Town of Concord

Concord Middle School

Middle School Building Committee

Design Development

24 March 2022

Agenda

Value Management Initiative 26 – Remove 934 gsf from building

Updated Floor Plans

Value Management Initiative 18B – Replace brick type 3 (dark) with 4x4x16 ground face CMU in all locations

Value Management Initiative 20 – Replace all brick type 1 (light / white) with 4x4x16 ground face CMU

Value Management Initiative 27 – Reduce height of glass in connector

In-progress massing, material selections and glazing adjustments.

Design Development ע Kick-off Tasks

Educational Programming

- Meetings held with Laurie and Justin and staff conducted 03.22 & 03.23

Traffic Study

- Counts complete, Study expected in 2-3 weeks.

Geotechnical Investigations

- Conducted March 21-24
- Will need to return for sod repair in spring

Geo-environmental

- Reviewing options

Hydrant Flow

- Flow Test conducted Monday, March 14th
- Based upon the results the fire pump is required

Value Management Log ɀ OPEN Items

During the next phase of the project the Design team has committed to advancing four VM items:

Soils:

- Updated plans for stockpile locations to be reviewed with the School after we receive initial results from the Geotech investigations.

Roof Screen:

- Acentech determined that either HVAC attenuation or roof screens will be required. SMMA is reviewing the HVAC recommendations and is prioritizing those methods. Although they also have a cost which can be offset from the screens.

Ventilation:

- Design is ongoing with the goals in mind.

Fire Pump:

- Hydrant flow test complete. ɀ A fire pump is required.

EWING COLE | SMMA

Value Management Log צ Design Items

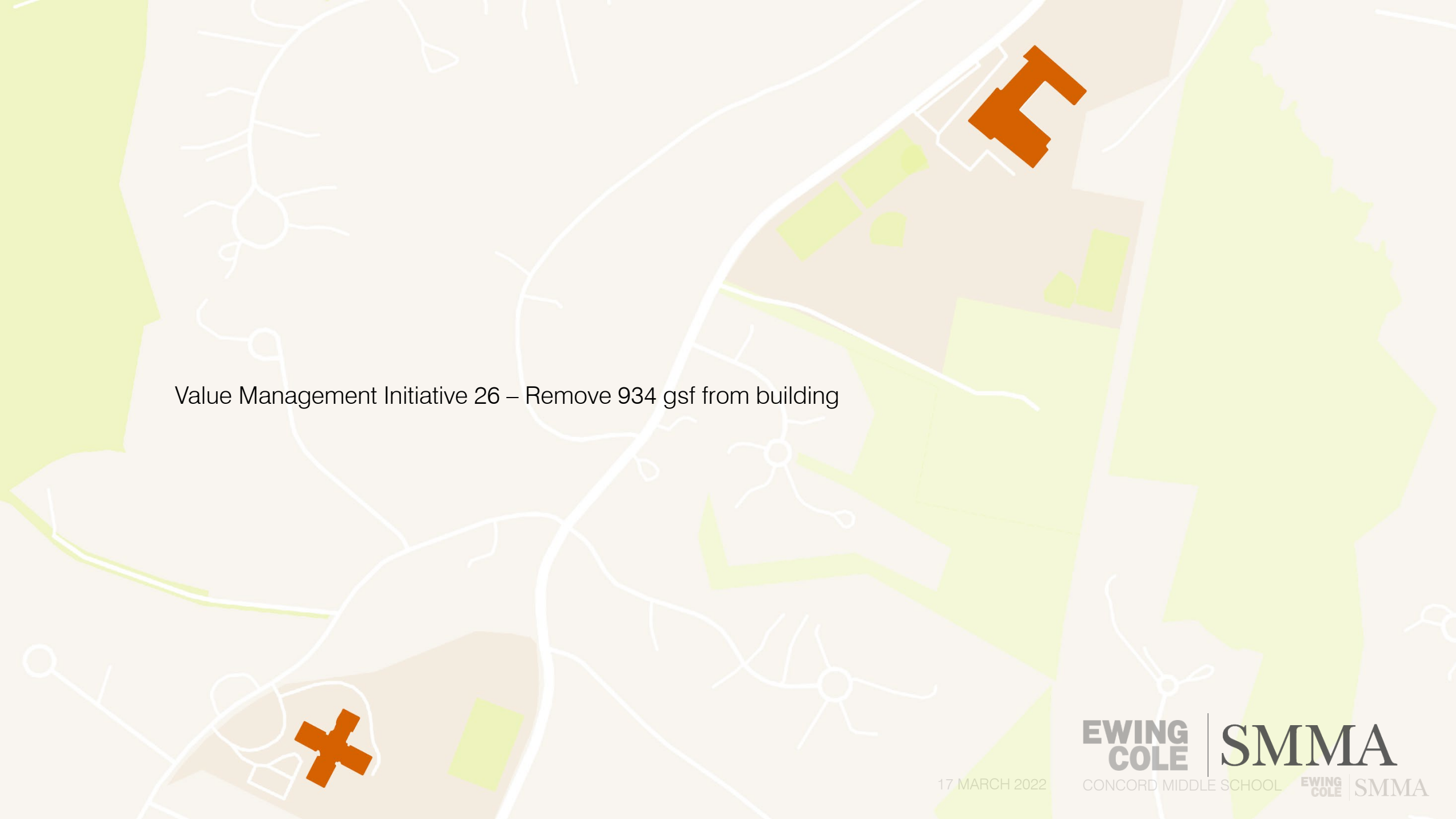
Design advancement of 4 VM accepted items:

Value Management Initiative 26 – Remove 934 gsf from building

Value Management Initiative 18B – Replace brick type 3 (dark) with 4x4x16 ground face CMU in all locations

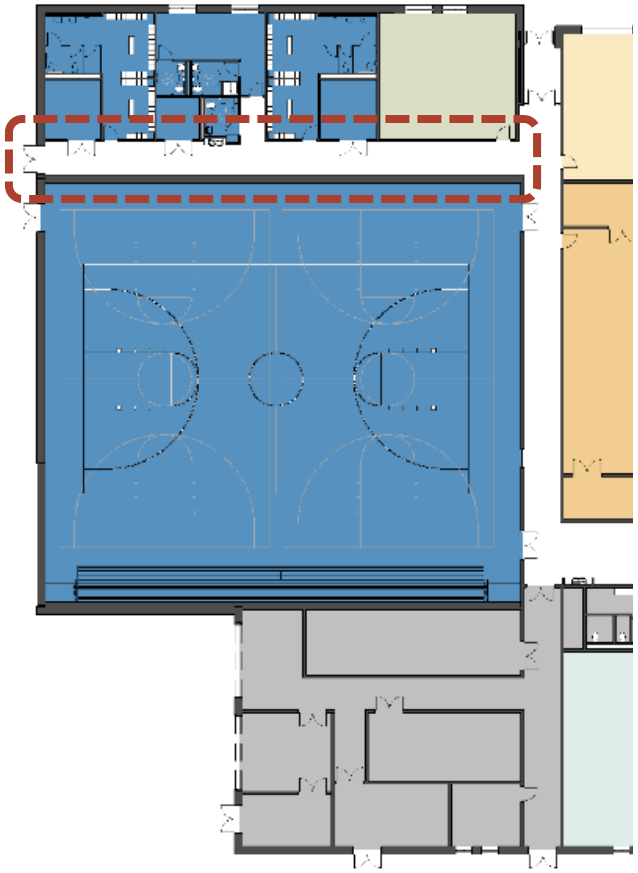
Value Management Initiative 20 – Replace all brick type 1 (light / white) with 4x4x16 ground face CMU

Value Management Initiative 27 – Reduce height of glass in connector

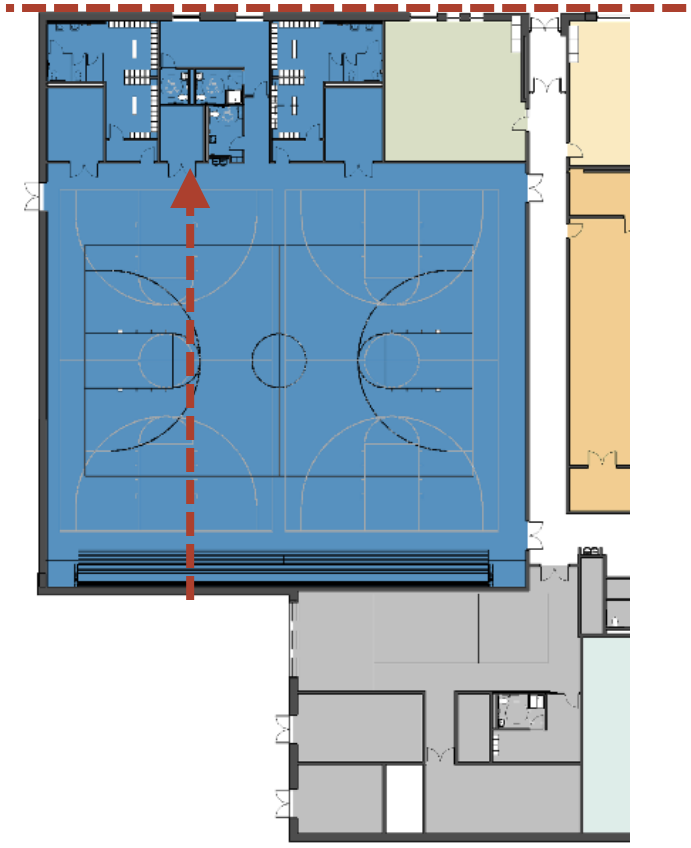


Value Management Initiative 26 – Remove 934 gsf from building

SD GROSS SQAURE FOOTAGE:	143,510 GSF
SD VALUE MANAGEMENT:	-934 SF
DD GROSS SQUARE FOOTAGE:	142,576 GSF



SCHEMATIC DESIGN FLOOR PLAN



CURRENT FLOOR PLAN

VALUE MANAGEMENT INITIATIVE 26 – REMOVE 934 GSF FROM BUILDING

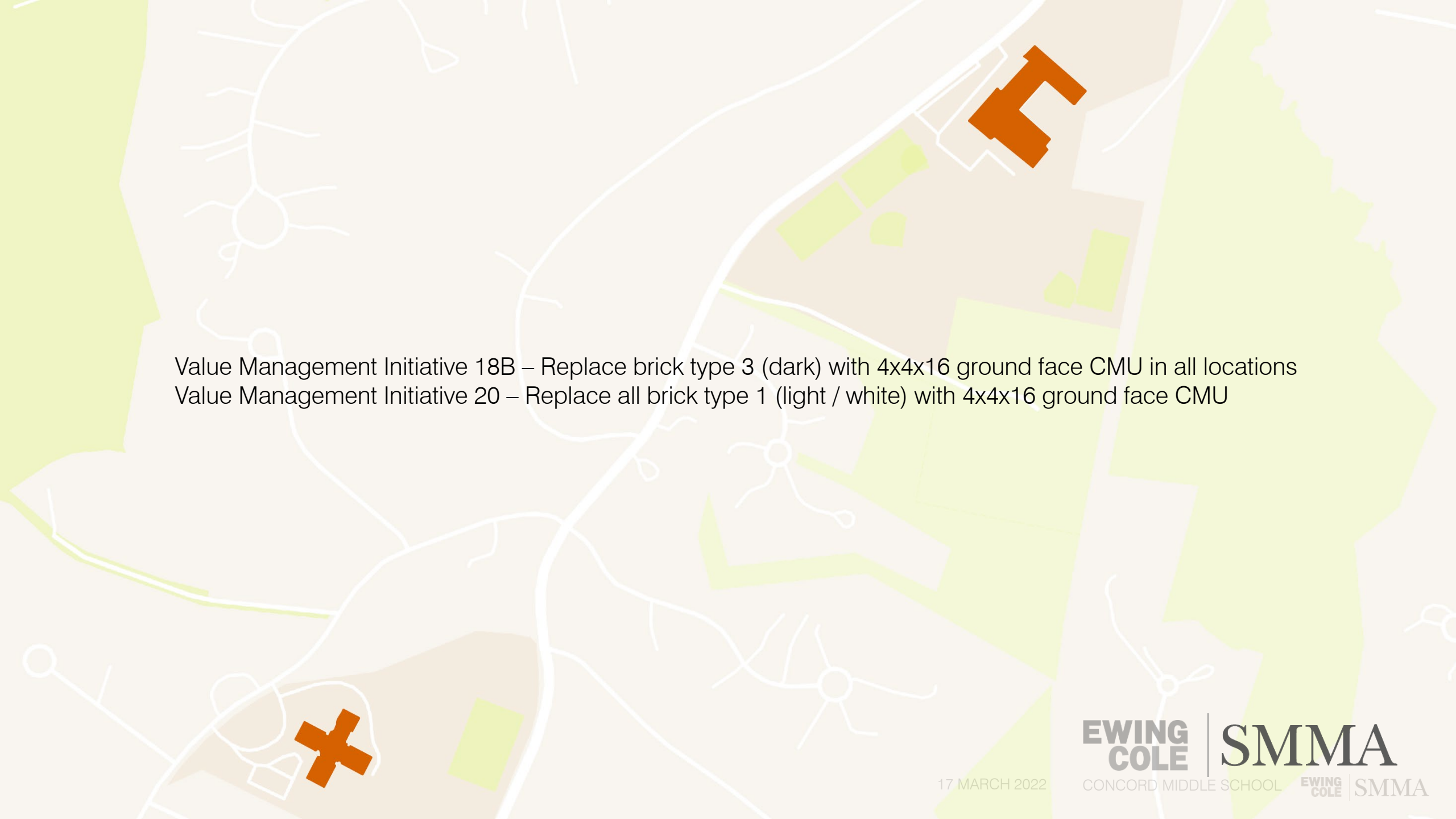
- Classroom
- Team Commons
- Special Education
- Vocation/Tech Classroom
- Administration
- Guidance
- Nurse
- Media Center
- Auditorium
- Music
- Art
- Physical Education
- Cafeteria

GROUND FLOOR PLAN

UPPER LEVEL FLOOR PLAN

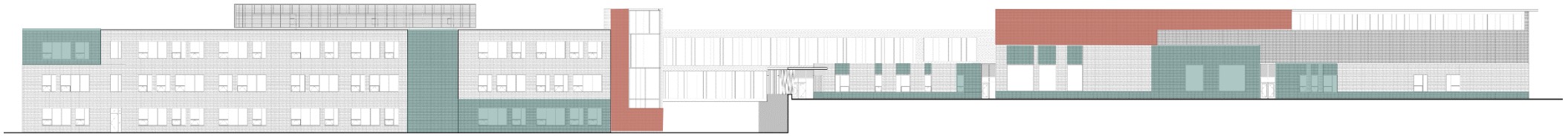
- Classroom
- Team Commons
- Special Education
- Vocation/Tech Classroom
- Administration
- Guidance
- Nurse
- Media Center
- Auditorium
- Music
- Art
- Physical Education
- Cafeteria

LOWER LEVEL FLOOR PLAN

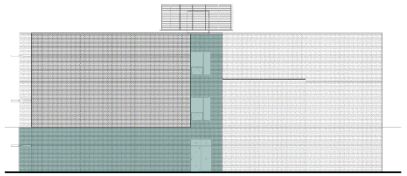


Value Management Initiative 18B – Replace brick type 3 (dark) with 4x4x16 ground face CMU in all locations
Value Management Initiative 20 – Replace all brick type 1 (light / white) with 4x4x16 ground face CMU

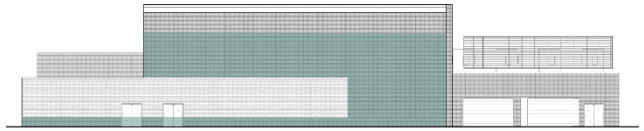
Dark Brick
Light Brick



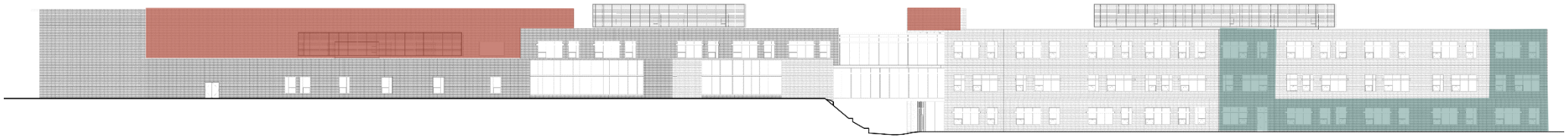
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



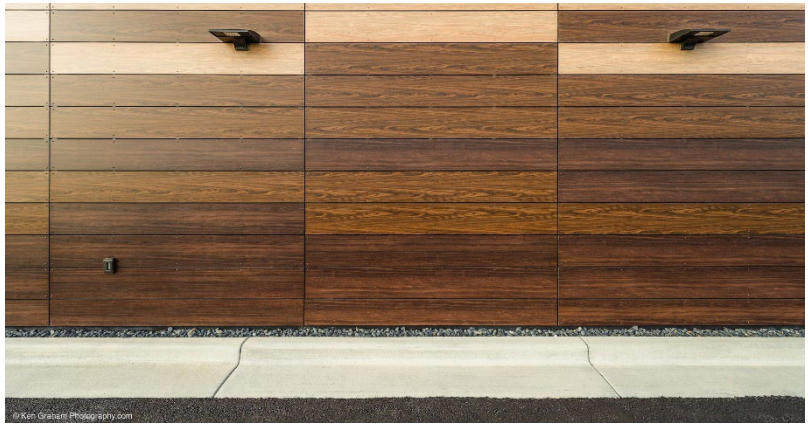
SOUTH ELEVATION

SCHEMATIC DESIGN ELEVATIONS

PROGRESS ELEVATIONS

GRAIN BRICK

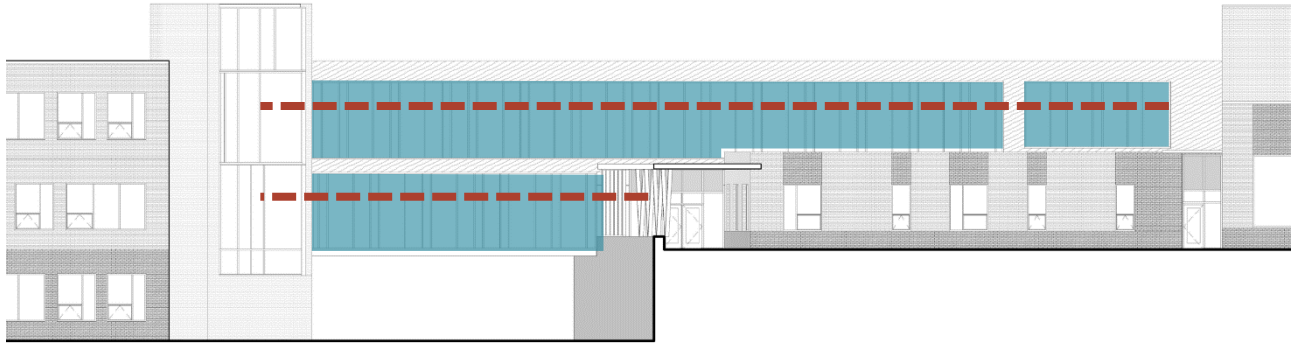
PHENOLIC WOOD



CONCRETE MASONRY

MATERIAL PALETTE OPTIONS

Value Management Initiative 27 – Reduce height of glass in connector



SD VALUE MANAGEMENT REDUCTION: -1,006 SF

Assumed as reducing glazing head to 8’-0” from 12’-0”

CURRENT CONFIGURATION: -1,006 SF

Proposed reconfiguration meets target reduction but differs in approach:

Reduces Upper Level glazing head to 10’-0” (ceiling height), Raises Ground Level sill height to 18 inches, and introduces more opaque area.

Perspective Views

SCHOOL BUS
309
309

Next Steps

Design Sub-Committee DD Meeting #2

Thursday, April 14

Design advancement of Classrooms, Team Commons, Auditorium, Cafeteria, Gymnasium

Site and Landscape Update

Building Committee Meeting #3

Thursday, April 28

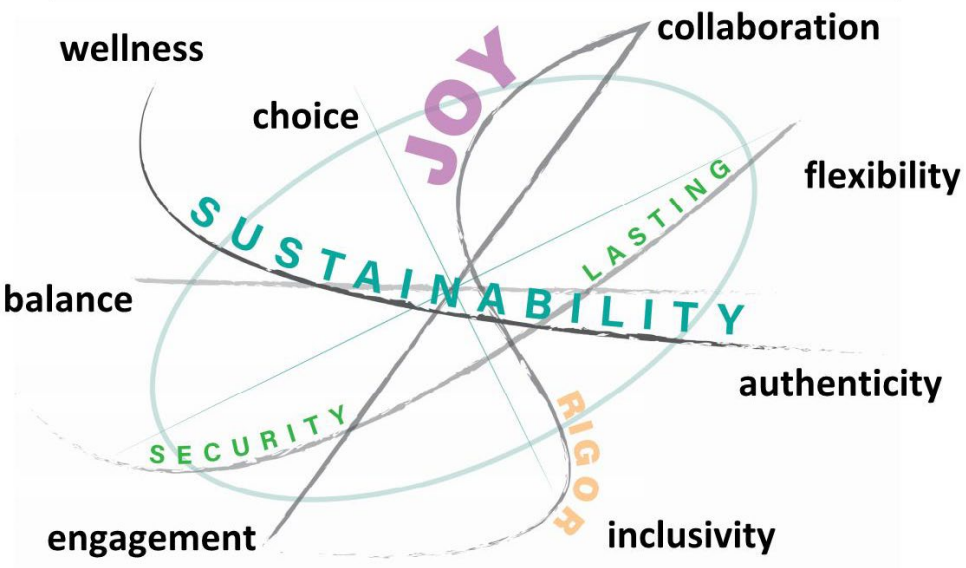
Design advancement of Classrooms, Team Commons, Auditorium, Cafeteria, Gymnasium

Site and Landscape Update

MEPFP Design Update

Questions/Comments?

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

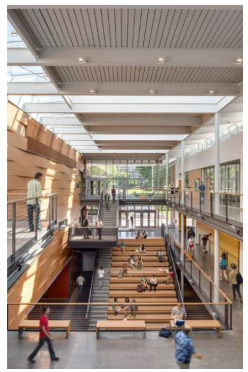
Inclusivity
- barrier-free design
- zoning for after-hours and community use
- an auditorium and cafeteria that can hold the entire school
- effective and intuitive circulation for connection and good communication

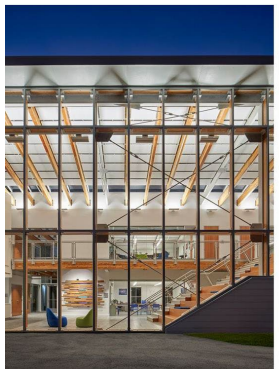
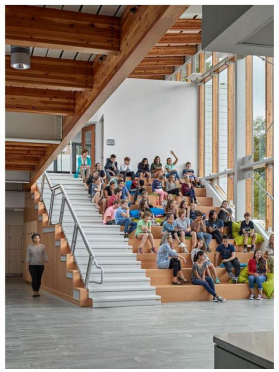
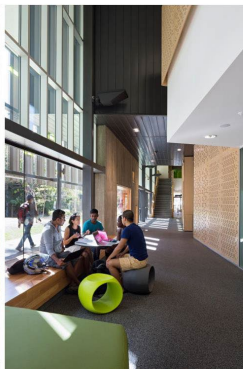
Engagement
- spaces for hands-on innovation, creativity and joyful learning
- a green building that can be a teaching tool
- one special defining space or campus element

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



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.

Project Goals Recap

- Total Project Cost maximum currently estimated $102 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.

REVIEW ILLUSTRATIVE SITE PLAN