



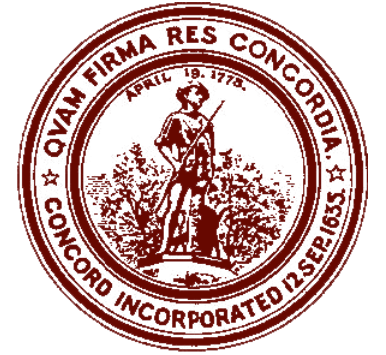
Town of Concord






Concord Middle School Project

School Building Committee Meeting

06.03.21

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.

Feasibility Study Final Motion

CMSBC Vote on May 6, 2021

Matt Johnson moves that the CMSBC revise its space summary recommendation to move to schematic design which includes

- removing the dedicated square footage for the maker space and alternate PE space,*
- revise the size of the gym to accommodate two 74' practice cross courts within the width required by the single MIAA main court,*
- revise the auditorium size to 420 seats and*
- review the building design to seek opportunities to simplify and lower total project costs.*

New Middle School Square-footage Update

Square-foot and Cost Estimate Range

- **Conservative**

- approx. 10,528 nsf gym
- 12nsf/seat auditorium
- 147,087 gsf
- \$102.4 M Project Cost

- **Conservative (Alt)**

- approx. 9,776 nsf gym
- 12nsf/seat auditorium
- 145,959 gsf
- \$101.75 M Project Cost

- **Aggressive**

- approx. 9,180 nsf gym
- 11nsf/seat auditorium
- 144,435 gsf
- \$100.85 M Project Cost
- All remove dedicated nsf for Alternate PE and Maker Space (2,600 nsf)



Discussion



Concord Middle School

Cost Back-up



Concord Middle School Project

Side-by-Side Cost Analysis

						
6/1/2021						
District	Concord					
School Name	Concord MS					
Construction Type	New					
Enrollment	700					
GSF	142,995					
Assumed Start of Construction	March 2023		Updated based on		Updated based on	
OPM	Hill International		Conservative Scope		Aggressive Scope	
Designer	SMMA		Estimate		Alt	
Cost Estimator	Based on AM Fogerty					
Gross SF		142,995		147,087		145,959
Cost / SF	\$	348.00	\$	348.00	\$	348.00
Construction	\$	49,762,260.00	\$	51,186,276.00	\$	50,793,732.00
Demolition / Hazmat	\$	1,500,000.00	\$	1,500,000.00	\$	1,500,000.00
Site Cost	\$	7,500,000.00	\$	7,500,000.00	\$	7,500,000.00
TOTAL DIRECT	\$	58,762,260.00	\$	60,186,276.00	\$	59,793,732.00
Total Mark-ups	\$	21,217,016	\$	21,731,179	\$	21,589,445
Design Contingency	12.00%	\$ 7,051,471.20	\$	7,222,353.12	\$	7,175,247.84
Escalation	8.00%	\$ 5,265,098.50	\$	5,392,690.33	\$	5,357,518.39
GC	5.00%	\$ 3,553,941.48	\$	3,640,065.97	\$	3,616,324.91
GR	2.50%	\$ 1,865,819.28	\$	1,911,034.64	\$	1,898,570.58
Permits (waived)	0.00%					
P&P Bond	2.00%	\$ 1,529,971.81	\$	1,567,048.40	\$	1,556,827.87
Profit	2.50%	\$ 1,950,714.06	\$	1,997,986.71	\$	1,984,955.54
TOTAL CONSTRUCTION	\$	79,979,276.33	\$	81,917,455.17	\$	81,383,177.13
CONSTRUCTION COST PER STUDENT		\$114,256.11		\$117,024.94		\$116,261.68
CONSTRUCTION COST PER SF		\$559.32		\$556.93		\$557.58
PROJECT COST		\$99,974,095.41		\$102,396,818.96		\$101,728,971.41
AVERAGE COST/SF (Bldg Only)		\$335.11				
AVERAGE COST/SF (Construction)		\$502.99				
MEDIAN COST/SF (Bldg Only)		\$348.98				
MEDIAN COST/SF (Construction)		\$508.01				
						

Proposed Specifications for Rightsized Gym

- Overall dimension of gym space: 90'x102' (9180 NSF)
- Dimension of main, interscholastic court: 50'x84' (MIAA standard)
 - 8' side-line to wall on side opposite to bleachers
 - 9' run-outs on either end (MIAA minimum is 3', ideal is 10'))
 - 8' clearance to spectators in bleacher/seating area
- Dimension of two cross-courts: 42'x74' (bleachers retracted)
 - 6' perimeter on three sides (allow 3.5' for folded bleacher seats)
 - 3' to curtain wall
- Seating area for main court: 24' wide for pull-outs
 - Allows ~10 rows of seating
 - Optimize bleacher area to determine occupancy

Court Dimension Schematic

