

**Design Subcommittee  
Concord Middle School Building Committee  
Meeting Minutes  
March 25, 2020  
Virtual Meeting conducted via Zoom**

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

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

**PRESENT FROM SMMA:** Matt Rice, Phil Poinelli, Saul Jabbawy, Keith Fallon, Michael Dowhan

**Call to Order**

Court Booth called the online meeting to order at 1:05 PM. Chris Carmody, managing the meeting on behalf of the Town Manager's office, requested roll call attendance and all members confirmed their participation.

**Discussion**

The Design Team led a review of the design concepts.

#5 design, "Intersection," was not included as it did not meet the team concept that is espoused for the middle school teaching and community model.

The Design Subcommittee members agreed to not use the matrix for concept evaluation that was proposed by SMMA.

It was noted that some fundamental information is still forthcoming – notably, perimeter calculations, structural dimensions, and cost estimates.

The changes made to reduce the gsf from about 167,000 to 144,000, based on discussions with Laurie Hunter and Justin Cameron with the Design Team, were reviewed. Matt Rice outlined the following changes:

- Classroom size reduction from 850 to 825 sf
- Special Education classrooms from 6 to 3, possible with more inclusion
- Language classrooms from 8 to 6
- Technology teaching space consolidated
- Art-Music-Cafetorium and Gym – unchanged
- Larger 8,600 sf gym with increased seating, and theatre options (275 seats for one class) remain under discussion

Four design concepts under consideration are all of similar size with different footprints. All require 17-19% impervious surface use. All have identical space, but not design, for athletic space outdoors (2 soccer, field hockey, 3 tennis, boys and girls softball-baseball. All accommodate parking 165-180 vehicles, 60°, 24'. Bus drop prioritized to favor bus use.

The 144,000 gsf may make it possible to bring the project within the \$100m range, or about \$555 sf for construction and about \$660 sf final.

The pros and cons of the different concepts, and questions related to each, were discussed.

#1 "Double Bar" makes interesting use of the landscape, with vertical or horizontal grade organization (3 stories, 3 teams per grade), media center at the physical center of the facility.

#2 "pods" with more separation between grades and teams, compact.

#3 “Tree Top” has teams more integrated, and athletics more integrated. Off-team locations very close. Extended footprint (into woods) is being tightened up by Design Team now.

#4 “Pinwheel” now has classrooms consolidated tighter for team approaches; may be challenging from sustainability perspective because of its expanse; rooftop garden may not be necessary.

The Design Subcommittee declared expressly to the Design Team that Concept 5 was not to be considered further, and by informal consensus decided to maintain concepts 1 through 4 as estimating is being concluded.

#### **Adjournment**

On a motion by Ms. Guarriello, seconded by Mr. Root, the meeting was adjourned at 3:25 PM.

Meeting recording online at <https://www.youtube.com/watch?v=tmAti-O4n5w>

Approved