



THE TOWN OF
CONCORD
MASSACHUSETTS

NEW SCHOOL PROJECT

Concord Middle School



The decision to replace the Sanborn and Peabody buildings with a single, updated Concord Middle School building has been discussed within our town for years. We know as a community that we are stronger together, and the same applies to our students. At Town Meeting 2019 and a follow-up ballot vote, Concord voted overwhelmingly to proceed with a Feasibility Study and Schematic Design for a new building. Since July 2019, a Building Committee of 18 community volunteers and town staff has hired and worked with SMMA (Design Firm) and Hill International (Owner's Project Manager) to evaluate the site and design concept options and to develop the preferred concept into a full Schematic Design. The community will decide at a Special Town Meeting January 20, 2022 and a Special Election February 3, 2022 whether to proceed with the project.



PROJECT OVERVIEW

The proposed building design will consolidate the two middle school populations into a single learning facility that supports a collaborative and innovative learning environment to equip students with the skills necessary for their future success in high school and beyond. It is designed to fulfill an educational vision rooted in collaboration, inclusivity and joy, and it supports full implementation of a Team Teaching model.

The building itself will support Concord's commitment to sustainability and a connection to nature. It will be Net Zero Ready, all-electric, and LEEDv4 Silver Certifiable, and it will provide both physical and visual access to the outdoors for students. In addition, it will be a valuable resource for the larger Concord community outside of school hours and has been designed with mindfulness of the financial impact to taxpayers.

- ✓ **143,510sf building to support 700 students**
- ✓ **Supports collaborative learning and Team Teaching**
- ✓ **Designed for inclusivity**
- ✓ **Net Zero Ready and all electric**
- ✓ **Connection to nature**
- ✓ **Community resource**
- ✓ **Climate controlled (A/C throughout)**
- ✓ **Will provide operational cost savings**
- ✓ **Total Project Cost: \$100.8 Million**
- ✓ **Debt Request including 2.5% Bidding Contingency: \$102.8 Million**

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January 20 Special Town Meeting (In-person at CCHS)
One Article Only/Free Child Care

February 3 Ballot Vote



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The new Concord Middle School schematic design achieves the goal of Concord Public Schools to replace the two existing facilities with one combined middle school housing grades 6–8 that will serve the community for generations. The vision for the new middle school design is built around a team teaching model of education. This pedagogy supports student development by creating smaller cohorts of students and teachers that can more readily build understanding and relationships for every student – helping to address their physical, intellectual, and social and emotional developmental needs.



EDUCATION

Academic and Social-Emotional Support:

Co-locating the classrooms and science labs for each team in clusters around a commons space creates a localized sense of place within the larger school, providing a physical construct that supports the educational approach.

The team commons itself is a shared resource that supports the evolution of teaching by providing a physical resource to support hands-on project and problem-based learning. All of the surrounding classrooms have immediate and proximate access to the commons, and

several classrooms incorporate operable partitions that allow them to completely open to the commons. The classrooms can also be opened to one another, creating a collaboration space for the entire team. These flexible environments will support instructional modalities for the next 50 years, fostering innovation, collaboration, and creativity.

- ✓ **Team Teaching Model**
- ✓ **Commitment to intervention**
- ✓ **Commitment to enrichment**
- ✓ **Deep, rich and robust curriculum offerings**

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The new middle school will be a tremendous resource for the larger Concord community outside of school hours – providing much needed functional amenities within the town. This new facility will house all of our middle school students and families under one roof in an all new facility. The facility allows for community use and access to shared spaces available to Concord residents—our gymnasiums, cafeteria and auditorium, while providing safe and secure separation of the educational learning spaces.



COMMUNITY

The gymnasium will include a full size MIAA regulation basketball main court and two smaller cross courts. The auditorium will include 420 seats and a performance stage. After demolition and removal of the existing Sanborn School, natural grass athletic fields will be constructed. The Peabody school will be turned back to the town for future repositioning.

- ✓ **Community spaces for resident use**
- ✓ **Full-sized gymnasium for youth sports**
- ✓ **Accessible and inviting auditorium for performing arts and community events**
- ✓ **Other multi-purpose spaces for community use**
- ✓ **Entrances, parking, and common spaces designed for direct access and separation from academic wing**

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The Middle School Building Committee understands the impact this school has on its residents, but the cost to wait is no longer an option. This is the final piece of the Master Plan that was envisioned by the town in 2000. All other schools have been renovated or replaced since 2004. Bringing Sanborn and Peabody together allows for sharing of resources and personnel and results in an educationally and economically responsible decision. The cost to do nothing would be detrimental to our students and could have significant long-term financial impacts to the town.



INVESTING FOR THE FUTURE

The consolidation of two buildings, highly energy efficient design, and added sub-separate special education programs are expected to reduce operational costs. New school buildings frequently attract more young families to the community and increase property values.

Why go it alone? The Concord Public Schools submitted a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) four consecutive years (2017, 2018, 2019, and 2020) and has not been offered a place in the program. An

analysis was performed by the School Department to understand “the cost of waiting.” Due to the town’s estimated low reimbursement rate that would result in a relatively low MSBA reimbursement, the rising cost of construction, and the unknown year in which Concord might be admitted to the program, it was determined that it would be less costly to start the project now without the MSBA funding than to wait.

- ✓ **Town is financially prepared**
- ✓ **Interest rates are at a record low**

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Outdoor learning environments provide a critical resource in modern schools – nurturing a sense of stewardship and expanded boundaries. The amphitheater that adjoins the main entrance is formed from an existing natural ravine, creating an informal place for gathering as well as a portal to the verdant woodland beyond as it slips down and under the building. Above the amphitheater, the bridge element that connects the academic and public wings of the school is clad in glazing that brings the surrounding nature into the heart of the school.



SUSTAINABILITY

The new Concord Middle School has been designed as a Net Zero Energy Ready building, with a predicted EUI (Energy Use Intensity) of 25 kBtu/SF/yr., a highly insulated and airtight exterior enclosure and all-electric heating and cooling. Through close collaboration with Concord Municipal Light Plant, the building and site are designed for future solar photovoltaic panel installations on the roof and the parking areas, enabling the facility to be Net Zero Energy once implemented.

- ✓ **Net Zero Energy Ready School**
- ✓ **Photovoltaic systems readiness**
- ✓ **Indoor and outdoor potable water reduction measures**
- ✓ **Optimized daylighting**
- ✓ **Sustainable and low volatile organic compound materials throughout**
- ✓ **Bio swales and native plantings**
- ✓ **Comprehensive Sustainability measures equivalent to LEEDv4 Certifiable**

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