

The Concord Middle School Building Committee Report: Committee Votes on Construction Delivery Method and Budget Cap

Construction Delivery Method Selected

Members of the Concord Middle School Building Committee (CMSBC) voted to adopt a project delivery method known as Design-Bid-Build for the new middle school building at their meeting held on April 15th. The vote followed several meetings of dialogue amongst the Committee to determine the best approach for this proposed project and site conditions.

The professionals from Hill International, the owner's project manager, and SMMA, the project architect, both recommended the Design-Bid-Build as the most appropriate approach for the Committee to undertake for this project. Key factors for their recommendations included that the proposed project is straight-forward compared to other projects that would fully realize the value adds of contractor involvement during the design phase and the site logistics are not complicated so construction operations will be easily separated from school operations.

In general, capital projects such as a school building include phases such as planning, design, and construction. With the approach referred to as design-bid-build, 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. Under CM at-risk approach, a general contracting firm is selected early in the design phase and is involved as the design progresses. At an appropriate moment in that process, the municipality and the CM at-risk firm negotiate a guaranteed maximum price (GMP) for the project. CM at-risk is more expensive at the front end of the project with the potential of costs being saved in later phases of the project. Each approach has advantages and challenges and members of the Committee discussed how these related to the specifics of the CMS project, budget, and schedule prior to taking a vote to move forward with design-bid-build.

Total Project Cost and Impervious Surface Caps Approved; Gym and Auditorium Sizes to be Studied

The CMSBC voted to approve a not-to-exceed total project budget of \$108 million as well as a not-to-exceed 15% of impervious surface coverage on the project site. As part of approved motion, the Committee agreed to examine potential increases in the size of the gymnasium and auditorium that would fit within the budget (at or below \$108 million) and impervious surface (15%) caps for the project.

The budget cap level is based on the presentation of the warrant at the 2019 Town Meeting and subsequent approval while the 15% lot coverage is consistent with sustainability goals for the project and Town of Concord.

Currently, the approved space program meets the educational plan and includes a 7,000 square foot gymnasium that supports one MIAA regulation basketball court with 150 bleacher seats, two teaching stations and one alternative teaching station. It could also be divided to support two 55' by 39' cross courts for practices. The space program contains a 270-person auditorium which is currently sized to accommodate one grade level and staff. As part of their community engagement process, the Committee has heard significant feedback from residents seeking to expand both the gym and auditorium.

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/>.