

Concord Middle School Building Committee
Meeting Minutes
March 4, 2021

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

PRESENT FROM HILL INTERNATIONAL: Peter Martini, Ian Parks, Duclinh Hoang

PRESENT FROM SMMA/EWING COLE: Kristen Olsen, Philip Poinelli, Bill Smarzewski, Keith Fallon, Saul Jabbawy

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

Frank Cannon made a motion to approve the minutes of the Building Committee Meeting Minutes from February 11, 2021. Seconded by Heather Bout. Motion carried unanimously with Peter Fischelis abstained.

Subcommittee and Project Team Business

Dawn Guarriello introduced Peter Fischelis as a new member to the School Building Committee asked by the Select Board. Mr. Fischelis is a former member of the Finance Committee (FinCom) and was previously FinCom representative to the School Building Committee. Mr. Fischelis noted being involved in a lot of projects in Concord for example the Willard Project, Alcott Project, High School and Fields projects.

Correspondence

Dawn Guarriello asked for a motion to move the agenda out of order and have correspondences be the next agenda item. Court Booth made the motioned, seconded by Frank Cannon.

Heather Bout provided an update on correspondence noting there have been 50 emails from the Community. 47 are about the gymnasium space and a request for two gyms. The other correspondences supported two gyms and hard wiring instead of wireless. Two emails were related to a larger auditorium and performance space. Kate Hanley noted the committee had received a letter from Mothers Out Front with many signatures from the Community supporting the sustainability goals. Mr. Fischelis noted previous projects lacked gym space due to constraints from the state and a larger gym would greatly benefit the community.

Kristen Olsen of SMMA presented a PowerPoint in response to the gymnasium correspondence. Kristen Olsen noted the planned gymnasium is 7,000 nsf that includes one MIAA regulation size court (84' x 50') that can be subdivided with two cross courts (55' x 39'). There is also an alternate PE space that can be used

as a teaching station by the school. SMMA had met with CCYB and a number of other community athletic groups and learned they use both the Peabody and Sanborn gyms for practice and the Sanborn gym as the main court for games. Kristen Olsen mentioned considerations for the gym include that a 15% lot coverage cannot be exceeded, adding 6,000 nsf may reduce flexibility in the laying out educational spaces on the ground floor, and a need to have a commitment of Public Private Partnership (or other) funding before the start of Schematic Design in May. Other ancillary considerations are additional volume for heating/cooling, lighting and facility maintenance. Court Booth questioned the base design itself on the tree top design which was the recommendation that was the favorite before the pause and if the committee is wedded to the design. Kristen responded that 4 or 5 concepts had been explored early on and that there was overwhelming support for the tree tops concept. Peter Fischelis noted the larger gym is a significant community desire and encourages SMMA to consider exploring options while considering cost. Dawn Guarriello questioned whether the Community members want to have a separate space or a larger gym that is divided into two larger courts. Laurie Hunter clarified noting bleacher seating and direct external access for two regulation size basketball courts with six hoops per court, quoting a letter that was submitted to the committee with the details. Peter Fischelis added the two full size courts could run games/practice simultaneously that could be accessed during the weekend with a separate entrance. Lorraine Finnegan of SMMA noted a second full size gym would not fit within the budget while maintaining the Educational Plan but SMMA can explore the incremental increases to the gym and what the tradeoffs are at a conceptual level.

Concord Middle School Subcommittee Updates

Matt Root provided an updated on the Sustainability Subcommittee Meetings. Matt noted the subcommittee met last week and unanimously approved a set of recommendations which breaks down into three sections. The first is updates to the Project Charter language. The second section was the six high level goals (delivery of healthy indoor environment, inspire a passion for learning, achieve high performance energy efficiency of 25 or better, reduce embodied carbon during construction, be all-electric, be solar and storage ready). Matt noted the Sustainability Subcommittee is committed to Net Zero Energy and is working with the CMLP to develop a Zero Energy Building strategy with CMS. The third section defines the metrics for success to achieve the goals. The metrics are tie back to compliance with the Energy Zero Code V2.0, indoor air quality and materials, day lighting, embodied carbon and LEED v4 Silver certifiable. Town Manager Stephen Crane noted the Town had engaged with a 3rd party solar designer and CMLP to design and install the battery storage and array. The cost would not be part of the Concord Middle School project.

Court Booth provided an update on the Design Subcommittee (DSC) Meetings. The subcommittee voted unanimously to recommend the gym sizing of 7,000 nsf, noting alternatives may remain, one-grade (270 seat) auditorium, 1,600 nsf 'Alt PE' room, 1,000 nsf Maker Space, and that the remainder of the space summary recommendations in the February 11, 2020 SMMA presented space summary to be moved forward for SBC consideration. The DSC voted, six in favor, one opposed, to recommend the 3,400 nsf Media Center. Court noted they did not compromise the Ed Plan when making the recommendations and the charge was to bring recommendations to the committee "inclusive of community use." The Subcommittee was not able to look at the administrative/office spaces due to time constraints.

Court Booth motions to the School Building Committee to accept the recommendations of the Design and Sustainability Subcommittee as submitted to the meeting today. Seconded by Frank Cannon. Discussion ensued where Peter Fischelis noted that this is not the final endorsement of the space and the design team

will continue looking at the gym space. Court Booth noted the motion is to accept the space summary but not approve it as final. Co-chair Dawn Guarriello noted this is normal in the MSBA process to resubmit space summary where what is accepted today is not final. Court added the Design Team was asked to review the gym options. Motion carried unanimously with Matt Root abstained.

Schedule Discussion

Ian Parks of Hill International provided an update on the Project Schedule providing two options. Option A is 'No Early' release of the design phases and Option B is 'Early' release of Schematic Design and Design Development. Option A shows Special Town Meeting happening on December 10, 2021 and Special Town Election on March 10, 2022 with a project school opening of March 25, 2025. Option B shows Special Town Meeting happening on December 10, 2021 and the Special Town Election to occur on December 2021 with projected school opening January 6, 2025.

Cash Flow Update

To be discussed at next school building committee.

Public Comment

No comments.

Upcoming Meetings

The next School Building Committee is March 18, 2021 at 7:30 am. The next Design Subcommittee Meeting is March 16, 2021.

Adjournment

Dawn Guarriello requested the meeting to be adjourned at 9:29 AM. Stephen Crane made the motion to adjourn, Chris Popov seconded the motion. The motion carried unanimously.

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

https://www.youtube.com/watch?v=3sZAzfAc_6E