

Concord Middle School Building Committee
Meeting Minutes
June 24, 2021

PRESENT: Laurie Hunter, Court Booth, Pat Nelson, Matt Root, Charles Parker, Frank Cannon, Jared Stanton, Chris Popov, Jon Harris, Peter Fischelis, Matt Johnson, Russ Hughes

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

PRESENT FROM SMMA/EWING COLE: Kristen Olsen, Philip Poinelli, Matt Rice, William Smarzewsk, Keith Fallon, Saul Jabbawy

MEETING ORGANIZER: Pat Nelson

Call to Order

Pat Nelson 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

Matt Johnson made a motion to approve the June 6, 2021 meeting minutes. Seconded by Matt Root. No further discussion. Motion carried unanimously with Russ Hughes abstaining.

Correspondence

Co-Chair Pat Nelson reported to the committee that there was correspondances to the Select Board to retain Heather Bout as Communications Chair and to consider appointing Ms. Bout as a citizen representative to the committee as she is leaving the school committee. Court Booth added the School Committee will look at all the liasons at one time and make adjustments accordingly.

Schematic Design (SD) Presentation

Kristen Olsen, Project Manager with SMMA, reported to the committee that there was a couple meetings to work on refinements to the gym and cross court dimensioning and will be issuing a memo to the committee that captures the latest information as well as an updated space summary.

Keith Fallon and Saul Jabbawy, with Ewing Cole, reported to the committee on the educational programming summary, floor plan refinements and visioning. Mr. Jabbawy noted the building is at a good solar orientation, the location of the building allows for a three-story building that has the appearance of being a two-story building from the street with the proposed site grading and the team was able to minimize the circulation within the site for parking and bus routes. The building configuration is based on a double loaded corridor design with a Community Lobby, Main Lobby and Team Commons. Dr. Hunter added that the team commons allow students to spread out in teams for rehearsing or presenting and also allows for overflow/break-out space for students working in different group sizes as the classroom sizes are smaller than if a learning commons were not provided. Several committee members asked if students using the learning commons would be distracted by people walking down the corridor. Mr. Jabbawy noted there are architectural elements that can be added to help with possible distractions in the team common spaces such as half walls or flexible/operable partitions. Additionally, Dr. Hunter noted that the corridor is rarely used

when classes are in session because all students, teachers and staff are occupied with the scheduled classes. As a result, Dr. Hunter does not have any concerns with distractions.

William Smarzewsk, with Ewing Cole, provided updates to the committee on the floor plans and space efficiencies. Mr. Smarzewsk noted the key updates were incorporating the larger gym and auditorium, removing the Maker Space and Alt PE, co-located nurse/guidance/ administration, and the resource room was moved to a more centralized location to allow for a more simplified building massing. The OT/PT room was relocated closer to the gym to be used as a flexible space with the removal of the Alt PE.

Mr. Jabbawy reported the budget is based on a brick facade, about 75%, and the other 25% is glazing for exterior closure materials. Ewing Cole presented various schools and buildings to show potential design elements for the brick, glazing and curtainwall/storefront. Ms. Olsen provided a recap of potential design elements for design team to consider. Ms. Olsen noted the building committee did not express interest in a lot of color on the exterior with consideration for a small amount of accent color but would be interested in color on the interior for brightness; and is open to exploring other colors and textures of brick and tying the building into the landscape and nature. The committee is more interested in the functional use of the windows in terms of budget and daylighting than window size or patterning. The design team will look into possible design features at the Auditorium wall facing the road.

Next Steps

Next meeting will be Thursday, July 15.

New Business

Ms. Olsen reported to the committee updating the Schematic Design deliverables noting there was a conflict with August 26, 2021 Building Committee meeting and was moved to August 27, 2021. The November 11, 2021 Building Committee is a Holiday and is proposed to be moved to Friday, November 5, 2021.

Public Comment

Dean Banfield, 73 Walden Terrace, suggested during the Schematic Design process to note what efficiencies, including space summary, have been discussed or looked at.

Adjournment

Co-Chair Pat Nelson requested the meeting to be adjourned at 9:30 AM. Charlie Parker 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=LdAXfQ1bsAI>