



Town of Concord

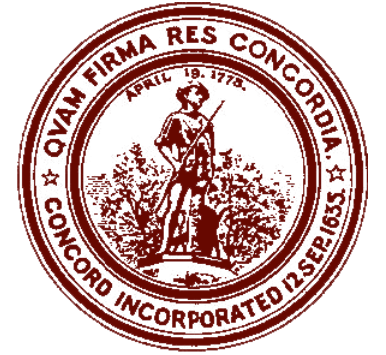
# Concord Middle School Project

School Building Committee Meeting

04.29.21

EWING  
COLE | SMMA

# Project Goals Recap



Total Project Cost Range **\$80-\$108 M**



Replace two middle schools with **one combined middle school**, grades 6-8



Design enrollment **700 Students**



**Team Teaching** Model, meet **Ed Plan**



Design for **Net Zero Energy**

**Primary Goal:**  
Consolidate two middle school populations **into a single, 21<sup>st</sup> century learning facility** that will serve the community for generations.



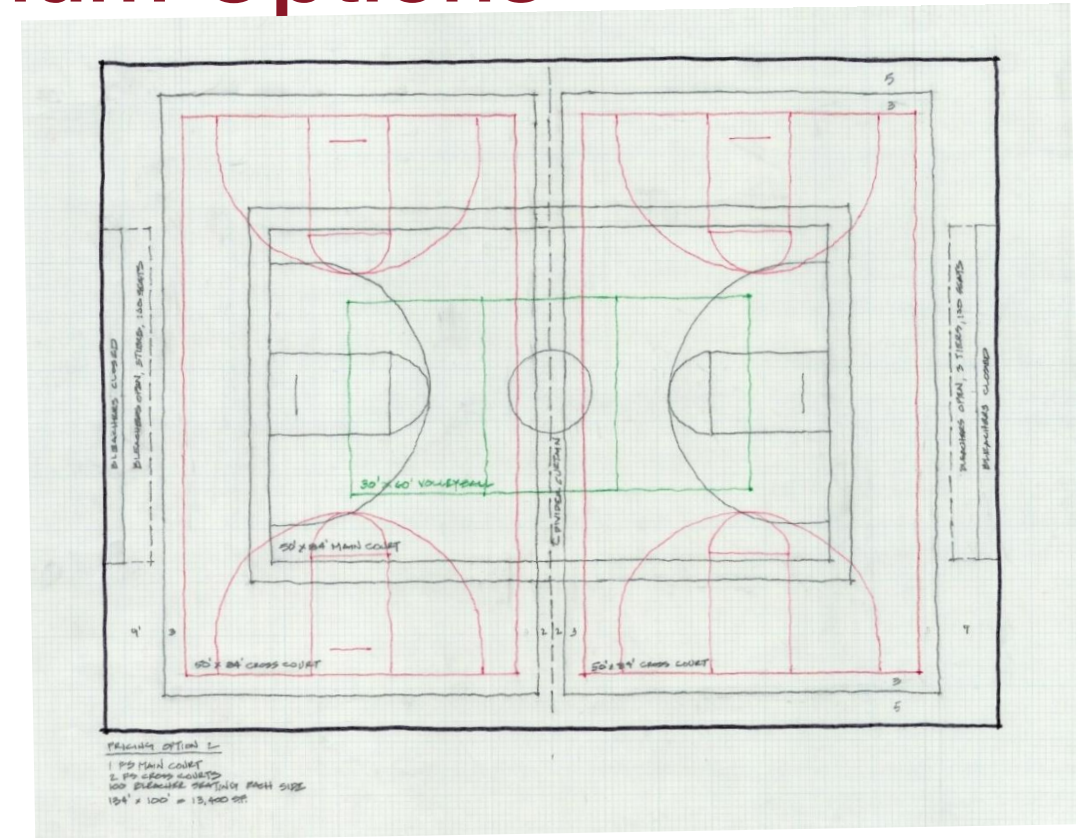
# Final Scope Definition

# Community Request: Gymnasium Options

**OPTION 1:** Based on CCYB request (former)  
134' x 100' = **13,400 net.**

This includes:

- (1) full size, MIAA main court, 50 x 84 with lots of run-out (the cross courts dictate the longest dimensions)
- (2) full size, MIAA cross court, 50 x 84 with 8' of run-out beyond the goals; 9' on the long sides and 5' to the divider curtain assuming 500 in bleachers



# Community Request: Gymnasium Options

## OPTION 2: Based on CCYB request (current)

118' x 90' = **10,620 net.**

This includes:

(1) full size, MIAA court, 50 x 84 with lots of run-out (the cross courts dictate the long dimension) and 6' along the long sides

(2) large but **NOT FULL SIZE** 46 x 74 cross courts with: 6' of run-out beyond the goals; 8' on the long sides and 5' to the divider curtain  
4' for stacked, closed bleachers for school assembly, assuming 500 in bleachers

### CMS Building Project Design – CCYB Input

- To keep court space at current levels, CCYB need two functioning courts to replace the Sanborn and Peabody courts; private schools can't be relied upon given the potential long-term impact of COVID
- The approved 7,000 sq. ft. design includes a single MIAA regulation basketball court (50' x 84') with two 55' x 39' cross courts
  - The approved 55' x 39' cross-court length is insufficient for middle school-sized kids (also applies to CMS basketball teams, not just CCYB) - there is a real safety issue with running room at the end lines with the smaller courts
- Two sufficiently sized courts in a single gymnasium will cut the cost of custodian fees (and potentially rental fees) for CCYB in half
- CCYB and CMS basketball needs fully align – both require a minimum of two 74' x 46' courts (10,000+ sq. ft.) to allow simultaneous practices and adequately prepare them for high school basketball



# Community Request: Auditorium Options

**Option 1:** Auditorium with capacity for 2 grade levels, plus staff (550 seats)

**Option 2:** Auditorium with current capacity (350 seats)

**Option 3 (new):** Auditorium with capacity based on MSBA standard for High Schools. Seats  $\frac{2}{3}$ <sup>rd</sup> of enrollment, equivalent of 467 seats based on CMS design enrollment of 700 students.



*Example of a 417-seat auditorium (Turner Falls)*

# Above Budget Scope Analysis – Original

## Combination Scenarios

Combination A	Combination B
74' x 46' Cross + 350 Seats	74' x 46' Cross + 550 Seats
\$3.2-\$4.8 million	\$4.85-\$7.3 million

Combination C	Combination D
2 MIAA + 350 Seats	2 MIAA + 550 Seats
\$4.8-\$7.25 million	\$6.5-\$9.75 million

### General Notes:

1. Combination D is the only Combinations above the 15% lot coverage threshold using the currently planned building footprint and impervious paving and walks.
2. Number of auditorium seats requested above Ed Plan need should be confirmed in early Schematic Design
3. Square-footage of gym is based on run-out dimensions that have not been reviewed with CCYB.
4. SMMA advises against a budget increase based on the low end of the estimates. Wait for SD programming and estimate.

# Above Budget Scope Analysis - Recommended

## Combination Scenarios

		Combination A		Combination F	
	CURRENT	74' x 46' Cross + 350 Seats		74'x46' + 467 Seats	
	Ed Plan (3/4 Vote)	High	Low	High	Low
GSF Add	NA	6,870		8,976	
NSF Add	NA		4,580		5,984
<b>Building GSF</b>	<b>142,995</b>	<b>149,865</b>	<b>147,575</b>	<b>151,971</b>	<b>148,979</b>
Impervious Area - Bldg	81,850	88,720	86,430	90,826	87,834
Impervious Area - Roads/Drives	91,714	91,714	91,714	91,714	91,714
Impervious Area - Walks	18,262	18,262	18,262	18,262	18,262
<b>total</b>	<b>191,826</b>	<b>198,696</b>	<b>196,406</b>	<b>200,802</b>	<b>197,810</b>
<b>% Impervious</b>	<b>14.1%</b>	<b>14.6%</b>	<b>14.4%</b>	<b>14.7%</b>	<b>14.5%</b>
<b>RANGE budget increase</b>	<b>\$0</b>	<b>\$3.2-\$4.8 million</b>		<b>\$4.2-\$6.2 million</b>	

### General Notes:

1. CMS Baseline Approved Space Summary (142,995 gsf) project cost = \$99.975 million (approx. \$559/sf)
2. Additional scope construction cost estimates are based on \$555/sf target





**Thank you**

Concord Middle School