

Concord Middle School Building Committee
Meeting Minutes
June 3, 2021

PRESENT: Laurie Hunter, Dawn Guarriello, Court Booth, Pat Nelson, Matt Root, Charles Parker, Stephen Crane, Frank Cannon, Jared Stanton, Chris Popov, Jon Harris, Kate Hanley, 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

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

Co-Chair Dawn Guarriello requested to attach the letter from the Finance Committee to the minutes of April 29.

Matt Johnson requested further clarification and that the costs are distinct between Dean Banfield's \$694/sqft cost (total project cost) and Kristen's response of \$555/sqft cost (construction cost) on the April 29 meeting minutes. (Note that the Dean Banfield's \$694/sqft is calculated by multiplying the construction cost of \$555/sqft by 1.25)

Heather Bout made a motion to approve the April 29, 2021 minutes as amended. Seconded by Frank Cannon. No further discussion. Motion carried unanimously.

Co-Chair Dawn Guarriello requested to attach the letter from the Select Board to the minutes of May 6.

Ms. Guarriello noted Mary Hartman's name was misspelled and to add that she received emails of support from the Chairs of the Select Board and Finance Committee on the May 20 meeting minutes.

Frank Cannon made a motion to approve the May 6 and May 20 meeting minutes as amended. Seconded by Heather Bout. No further discussion. Motion carried unanimously.

Correspondence

Dr. Laurie Hunter reported to the Committee that she and Stephen Crane had conversations with the School Committee and Select board about submitting again the Statement of Interest (SOI) to the MSBA but still plan to move forward with the project. Mr. Crane added the Select Board did approve submitting the SOI. Ms. Bout reported the School Committee approved the recommendation to move forward as well and noted

if Concord did get in the MSBA program then additional analysis would be needed to understand the financial impact.

Co-Chair Dawn Guarriello reported the current plan is to have the SBC meeting virtual depending on the the Govenor's legislation.

Ms. Bout noted the committee received three emails. One email was about construction materials to consider wood. The other two emails was about the basketball courts. One of the emails was from Mr. Caruso who shared the official USA basketetball recommendations and the other email was from the varsity basketball coaches who shared similar recommendations.

Schematic Design (SD) Overview

Co-Chair Pat Nelson reported that a memo was sent out to the Committee for possible suggestions on changing the structure of the SD process after hearing the concerns in the community about the open meeting law and to better streamline the process and be more efficient.

Kristen Olsen, with SMMA, provided an update on the proposed SD schedule. Ms. Olsen noted the focus group format was for the designers to get specific information for the users. With having the SBC meeting format, everyone in the Building Committee gets the same information at the same time, decisions can be made during the meeting and any feedback and concerns can be discussed. In the focus group format, it would have been primarily around the design team and gathering information from very specific departments and then synthesizing the information into a recommendation for the building committee which was drawing the schedule out. The meetings would be posted and recorded.

General discussion ensued regarding the proposed SD schedule. Ms. Olsen noted on other SMMA projects the focus groups would bring multiple town staff in a site type discussion like police, fire and permitting into one meeting and gather input but this could also be achieved with separate meetings for each department. In other communities, the focus group were not posted and were not public but since these are public and posted in Concord, the meetings would need to have a Chair.

Ms. Olsen presented the proposed SD schedule to the Committee. The Educational programming questionnaires have been distributed to teachers for initial feedback. SMMA will summarize everything and share with the building committee. In June, Ewing cole will work on updates to the floor plan including the gym and auditorium, exterior & interior, plan refinement and visioning. In July, additional refinement for exterior and interior design and site design including parking, pick-up and drop-off and impervious area update. MEP and Sustainability updates will happen late July. In August, the committee will meet to review comments on site design and interior/exterior designs. In September the committee with meet for updates to the on-going exterior and interior design refinements, MEP & sustainability update including life cycle analysis and furniture and technology. In October, there will be a pricing submission and value engineering list review. Reconciliation of estimates and submission of estimate to CMSBC to happen in early November and tentative vote to approve costs and SD submission to Town Meeting mid-November.

Ian Parks, with Hill, noted there was a proposal set forth with the focus group in mind. After feedback from the committee and putting the logistics together, it was not feasible with the public involvement. The

purpose of the focus group was to gather information to report to the building committee. The designers are responsible to meet the program and design.

Chris Popov noted if the reviews are at the building committee level, more time may be needed for the committee meetings. The committee should also consider adding some evening meetings for community and community comment.

Heather Bout made a motion to proceed with SD plan presented today, June 3, instead of the plan with focus groups in the last meeting, May 20. Peter Fischelis seconded. Motion passed with 16 in favor with Russ Hughes abstained.

Ms. Olsen reported to the committee on the space summary with square footage range and project cost range. The conservative initial estimate for the gym space includes a 10,528 nsf gym, 12 nsf/seat auditorium, with a total of 147,048 gsf, totalling \$102.4M project cost. The added conservative alternative approximates a 9,776 nsf gym, 12 nsf/seat gym, with a total of 145,959 gsf, totaling \$101.75M project cost. The aggressive approximate includes a 9,180 nsf gym, 11 nsf/seat auditorium, with a total of 144,435 gsf, totaling \$100.85M project cost. Note all the square-footage and cost estimate range removed dedicated net square feet for Alternate PA and Maker Space (2600 nsf). SMMA would like to present at the next community forum the square foot range of 144,435 gsf – 147,087 gsf and the project cost range of \$100.85M - \$102.4M. Also noting this is still the development phase with on-going refinement of the design over the next five months.

Ms. Olsen provided an update on the basketball court sizes. The MIAA court is 84'x50'. The cross courts are 74'x(42-50') which is in question. Matt Johnson noted the design of the cross courts is dictated based on the the length of the MIAA court and maximizing the width of the cross court based on the length.

Next Steps

Next meeting will be Thursday, June 24.

New Business

Heather Bout reported the next Public Forum will be Monday, June 7.

Stephen Crane reported CMLB is in the process of retaining an engineer to work on the solar component.

Public Comment

No public comments.

Adjournment

Co-Chair Dawn Guarriello requested the meeting to be adjourned at 9:10 AM. Heather Bout made the motion to adjourn, Stephen Crane seconded the motion. The motion carried unanimously.

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

<https://www.youtube.com/watch?v=enOvgcbF4s8>