



2013 CONCORD ANNUAL TOWN REPORT

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REGIONAL HIGH SCHOOL BUILDING COMMITTEE

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Walter Birge Michelle Ernst
Nathanial Fisher John Flaherty
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The 2013 calendar year brought about significant progress in the design and construction of the new high school building. This progress was rooted in the multi-year public process spanning the two previous years, including the completion of the feasibility study, schematic design, and design development phases of the project, and followed by the commencement of the construction documentation phase. Another key 2012 development which enabled 2013 progress was the procurement of construction management and pre-construction services from Turner Construction Company. As of the end of the 2012 calendar year, the design team had completed the submission of 60% Construction documents, maintained the Project Funding Agreement with the MSBA, and was beginning the process

of procuring early release construction scope by vetting filed-sub-bid subcontractors via the MGL Chapter 149a subcontractor procurement process.



High School Facilities project -- first concrete pour

The early release of earthwork-related project scope in December 2012, as well as the confirmation that the project was maintaining its budget, scope and schedule goals as defined in the MSBA Project Funding Agreement, enabled the construction manager to mobilize in the first few months of 2013. Meanwhile, the design team continued its simultaneous efforts to progress the remaining design towards completion. By February 2013 the site was secured within a temporary construction fence and earthwork and limited demolition was underway. The design team also released the 90% Construction Document package, which again confirmed that the project was maintaining its budget, scope and schedule goals. This package also allowed for the early procurement of structural steel and concrete.

On-site progress continued in the spring, including moving over 100,000 cubic yards of soils to prepare the site for the new building. The construction document phase of the project was also completed, and 100% bid documents for all remaining scope were released in early April. At this time, the construction manager and OPM, KVA Associates, focused their efforts on the procurement of the remaining subcontractors and the establishment of the Guaranteed Maximum Price (“GMP”) construction contract to finalize the cost for the new building as documented in the 100% bid drawings. The early release of the two prior bid packages for earthwork and structure enabled construction to progress as the remaining bids were vetted. By July, approximately 7% of the total construction value had been put in

place, and the GMP contract was executed, confirming the remaining scope was able to be delivered within the total project budget of \$92.5m.

Prior to commencement of each construction activity, the Building Committee, design team, OPM and CM worked with the Town authorities to confirm that all permitting requirements were met. This process went very smoothly and resulted in all permits being issued within the planned timeframe, allowing all construction commencement milestones to be secured within schedule.

Late summer and fall 2013 saw significant physical progress on the site, with earthwork nearing completion for Phase I of the project (new building construction), as well as major progress in the pouring of concrete foundations, structural steel erection and the pouring of concrete floor slabs. By December 2013, the building is approximately 25% complete, with foundations completely poured, steel erection substantially complete, and concrete floor slabs approaching 40% completion. The month of December also saw the commencement of work on the exterior wall and roof of the new building, most notably demonstrated by the scaffolding and plastic tarp surrounding the new structure. This temporary enclosure allows for the exterior shell of the building to begin construction, and it also allow for temporary heating to be pumped into the building to enable temperature and humidity-sensitive items such as spray-on fireproofing and concrete slab finishing to commence.

Throughout this process the Building Committee and OPM have worked with the MSBA to ensure that all requirements of the Project Funding Agreement were being met. This included submission of all milestone construction document phase drawing sets, as well as the final 100% bids set and the executed GMP contract for review by the MSBA. As of the end of 2013, the Building Committee and OPM remain to be working with the MSBA to completely vet the GMP contract and update the Project Funding Agreement to align with the finalized design, schedule and construction cost. This process is typical of all MSBA-funded projects, and it is anticipated that a final PFA will be executed by the MSBA in early 2014.



Current and past members of the School Committee celebrate the topping off ceremony for the new regional high school.

As of the end of 2013, the project has maintained all of its sustainability, budgetary and schedule goals, and is on track to complete Phase I construction of the new facility in time for the planned April 2015 student move. The project will then move into Phase II, which includes the demolition of the existing school complex and final landscaping, roads and paving.