



Concord Middle School Building Committee
Meeting Minutes
November 12th, 2021

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

PRESENT FROM HILL INTERNATIONAL: Ian Parks, Peter Martini

PRESENT FROM SMMA/EWING COLE: Matthew 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 noted the minutes of September 16, 2021 and October 7th, 2021 were sent to the committee. Dawn noted that the September 16th meetings minutes did not mention the conclusion or decisions made by the committee on certain topics covered. She requested that meeting minutes cover where the committee leaves off, and any decisions made during the meetings.

Matt Johnson motioned to approve the amended September 16th and October 7th meeting minutes; Heather Bout seconded the motion. The motion carried unanimously.

Correspondence & Communications

Heather Bout reported to the committee that there were three emails from residents requesting that the building committee not make any further cuts to the project budget. Heather also reported that a list of community outreach events was sent to the committee. She noted that there was an average of four events a week for the proceeding weeks.

Heather Bout requested that committee members send out the list of events to their personal network of contacts in the town of Concord.

Pat Nelson requested that the meeting minutes on the town website stay up to date.

Schematic Design (SD)

Matt Johnsons reported on the select board meeting. Matt mentioned the select board voted on a not-to-exceed budget of \$104 million, which is higher than the most recent estimate for the project. This motion passed unanimously by the select board.

Dawn Guarriello read the opening paragraph of a letter from a member of the Concord finance committee and addressed the main points. Christine Reynolds commented further on the tax increases for households as it relates to financing the project. Property taxes could be increased around 6-7% on this one project alone, which could result in an 8-10% increase in overall property taxes when combined with annual interest on existing debt obligations. Christine Reynolds expressed concern related to the community's ability to absorb tax increases at those rates.

Matt Root reported on the sustainability sub-committee meeting held on Wednesday, November 10th. Five items from the VM-log were recommended to be accepted by the sub-committee, totaling \$625,000. Eight items were recommended to be rejected by the sustainability sub-committee.

Matt Root reported that no consensus was found on five items in the VM-log. Ian Parks reported an updated cost for a few line items in the sustainability sub-committee item analysis. One of the sustainability sub-committee line items for which there was no consensus was to raise cubic feet per minute from 20 to 25 per person, but there were concerns from the sub-committee regarding the pricing of this change. Discussion ensued regarding aircurity and enhanced ventilation.

Court Booth requested clarification from Ian Parks on how items on the VM-log are selected. Ian Parks responded the items on the VM-log were presented by the design team based on the exact scope of the project.

Matt Root reported on the displacement ventilation (DV) line item. DV is driven by health, removes pollutants and viruses away from people faster. Matt Root noted that he would recommend enhanced ventilation (EV) over displacement ventilation.

Heather Bout commented that if the committee was going to expand the project scope as it relates to VM-log, she would prefer to add items relating to the educational program rather than enhanced ventilation. Discussion ensued relating to this comment.

Peter Fischelis asked the committee if there are any federal grants that could be obtained to help fund the enhanced ventilation system. Stephen Crane responded that he believed those federal funds were being allocated to older buildings with poor ventilation and the funds would need to be spent by 2024, which would not line up with the project schedule.

Ian Parks presented the VM-log including SMMA recommendations for acceptance in the amount of \$2,310,840.

Dawn Guarriello opened the floor to discussion on any of the line items.

Matt Johnson recommended maintaining electricity to the outside classrooms, hence rejecting item 7 in the VM-log for \$9,000. The committee agreed.

Stephen Crane proposed that the committee establish a fixed budget number before selecting which line items in the VM-log to accept or reject. Pat Nelson recommended going through the list to establish a budget number to present to the town.

Ian Parks continued to present VM-log acceptance recommendations by SMAA.

The committee discussed and agreed that reducing outdoor classrooms should be rejected.

Town moderator, Carmin Reiss, noted that the public hearing for the Concord Middle School project wouldn't be until December 16th, and that the committee could establish a not-to-exceed number for the budget with the idea that the committee would still have time to reduce it further as the committee sees fit.

Matt Johnson reported that it was the hope of the select board that the building committee would come to a budget number below the \$104 million not-to-exceed budget voted by the select board.

The building committee accepted replacing gabion outdoor seating with concrete. Heather Bout voiced concern, but upon clarification retracted her concern.

The building committee rejected reducing lighting controls from 100% addressable lights to 60% as both SMAA and the sustainability sub-committee also recommended rejecting.

The building committee rejected removing sinks from team commons.

Reducing the interior lights to 10" was also rejected by the committee.

The building committee accepted replacing 7,540 square feet of wood-look metal ceiling panel with 2x2 acoustic ceiling tiles (ACT). Matthew Rice elaborated on what this removal would entail, detailing that it would be replacing approximately 1/3 of the ceiling tiles without altering the aesthetic design dramatically. The same replacement of ceiling panels specifically in the media center was also approved by the building committee.

The building committee accepted the reduction in the length of the acoustical mechanical screen by 164 square feet as had been recommended by SMAA. Matthew Rice further elaborated on the specifics on this line item from a design perspective and comfortability of removing a portion of this screening at this time.

The building committee approved the removal of 934 gross square feet from the building. Laurie Hunter reported the removal of the specified square footage would have a limited impact on the educational program.

Matthew Rice explained the line item pertaining to reducing the height of the glass connector between wings. The building committee accepted this item.

The committee accepted changing Concrete Masonry Units (CMU) to Fiberglass Reinforced Plastic (FRP) panels as recommended by the sustainability sub-committee and SMMA. The committee also approved the same replacement in the gymnasium.

Ian Parks presented the idea of a bidding contingency with the committee; contingency reserved specifically for the bid period in the event of a bid overage. Unused bidding contingency would be returned after the construction bid is accepted. The other option is to increase the Construction Contingency in the event that the bid comes in over the construction budget. Matt Johnson clarified that the select board would be interested in a bidding contingency.

In summary, the committee accepted \$912,147 from the VM-log, reducing the construction scope to \$81,600,017. Pending items on the VM-log will be reviewed at the next SBC meeting.

Ian Parks used excel to calculate costs for this funding request, including a 2.5% bidding contingency of \$2,040,000 to bring the request to \$103,632,958.

Public Comment

Christine Reynolds urged the building committee to present a budget of \$100 million as the project was originally presented to the public in a range of \$80-100 million. Karlen Reed urged the committee vote on the cost as it stands at \$103,632,958 without cutting scope unnecessarily.

Schematic Design (SD) Continued

Pat Nelson motioned to approve funding not-to-exceed \$104 million, Heather Bout seconded. Matt Johnson requested that the number be exact, rather than a not-to-exceed number to put on the ballot. He recommended the exact number as shown in the amount of \$103,632,958 be voted on rather than a not-to-exceed value. Pat Nelson withdrew her motion and motioned to approve a value of \$103,700,000 for the ballot. Heather Bout seconded the motion. The motion passed unanimously. Stephen Crane, Justin Cameron, and Matt Root were no longer present in the meeting for the vote.

Next Steps

Next meeting will be Thursday, November 18th, 2021. An additional meeting will be December 2nd, 2021.

Cash flow Update

Dawn Guarriello and Ian Parks reported there were no changes to cash flow.

Scheduling

Ian Parks reported there was a change in the phase 2 demolition and site work schedule from 5 months to 7 months.

Adjournment

Dawn Guarriello called for the meeting to end at 10:30am. Court Booth motioned to adjourn; Heather Bout seconded. Motion to adjourn carried unanimously.