

Memorandum

To:	Dawn Guarriello, Pat Nelson, CMSBC Co-Chairs	Date:	7/13/2021
From:	Kristen Olsen, SMMA	Project No.:	19153.00
Project:	Concord Middle School		
Re:	Gymnasium Sizing		
Distribution:	CMSBC, Hill, SMMA, EC(MF)		

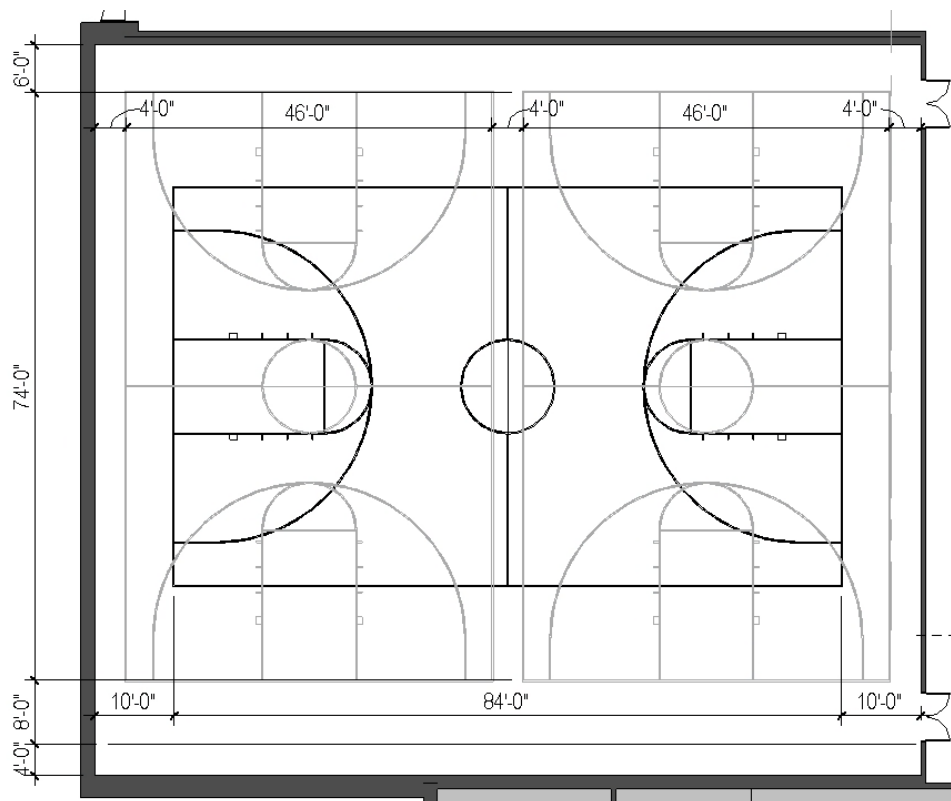
The size of the Gymnasium planned for the new Concord Middle School is based on overall interior dimensions of 104 ft x 92 ft. This results in a 9,568 NSF gymnasium, which is captured in the updated Space Summary issued with this memorandum.

SMMA received several inputs on the Gymnasium sizing between the start of the project (study phase) and today. The input was synthesized and reviewed, and recommendations were made by the design team for approval by the CMSBC. The conclusion is summarized above and the inputs have been outlined below.

- MSBA Template Middle School Gym Size: 6,000 nsf
- Basic requirement set forth by CMSBC: Provide one (1) MIAA Main Court; no dimensional requirements were provided for cross courts.
- Community feedback noted that there are insufficient practice courts in the Town, a request was led by CCYB for one (1) MIAA main court and two (2) cross courts each with the dimensions 74 ft x 46 ft.
- SMMA, CMSBC member Charlie Parker, CCYB and a letter from CMS Varsity Coaches each proposed differing court requirements. The differences between the requests were primarily in the dimension of the court end and side run-outs.
- The CMSBC voted at their June 3rd meeting that the gymnasium dimension should be based on the length of one (1) MIAA Court with run-outs and a cross court length of 76 feet. All other dimensions were to be determined based on collaborative discussion and review between parties.
- An on-site meeting was held at the Sanborn school gym on Thursday, July 1, between Pat Nelson (CMSBC Co-Chair), Charlie Parker (CMSBC member), Chris Popov (CMSBC member), Russ Hughes (CMSBC member), Matt Rice (Designer/SMMA), Ian Parks (OPM/Hill) and Aaron Joncas (CPS Athletic Director). The dimensions were discussed and the below dimensional requirements were confirmed:

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The drivers for these dimensions include:

- Depth of bleachers, fully collapsed: 4 ft
- A longer run out for the cross court should be provided at bleachers due to the fact that they are a hard surface where no padding can be provided, so 8 ft
- Padding will be provided on the walls that do not have bleachers. This allows for a shorter run-out at the other end of the cross court run-out: 6 ft.
- MIAA main court recommended run-out: 10 ft.
- CCYB and Athletic Director requested 46 ft width for cross courts, to allow for a viable court dimension for students to prepare for high school level of play including corner three point shots.

Updating the gym size in the working Space Summary to reflect the 9,568 nsf gym results in an overall building gsf of 145,647. This inserted into the Hill/SMMA cost analysis spreadsheet projects the total project costs to come in at approximately \$101,544,250.