Design Subcommittee (DSC)
Concord Middle School (CMS) Building Committee (SBC)
Meeting Minutes - March 16, 2021
Approved: September 10, 2021
Virtual Meeting conducted via Zoom

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

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

PRESENT FROM SMMA and EwingCole: Kristen Olsen, Michael Dowhan, Matt Rice, Keith Fallon, Saul Jabbawy, Bill Smarzewski.

Court Booth called the online meeting to order at 7:31 AM. He noted that the meeting was recorded.

Attendance by roll call.

The minutes of February 4 and February 25, 2021 meetings were reviewed, updated and approved by roll call vote. Motion by Dawn Guarriello, seconded by Charlie Parker.

The Subcommittee discussed the purpose of the meeting and concluded that the SMMA presentation would focus on concept changes and questions about possible alternative gym sizing.

Laurie Hunter reported that the 15% limitation on impermeable surface is no longer an issue. Michael Dowhan explained that the project will remain at or under the limit due to parking design changes.

Bill Smarzewski, Keith Fallon, Saul Jabbawy and Michael Dowhan of the SMMA Design Team presented a slide deck (attached) that reviewed the space summary and showed how the gym could be expanded within the site constraints. The different building concepts examined in early 2020 that led to the “Treetop Teams” recommendation were reviewed again, as were more recent efforts to tighten the footprint. Stacking the building along the topography should enhance a sense of place, and recessing it into the woods diminishes the scale. Each of the areas of the building and their placements relative to other areas and the plateau and slope were presented in visual form. New detail on parking and circulation was included.

Dawn Guarriello noted the bridge, or promenade, to the classroom wing for its unique features. Water management on the slope leading to the classroom wing was noted as necessary for attention. Charlie Parker noted that the visuals do much to demonstrate how the different building areas will interact successfully.

Overall, the review of the design concept shows that the 142,995 GSF sizing is unchanged, and that a 13,000 NSF gym requires an additional 6,000 NSF, with the gross-up factor possibly less than 1.5 (9,000 GSF); it should be assumed that the larger gym will result in 152,000 GSF.

Cost estimates of $555 SF are unchanged.
Public comments:

Marc Caruso of CC Youth Basketball referred to the need for 2 courts, possibly not MIAA sized, and the potential for revenue generation.

Mary Hartman asked for clarification of incremental building costs related to enlarging the building, and detail on revenue prospects.

Adjournment 8:59 AM, motion by Mr. Parker, seconded by Ms. Guarriello, by roll call.

Meeting video available at: https://concordps.zoom.us/rec/play/NTBceCFL_cCapT2biiVBlm3amfyyu4DbYCbnowyci8zWt78Otv5KVSAD_gdXKmgVRCd6ZKQXytgEHVc.gNGTTc3wAYTl1v9v?startTime=1615894324000

Attachment:
Slide deck presented 3.16.21 by SMMA, pdf format

The next meeting is on March 30 at 7:30 AM.