

Design Subcommittee (DSC)
Concord Middle School (CMS) Building Committee (SBC)
Meeting Minutes - February 18, 2021
Approved: February 25, 2021
Virtual Meeting conducted via Zoom

PRESENT: Court Booth, Russ Hughes, Laurie Hunter, Charlie Parker, Chris Popov, Matthew Root.
ABSENT: Dawn Guarriello.

PRESENT FROM HILL INTERNATIONAL: Peter Martini, Ian Parks, Duclinh Hoang
PRESENT FROM SMMA: Kristen Olsen, Michael Dowhan, Phil Poinelli

Court Booth called the online meeting to order at 7:30 AM. He noted that the meeting was recorded.

Attendance by roll call.

The minutes of the February 4, 2021 meeting are not completed yet for DSC review or approval.

Selected slides from SMMA and February 4 DSC (Summary of Spaces, and Alternative Scenarios) and February 11 SBC (#30) meetings were reviewed.

Mr. Parker noted that the reduction in classroom size from MSBA guidelines reflects both Concord's average class size of 19.5 vs. MSBA at 24 and that it scales or tracks to MSBA on a student/ Sq Ft basis. He also commented that we should not think of the addition of 9 team commons 'as coming from the classrooms'. In fact, on a sq. ft. per student basis, the team classrooms are larger than the MSBA classrooms. Dr. Hunter noted that the per-student space over MSBA guidelines will enable additional inclusion efforts in the future.

Discussion was centered on the Education Plan, benchmarks, utilization, classroom size and scheduling, budget and alternative program scenarios.

Mr. Parker noted that the current program scenario shows a 4.5% reduction exclusive of the new auditorium and a 1% reduction in overall GSF, including the auditorium. He commended the design team for its work in recommending these changes. Mr. Popov noted that the current variance over an MSBA guideline (14%) provides for flexibility that may prove necessary. Mr. Parker stated that the variance results from three factors – Concord's average class size, the room scheduling and utilization, and the team commons. Ms. Olsen noted that CMS students may have more classes than that of the benchmark schools, and Dr. Hunter stated that CMS is unique for its aversion to student time in study halls. Mr. Popov stated that we should learn how CMS might have more teaching time than other schools in the region. Perhaps we can further quantify the nuances that make one school's space requirements different than another. Overall scheduling, of scheduled spaces, is about 72%, when teacher planning is not scheduled in specific classrooms. The project does not have a utilization goal.

The subcommittee reviewed a spreadsheet updated by Hill, that outlines space allocations, classroom availability and classroom scheduling. Additional work, for class schedules for FACS for example, will be necessary. It was noted that a one-page overview such as this will be very helpful for the SBC. It was noted that the section, "Other Learning Areas," may require attention if overall sizing changes are necessary, if the scheduled classrooms and commons (about 53% of the total GSF) are to remain at current dimensions.

Mr. Root noted that the current budget estimate is now at the top of the range, \$80m-\$100m. He believes that the sustainability objectives can be met for about one percent of the budget total, or \$1m, with more work such as life cycle cost analysis to be completed. Mr. Popov noted that DSC will benefit from other schools and cost comparisons, relative to sustainability investments. Ms. Olsen noted that the \$555 GSF cost estimate assumes “net zero ready” and the 25 EUI target. Mr. Root noted that sustainability investment is more than a cost, per se, as sustainability itself has important educational and student health potential that must be realized.

Mr. Parker noted that the auditorium was recently added to the design at the urging of the DSC, because it was needed; that the DSC’s recommendations must center on building what is needed and not building what is not needed, interpreting the Education Plan for the community.

Mr. Booth asked for informal and non-binding opinions on the space summary and alternatives, to inform and prepare for formal recommendations to come forth at the next meeting.

The DSC considered the question, should the design team produce alternatives that bring the project under \$100m? The majority favored a design that would provide for flexibility in the form of a reduction to \$98M-\$95m.

5 World Language classrooms	majority opinion do not change
Alternative PE room	divided opinion (no change or remove); review further
Auditorium	majority opinion do not remove; do not increase size
Gym	majority to not reduce size; majority opinion no increase; (some undecided, and private funding has recently communicated interest)
Team Commons	majority opinion do not change
Teacher Planning room	majority opinion do not change
Media Center	divided between a) defer to Superintendent b) review further
Maker Space room	divided between a) defer to Superintendent b) review further

Public comments: Karlen Reed, 80 Whits End Rd, urged the committee to use care in its cost-related deliberations.

Adjournment 9:32 AM, motion by Popov, second by Root, by roll call.

The next meeting is on February 25 at 7:30 AM.

Meeting video available at:

https://concordps.zoom.us/rec/play/XShiy1x_uJ3GYoWq7O_SijfrM9lnl2THTJDeKnBH-5TFWfMiGjT0M460Wmyommw7blMwereMO1kbKU0.R8QEOD4SVqatASXA?continueMode=true& x zm rtaid=3GUfalfhS-uBEerMG0vYmg.1613762621768.0b19a42a31c486a7f8eb66af356683b3& x zm rhtaid=935