

Concord Middle School Building Committee
Meeting Minutes
March 18, 2021

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

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

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

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.

Correspondence

Heather Bout made motion to move Correspondence forward in the agenda. Seconded by Stephan Crane. Motion carried unanimously.

Heather Bout provided an update on correspondence noting the committee had received 13 emails. The topics of the emails are healthy indoor environment, auditorium, gymnasium, access to outdoors and project delivery.

Approval of Minutes

Court Booth noted on Page 2 of the March 4, 2021 meeting minutes references "Court Booth questioned the base design itself on the tree top design which was the recommendation that was the favorite before the pause and if the committee is wedded to the design." Court clarified at the time the design did not have cost or sustainability implications different from any other design.

Frank Cannon made a motion to approve the minutes of the Building Committee Meeting Minutes from March 4, 2021. Seconded by Chris Popov. Motion carried unanimously.

CMSBC, Subcommittee, and Project Team Business

Court Booth noted the Design Subcommittee met on March 16, 2021 and looked at concept drawings with an additional 6,000 square foot gym. Pat Nelson noted that she would like SMMA and Hill to make a recommendation on what the roles of the subcommittees might have as the project is moving into Schematic Design. Matt Root reported that there is no update from the Sustainability Subcommittee. Heather Bout provided the Communications Subcommittee update that the next Community Forum would take place on March 31, 2021.

Total Project Schedule Discussion

Ian Parks of Hill International provided a presentation of the Project Schedule noting that the Schedule had been briefly presented in a prior meeting but that there was insufficient time for detail and discuss. The first option is no “early” release of design phases showing Special Town Meeting date of December 10, 2021 which is a placeholder followed by a 3 month gap until the Special Town Election on March 10, 2022 (also a placeholder) then Design Development/Construction Documents Phase. The bid and award would happen in Quarter 2 of 2023 followed by an 18 month construction schedule with punch list and move in date of March 2025.

The second option shows an early release of Schematic Design, Design Development and Construction Documents. This option shows the same Special Town Meeting date placeholder of December 10, 2021 but a Special Town Election happening anytime between December 17, 2021 through March 10, 2022, 2021. This schedule shows punch list and move in date of January 2025. This schedule assumes a bid in Quarter 1 of 2022 for which the estimates would have an 8% escalation assumption instead of the 9% assumed with the schedule scenario Option A. Release of the Design Development phase in advance of the Town Election would require that Town Meeting would need to approve an early release of a portion of design funds at risk.

The schedules both present a Design Bid Build delivery method and do not show demolition of the existing building and final construction of athletic fields. Kristen Olsen of SMMA notes for the Committee to consider how soon the Town Election to should occur after Town Meeting and consider the potential for early start of Design Development.

Project and Construction Cost Assumptions

Ian Parks of Hill International provided an update on the Project and Construction Cost Assumptions. Hill presented the Massachusetts School Building Authority (MSBA) cost data chart that shows all current projects currently in the MSBA program and costs for a select group of projects compared to the Concord Middle School estimates. The costs analysis compared Concord MS to various other projects in similar scope and size across the state, but none are apples to apples. Hill noted the construction cost currently shows \$559 cost per square foot and the goal for the project team is to reach the target of \$555 cost per square foot. The current cost estimates are based on a Design Bid Building delivery method.

Concord Middle School Designer Update

Keith Fallon of Ewing Cole presented the current program of spaces and identified some of the major changes since the 2020 program. The updated program shows an added auditorium, cafetorium now cafeteria, chorus moved to auditorium, reduction of one art room and one less language room. Keith noted when the Education Plan was approved, Ewing Cole went back and looked at the previous building and site design options. Kristen Olsen noted the site is able to accommodate the larger gym and the decision to move forward with the larger gym is a funding decision. Pat Nelson asked SMMA on assessment of a larger auditorium.

Project Delivery Method (CM vs DBB)

To be discussed at next school building committee.

Cashflow Update

To be discussed at next school building committee.

Public Comment

Tracy Marano, 39 Partridge Lane, asks for consideration for the Theater/Performing Arts space to match the current seating.

Alexa Anderson, 14 Park Lane, notes the community has asked to not undersize build the building.

Upcoming Meetings

The next School Building Committee is April 8, 2021 at 7:30 am. The next Community Forum is schedule for March 31, 2021.

Adjournment

Dawn Guarriello requested the meeting to be adjourned at 9:50 AM. Stephen Crane 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://youtu.be/GFbf39snQkw>