The Concord Middle School Building Committee Report

Building Committee meets with design firm, SMMA; continues dialogue on schedule, project management, education visioning and project charter

Designer Team Introduction; Project Management and Schedule Discussions
Members of The Building Committee met with the team from the project’s design firm SMMA for the first time at the meeting held on November 21st. The SMMA team includes designers as well as educational and sustainability experts.

The Committee engaged with SMMA regarding the project schedule, preferred dates to open the new facility and potential timing of public process such as special town meetings and ballot dates. Committee members stressed their desire for transparency and public engagement throughout the process including the educational visioning work which will begin in December.

During the coming weeks the Committee will be working with SMMA and Owners Project Manager, Hill International, to decide on an approach to project management. In general, capital projects such as a school building include phases such as planning, design and construction. One approach is referred to as a design-bid-build where the phases run sequentially with a completed design being sent to bid followed by the selection of a contractor based on the public bidding guidelines. Another method is referred to as Construction Manager (CM) at-risk. Under this approach, a CM firm is selected early in the design phase and is involved as the design progresses by conducting cost estimates, constructability reviews and construction scheduling. At an appropriate moment in that process, the municipality and the CM at-risk firm negotiate a guaranteed maximum price (GMP) for the project. Each approach has advantages and challenges and the Committee will be discussing these as they relate to the CMS project, budget, and schedule prior to selecting how they will move forward.

Project Charter Advances
Committee members continued to advance the Project Charter which is intended to memorialize key goals for the project that can serve as a guide in future decision making processes. The main elements of the draft Charter include guiding principles, project scope, total project cost, and schedule.

While the intent is to make it a living document, the Committee is working to have language in place prior to the end of the calendar year. Initial drafts have guiding principles related to a transparent and robust public process and engagement with Concord residents, a state-of-the-art educational facility for students and teachers, sustainability and resiliency goals including landscape, financial sustainability for the construction project and future building operations, as well as creating a flexible and adaptable structure that can serve both the needs of the school department and residents of Concord for a minimum of fifty years or longer. The Project Charter discussion will continue at upcoming meetings.

Upcoming Meetings: (All meetings will be held at the Ripley Building, 120 Meriam Road)
Finance Subcommittee: December 5, 7:30am
Concord Middle School Building Committee: December 19, 7:30am

All meetings are open to the public and interested individuals are encouraged to attend.

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. For questions and comments, individuals
can email the Committee at msbc@concordps.org or utilize the form on the aforementioned web page, https://www.concordps.org/cms-building-project/email-the-cms-building-committee/.