

Design Subcommittee (DSC)
Concord Middle School (CMS) Building Committee (SBC)
Meeting Minutes - February 25, 2021
Approved: March 16, 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: 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 18, 2021 meeting were amended and approved. Attached.

The general history of the space proposals from the outset of the work on the new building to the present was reviewed. The Town Meeting article calling for a \$80-\$100m budget was noted; some DSC members consider it relevant to space and sizing considerations, while others consider it relevant later and at the SBC level. Mr. Parks recommended attention to the Education Plan and space first, with budget considerations to follow. The comparisons with MSBA and other schools that are considered benchmarks, for size and projected cost per square foot, were briefly reviewed, noting CMS variances. Utilization (class scheduling) for classrooms and the gym and auditorium was discussed; Dr. Hunter noted that the DSC has examined different sets of data that have been developed for this purpose.

Mr. Popov recommended that sizing for the gym include further consideration of alternatives that have been developed. Ms. Olsen stated that the 7,000 nsf dimension, and the "Alt PE" room, would be sufficient for school needs. Interviews with various stakeholders regarding the gym were conducted. Mr. Parker noted that different gym sizing could involve the Recreation Department with an approach similar to that of the Beede Center. Dr. Hunter stated that the independent funding for fields at the high school and separating it from that building project was a reason for success. She reminded the DSC that larger gym sizing would require changes in other aspects of the design, as the current design is at the 15% limit for impermeable surface; a variance is not automatic.

Mr. Booth recommended that the "treetop" design that was recommended by DSC in the winter of 2020 be reconsidered if necessary for space and cost. He also asked Ms. Olsen and Dr. Hunter if any alternatives were prepared for consideration today, noting the request made at the February 18 meeting.

The DSC voted on items identified in the space summary as Alternative Scenarios.

- The DSC voted unanimously to recommend the gym sizing of 7,000 nsf, noting that alternatives may remain. (Motion by Mr. Parker, second by Mr. Root.)
- The DSC voted unanimously to recommend the one-grade (270 seat) auditorium in the current space summary. (Motion by Mr. Parker, second by Mr. Hughes.)
- The DSC voted unanimously to recommend the 1600 nsf "Alt PE" room, noting that alternatives may remain. (Motion by Mr. Root, second by Mr. Parker.)
- The DSC voted, six in favor, one opposed, to recommend the 3400 nsf Media Center. (Motion by Ms. Guarriello, second by Mr. Root.)

- The DSC voted unanimously to recommend 1000 nsf Maker Space room, noting that alternatives may remain. (Motion by Ms. Guarriello, second by Mr. Hughes.)
- The DSC voted unanimously to recommend that the remainder of the space summary recommendations in the February 11, 2020 SMMA presentation be moved forward to the SBC for consideration. (Motion by Ms. Guarriello, second by Mr. Root.)

Karlen Reed, 83 Whits End, recognized the clean, open and deliberative process of the DSC.

The meeting was adjourned at 9:35 AM by roll call vote. (Motion by Ms. Guarriello, second by Mr. Popov.)

Video link:

https://concordps.zoom.us/rec/share/t29xky4Xl8jQ6k8kNSINv8QEVTEO8oZu0WTQmxfBbnFzhIGdjWdENNRhLdhfelmC.T06OfcGP_PpfpY_G?startTime=1614256371000