



Maintain Existing

PK-2, 3-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New

No Change to Campus Footprint

OPTION 1

Renovate Existing

PK-1, 2-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New

No Change to Campus Footprint

OPTION 2 & 2+

New Primary Elementary
Reno. M.S.

PK-1, 2-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New

Campus Footprint Reduced

OPTION 3

New Primary Elementary & New Middle School

PK-1, 2-5, 6-8, 9-12

Isolated Repairs
Comprehensive Renovation
Build New (x2)

Campus Footprint Reduced

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FOC Meetings typically 2x month



Community Conversation #1

Stay Involved!
Community Conversation #2

Be part of the Solution!
Community Conversation #3

Kickoff Meeting with Tecton Team



2021



Validate Existing Conditions, Programming, and Utilization

Discussion & development of possible solutions

- Opportunities
- Benefits/Challenges
- Economic Impact
- Synergies & Scope
- Schedule

Conceptual Design
Refinement of the Options

Finalize Recommendation
Possible Grant Submission



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We'd like to hear from you...



- No decisions have been made...we are seeking input, suggestions, alternatives
- What is your initial reaction to the options?
- Is there a preference? Fix what we have or something more?
- Is there a preference to Renovation vs. New?
- Preferences to a priority, where to start first?
- Are there questions on the scope of the options?

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THANK YOU



Tecton
ARCHITECTS

Share your thoughts!



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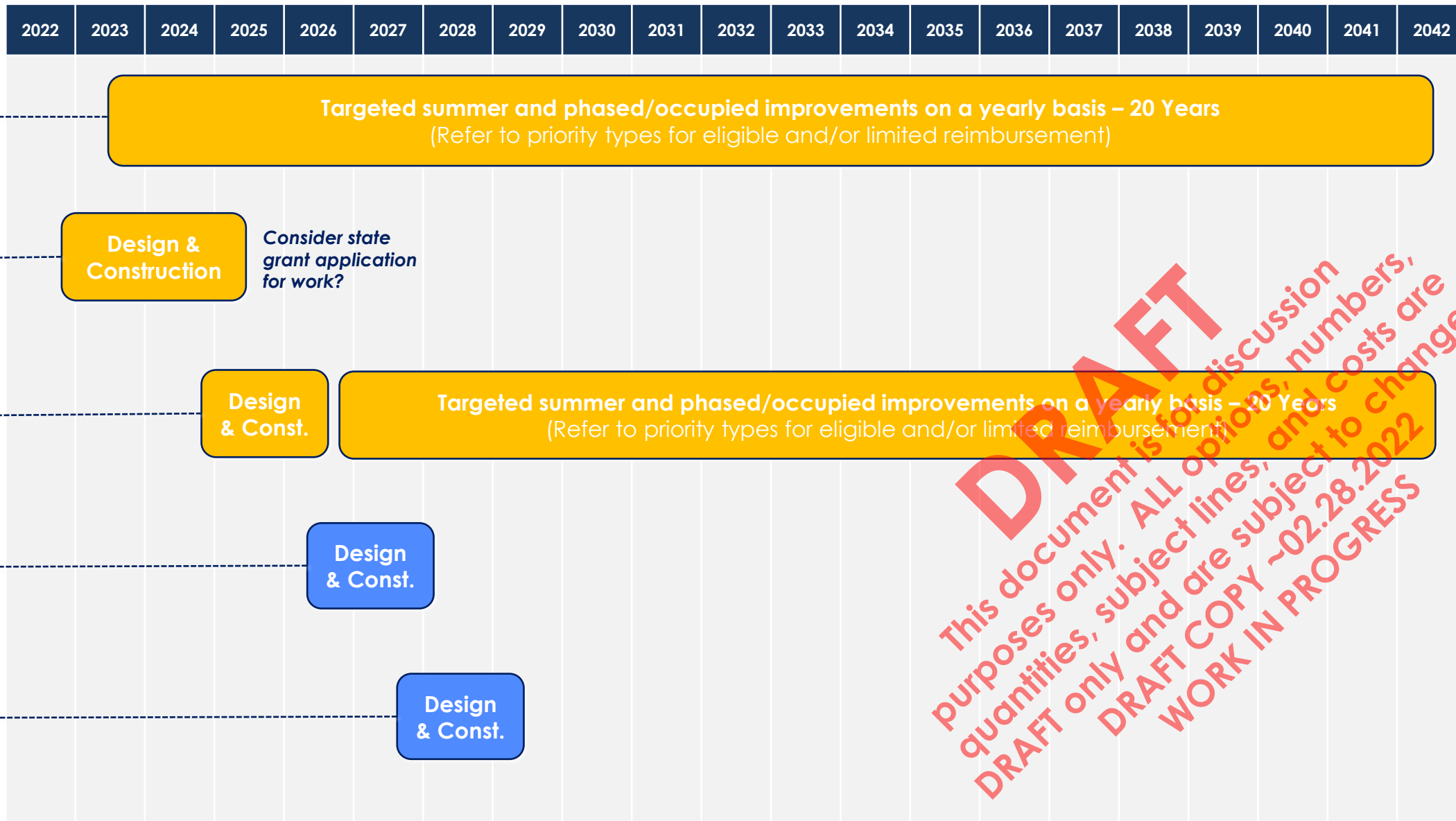
Find project materials



WEBSITE:
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Check here for updates!

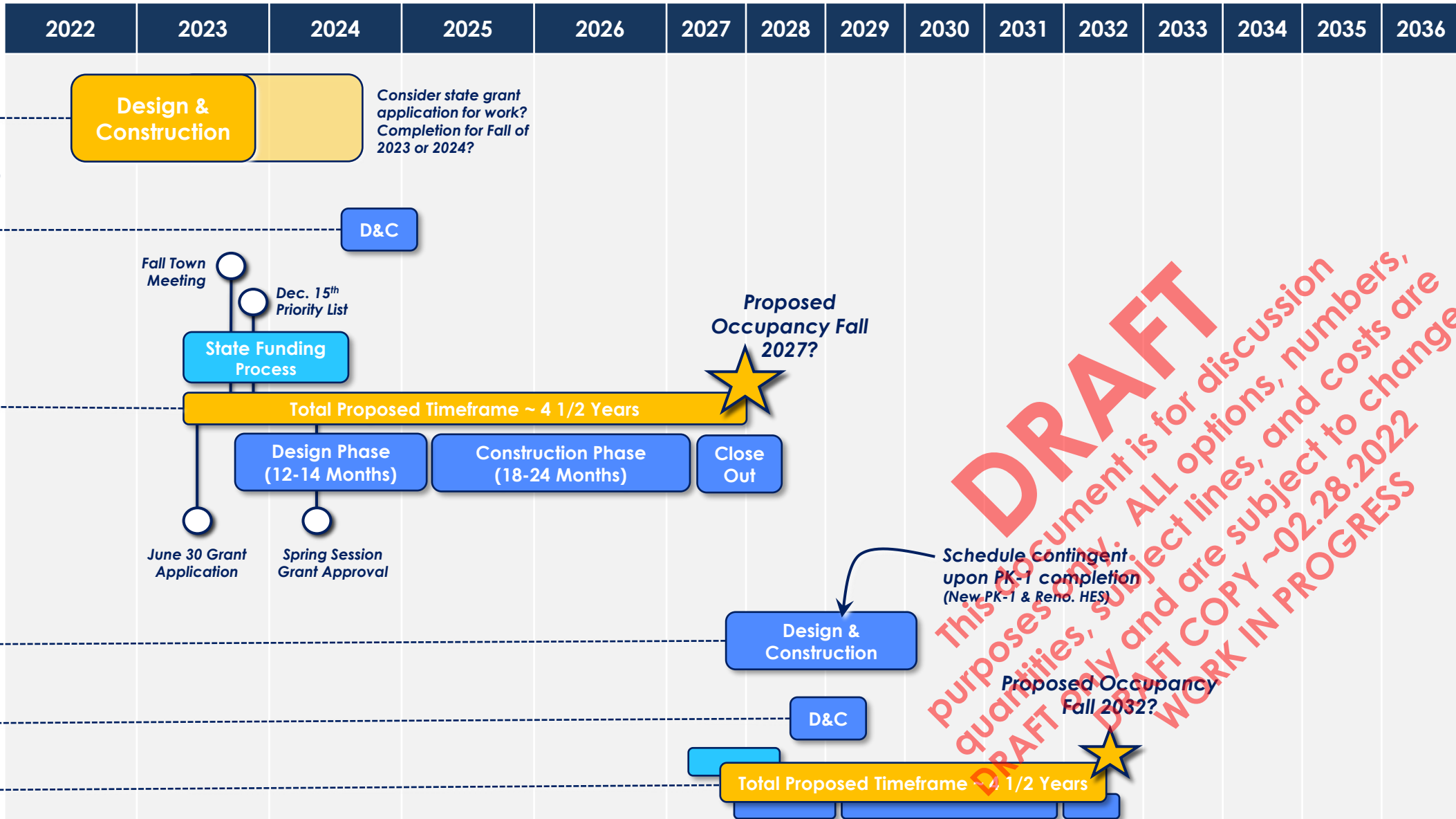
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Milestone Schedule ~ Option 1

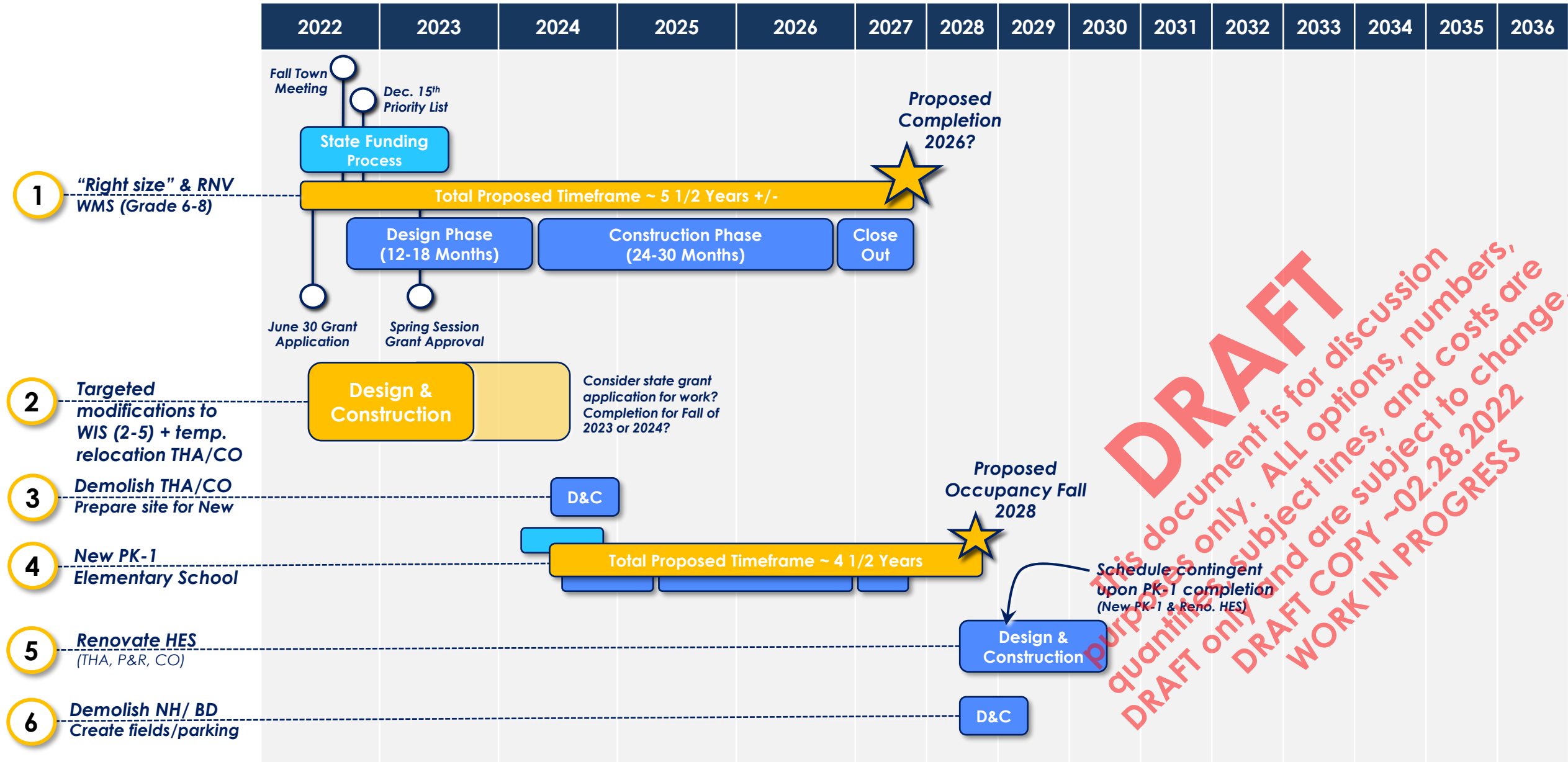


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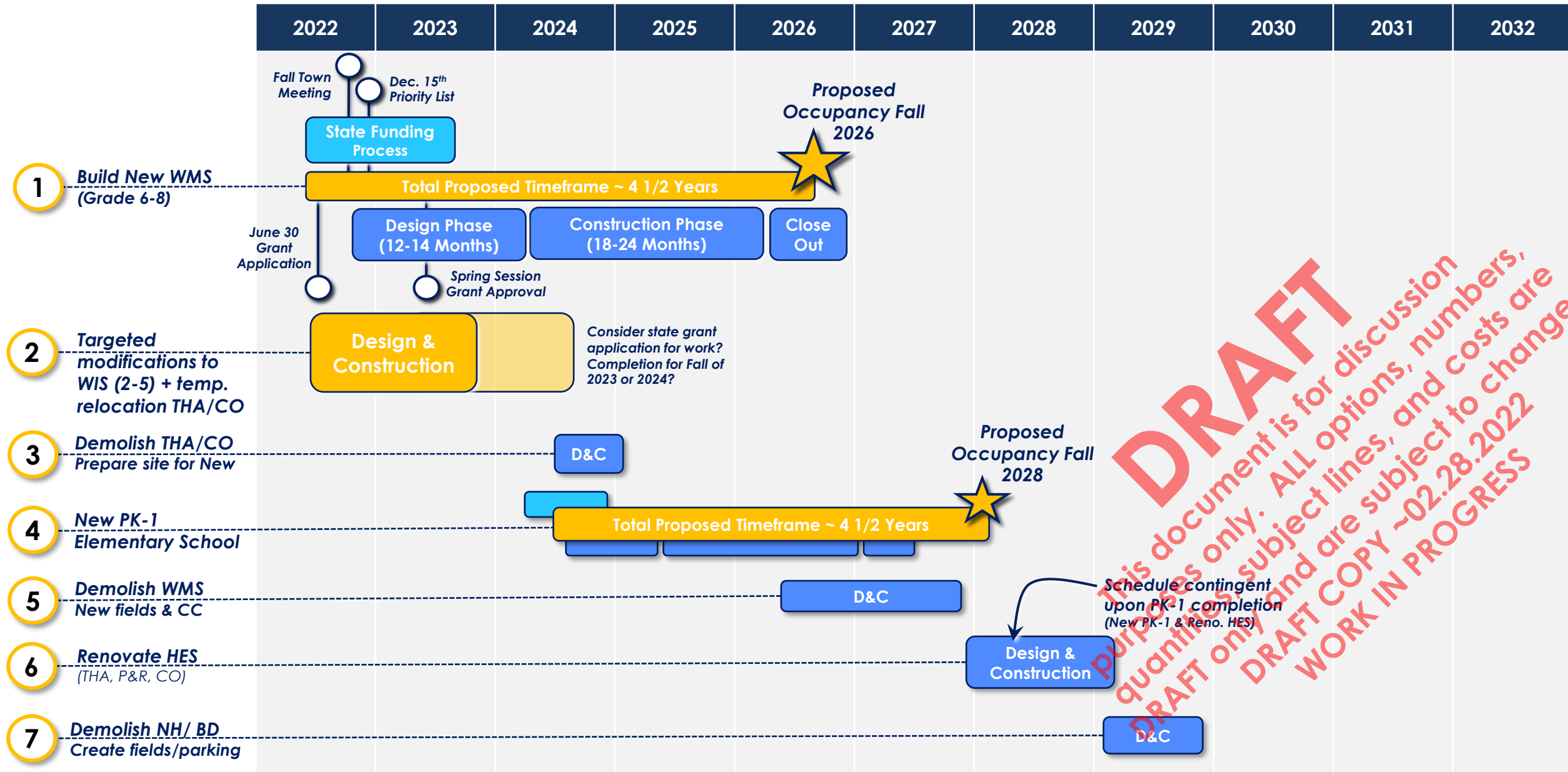
Sample Milestone Schedule ~ Option 2



Sample Milestone Schedule ~ Option 2+



Sample Milestone Schedule ~ Option 3



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