



Concord Middle School Building Committee
Meeting Minutes
November 5th, 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, Stephen Crane, Alexa Anderson, Laurie Hunter, Peter Fischelis

PRESENT FROM HILL INTERNATIONAL: Ian Parks, Peter Martini

PRESENT FROM CONCORD MUNICIPAL LIGHT PLANT: David Wood

PRESENT FROM SMMA/EWING COLE: Lorraine Finnegan, 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 Guarrello motioned to table meeting minutes.

Correspondence and Communication

Heather Bout reported that estimation documents are now available online as requested. She reported a letter was received from SEPAC regarding what items in the schematic design were viewed as non-negotiable as the committee began evaluating options to value engineer the project.

Heather Bout reported on the September 23rd community forum, mentioning questions from the public were raised regarding solar panels, chorus classroom, types of seating in the auditorium, and whether the building is fully hardwired. She conveyed a general enthusiasm for the project from the community responses.

Heather Bout also reported on the community forum on October 28th. She reiterated there was general enthusiasm from the public. She noted questions and comments included topics like meeting times, concerns about value engineering, questions about funding and other private funding options. Dawn Guarriello noted forums had about 35-40 people.

Heather Bout reported "coffee hours" have been taking place with smaller groups in the community. She also noted a panel on sustainability would be taking place in the coming weeks as well as a public forum set up for the week of November 18th to review cost estimates.

Heather Bout reported Alexa Anderson is close to launching the introduction videos discussed in the last SBC meeting.

New Business

Dawn Guarriello reported there was no new business.

Schematic Design (SD) Cost Estimate

Dawn Guarriello asked to table questions from the public until after the committee had addressed cost estimating and value engineering.

Ian Parks presented the schematic design estimating package and summarized the estimating process. PM&C and AM Fogarty were hired as the professional estimators. The project team held a reconciliation meeting on October 1st with the two firms to ensure there were no discrepancies in their estimates with respect to project scope or assumptions. PM&C and AM Fogarty had a \$1.4 million difference between their two estimates. The reconciled estimate summary was reviewed and the reconciled value was arrived at by taking the average of the two cost estimates. The design and estimating contingency was carried at 10%. There was a lot of discussion at the estimate reconciliation meeting surrounding escalation, which was agreed upon by both estimators to be carried at 3.5% rather than at 4% previously reported to the committee. The project team broke out General Conditions costs for the Phase 2 demolition and site work and agreed to adjust to 7 months rather than 5 months as previously shown on the project schedule.

Dawn Guarriello noted demolition of the existing school would commence after the new school has been built and occupied.

Ian Parks reported a reconciled construction estimate of \$82,512,622 at a cost of \$574.96/sf. This estimate did not include a displacement ventilation system in the auditorium. Displacement ventilation system costs are found in the Value Management log (VM log). Technology and FF&E (not fixed to the building) are included in soft costs, and permitting fees were assumed to be waived. Other FF&E (fixed to the building) are included in the construction cost.

Ian Parks reviewed a cost breakdown for the upcoming Town Vote and noted the construction estimate came in over the project target cost of \$100 million. However, a plan is in place to manage cost and a list of VE-VM items are being proposed for changes that could be made to the project for value engineering. He reported that the VM log contained a maximum potential savings of \$3.8 million as well as items that could add cost, but enhance the project.

Value Management/Engineering

Court Booth asked who generated the VM log. Ian responded that the project team (Hill and SMMA) compiled this list of items that would be good to consider for value management. Lorraine Finnegan responded that not all the items were suggested to be removed, said she could provide recommendations on what SMMA would remove, noting that some of the items in VM-log would impact operating costs for the school.

Charles Parker requested clarification on certain mechanical line items.

Ian Parks reviewed the 31 items in the VM log which were broken down by discipline/trade. The biggest savings from a value engineering perspective could be found in site work.

Ian Parks reported options surrounding excavation and removal of topsoil. Lorraine Finnegan noted exporting topsoil would be favorable given that on site space is limited. Savings for leaving topsoil on site are based largely on not having to use trucks to bring the soil to an off-site location.

Ian Parks reported options to move suitable fill to an on-site or off-site location for re-use thereafter, diverting soil from disposal sites, which reflects significant savings to the project.

Matt Johnson requested sustainability, road and infrastructure, and community impacts to be taken into consideration when evaluating whether to move topsoil and suitable fill on-site or off-site. The committee agreed that efforts should be made to re-use topsoil and suitable fill on-site.

Ian Parks paused the meeting to show potential locations for on-site topsoil and suitable fill stockpiles. Lorraine Finnegan agreed with Matt Johnson that keeping the suitable fill and topsoil on site would be ideal, but also pointed out coordination with the school would be necessary to keep the stockpiles at the proposed on-site locations. This phase of the project would be happening simultaneously with school operations.

Ian Parks presented ventilation add-ons. The committee deliberated while focusing primarily on the need for aircurtains.

Lorraine Finnegan recommended against the acceptance of item 9 on the VM log. The committee deliberated.

Chris Popov recommended tabling any decisions regarding VE-VM until the next meeting. Matt Johnson recommended setting a budget and then revisiting the VM log once budget had been approved.

Peter Martini reported on how the estimating firms established escalation rates in the reconciled construction estimate. Lorraine Finnegan contributed by explaining escalation and how it would carry through until construction commenced.

Public Comments

Carrie Rakin advocated to not make any cuts to the project in terms of value engineering and proposed the committee bring the project to a town vote as is it stands.

Carmin Reiss urged the committee not to send out the bond council warrant article without a fixed budget number. Chris Carmody confirmed that a warrant could be held until November 12th.

Discussion ensued between Carmin Reiss and the committee.

Louis Salemy noted concerns surrounding the construction contingency of 5%. He believed it should be 8-10%.

Photovoltaic scope

Dawn Guarriello reported the decision had already been made for the building to be net zero ready. The structure can support the weight of renewable energy infrastructure on the roof. Electrical equipment, wiring to canopies, and canopy foundation systems are not included in the project budget.

Stephen Crane added that establishing solar panels is a separate project from the school construction. The solar scope is being designed simultaneously and will be coordinated with the school design and installation.

David Wood commented on photovoltaic scope questions and reported on solar panel project schedule as it relates to the new middle school project.

Ian Parks added that the photovoltaic scope can be coordinated with the new school construction if desired by the Town.

Schedule Update

Ian Parks reported that there was no change in scheduling.

Cash flow Update

Ian Parks reported there was no change in project cash flow.

Next Steps

Next meeting will be Friday, November 12th, 2021

Adjournment

Stephen Crane motioned for the meeting to be adjourned at 10:00 AM. The motion to adjourn was seconded and carried unanimously.

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

[Concord Middle School Building Committee - November 5, 2021 - YouTube](#)