



Town of Concord

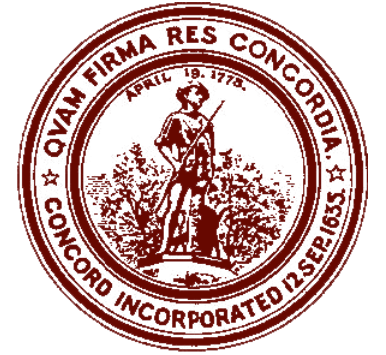
Concord Middle School Project

School Building Committee Meeting – SD Phase

05.20.21

**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, 21st century learning facility** that will serve the community for generations.

HILL

"Early" Release of SD,
allows for cushion between SD
Completion & Town Meeting

Special Town Election
December 17, 2021

Escalation Projection @
– 2023, Q1 should be 8%

| | |
|---|--|
| Project Re-Start & Feasibility Study Dec 9, 2020 - May 24, 2021 | Schematic Design May 10, 2021 - Nov 19, 2021 |
|---|--|

Design Development / Construction Documents
Dec 30, 2021 - Jan 17, 2023

Bid / Award
Jan 18,
2023 - Mar
27, 2023

Construction
Mar 28, 2023 - Aug 29, 2024

**Punch List &
Move-In**
Aug 30, 2024 -
Jan 5, 2025

SD Phase Decisions

Building Design

- Programmatic Adjacencies
- Entries and Exits
- Expansion potential and locations

Site Plan Design

- Parking count
- Driveways and circulation
- Fields and Program

Exterior and Interior Design

- Exterior material selections in general
- Interior material selections in general

MEP Systems design concepts & Sustainability Options

- Refine preferred system types
- Extent of Air Conditioning
- Sustainability options
 - i. Rainwater harvesting
 - ii. Solar panels
 - iii. EV Charging Stations
 - iv. Other

Safety and Security design

- Passive and active safety and security measures

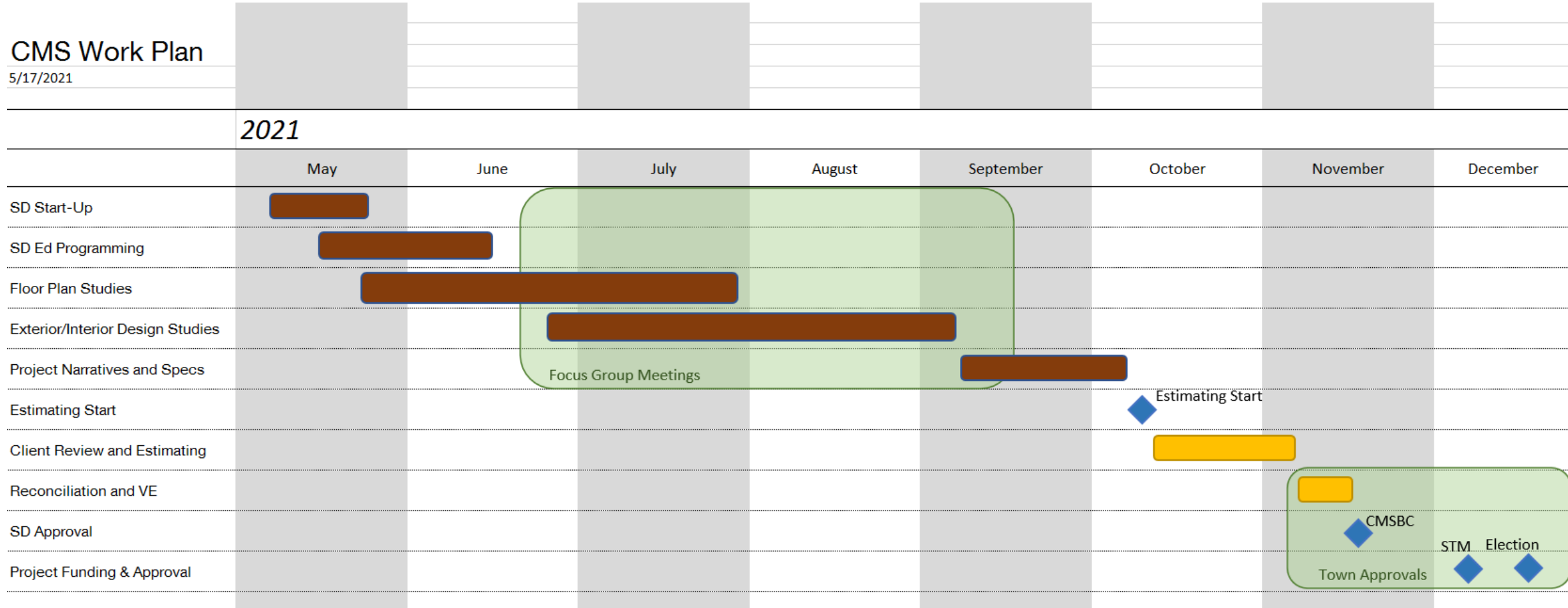
Schematic Design Deliverables

- Drawings
 - Site (Civil and Landscape)
 - Architectural Floor Plans
 - Location of Mechanical Equipment
- Specifications (Unifomat)
- Schematic Design Report
 - Design team narratives
 - Sustainability narrative including, preliminary Life Cycle Cost Analysis
 - Final Space Summary
 - Ed Plan – annotated by design team with design response
 - Any new or updated existing conditions reports finalized during Schematic Design
 - Room Data Sheets
 - Department of Elementary and Secondary Education (DESE) Submission

Timeline

CMS Work Plan

5/17/2021



Focus Groups

- Site design focus group

Development of SD design for traffic and circulation. Includes conversations about parking and off-site improvements and coordination with Town Departments.

- Exterior & Interior design focus group

Review exterior design concepts including composition of form and material selections such as brick, precast, metal panels etc. Review the design concepts of the large spaces such as the Gymnasium, Auditorium, Dining Commons and Media Center as well as a typical classroom, Administration and typical corridors. Review of the products and materials selected for finishes such as flooring, tile, ceilings, paint colors, etc.

- FF&E & Technology design focus groups

Development of the SD budget and focus on the type and quantity of FF&E planned as well as review of proposed equipment selection. Development of the SD technology budget and general technology deployment objectives including system and product.

Focus Groups

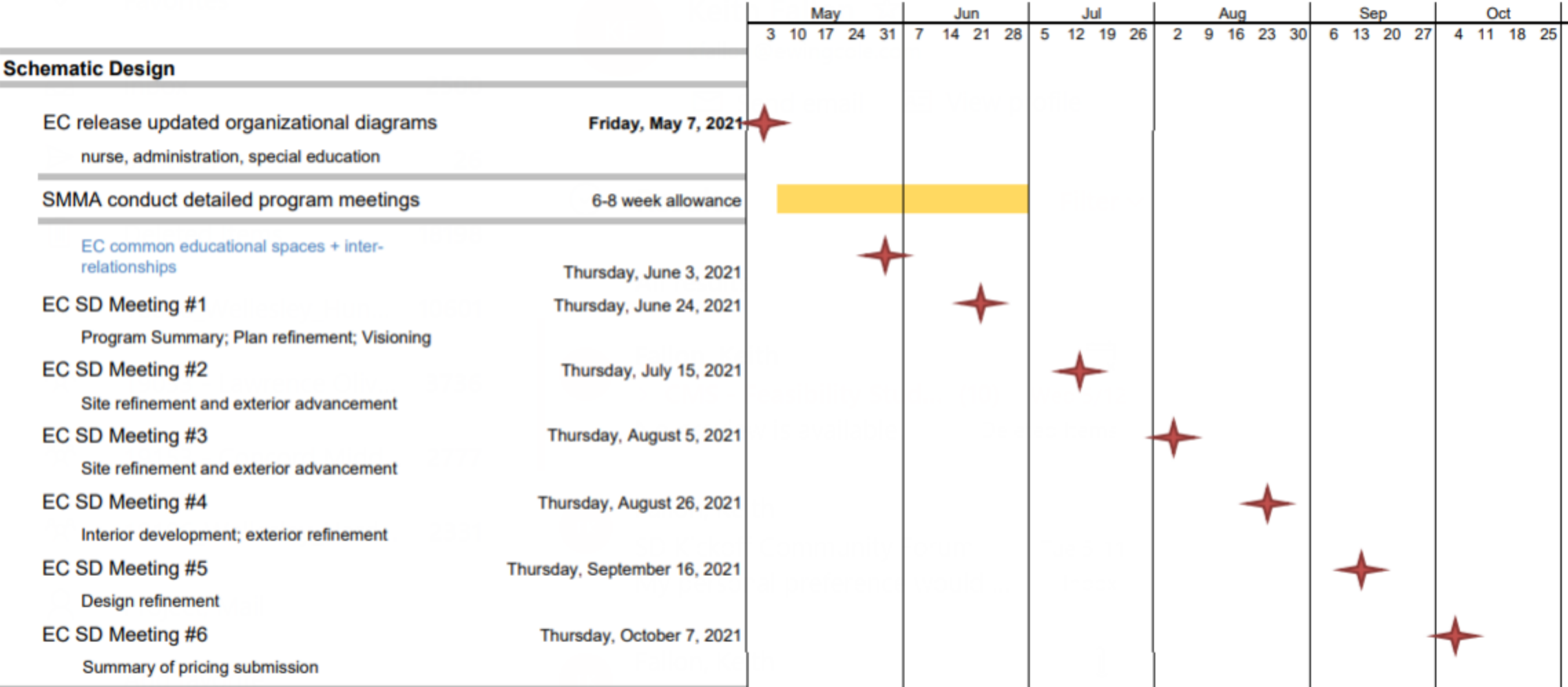
- **MEP & Sustainable design focus groups**

Selection of preferred MEP systems. Review sustainable design features and components which increase the energy efficiency and water reduction within the building, product selection for low and no VOC and renewable materials; and site design and landscape features which contribute to environmentally friendly design.

- **Safety & Security focus group**

Selection of preferred Safety and Security systems. This will include passive and active security measures, fire alarm/panel, bi-directional antenna (BDA) discussion, and access control.

Exterior / Interior Design Focus Group



SD Phase Educational Programming

- Questionnaires to School Staff
 - How teaching takes place in rooms/teams
 - Adjacencies and location in building
 - Room Fit-out (furniture, technology)
 - Operable walls types and locations
 - Use of Team Commons
- Follow-up Meetings with Staff
 - Discussion of questionnaire findings and open items
- Updates to Floor Plans
- Updates to Space Summary





Discussion

Concord Middle School