

The Concord Middle School Building Committee Report

The Committee Charge

The Concord Middle School Building Committee is charged by the Select Board to undertake a feasibility study that explores the construction of a single new middle school building to replace the two existing facilities. The Committee will begin the schematic design process for a new school building based on the findings of the feasibility study. Completing the feasibility analysis and a detailed design will give residents the information necessary to make an informed decision on funding the middle school construction project. Currently, the Committee is targeting the fall of 2020 as the timeframe to complete these tasks and present them at a special Town Meeting. If the Town approves full design and construction funding for the new facility, the Committee anticipates serving as the construction oversight body as well.

The Committee has final authority on all design decisions and will make recommendations to the Town Manager on all financial, contractual and schedule matters. The Committee shall be the point of contact for all community groups and individuals regarding the project and shall ensure community engagement throughout the planning and execution of the final design and construction. The Committee plans to create multiple opportunities throughout the process to solicit community feedback and all the of Committee's meetings are open to the public. Interested individuals are encouraged to attend.

A ballot question was approved by an overwhelming margin (87%) at a special election held on June 4 after the funding plan for the feasibility and design process received similarly strong support at Concord's Annual Town Meeting in April. The approved Article called for a building that would be designed and constructed in a manner consistent with Concord's sustainability goals and principles at the site of the current Sanborn Middle School.

Owner's Project Manager Selected

The Concord Middle School Building Committee voted to recommend Hill International, Inc. for the position of Owner's Project Manager (OPM) at its last meeting in August. Following the vote, the Committee requested that Town Manager Stephen Crane enter negotiations for a contract. This is a key step in moving the Committee's work forward to meet its charge.

The selection followed a comprehensive process that included a public request for bids, a review of the bids that were scored based on required skill sets, interviews, and reference checks. Nine firms responded to the bid and five were invited for interviews. Committee members were pleased with the quantity and quality of firms that responded and expressed their views that many of the top firms could serve the Town of Concord well.

Among many duties for this endeavor, the OPM team will provide advice and consultation regarding key project deliverables such as design, cost estimating, and value engineering. Once a contract is signed, the Committee will begin work with the OPM team to start the designer selection process.

The Committee ranked the top three responding firms in order of preference in case contract terms could not be reached with Hill International; if so, the Committee would move on to the next firm on the list.

Committee Summer Work and Site Visits

Following the approvals at Town Meeting and the special election for the feasibility and design funding, the Concord Select Board appointed the Concord Middle School Building Committee which met five times during the summer starting in July. The initial meetings were used to organize and plan their strategic path to meet the Committee's charge. This included naming chairs and creating subcommittees by key functions. Committees include design, communications, and finance. All major decisions will be

made by the full committee. The Committee named co-Chairs Dawn Guarriello and Tim Hult with Pat Nelson serving as Vice Chair.

In addition to organizing and selecting the OPM, the Committee conducted site visits at recently constructed middle schools in Beverly and Wakefield. Committee members reviewed design features through many lenses including educational objectives, sustainability, material selections, security features and how students and professional staff have utilized the spaces. The Committee intends to conduct more visits in the future.

The Committees next meetings are scheduled for Thursday, September 5th and 19th at 7:30 am in the Ripley Building at 120 Meriam Road.

Concord Middle School Building Committee Contact Information

Interested individuals can find all relevant materials regarding the Concord Middle School Building Committee including meeting dates, agendas and minutes as well as reports that led to the Town Meeting Warrant Article at www.concordps.org/cms-building-project. The Committee is in the process of creating an email account for individuals with questions or comments.