

Concord Middle School Building Committee
Meeting Minutes
March 26, 2020

PRESENT: Laurie Hunter, Tim Hult, Dawn Guarriello, Court Booth, Heather Bout, Pat Nelson, Matt Root, Susan Bates, Charles Parker, Stephen Crane, Justin Cameron, Russ Hughes, Jared Stanton,

ABSENT: Chris Popov, John Harris

PRESENT FROM HILL INTERNATIONAL: Peter Martini, Mike Carroll, Andy Vo, Mark Morin

PRESENT FROM SMMA/EWING COLE: Phil Poinelli, Kristen Olsen, Matt Rice, Martine Dion, Keith Fallon.

MEETING ORGANIZER: Chris Carmody

Call to Order

Tim Hult called the meeting to order at 7:45 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

Tim Hult requested approval of the School Building Committee Meeting Minutes from February 6, 2020 and February 13, 2020. Approval from Building Committee was motioned by Court Booth and seconded by Dawn Guarriello. Communication Subcommittee Meeting Minutes from 12/16/19 was not approved due to insufficient members present.

Select Board Meeting Update

Laurie Hunter provided an update from the Select Board Meeting. The board continued discussions on a November 3rd (Presidential Election) Town Vote Date and the proposed September Town Meeting. Laurie stated the Article for \$1,500,000 for Schematic Design would not allow for services to continue through a November Town Vote. The district will review the Cash Flow issued by Hill. Update on upcoming Town Meeting to be provided post Select Board Meeting on 3/26.

Community Subcommittee Update

Heather Bout gave an update on the Community Forum held 2/27/20. The Community Subcommittee reported a great turnout, positive feedback from the community and an overall great start for the project's community outreach.

Design Update

SMMA presented an update on the space planning, estimating options and sustainability precedents. Summary of space planning update and pricing options for the Gymnasium and Auditorium are listed below. CSMBC members were given an opportunity provide initial input on these items. Summary of questions is also provided below. CSMBC members were encouraged to email detailed comments to Laurie, Tim, Dawn and Court after the meeting.

1. Space Summary

- a. Total GSF went from approximately 160,000 to 144,005. The District confirmed the 144,005 aligns with their educational plan at this time.
- b. District has confirmed 700 student enrollment for Grades 6-8
- c. Three teams each grade. Core on-team classes include ELA, Social Studies, Math & Science
- d. World language classroom count was reduced to six.
- e. Art and Music spaces remained consistent with previous space summaries

2. Gymnasium

- a. Current Option – High School main basketball court, non-regulation cross courts with 100 seats (6,000 SF)
- b. Pricing Option #1 – High School main basketball court, non-regulation (larger) cross courts with 320+ seats (8,600 SF)
- c. Pricing Option #2 – High School main basketball courts with two High School Cross Courts and 100 seats each court (13,400 SF)
- d. Pricing Options #3 – Two High School main basketball courts in separate buildings (14,000-16,000 SF)

3. Auditorium

- a. Current Option – Cafeteria Stage with floor seating and storage (1,600 SF)
- b. Pricing Option #1 – Black Box Theater with 400+ seats (4,000 SF), minus 1,600 SF above, add 750 SF for support. Net add 3,150 SF
- c. Pricing Option #2 – Auditorium with capacity for 1 grade level and staff. 275 seats (3,600 SF)(13SF/seat) add 750SF. Net add 4,350 SF
- d. Auditorium with capacity for 2 grade levels plus staff. 550 seats (6,600 SF)(12SF/seat), add 750 SF for support. Net add + 7,350 SF
- e. Auditorium with capacity for 700 seats (7,000 SF) was discussed but is currently not under consideration. Full school assemblies are currently intended to be held in the gymnasium.

Questions/Comments from CMSBC Members

1. Can the presentation material be made available to all CMSBC members? Tim Hult indicated the materials would be made available to CMSBC Members and posted publicly.
2. Do we need to be making a decision on the Auditorium and Gym now? What are the trade-offs with either decision as it relates to full school gatherings.
3. Is the larger auditorium for a full school gathering off the table?
4. How was the GSF number reduced to 144,005?
5. Is there a concern that we are already bumping up against the \$100,000,000 project budget.
6. Although the Black Box is smaller than the other auditorium spaces is it more expensive comparatively?
7. In the Gymnasium pricing options, is there value in saving seating to maximize playing area?
8. The cost of the project will reflect the premiums of Sustainability elements and not the life cycle savings. These savings will be reflected in the operating budget.

9. Is it worth further investigating the potential revenue of Gymnasiums with two main courts and seating
10. Can we investigate built precedents for sustainability data such as Dr. Martin Luther King, Jr. School (Cambridge) and King Open School (Cambridge)? Do we have glazing-to-wall percentages for the SMMA precedents project presented.

Ewing Cole presented (4) updated Site Concepts. List of concepts is provided below. Design Subcommittee members were given an opportunity to provide their input. Summary of initial questions is provided below. A more detail account of these conversations can be found in the posted recording.

1. Site Concepts

- a. Option #1 Double Bar
- b. Option #2 Pods
- c. Option #3 Treetop Teams
- d. Option #4 Pinwheel

Questions

1. Should solar orientation be more a focus of the design?
2. How much separation should be between the team and common spaces?
3. Does the design want to penetrate the woods as far as Option 3 does?
4. What role should the presence of the building on Old Marlboro Road play?

Upcoming Meetings

Dates for upcoming CMSBC and Subcommittee meetings are to be discussed at the next management meeting. Dates will be posted once available.

Adjournment

Tim Hult requested the meeting adjournment. Court Booth made the motion to adjourn, Dawn Guarriello seconded the motion. The motion carried unanimously.