



Town of Concord

# Concord Middle School Project

Middle School Building Committee

06.24.2021

**EWING  
COLE** | **SMMA**

# **Educational Programming Summary**

## **Floor Plan Refinements**

### **Visioning**

### **Discussion**

#### **AGENDA**

CONCORD MIDDLE SCHOOL

24 JUNE 2021



**Total Project Cost Range \$80-\$103 M**



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



**Design enrollment 700 Students**



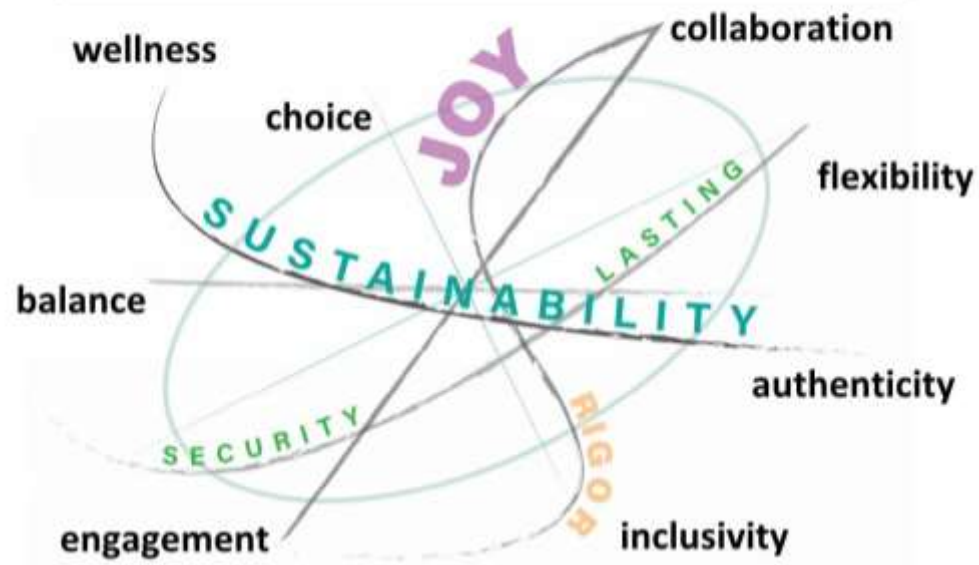
**Team Teaching Model, meet Ed Plan**



**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.**

## Vision: Eight Core Principles



## Vision : Specifics



### Collaboration

furniture and spaces designed for the full range of experiences and modes to prepare students to be effective adults

### Flexibility

- various room sizes with ability to combine or divide spaces to support all teaching modes and learning styles
- planning ahead to facilitate future expansion and ease renovation

### Authenticity

- real and warm materials such as natural wood and fabrics
- connection to nature

### Inclusivity

- barrier-free design
- zoning for after-hours and community use
- an auditorium and cafeteria that can hold the entire school
- effective and intuitive circulation for connection and good communication

### Engagement

- spaces for hands-on innovation, creativity and joyful learning
- a green building that can be a teaching tool
- one special defining space or campus element

### Balance

foster the full spectrum:

- technology to craft
- teacher-led to student-led
- indoors to outdoors
- independent to group

### Wellness

- sustainable, high-performance school with care applied to comfort, acoustics, natural light and connection to the outdoors
- a school for the whole-person

### Choice

allow for teacher and student autonomy while balancing standards with latitude for individual pathways to success

*The above Visioning occurred in 2018, before this Building Committee was established, but serves as a reference and captures many current visions.*



**700 student enrollment**

**Address the unique social and emotional needs of the early adolescent**

**Fidelity of teaming**

**Fidelity of grade**

**6<sup>th</sup> grade academy**

**Home base**

**Bullying prevention**

**Academic support**

**Social + emotional support**

**Entertainment and fun**

**Exploration of identity**

**Opportunity for choice**

**Embody joy in learning**

**Offer opportunity for innovation, reflection and repose**

**Utilize resources wisely**

**Provide connections to the natural landscape**

**Provide strong connection to the history of concord**

**Social, collaborative, reflective media center at the heart of the school**

**Multi-cultural center**

## LEARNING

Create a middle school learning environment that addresses the unique **social and emotional needs of the early adolescent**. This pedagogical priority translates into a facility that:

- Supports the efficacy of the educational team,
- Supports the fidelity of teaming,
- Embodies joy in learning,
- Fosters a pervasive spirit of inclusion,
- Offers opportunity for active engagement as well as opportunity for innovation, reflection and repose
- Places a social, collaborative, reflective media center at the heart of the school

## CONTEXT

Create a building and a landscape that enhances the existing character of the community and is **strongly connected to the natural landscape**.

## HISTORY

Create a building and a landscape that enhances town vitality and is **strongly connected to the history of Concord**.

## ENVIRONMENT

Create a building and a landscape that **utilizes resources wisely** – one that balances energy use and consumption with optimized comfort, learning, and wellness.

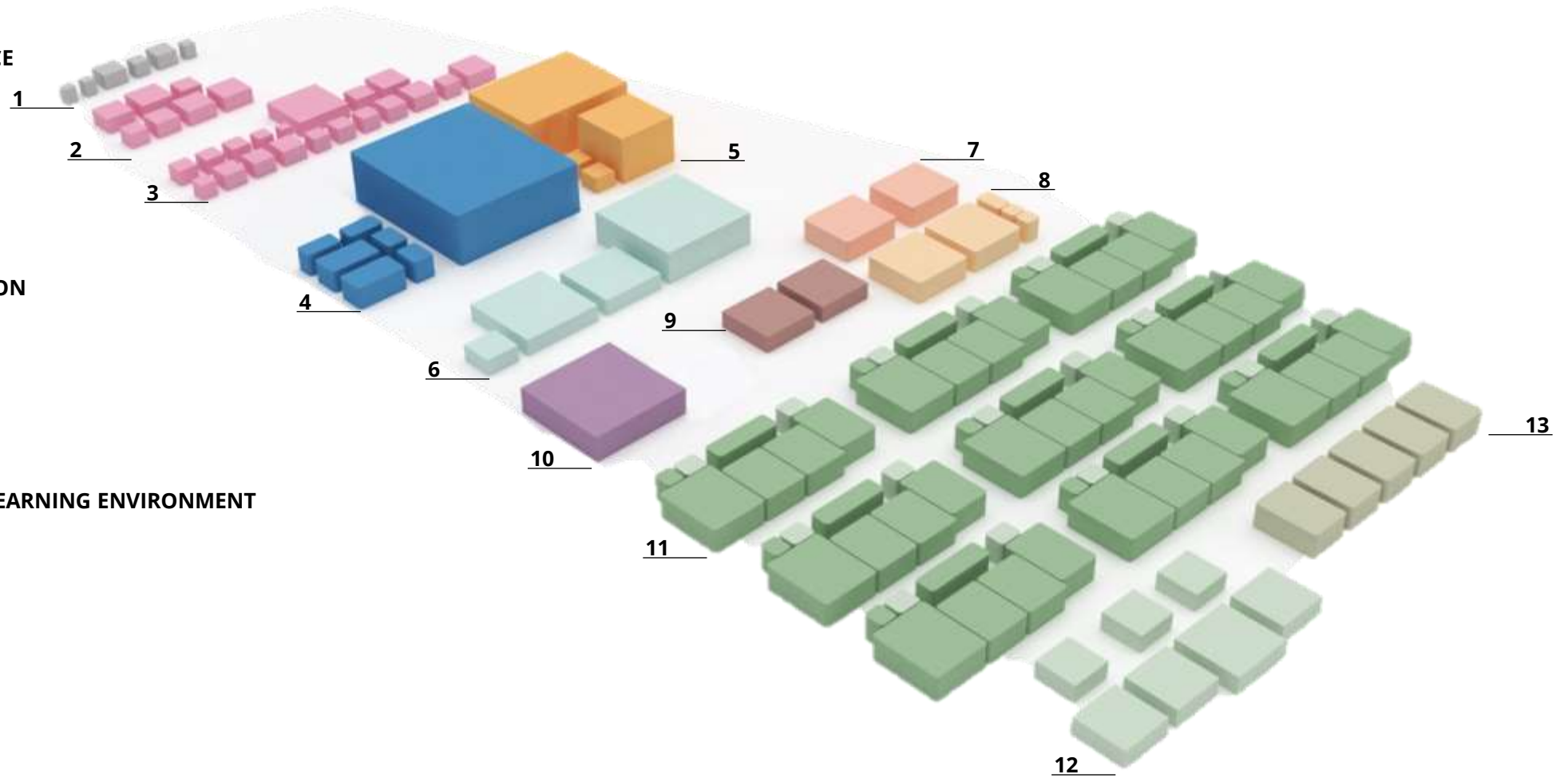


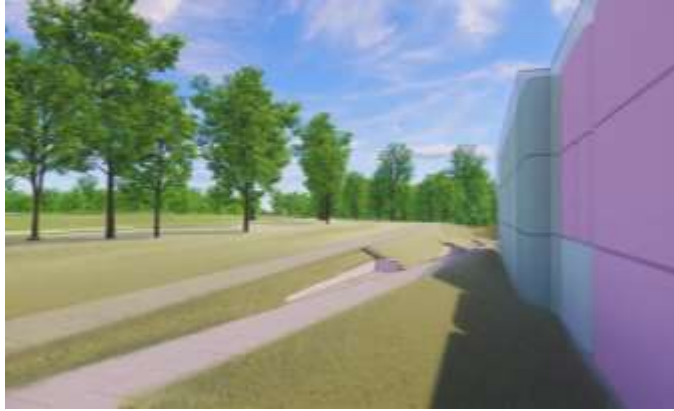
## LEGEND

1. CUSTODIAL & LOADING
2. NURSE
3. ADMINISTRATION & GUIDANCE
4. HEALTH & PE
5. AUDITORIUM
6. DINING
7. ART
8. MUSIC
9. VOCATIONAL & TECHNICAL
10. MEDIA & RESOURCE
11. CORE TEAM
12. DEDICATED SPECIAL EDUCATION
13. WORLD LANGUAGE

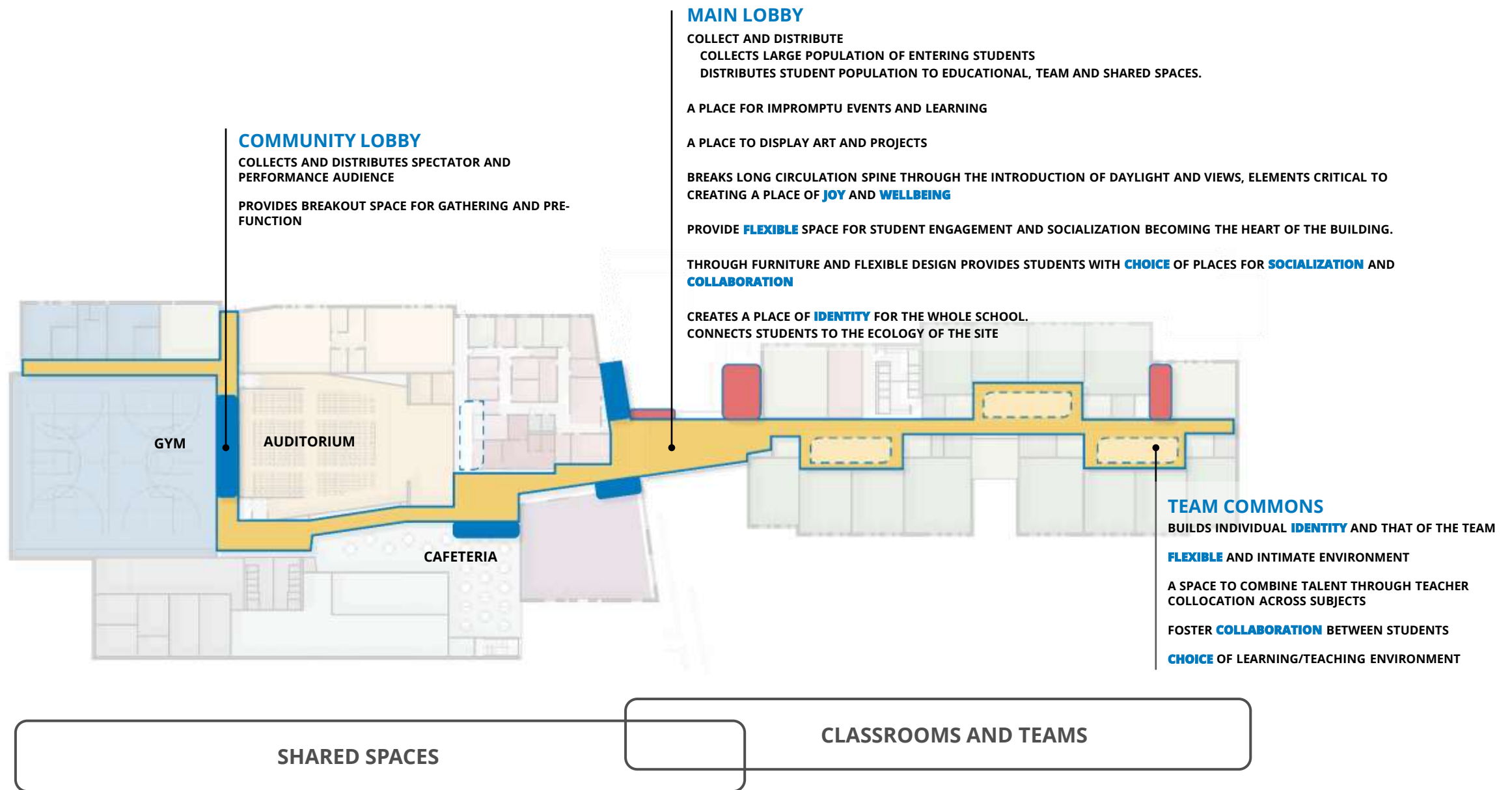
## SUMMARY OF SPACES

- 97,098 NET SQUARE FEET
- 145,647 GROSS SQUARE FEET
- 21<sup>ST</sup> CENTURY MIDDLE SCHOOL LEARNING ENVIRONMENT
- ACHIEVES ED PLAN GOALS





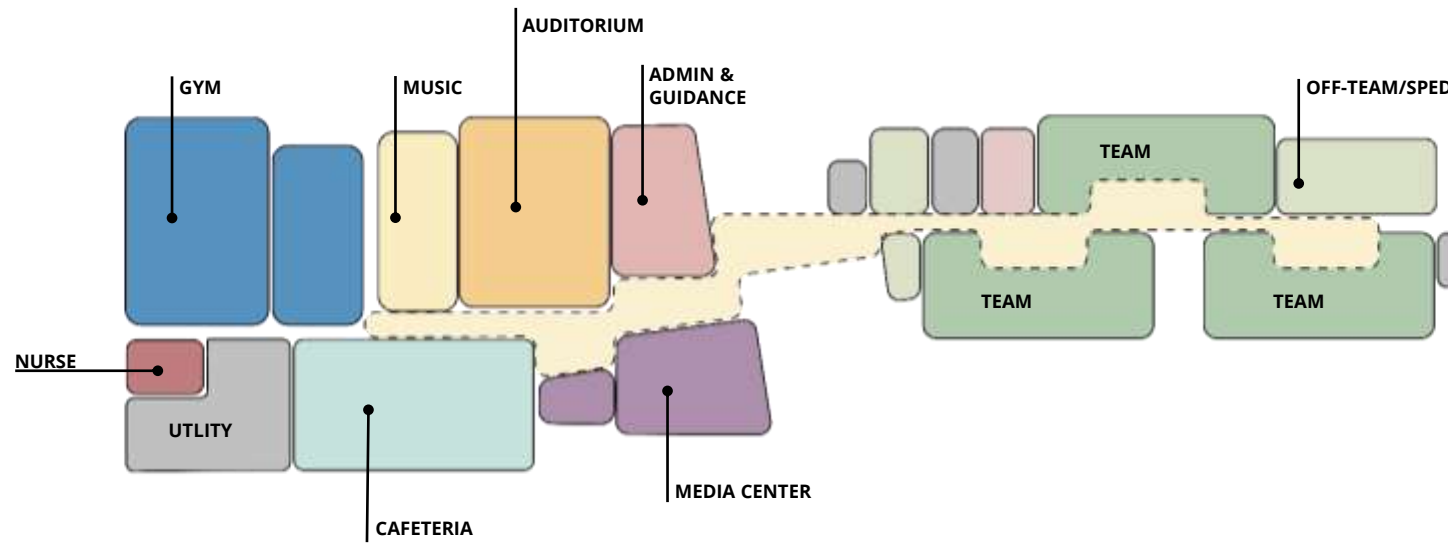




## BUILDING ORGANIZING AND CIRCULATION DIAGRAM

CONCORD MIDDLE SCHOOL

24 JUNE 2021



**ORGANIZING DIAGRAM 3/16/21**

**KEY UPDATES:**

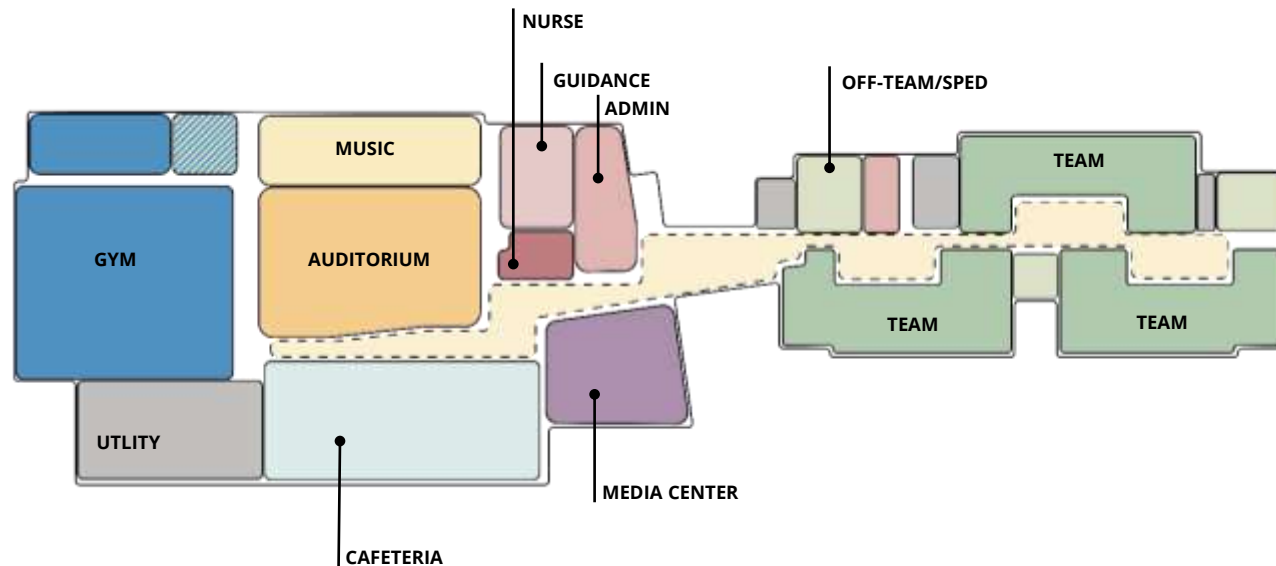
**INCORPORATED LARGER GYM AND AUDITORIUM**

**REMOVED MAKER SPACE AND ALT P.E.**

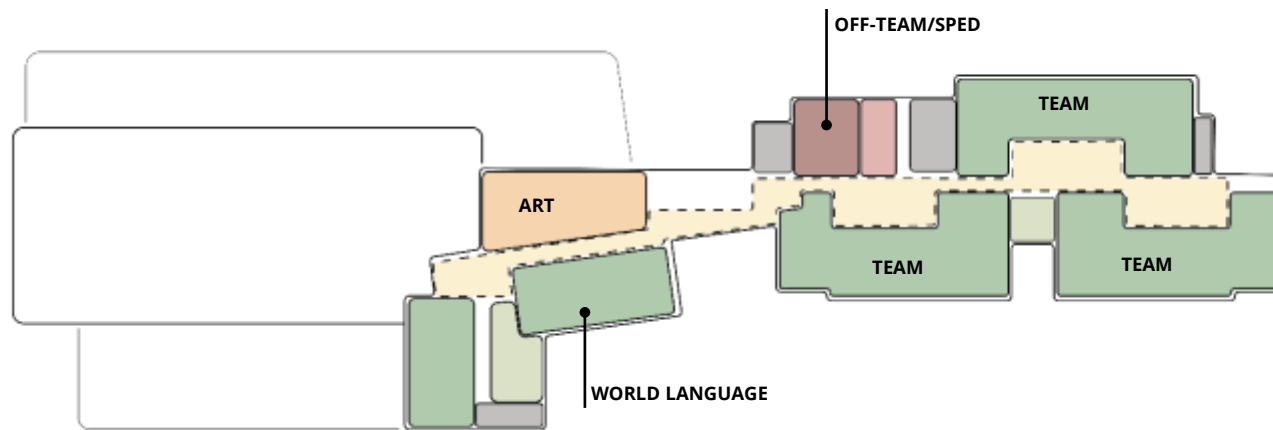
**COLOCATED NURSE, GUIDANCE, AND ADMINISTRATION**

**RESOURCE ROOM MOVED TO BE CENTRAL ON GRADE LEVEL**

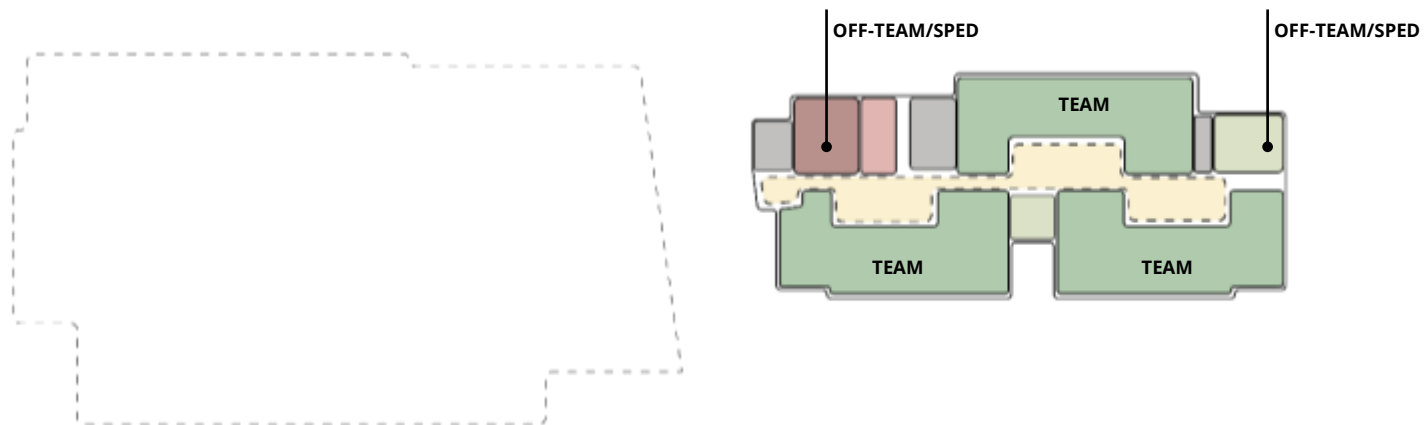
**SIMPLIFIED BUILDING MASSING**



**ORGANIZING DIAGRAM**

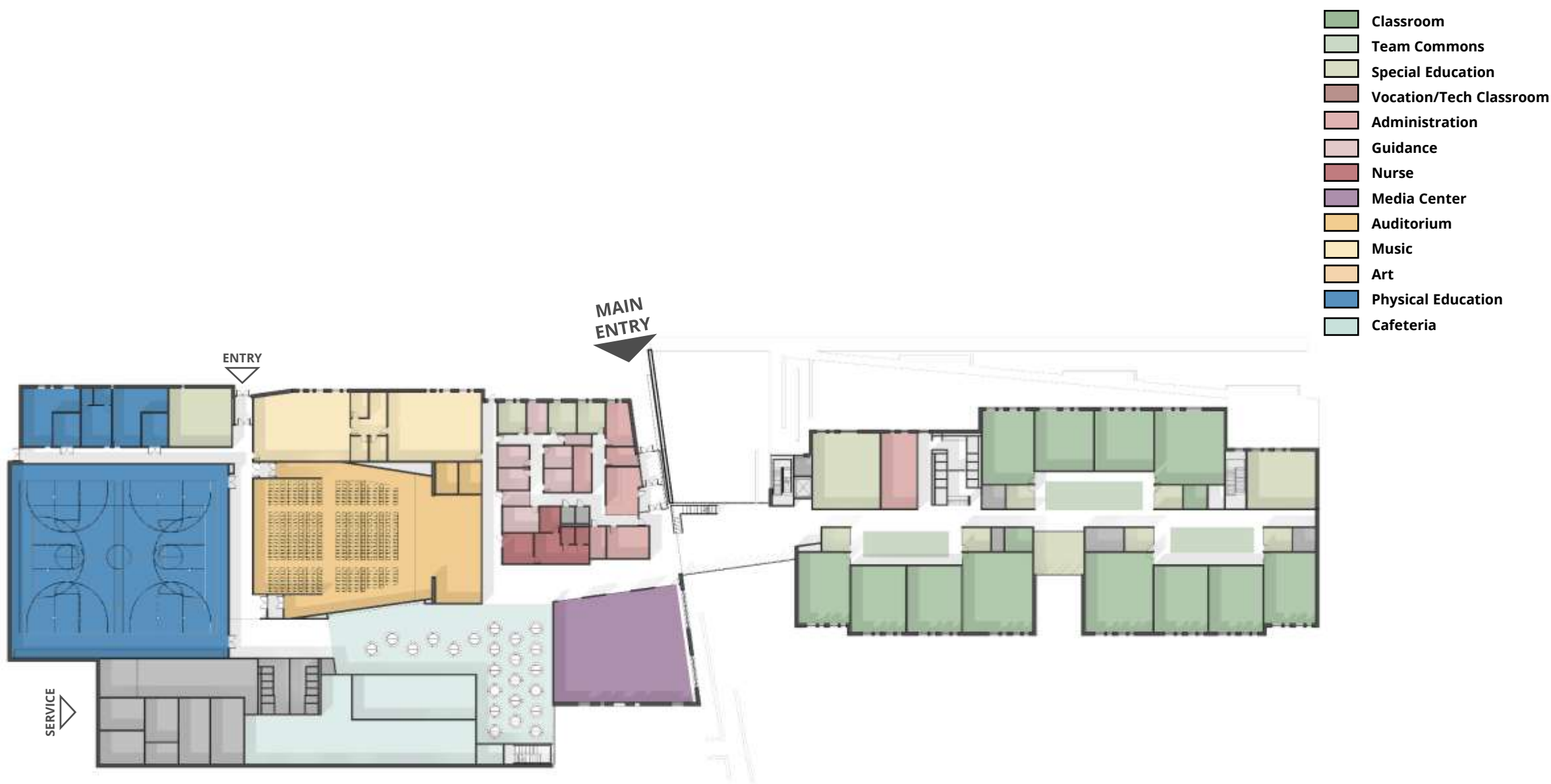


## UPPER-LEVEL



## LOWER-LEVEL

## ORGANIZING DIAGRAM



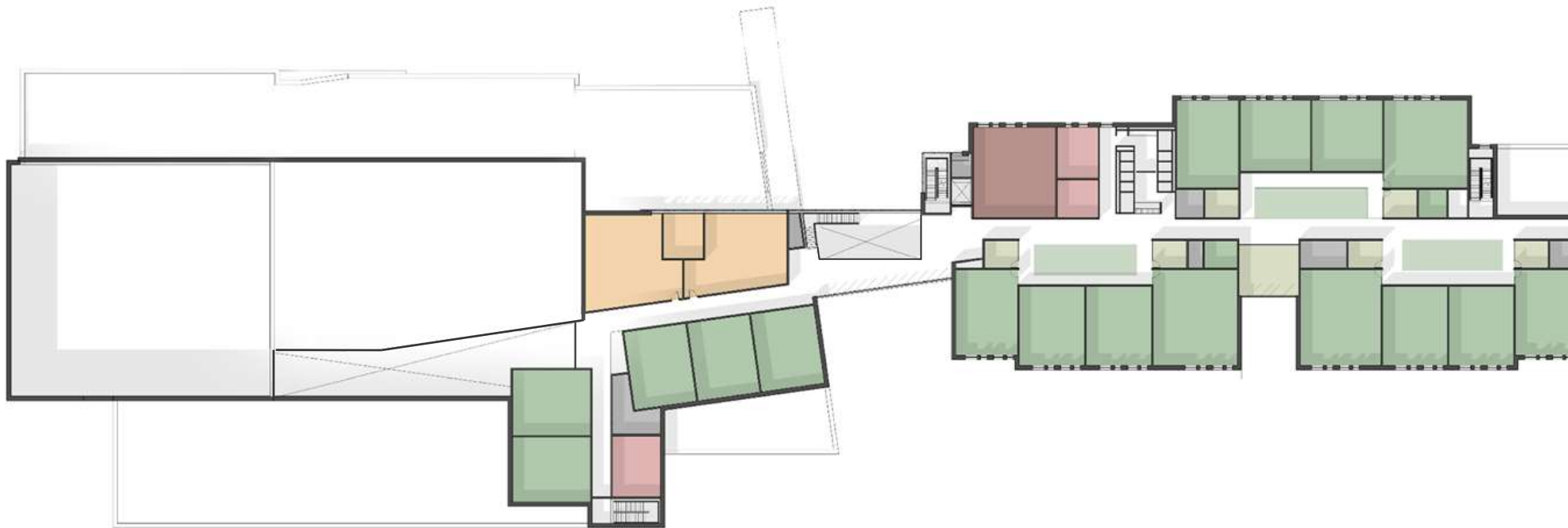
**GROUND FLOOR PLAN**

CONCORD MIDDLE SCHOOL

24 JUNE 2021



- Classroom
- Team Commons
- Special Education
- Vocation/Tech Classroom
- Administration
- Guidance
- Nurse
- Media Center
- Auditorium
- Music
- Art
- Physical Education
- Cafeteria



## UPPER-LEVEL PLAN

CONCORD MIDDLE SCHOOL

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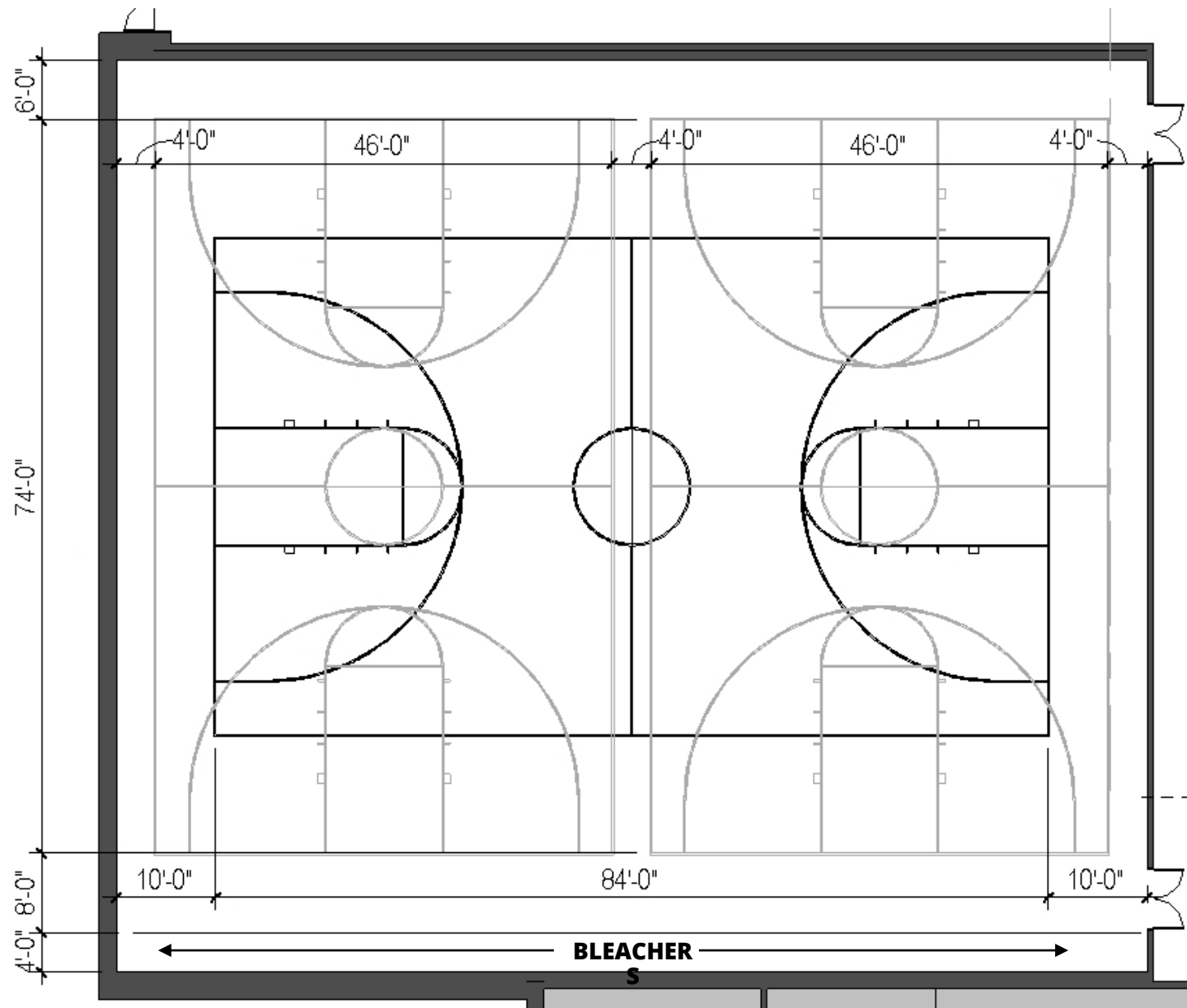
- Classroom
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- Cafeteria



## LOWER-LEVEL FLOOR PLAN

CONCORD MIDDLE SCHOOL

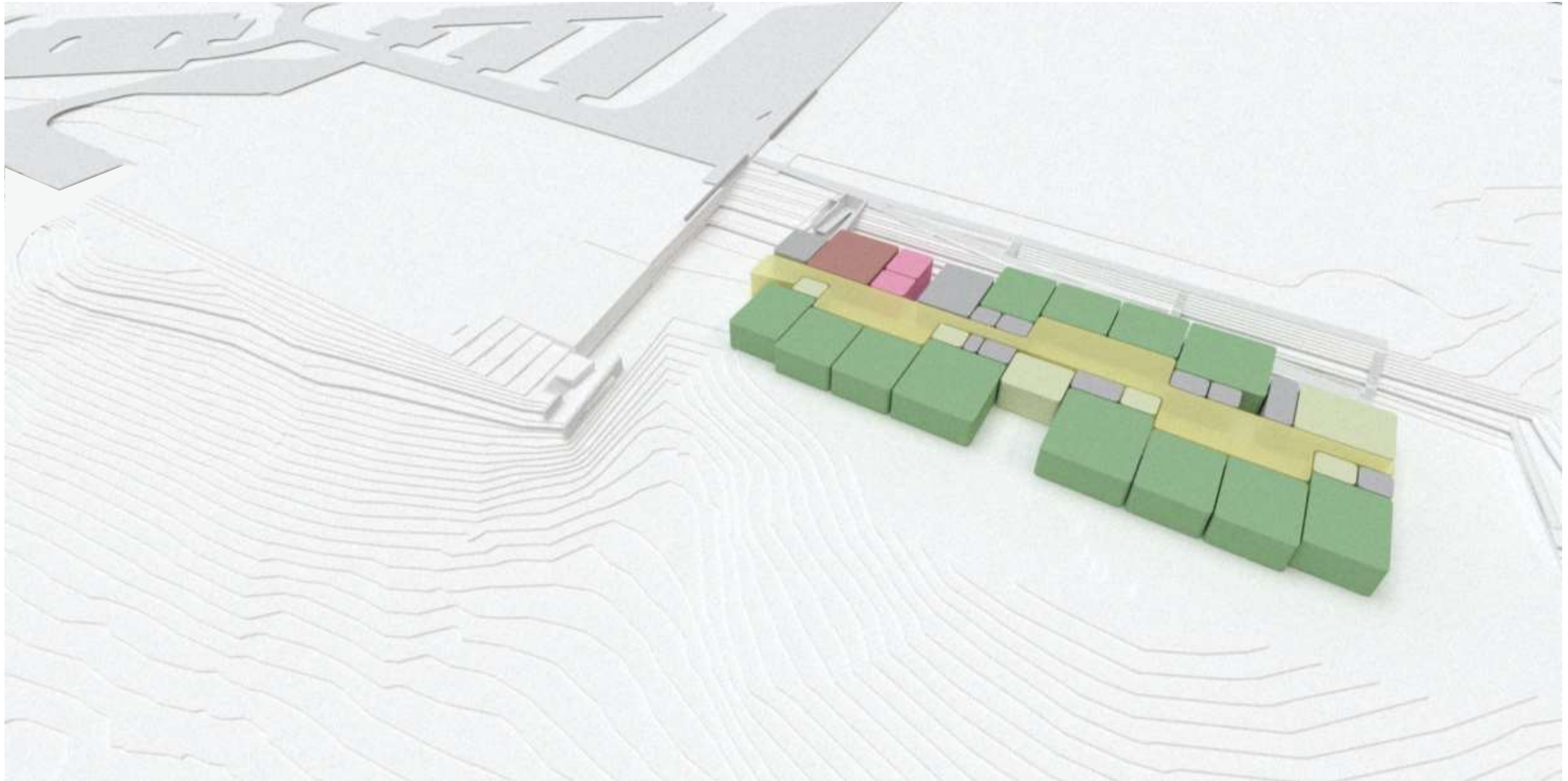
24 JUNE 2021



## BASKETBALL COURT DIMENSION SCHEMATIC

CONCORD MIDDLE SCHOOL

24 JUNE 2021

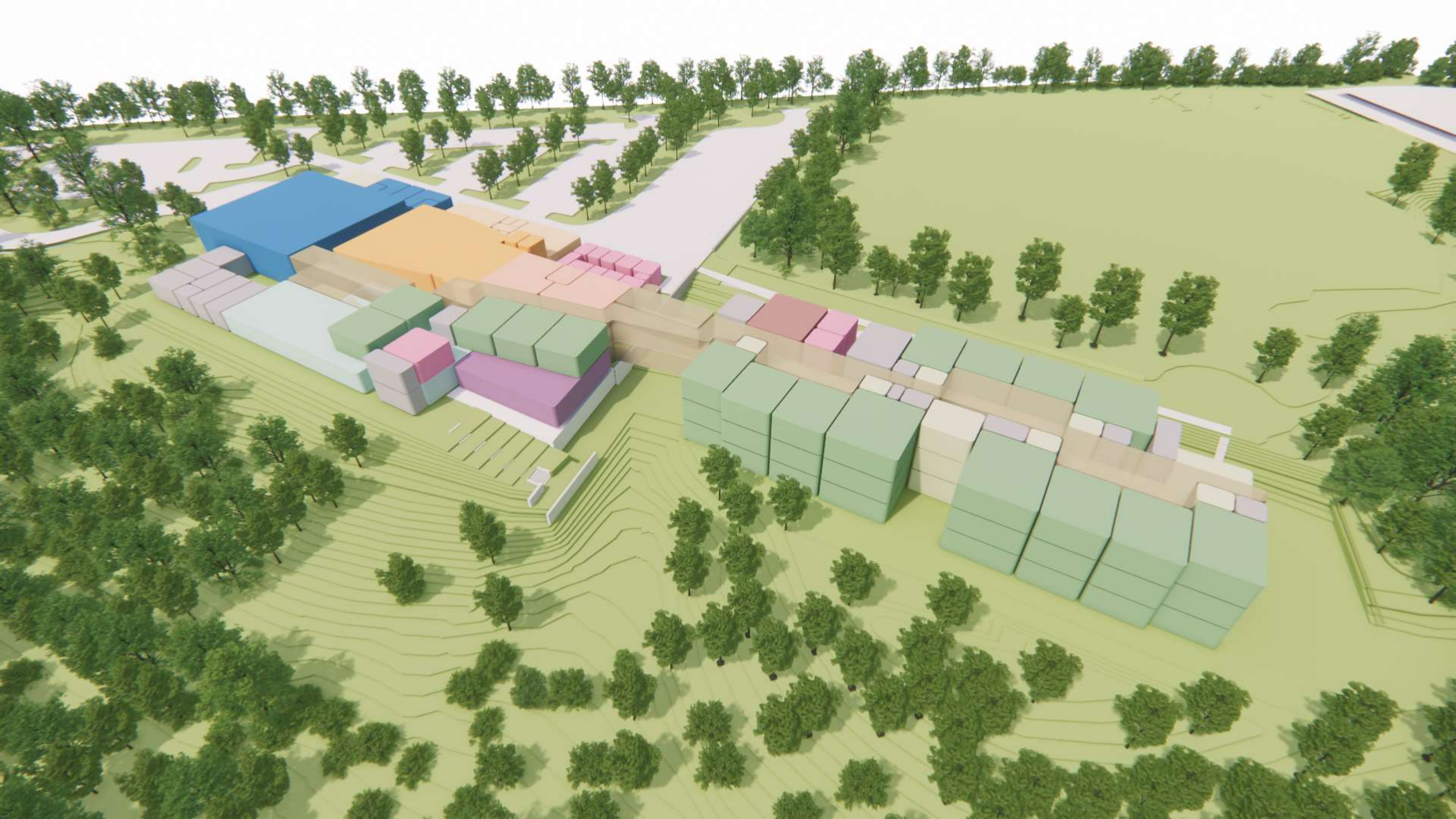
























EXTERIOR CLOSURE MATERIALS		
Opaque walls	Brick or Equivalent Masonry	75% of wall enclosure, NZR wall assembly
Glazing		25% Window to Wall Ratio
Curtainwall/Storefront	Triple Glazed Aluminum or Fiberglass Frame	
Punched Windows	Fiberglass or Similar Triple Glazed	
Soffits, Fascia, Spandrel and Canopy	Aluminum or similar durable material	
Roofs	Flat Membrane Roof	Photovoltaic Ready

**A.M. Fogarty**  
& Assoc., Inc.

177 Derby St., Suite 5, Hingham, MA 02043  
TEL: (781) 746-7272 • FAX: (781) 746-2652  
pfogarty@fogarty.com

"Constructor Cost Consultants"

**PSR STUDY**  
**Concord Middle School**  
**Concord, MA**

14-May-20

Designer: SMMA

CONCEPT 4 - PIN WHEEL

NEW CONSTRUCTION  
DEMOLITION SANBORN MIDDLE  
HAZARDOUS WASTE REMOVAL  
MISC HAZARDOUS MAT  
SITE COST

GMP		COST PER SF	TOTAL
144,000	SF	\$368.68	\$52,880,811
88,271	GSP	\$8.08	\$714,168
	per South Weymouth (3/12/20)		\$682,885
	per South Weymouth (3/12/20)		\$10,000
			\$6,797,174

chgr 149 design bid

**TOTAL DIRECT COST**

\$63,894,237

DESIGN CONTINGENCY  
ESCALATION (BID 6/1/2021)

12%  
6.0%

\$7,566,508  
\$4,233,885

GENERAL CONDITIONS  
GENERAL REQUIREMENTS

7%  
2.5%

\$3,739,912  
\$1,563,484

BUILDING PERMIT  
P&P BOND & INSURANCE  
PROFIT

notified?  
0%  
2%  
2.5%

\$0  
\$1,018,047  
\$2,152,002

**TOTAL CONSTRUCTION COST**  
**COST PER SF**

\$84,184,866  
**\$584.46**

Prepared by: A. M. Fogarty & Associates, Inc.  
CONCORD MIDDLE SCHOOL PSR TOTAL 5 - 2021/04/2021/07 PM





**PRECEDENT - WILKES ELEMENTARY SCHOOL - PORTLAND, OR**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - WILKES ELEMENTARY SCHOOL - PORTLAND, OR**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - MANSUETO HIGH SCHOOL CHICAGO, IL**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - RICE UNIVERSITY, HOUSTON TX**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - ROGER WELLINGTON SCHOOL, BELMONT MA**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - PENINSULA COLLEGE PORT ANGELES, WA**

CONCORD MIDDLE SCHOOL

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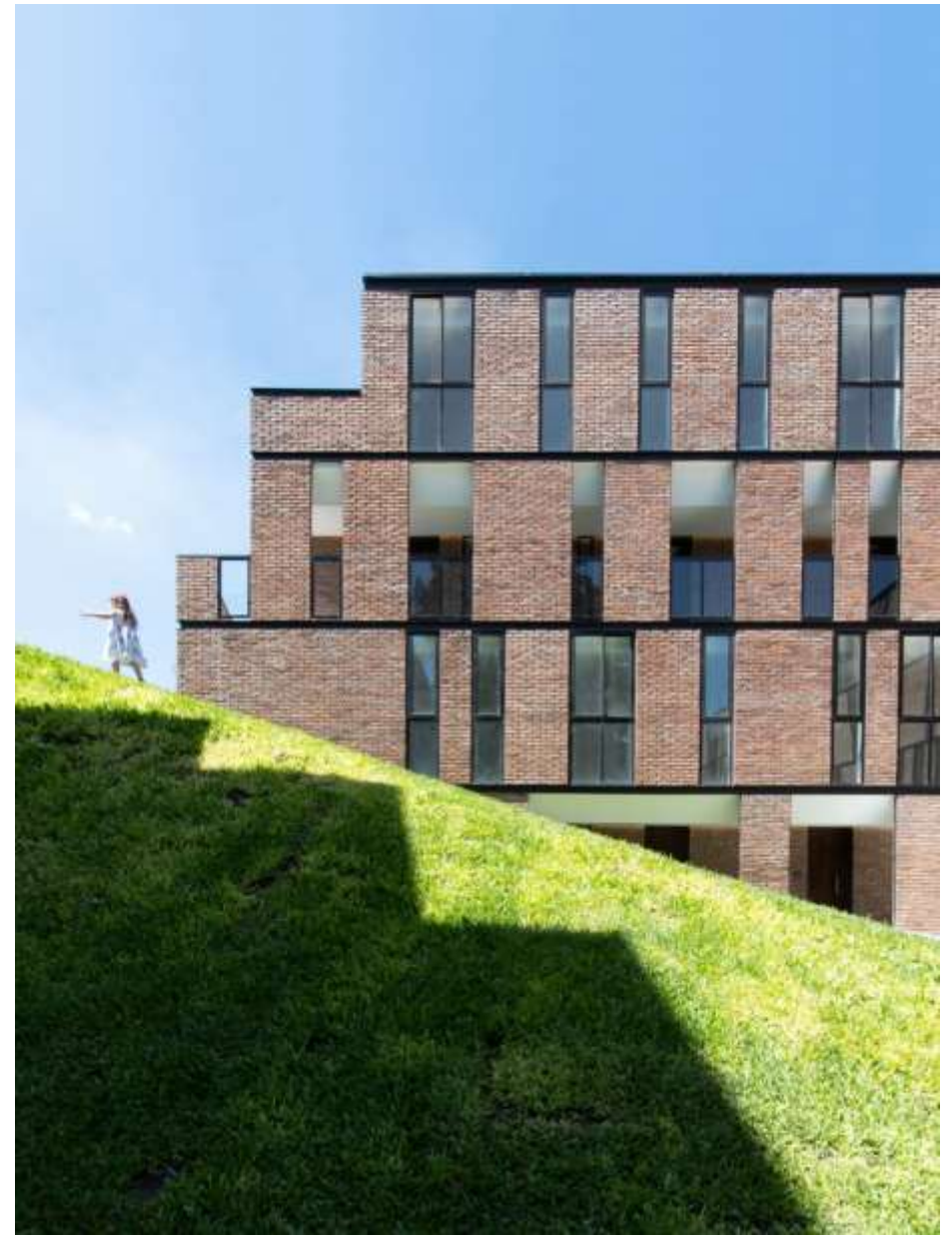


**PRECEDENT - COPA RESIDENCES - BUENOS AIRES, ARGENTINA**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT – COPA RESIDENCES – BUENOS AIRES, ARGENTINA**

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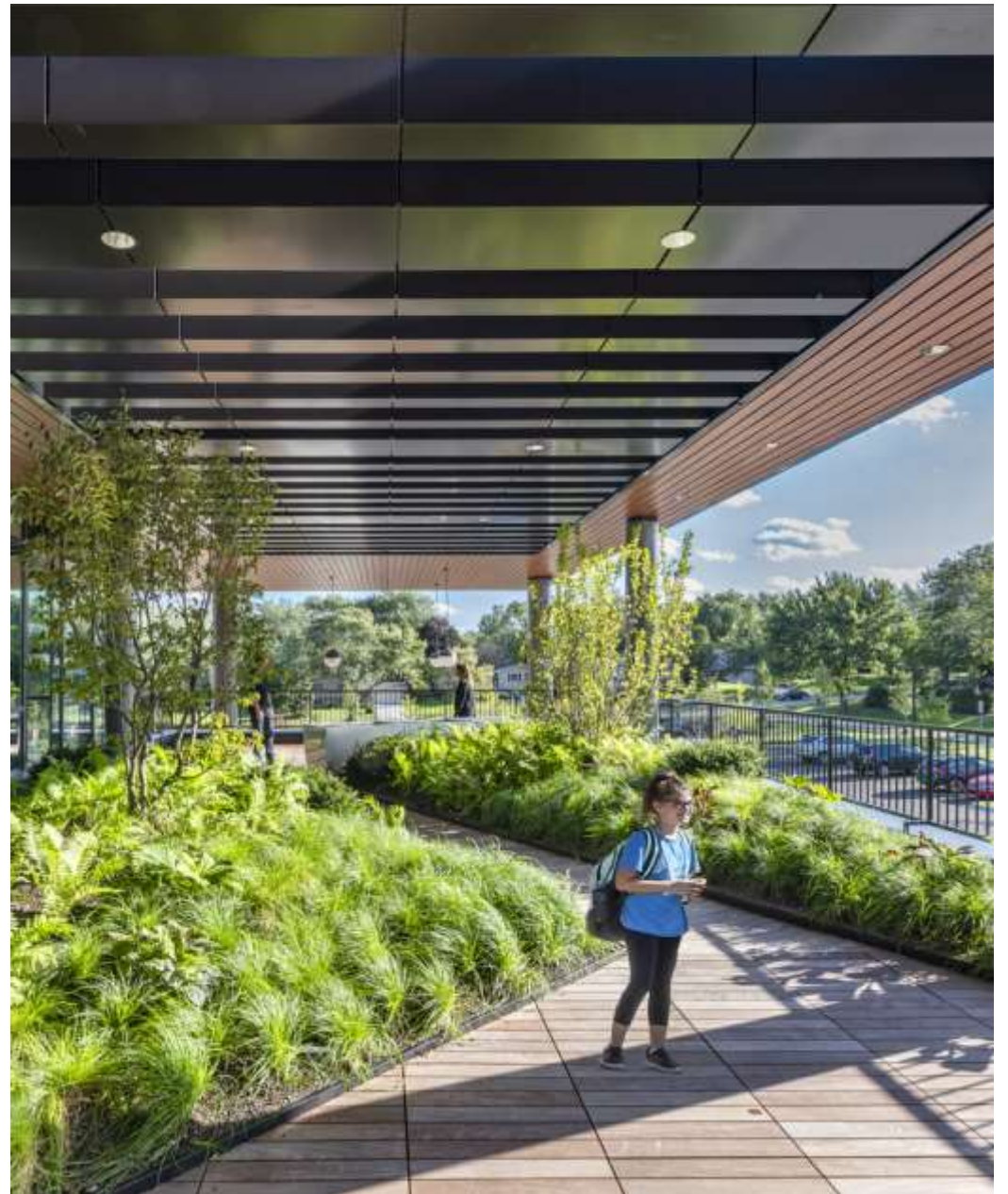


**PRECEDENT - COPA RESIDENCES - BUENOS AIRES, ARGENTINA**

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**PRECEDENT - LISLE ELEMENTARY SCHOOL - DuPAGE COUNTY, ILL**

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CONCORD MIDDLE SCHOOL

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**PRECEDENT - COLLEGE OF WILLIM & MARY - MCLEOD TYLER WELLNESS CENTER WILLIAMSBURG, VA**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - ADLINGER CENTER FOR ENERGY AND ENVIRONMENT - PRINCETON, NJ**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT – ADLINGER CENTER FOR ENERGY AND ENVIRONMENT - PRINCETON, NJ**  
CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT – PRAIRIE VIEW A&M AGRICULTURE AND BUSINESS SCHOOLS, – PRAIRIE VIEW, TX.**

CONCORD MIDDLE SCHOOL

24 JUNE 2021



**PRECEDENT – ROBERT RICHARDSON MIDDLE SCHOOL – CHICAGO, ILL**

CONCORD MIDDLE SCHOOL

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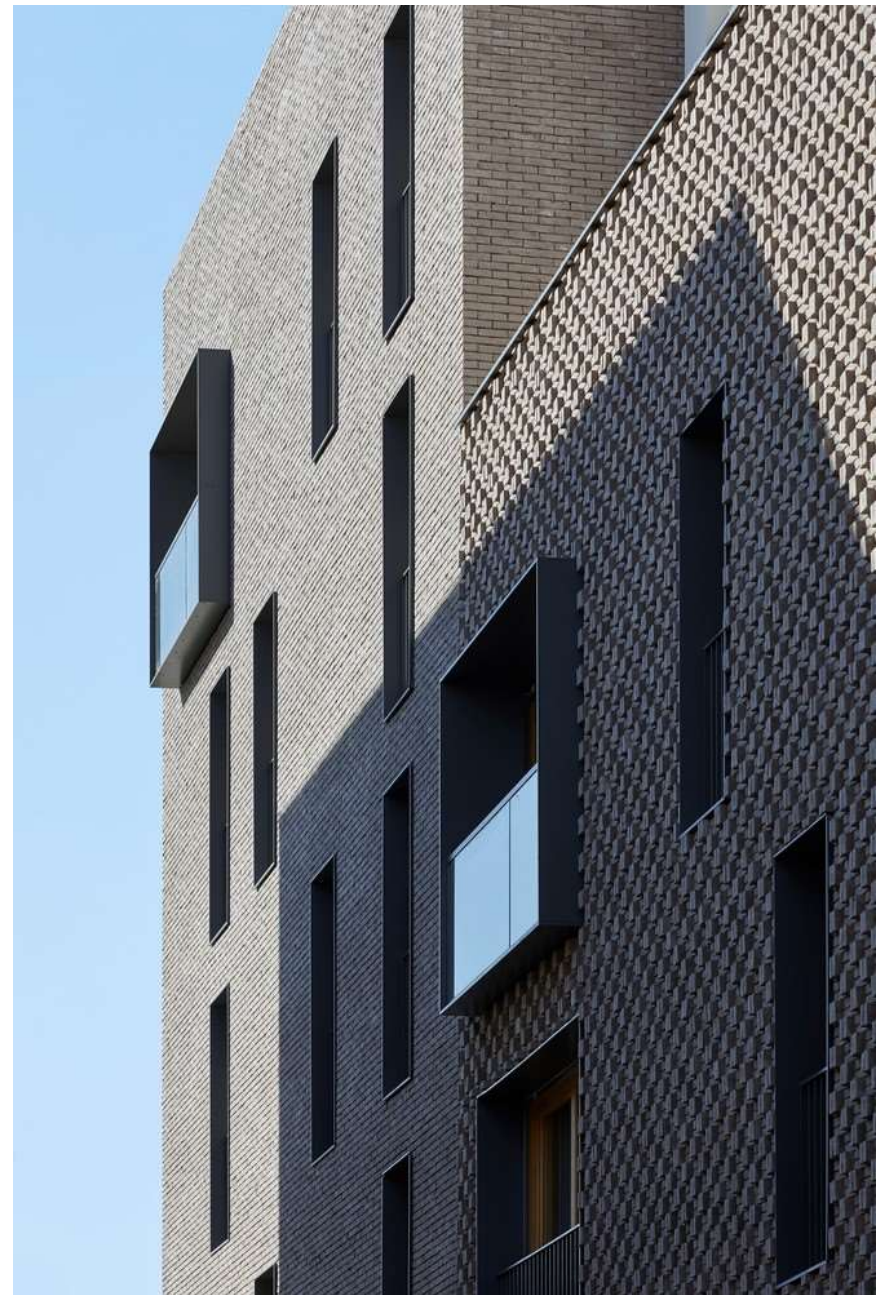


**PRECEDENT – ROBERT RICHARDSON MIDDLE SCHOOL – CHICAGO, ILL**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT – AUBERVILLIER COMMUNAL HOUSING – AUBERVILLIER, FRANCE**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - AUBERVILLIER COMMUNAL HOUSING - AUBERVILLIER, FRANCE**  
CONCORD MIDDLE SCHOOL

24 JUNE 2021



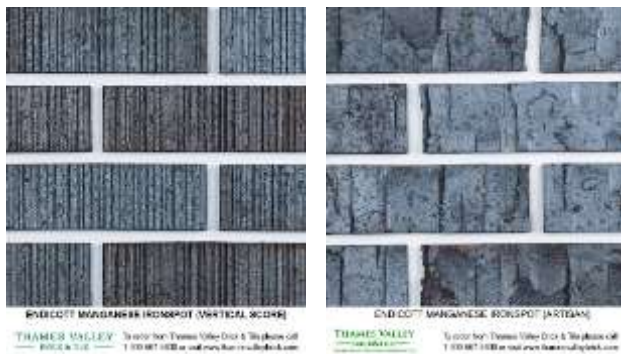


**PRECEDENT - BRICK CUBE OFFICE BUILDING - SEOUL, SOUTH KOREA**

CONCORD MIDDLE SCHOOL

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**PRECEDENT - ENDICOTT, GREY IRON SPOT**

CONCORD MIDDLE SCHOOL

24 JUNE 2021



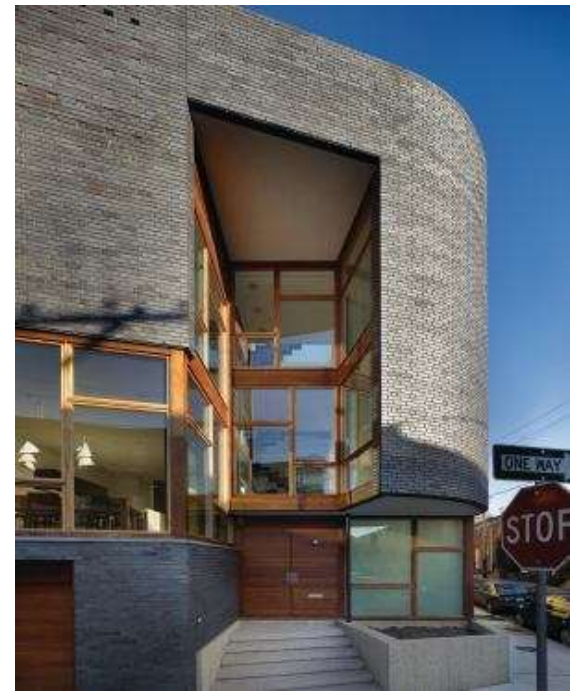


**PRECEDENT - ENDICOTT, GREY IRON SPOT**  
CONCORD MIDDLE SCHOOL



24 JUNE 2021





**PRECEDENT - ENDICOTT, GREY IRON SPOT**

CONCORD MIDDLE SCHOOL

24 JUNE 2021





**PRECEDENT - UNIVERSITY OF CHICAGO LAB SCHOOL**  
 CONCORD MIDDLE SCHOOL

24 JUNE 2021







A stylized map with green areas representing parks or fields, grey lines representing roads, and orange markers. One marker is a large 'X' in the bottom left, and another is a large 'F' in the top right. The word 'DISCUSSION' is written in the middle left.

DISCUSSION