

Concord Middle School Building Committee
Meeting Minutes
May 6, 2021
Revised June 3, 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, Matt Rice, William 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

The approval of the April 15 and April 29, 2021 meeting minutes will be deferred to the next meeting.

Correspondence

Heather Bout provided an update on Correspondence. Ms. Bout noted there was a total of 3 emails. 2 asked to continue looking at keeping costs down and making tough decisions and the 3rd asking the committee to make sure that the committee supports the arts and a larger auditorium.

Select Board Update

Matt Johnson provided an update from the latest Select Board meeting. Mr. Johnson noted Dawn and Pat gave a rundown of where the committee is at this point. Terri Ackerman proposed that the Select Board send a letter to the Middle School Building Committee expressing the desire to keep the maximum cost of the middle school total project cost below or at \$100M which should have been received by the committee. Another item in the motion by the Select Board was for the Finance Committee and School Building Committee work together to seek all other sources of funding in order to help offset the cost impacts on the Town.

Dawn Guarriello read the letter (see attached) from the Select Board to the committee and community members. The letter encourages the MSBC to target a total project budget of \$100M. Mr. Johnson noted it was a unanimous decision from the Select Board to send the letter.

Linda Escobedo, Select Board Chair, noted to the committee to try to get the whole town to a "Yes" for the new school and to take community wide input into consideration.

Pat Nelson finds it very serious that the Select Board and Finance Committee had asked the committee to keep the budget at \$100M but is not convinced the project will be at \$100M.

Peter Fischelis noted the committee had been mindful of the cost and the motion was not to exceed \$108M after hearing from the community input.

Vote Schematic Design Scope

Dr. Laurie Hunter revisited the Educational Plan and looked at the Alternative PE. If the gymnasium gets larger, the dedicated space for OT/PT could be rearranged. Dr. Hunter also looked at the Maker Space to potentially be held in the Library. The combined space would reduce the educational space by 2,600 NSF, 3,900 GSF, which would decrease the project cost by \$2.7M.

Justin Cameron noted he had gone back to the educational plan numerous times and wanted to remind the committee that the town is combining two middle schools with a robust programs in art, language and special educations.

Heather Bout expressed concern with having a shaved down version of the educational plan when creating a 21st century school for the town when not having a dedicated Maker Space.

Frank Cannon expressed concern with parking with the larger gymnasium and auditorium.

Court Booth would like to see Alt PE be restored if possible in the Schematic Design Phase.

Kristen Olsen of SMMA presented a slideshow on different options based on community requests for the gymnasium. Option 3 (10,528 NSF) for the gymnasium is the current CCYB request which includes 1 full size MIAA court, 50'x84' and 2 large cross courts, 46'x74'. Option 4 (9,776 NSF) for the gym is 1 full size MIAA court and 2 large cross courts of 42'x74'.

Justin Cameron noted Concord is a part of MIAA middle schools for the past 20 years and have been a part of leagues. Concord Middle School is a part of a traveling basketball leagues and have to comply.

Ms. Olsen presented 3 options for the auditorium. Option 1 had a capacity for 2 grade levels plus staff (550 seats). Option 2 has 420 seats. Option 3 has 467 seats which seats 2/3rd of the enrollment of 700 students and is MSBA standards for High School. The committee had reviewed 9 different combinations to date. Currently there are 4 options for the committee to review, either gym cross court size of 74'x46' or 74'x42' and auditorium seating of 420 or 467.

Pat Nelson asked what size gym to accommodate for Alt PE space. Ms. Olsen noted a part of the gym could be used for Alt PE but the space for it is very different from typical gym space.

Matt Johnson questioned how the auditorium went from 270 seats to over 400 seats. Dr. Hunter noted in the beginning the project, it went from a cafetorium to a 1 grade auditorium (270 seats) without consideration of the extracurricular activities. When considering the needs of the community as well as factoring musical and concerts, an auditorium of 400 seats plus makes sense.

Heather Bout moves that the committee take a re-look at the space summary with a focus areas being the gym, auditorium, alt PE and maker space which is not to preclude looking at anything else. Motion was then withdrawn by Ms. Bout.

Matt Johnson motions CMSBC revise its space summary recommendation to move to Schematic Design which removes maker space and alternate PE space, revise the size of the gym to accommodate two 74' practice cross courts within the width required by the single MIAA main court and revise the auditorium size to 420 seats. The motion was seconded by Charlie Parker. Discussion Ensued. Peter Fischelis noted the community input was for a larger gym and auditorium but not cut into other spaces.

Chris Popov motions to amend the motion to consider the complexity of the design and reducing it for additional cost savings as possible. Chris Popov withdraws the amendment.

Matt Johnson then moves to revise the original motion. Matt Johnson moves that the CMSBC revise its space summary recommendation to move to schematic design which includes removing the dedicated square footage for the maker space and alternate PE space, revise the size of the gym to accommodate two 74' practice cross courts within the width required by the single MIAA main court, revise the auditorium size to 420 seats and review the building design to seek opportunities to simplify and lower total project costs. Seconded by Court Booth. No discussion. Motion passed with 14 vote in favor and 2 opposed, Stephen Crane abstained.

New Business

No new business.

Public Comment

No public comment.

Adjournment

Dawn Guarriello requested the meeting to be adjourned at 10:30 AM. Court Booth made the motion to adjourn, Charlie Parker seconded the motion. The motion carried unanimously.

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

https://concordps.zoom.us/rec/play/iBNyf44_AIPaxscqzNL3JC5VPHaEGUVATcbioswkkXZs3mogU2OY_7Ot8iWcIf5JKbrjYAMcR1yqXJIK.2N9vPdhP2n2mN-za?startTime=1620300791000& x zm rtaid=Nofn2KytRImOzdGyz0t9bg.1620756006739.d135476b3fc5af1dde015dbf7a227691& x zm rhtaid=74

To: Dawn Guarriello and Pat Nelson, Co-Chairs, Middle School Building Committee
Cc: Select Board Members, Laurie Hunter, Stephen Crane, Kerry LaFleur
From: Linda L. Escobedo, Select Board Chair, on behalf of the Select Board
Date: May 5, 2021
Subject: Feasibility and Pre-Schematic Design Space and Budget Deliberations

Dawn, Pat, and Members of the Middle School Building Committee,

(Please distribute this email to all the committee members.)

As you are aware, the May 5 Select Board meeting included a summary update and ensuing discussion on the most recent Middle Building School Building Committee's (MSBC) meeting of April 29, and we thank you for adding to that update. Understandably, the Select Board has been following the work of the committee closely, given the importance and ramifications for years to come of decisions made about this new middle school project.

The Select Board has also received significant community correspondence and feedback, particularly since the MSBC initially approved the education space plan and has engaged in more specific discussions about possible space additions/changes and the projected budget for the project. We applaud both the level of community engagement and the deliberative process of the MSBC in its responsiveness to feedback received.

That said, the Select Board is keenly aware of the public's concern about the impact a project of this magnitude will have on residents' annual tax bill for a minimum of 20 years and strongly encourages the MSBC to target a total project budget of \$100 million to the extent possible. Integral to this recommendation is an understanding that the committee will make the hard decisions it must while genuinely being open to the community feedback received to date. This may also include possible modifications to the building/educational space plan as needed. The Select Board will continue to encourage additional discussion among the School, Town, and finance entities regarding funding mechanisms for the new middle school project.

Cognizant of the fact that the MSBC hopes to soon move into the feasibility study phase of its tasks where more design details to inform its decisions will be available, we have nonetheless given this recommendation in the spirit of getting us to successful project adoption in the future. Committee members' continued stance to work through key decisions together, with compromise where necessary, is the path to this goal.

We thank you for all your due diligence in pursuing the charge of this committee and look forward to a new middle school building project to support Concord's expectations for a strong educational program and excellence in student learning outcomes.