

The Concord Middle School Building Committee Report: Committee advances warrant article language and continues value management due diligence; upcoming meetings and forums

Consistent with the vote taken by the Concord Select Board on November 8th for a total project budget not to exceed \$104 million, the Concord Middle School Building Committee voted to submit a project budget of \$103,700,000 for the language in the debt exclusion warrant article at its meeting held on November 12th. There was consensus on The Committee that this action met both the spirit and letter of the Select Board vote as nearly \$1 million was identified in savings via value management and the budget level includes a bidding contingency line item that acknowledges the uncertainty of the pandemic's impact on potential cost increases that may occur between the Special Town Meeting and when the project team receives construction bids. Additional savings could also be realized as the bidding contingency approved in the vote is in addition to the existing contingency budget that routinely is planned for such projects. If bidding comes in as predicted in the current estimates which include cost escalators, the bidding contingency portion of the budget will not be spent.

While The Committee voted the \$103,700,000 total project budget, that amount represents a ceiling for costs as they were required to finalize language for the warrant by November 12th to meet the statutory schedule for the Special Town Meeting. That vote did not preclude the Committee from continuing its due diligence regarding value management at its meeting held on November 18. During that meeting, The Committee identified and adopted \$912,147 in value management project changes which resulted in a new total project budget of \$102,716,610. Since the project estimates were returned in late October, The Committee has reduced the total project budget by a total of \$1,740,145 through its value management efforts. Members of the Committee have worked hard to ensure that these cost saving efforts do not have an adverse impact on the educational program for the proposed building while bringing the total project budget in line with the Select Board vote and consistent with what was presented at Town Meeting when residents approved funding for the Feasibility and Schematic Design Phases.

Next Meeting and Upcoming Public Forum

Community Forum: Schematic Design Update	December 1, 7:00pm via zoom
CMS Building Committee Meeting	December 2, 7:30am via zoom
First Friday with the League of Women Voters	December 3, 9:30am via zoom
Panel Discussion: Sustainability & the Building Project	December 8, 7:00pm in person

Agendas, zoom links, and event details can be found at www.cmsbuildingproject.org.

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.cmsbuildingproject.org. For questions and comments, individuals can email the Committee at msbc@concordps.org or utilize the form on the web page, www.cmsbuildingproject.org.