

Concord Middle School Building Committee
Meeting Minutes
August 05, 2021

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

PRESENT FROM HILL INTERNATIONAL: Ian Parks, Duclinh Hoang

PRESENT FROM SMMA/EWING COLE: Kristen Olsen, Michael Dowhan, Matt Rice, William Smarzewski, Keith Fallon, Saul Jabbawy

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

Frank Cannon made a motion to approve the July 29, 2021 meeting minutes as written. Seconded by Matt Johnson. No further discussion. Motion carried unanimously with Court Booth and Peter Fischelis abstaining.

Correspondence

Heather Bout reported to the committee that there was one correspondence from Marc Caruso regarding gym size and run off.

Business

Co-chair Dawn Guarriello discussed with the committee on the membership of the subcommittees. The following Concord Building Committee Subcommittee list as follows:

Management – Laurie Hunter, Dawn Guarriello, Pat Nelson, OPM Project Manager, Design Firm Project Manager

Design – Court Booth (Chair), Dawn Guarriello, Laurie Hunter, Charlie Parker, Chris Popov, Russ Hughes, Peter Fischelis

Sustainability – Matt Root (Chair), Frank Cannon, Charlie Parker, Russ Hughes, (Future Town Sustainability Director)

Finance – Jared Stanton, Jon Harris, Court Booth, Peter Fischelis, Matt Johnson, (Chair TBD)

Communications/ Community Relations – Heather Bout (Chair)

Matt Johnson made a motion to appoint members of the subcommittees as listed. Frank Cannon Seconded. No discussion. Motion carried unanimously.

Court Booth noted the subcommittees do not make any decisions but will bring recommendations to the full committee where any and all decision making occurs.

Ms. Guarriello reported to the committee about reaching out to the subcommittee chairs about topics from the current subcommittee members. Court Booth, Chair of the Design Subcommittee, reported that the subcommittee would be looking to meet August 19, 2021 and will issue a draft agenda to dive deeper into design considerations and reaffirming space summary including clarity on gymnasium, auditorium and cafeteria. The subcommittee will review the process for examining the decision making about the form of the building such as footprint details, indents, corners and rooftop. Matt Root, Chair of the Sustainability Subcommittee, reported no date is set yet but that he has received some input. The six (6) items received to date are two (2) on ventilation (natural and displacement ventilation), reviewing electric vehicle (EV) charging stations requirements based on EZ code, energy use intensity (EUI) target based on initial SMMA energy model, ECO design charrette, and Photovoltaic (PV) system. Dr. Hunter would like to add for the Sustainability subcommittee to review the difference between air conditioning versus dehumidification in order to meet the goals. Jared Stanton, member of the Finance Subcommittee, reported using the MSBA financials format and using the same codes and structures to handle the finances in a manner that is transparent and easy to convey.

Schematic Design (SD)

Kristen Olsen, with SMMA, reported to the committee noting the cost due diligence slides have not changed from last week but there may be more items added at a later date.

William Smarzewski, with EwingCole, presented the site plan noting no change had been made since last week. For the interior design, Mr. Smarzewski noted the design time is continuing to advance and integrate systems for mechanical, electrical and plumbing as well as structural coordination. The largest change on the plan is the development of the server and seating as the design team continues to meet with the kitchen consultant and Concord Public Schools. On the Second Floor, the arrangement of the World Language classrooms are now oriented East-West for optimal solar orientation which reduces the building envelope and improves the energy modeling.

Saul Jabbawy, EwingCole, discussed the building envelope parameters noting alignment with the underlying budget requirements by targeting 75% masonry and 25% glass, meeting the energy performance goals and lighting distribution criteria, and paying attention to the student and teacher experience. Mr. Jabbawy presented the preliminary glazing wall ratios of the building as a whole as well as specific areas. Ms. Guarriello asked about glazing on the west side of the gym instead of the north and expressed concern with direct sunlight interfering with student activities. Mr. Johnson asked if the glazing at the center stairwell also was over the elevator shaft. Mr. Jabbawy noted the stairwell is the primary vertical circulation path for the school and should therefore be more welcoming. Mr. Jabbawy clarified that the elevator wall will be all masonry; the line on the slides was merely drawn too long, expressing it as glazing. Mr. Johnson expressed concern with the classroom spaces feeling enclosed as the common spaces have a lot of glazing which seems to take away opportunities for the learning spaces.

Mr. Jabbawy discussed the distribution of light in the classrooms and presented (4) different window schemes with a spatial daylight autonomy (sDA) study of each layout to the committee.

Discussion ensued:

- Matt Johnson noted having a preference to have the middle row of windows aligned instead of mirroring between floors 1 and 3. He furthermore noted the color choice of grey does not reflect local materials and therefore, does not have a naturalistic look and feel.
- Charlie Parker would like to clarify the goals for sDA and why they are the goals. Mr. Jabbawy noted the goal for the design team is to distribute light to learning spaces as much as possible within the budget of the building.
- Dawn Guarriello suggested to the design team to look at interior light shelves that could bounce the light farther into the room.
- Heather Bout noted the classrooms could have more daylight and expressed concern with the whiteboard being on the same wall as the windows. For the exterior, having the façade blend with the surrounding environment is preferred.
- Peter Fischelis noted a simpler design is preferred.
- Pat Nelson is curious about studies or input for kids who may have cognitive disorder and is concerned with the complexity of the windows.

Cash flow Update

Ian Parks, with Hill, presented to the committee on the cash flow noting no change in cash flow since last week. Mr. Parks presented the projected payments through the end of year for SMMA for Schematic Design and noted Hill had billed almost 100% of the contract and have not submitted and invoices this year. Dr. Hunter noted the Town Manager will be working with Hill and SMMA to discuss invoicing which would be brought to the committee at a later date.

Next Steps

Next meeting will be Thursday, September 2, 2021

New Business

Peter Fischelis put forth the motion to reopen the discussion of the gymnasium based on Marc Caruso's request for safety reasons to increase/add 552 sqft to allow for increased cross court widths with larger distance from the sidelines to the walls to enable two games to take place simultaneously. Heather Bout seconded.

Discussion ensued.

- Matt Johnson noted this may override the previous motions.
- Pat Nelson asked about the additional cost for the 552 sqft. Mr. Parks noted the cost would be about \$385,000.00
- Peter Fischelis notes the additional cost would be well spent for the community as the town currently does not have adequate space.
- Justin Cameron noted for the PE and health program, the current design is adequate for school operations.

Peter Fischelis withdrew his motion and noted that he did not feel the size of the gym was the right decision.

Public Comment

No public comments.

Adjournment

Co-Chair Dawn Guarriello requested the meeting be adjourned at 9:30 AM. Matt Johnson made the motion to adjourn, Court Booth 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=7wSoxXKLlz4>

APPROVED