

Design Subcommittee
Concord Middle School Building Committee
Meeting Minutes
April 15, 2020
Virtual Meeting conducted via Zoom

PRESENT: Court Booth, Dawn Guarriello, Laurie Hunter, Charlie Parker, Chris Popov, Matthew Root, Jared Stanton, Justin Cameron.

PRESENT FROM HILL INTERNATIONAL: Andy Vo, Mark Morin

PRESENT FROM SMMA: Kristen Olsen, Matt Rice, Phil Poinelli, Saul Jabbawy, Keith Fallon, Bill Smarzewski, Michael Dowhan

Call to Order

Court Booth called the online meeting to order at 2:32 PM. He noted that the meeting was recorded; also, that community members were present and are invited and urged to communicate with the Building Committee through email.

Agenda Discussion

Keith Fallon and Saul Jabbawy led a review of the four design concepts currently under consideration.

Dr. Hunter and Mr. Cameron discussed the relative merits of the concepts from the perspective of teaching and learning, team fidelity, grade level community, off-team and specialty classroom location and access, student travel flow and time.

The design team presented modifications in concepts 1, 3 and 4, including some consolidation of space, optimization for solar orientation, and how the three four-classroom team groupings at each grade level might relate with each other.

#1 was considered appealing for the degree of separation for the sixth grade; for the solar orientation. Concerns included the attractive but inefficient north-facing classroom corridor and the travel time and distance to off-team locations.

#2 was not supportive of each grade at one level, and the close proximity of off-team classrooms. The orientation of the 3 classroom wings had been improved to the extent possible in the earlier round of revisions.

#3 impressed for its potential for grade and team interaction and common space usage, with a new a better solar orientation. The central corridor was considered a positive. The library (media center) was located at the heart of the school, directly across from the main entrance which is considered very favorable in this concept.

#4 was debated for the pros and cons of the very separate lower and single-level sixth grade wing, and potential cost. The orientation of the classrooms has been improved, but there were clear concerns about the cost and efficiency of the plan as well as the inclusion of a roof-top, inhabited garden.

The Design Subcommittee members shared a general and informal consensus with the Design Team that the one-grade capacity auditorium should remain under active consideration, as should the 8,600 sf gym alternative.

Mr. Popov recommended that a sketch of both #3 and #4 be rendered to include these auditorium and gymnasium options if possible. The committee asked that the Design Team discuss and convey how each concept would be adjusted to include those two spaces.

Mr. Root suggested that the mechanical estimating noted in recent communications may be premature, and expressed concern over evaluating gas-fired boilers as part of the baseline, code assumption when there may be no support in the Town for that system type.

Ms. Olsen informed the Committee that the estimators were completing the work based upon the concepts approved for estimating at the March 26 meeting, and would not be working with the updated designs that were reviewed today.

Mr. Booth expressed the Subcommittee's appreciation to the Design Team members, the instructional leadership, and Mr. Carmody of the Town Manager's office for the work necessary for a productive meeting.

Adjournment

On a motion by Mr. Popov, seconded by Mr. Root, the meeting was adjourned at 4:05 PM.