



Concord Middle School Building Committee
Meeting Minutes
November 18th, 2021

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

PRESENT FROM HILL INTERNATIONAL: Ian Parks, Peter Martini, John Cutler

PRESENT FROM SMMA/EWING COLE: Matthew Rice, William Smazewski

MEETING ORGANIZER: Pat Nelson

Call to Order

Co-Chair Pat Nelson called the meeting to order at 7:30 A.M. via Zoom Virtual Conference call. A recording of the meeting is not available as it was accidentally not recorded.

Correspondence & Communications

Heather Bout reported to the committee that there were two emails from residents requesting that the building committee not make any further cuts to the project budget. She also reported that there were several community outreach events in the upcoming weeks, including a coffee hour at the library on 11/18 at 7pm.

New Business

Dawn Guarriello announced that Amanda Kohn had been appointed as the new director of sustainability.

Schematic Design (SD)

Dawn Guarriello reported that in the previous CMSBC meeting the committee reviewed the VM-log in relation to recommendations by SMMA. She also reported that the project cost going on the warrant article is \$103,700,000.

Ian Parks reviewed items that were approved and rejected in the VM-log from the previous CMSBC meeting and outlined pending items for the committee to review and respond to.

The committee discussed switching the generator from natural gas to diesel. Russ Hughes added that most schools were on natural gas, but he believed there would be no problems with a diesel generator. Heather Bout raised a question regarding the frequency with which a diesel generator needs to be refilled and the impact it might have on the students. The committee deliberated and ultimately concluded that refueling the generator would not be a detrimental factor to the educational program. The committee agreed with changing the generator from natural gas to diesel, accepting item 10 on the VM-log.

Ian Parks reported that removal of the fire pump could not be accepted at this time until adequate testing had been done to ensure the pump is not required, hence the need to reject item 12 on the VM-log.

Laurie Hunter expressed her concern regarding the removal of the millwork tables, citing a negative impact to the educational program. Matthew Rice presented designs to the committee to explain the millwork tables in question and their functionality. The committee deliberated and rejected the item as recommended by Laurie.

Matthew Rice explained VM log items 18A and B which pertained to replacing brick type 3 with ground face CMU. The Committee accepted 18B and rejected 18A.

Charles Parker reported that the sustainability committee advised against the approval of the four VM items relating to sunshade changes. Matt Root clarified that the sustainability committee recommended VM log line item 23; the replacement of sunshades on south facing wall curtainwall with deep mullion caps. The committee deliberated on these sunshade related items. All the changes were rejected by the committee including the replacement of sunshades on the south facing wall with a deep mullion cap.

Ian Parks reviewed items 1A, 1B, 2A, and 2B related to diverting topsoil and suitable fill from disposal sites. The risk remains in trying to find a home for 100% of the exported topsoil and suitable fill somewhere off site. Therefore, he recommended that the committee accept 50% of items 1B and 2B at a value of \$617,212 to mitigate risk. Matt Rice added that SMMA agrees with this approach.

Some committee members raised concern regarding having suitable fill and topsoil on the fields, citing damage to the fields and danger to the students. Laurie Hunter responded that the fields would not be in use once construction began regardless of whether there were stockpiles on the field. Additionally, she stated that the school was expecting the fields to be out of commission for at least a year after construction had finished and planned on contacting proximate towns for field use while the fields are reseeded post construction.

The committee accepted 50% of items 1B and 2B at a value of \$617,212.

The committee proceeded to deliberate on enhanced ventilation and the pending item 6B for 25 CFM and no aicuity. Charles Parker advocated to give the committee more time to discuss advanced ventilation in the future. The committee made no decision with regards to advanced ventilation with the intent of reviewing summary information at the December 2nd SBC meeting in order to make a decision on this pending item.

Laurie Hunter noted that the meeting was accidentally not recorded.

Court Booth read items accepted today on the VM-log line by line to ensure the approved and rejected VM changes was reconciled. Ian Parks confirmed and reported that the thirteen (13) accepted items to date totaled \$1,740,145, bringing the estimated construction cost to \$80,772,019.

Public Comment

Public comments were not recorded for this meeting.

Next Steps

Next meeting will be Thursday, December 2nd, 2021.

Cash Flow Update

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

Scheduling

Ian Parks reported there was no change to the schedule.

Adjournment

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

Approved