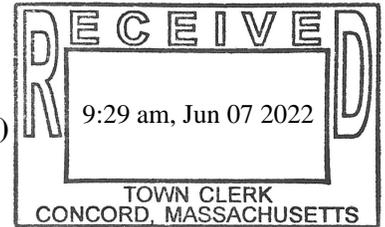


**Design Subcommittee (DSC)
 Concord Middle School Building Committee (CMSBC)
 Meeting Minutes - March 17th, 2022
 Virtual Meeting conducted via Zoom**



PRESENT: Court Booth, Dawn Guarriello, Russ Hughes, Chris Popov, Charlie Parker

PRESENT FROM HILL INTERNATIONAL: Peter Martini, Ian Parks, Susan McCann, John Cutler

PRESENT FROM SMMA and Ewing Cole: Lorraine Finnegan, Keith Fallon, Nicole Bronola, William Smarzewski, Matthew Rice

Court Booth called the online meeting to order at 7:30 AM. He noted that the meeting was recorded, then performed a roll call for attendance.

Approval of Minutes:

There were no comments on the September 10th or September 14th meeting minutes. Chris Popov motioned to approve the meeting minutes as drafted. Dawn Guarriello seconded the motion. The motion carried unanimously.

9/10/2022 minutes	Combined approval
9/14/2022 minutes	
Motion to approve	C Popov
Seconded	D Guarriello
Discussion	None
Vote	Unanimous in favor

Role and Function of the Design Subcommittee: Ian Parks, Hill Intl

- Presented the role and function of the Design Subcommittee through Design Development, a document generated by Hill with the assistance of Court Booth. The DSC will meet (4) times during Design Development, one week ahead of the Concord Middle School Building Committee, to review design progress presented by SMMA.
- The DSC will confirm that design progress is consistent with the approved Schematic Design and will ask questions accordingly to ensure the subcommittee’s understanding of the design.

Court Booth added that the DSC role is one of review, but not necessarily to make recommendations.

C Parker asked how the DSC role and function relates to cost estimating.

- P Martini responded that part of the role of the DSC was to ensure that the budget agreed to was reflected in the design as it progresses.
- L Finnegan added that cost estimating falls under the purview of the full Concord Middle School Building Committee, a point with which Dawn Guarriello and Pat Nelson agreed.

Schedule Review: Ian Parks, Hill Intl

- Reviewed the Design Development milestone schedule highlighting SMMA's march towards a Design Development estimate set due May 27, 2022. The plan review/estimating phase will follow thereafter and cost will be presented to the Concord Middle School Building Committee in late June 2022.
- Reviewed the proposed DSC meeting schedule which includes meetings #2-4 on April 14th, May 19th, and June 23rd at 7:30am.

C Booth advised checking with the Concord school staff regarding the April 14th meeting as the school district has vacation that week.

Presentation and Review of Updated Floor Plans: Keith Fallon, Ewing Cole

Reviewed the design impact of four specific value management (VM) initiatives as well as the progress being made towards material selection and glazing adjustments.

Value Management Initiative 26: William Smarzewski, Ewing Cole

- Reviewed the design impact of VM Item #26 which was the removal of 934 gross square feet (GSF) from the building.
- **New GSF of building is now 142,576 gsf.**
 - The corridor separating the gymnasium from the locker rooms, gym office, and gym storage was removed from the scope to meet this VM initiative.
 - The locker rooms, office and gym storage will now be directly accessible through the gymnasium as opposed to through the corridor.

D Guarriello asked what the square footage of the locker room was and if it would require a secondary exit.

L Finnegan responded that she would check the square footage but did not believe it called for a secondary exit.

Media Center: William Smarzewski, Ewing Cole

Reported the media center was realigned to line up with the main entrance as discussed with the Concord Middle School Building Committee during schematic design.

D Guarriello added the following input:

- Raised concern regarding a pinch point on the second level floor plan
- Recommended expanding the corridor to avoid a dead-end corridor

W Smarzewski responded that this is an area that would evolve as Design Development progresses.

Note that the media center realignment is not a component of VM initiative 26, but rather a response to a previous DSC/CMSBC recommendation.

VM initiatives 18B and 20: Saul Jabbawy, Ewing Cole

- Reviewed renderings showing replaced brick type 3 and all brick type 1 with ground face CMU.

VM initiative 27: Saul Jabbawy, Ewing Cole

- Reviewed impact regarding reduction of the height of the glass connector in the bridge.
- Assumed approach was to reduce glazing in the bridge connector from 12 feet to 8 feet.
- Proposed configuration reduced the glazing head to 10 feet, matching the ceiling height, and raising the ground level sill height to 18 inches.

Preliminary Measurements of The Noise Level on The Property Line Lorraine Finnegan, SMMA

- Received preliminary measurements of the noise level on the property line and studies confirmed the need for acoustical screens on the south facing side of the HVAC units.
- SMMA is awaiting further information from Ascentech regarding attenuation options for the HVAC units to reduce the noise.
- There is a possibility that the savings realized from reducing the acoustical screen scope will be spent on attenuation of the HVAC units.
- SMMA will review the 16 options and report back to the committee with their recommendation regarding the acoustical screening.

Next Steps:

- Keith Fallon, Ewing Cole announced the upcoming design meetings for SMMA/Ewing Cole; Programming Sessions scheduled for March 22nd and 23rd with the various CMS education groups.
- Concord Middle School Building Committee meeting scheduled for March 24th
- Next Design Subcommittee meeting is scheduled for April 14th:
 - Design advancement of Classrooms, Team Commons, Auditorium, Cafeteria, Gymnasium, Site and Landscape.

C Booth requested that SMMA send the slides to Design Subcommittee following the conclusion of the meeting.

Public Comment:

Karlen Reed and Pat Nelson expressed their excitement with design progress and the continued involvement by the Design Subcommittee.

Adjournment

Court Booth entertained motions to adjourn at 8:45am. Dawn Guarriello motioned to adjourn. Chris Popov seconded the motion. The motion to adjourn carried unanimously.

Adjournment	C Booth
Motion to approve	D Guarriello
Seconded	C Popov
Discussion	None
Vote	Unanimous

A recording of this meeting is available at:

https://us02web.zoom.us/rec/share/4ZpubZb_Xee-Ktw_gjYvFCqFoXlpYBB7mMPPkMqRjl8lgWLWbGUJB_Rstz_ksli2.YqJdLTcslkfg2v6