

Concord Middle School Building Committee
Meeting Minutes
February 11, 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, Justin Cameron

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

PRESENT FROM SMMA/EWING COLE: Kristen Olsen, Philip Poinelli, Bill Smarzewski, Martine Dion

MEETING ORGANIZER: Dawn Guarriello

Call to Order

Dawn Guarriello called the meeting to order at 7:30 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

Heather Bout made a motion to approve the minutes of the Building Committee Meeting Minutes from May 14, 2020, December 10, 2020 and January 7, 2021. Seconded by Stephen Crane. Motion carried unanimously with Matt Johnson abstaining on the May 14, 2020 meeting vote and Justin Cameron abstaining on the January 7, 2021 meeting vote.

Subcommittee and Project Team Business

Dawn Guarriello asked for any volunteers or nominations for the role of vice chair and asked Pat Nelson provided an update on the role of the vice chair. The vice chair is someone who is willing to step in if one of the chairs had to step down or if there is no chair available to chair a meeting and someone who would be willing to keep up with emails and correspondences. No nominations for role of vice chair. Topic was tabled.

Heather Bout provided an update on the Communications Subcommittee (CSC) and is no longer recommendation a change in structure but a change in membership since Pat Nelson became co-chair of the School Building Committee. Heather Bout gave an update on communications on what the subcommittee has been doing and what they will be going to do moving forward. The subcommittee is looking to expand community outreach in terms of outgoing communications and collecting input. Listening sessions with various groups in town has been on-going throughout the month and into next. Recently the group has met with League of Women Voters and an upcoming meeting with the Commission on Disability and Rotary. There is an update to the distribution list, one list is for end users who receives an announcement of what's happening and a separate list for Point of Contact List. The Point of Contact list includes all of the town committee chairs and heads of organizations. Community forums will be on Town Calendar moving forward.

Stephen Crane made a motion to add Kate Hanley to the Communications Subcommittee. Motion was seconded by Court Booth. Motion carried unanimously.

Dawn Guarriello provided an update on the Finance Subcommittee and noted the only members are currently John Harris and Jared Stanton.

Heather Bout made a motion to add Stephen Crane to the Finance Subcommittee. Motion was seconded by Matt Johnson. Motion carried unanimously.

Court Booth provided an update on the Design Subcommittee and motioned to add Russ Hughes to the subcommittee. Seconded by Matt Johnson. Motion carried unanimously.

Educational Plan Update

Kristen Olsen of SMMA provided an update on the educational plan noting there was a number of revisions and was approved by the School Committee on January 26, 2021. Dr. Laurie Hunter noted the Educational Plan can be found on the webpage and is available to everyone.

Construction Delivery Method

Peter Martini of Hill International discussed the Construction Delivery Method describing Massachusetts General Law Chapter 149 (design-bid-build) and Chapter 149A (Construction Manager at-risk). Chapter 149 is a traditional system is where the lowest price on bid day gets the job. The drawings are complete and there is no input from the General Contractor (GC). The General Contractor's contract is a lump sum. Chapter 149A allows you to engage and interview the Construction Managers (CM) as early as Design Development. The CM is brought on in a competitive basis based upon their qualifications, percentage fee and general conditions. The CM would provide input during bidding and is part of their pre-construction proposal. The CM's contract is open book with a Guaranteed Maximum Price (GMP) meaning if the final costs are below the GMP then the money goes back to the Town. Some disadvantages to 149 Design-Bid Build is the hard price is unknown until all bids are received, there is no GC input in design or planning and is prone to changes and claims which may increase final project cost. Disadvantages to 149A CM at-risk is potential for higher upfront cost for CM assistance, potential for higher cost due to more management personnel and potential for change orders when design intent is challenged.

Next, Ian Parks of Hill International presented known factors and influence of the two delivery methods to the committee. Ian Parks noted there is sufficient time available for the design and bid process. Sustainability features can be designed without CM input without having them engaged early. The project is not an addition/renovation project which would not impact the current school program or activities. A risk factor to be aware of is the market costs in 2023 can be projected through escalation but remain a risk.

Schedule Discussion

To be discussed at next school building committee.

Cash Flow Update

To be discussed at next school building committee.

Concord Middle School Designer Update

Kristen Olsen of SMMA provided some key points during the design subcommittee meeting by doing a refresher on what is applicable on the general site information and constraints, zoning and permits and existing Sanborn School is to remain in operation until the new school opens. For site zoning, Preliminary feedback from Town Staff noted the impervious lot coverage does need to remain under 15% because there is not an existing non-conformance at this site.

It was noted during the design subcommittee meetings, SMMA has been using the approved Educational Plan as a cornerstone to developing the space recommendations. The enrollment is confirmed at 700 students for Grades 6-8 with class sizes of 19-20 students per class. SMMA had started with the review of the master schedule and factored in any anticipated future activities. The new school schedule would assume 3 lunches, one per grade. The design team recommended space summary of 95,330 nsf and 142,995 gsf (1.5 multiplier). Since 2020, there was an overall reduction of 1,000 gsf. The space plan was able to increase efficiencies by increasing the gymnasium by 1,000 nsf from 6,000 to 7,000 to improve perimeter run-off zone. Music and Performance now accommodate 1-grade level auditorium. World Languages program classrooms were maintained in dedicated classrooms but one fewer. Team teaming approach has been maintained with 4 on-team subjects.

SMMA provided a preliminary cost analysis noting they were building it from the ground up carrying over the demolition and abatement cost from the March 2020 estimate, updating escalation based on project references to 8% and reducing site cost from prior estimate. The project will no longer include work on the lower fields so the new site target cost would be \$7.5M or lower. The updated construction cost is around \$555/sf which would bring the total construction cost to around \$80M.

Correspondence

Heather Bout noted since the last meeting, the committee has received 4 emails to the whole committee regarding technology use in the Ed Plan and curriculum, suggestion for a TV studio in the new building, MEF and wiring, and use of geothermal. The correspondences get responded to by the chairs of the subcommittees and is being tracked.

Public Comment

Linda Nieman, 59 Mallard, asked about the net zero ready infrastructure if during the design process the project had been in contact with CMLP and if the structures will be root tops or is it going to be over the parking structure.

Kristen Olsen of SMMA noted the \$555/sf does assume a baseline of net zero ready and is moving forward with the target EUI of 25 or better. SMMA does perform a life cycle cost analysis of various mechanical systems during the schematic design phase. It was noted the cost of the solar panels themselves is currently not part of the project cost. CMLP will procure the panels and the scope of work for solar.

Upcoming Meetings

The next School Building Committee is March 04, 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 9:34 AM. Frank Cannon made the motion to adjourn, Chris Popov 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=hyzbTP7qBY>

APPROVED