

Concord Middle School Building Committee
Meeting Minutes
January 7, 2021

PRESENT: Laurie Hunter, Dawn Guarriello, Court Booth, Pat Nelson, Matt Root, Matt Johnson, Charles Parker, Stephen Crane, Frank Cannon, Jared Stanton, Chris Popov, John Harris, Kate Hanley, Russ Hughes, Heather Bout

ABSENT: Tim Hult, Justin Cameron

PRESENT FROM HILL INTERNATIONAL: Peter Martini, Ian Parks, Duclinh Hoang

PRESENT FROM SMMA/EWING COLE: Kristen Olsen, Matt Rice, Philip Poinelli, Keith Fallon, Saul Jabbawy, Bill Smarzewski

MEETING ORGANIZER: Dawn Guarriello

Call to Order

Dawn Guarriello called the meeting to order at 7:33 A.M. via Zoom Virtual Conference call. A recording of the meeting will be made available at the Concord Public School's project page and Town of Concord's website.

Approval of Minutes

Court Booth made a motion to delay the approval the minutes of the Building Committee Meeting Minutes from May 14, 2020 and December 10, 2020. They will be considered at the next meeting. Seconded by Pat Nelson. The motion carried unanimously.

Subcommittee and Project Team Business

Dawn Guarriello read a letter from Tim Hult to the School Building Committee noting he will be moving back from a leadership role on the Concord Middle School Building Committee starting January 1, 2021 due to a non-covid medical condition. With Tim Hult stepping down as Co-chair, Heather Bout motioned to nominate Vice Chair Pat Nelson as co-chair and seconded by Stephen Crane. Motion carried unanimously.

Vote for vice chair position was tabled for the next School Building Committee Meeting. Heather Bout would like to make a recommendation for changing the communications subcommittee to a communications work group with community liaisons and would provide more formal information for the committee to review. This too was tabled for further discussion at the next School Building Committee Meeting.

Peter Martini of Hill International introduced two new members, Ian Parks and Duclinh Hoang, at the restart of the Concord Middle School Project. Mike Carroll is still involved and is taking more of an expert role.

Educational Plan Update

Dr. Hunter provided an update on a draft Education Plan that was presented to the Concord School Committee on January 5, 2021. The Education Plan includes all aspects of what is required to run a school and space requirements. The Education Plan highlights the team teaching and learning model for the organization of the school. Dr. Hunter noted she is working with the department chairs to integrate the feedback from the School Committee with the intent of making revisions. School Committee is slated to vote to approve the plan on Tuesday, January 12, 2021. Kristen Olsen of SMMA noted the Education Plan is focused on how education is performed which includes teaching and learning, group sizes and environment for teacher.

Concord Middle School Designer Update

Kristen Olsen of SMMA presented a project design update on their current progress. Kristen provided a recap of the goals, charge for the 2021 Feasibility Study, critical information and decisions, project cost drivers, next steps and process and time. The goals of the project include the cost limit of \$100 million, estimated construction cost limit of \$80 million, consolidate Peabody and Sanborn Middle Schools on Sanborn Middle School site. Design enrollment of 700 students for grades 6-8. Team teaching modeling is a goal for the middle school. Consideration for sizing of Gymnasium and Auditorium for more than Middle School but with school educational requirements being a priority. Sustainability is a top priority along with design for Net Zero Ready and ultra-low energy design. Kristen described the 'three legged stool' with the three legs being budget, quality, and schedule. Critical information and decisions needed for Feasibility Study noted by Kristen are Education Plan and enrollment, site/location, and program and square footage of the building to move forward towards Schematic Design. Once fundamentals are set and decided, in Schematic Design, SMMA will go into refinements and there are still floor plan changes but at a smaller level. SMMA noted there are fixed costs that cannot be controlled like demolition of the Sanborn Building and Abatement pre-demolition, code compliance and escalation based on the schedule. Costs that we can control include building square footage, engineering systems, site program, building material, construction delivery method and sustainability.

Kristen Olsen provided next steps for focused discussion with subcommittees. Kristen noted the Educational Leadership Team would develop the Ed Plan, information on the educational use of gymnasium and auditorium, educational use of site program, review and provide input on space summary that reflects space efficiencies while meeting educational needs. The Design Subcommittee assists in evaluating requirements for community use of school, requirements for building massing and materials and review draft space summary and site/ building concepts to make a recommendation to the School Building Committee. The Sustainability Subcommittee would inform the design team of applicable town policies and goals, recommend minimum sustainability requirements to SBC and discuss above-minimum sustainability goals. The Communications Subcommittee would ensure the information is available to the community to ensure they are informed. Select Board & (Town) Finance Committee would review and discuss the construction delivery method, funding sources for additional site programs and discussion on Peabody school and site. SMMA would continue collecting community input for athletic programs, performing arts and civic use for the Town.

Design Subcommittee Update

Court Booth provided an update on the Design Subcommittee noting that he and Charlie Parker reviewed most the most recent space summary and supporting data from the school about program and schedule.

Court mentioned looking at the benchmarks, Concord is 20% larger than MSBA guidelines and 14% larger than average of peer schools without accounting for auditorium and larger gym. For utilization, the proposed Concord design is at 68% compared to the typical guidelines at 85%. When comparing the Gates School in Scituate, the square footage is 8% over the MSBA guidelines with the teaming model. Subcommittees will meet with internal stakeholders, educators and the community. Court noted there was work during the pause and the minutes were publicly reported. The Design Subcommittee plans to continue to use comparative analysis on the sizing and utilization to develop a recommendation to the SBC.

Correspondence

No update.

Upcoming Meetings

The next School Building Committee is February 11, 2021 at 7:30 am. Subcommittee meetings have yet to be established. Dates will be posted once available.

Adjournment

Dawn Guarriello requested the meeting to be adjourned at 9:11 AM. Chris Popov made the motion to adjourn, Court Booth seconded the motion. The motion carried unanimously.

Details of this meeting can be found on the YouTube link below:

<https://www.youtube.com/watch?v=Ruca0eUvVXc&t=11s>