



# **Concord Middle School Project**

## **Project Manager Report**

### **March 2022**





## **CONCORD MIDDLE SCHOOL PROJECT**

### **PROJECT MANAGER'S REPORT MARCH 2022**

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# **Executive Summary**

# Town of Concord

## Concord Middle School Project



### Executive Summary

This Project Manager's Report for the Concord Middle School Project is submitted by **Hill International** (Hill) and covers activities through the month of **March 2022**.

### Project Progress

COVID-19 concerns are ongoing. Most project related meetings are continuing to be held via Zoom Video Conferencing.

Hill and SMMA attended a School Building Committee (SBC) meeting on March 24<sup>th</sup>; a Design Subcommittee (DSC) meeting on March 17<sup>th</sup>; educational programming meetings on March 22<sup>nd</sup> and 23<sup>rd</sup>; and a water efficiency discussion with Concord Water & Sewer Dept on March 22<sup>nd</sup>. Hill visited the Sanborn school site on March 21<sup>st</sup>, 22<sup>nd</sup>, and 24<sup>th</sup> to review geotechnical explorations in progress. Hill and SMMA also met weekly to coordinate work tasks and deliverables to the SBC and advance design development.

### Milestones

The following milestones were achieved during the month of March 2022:

- Hill and SMMA contract extensions were executed by the Town in the month of March.
- At the March 17<sup>th</sup> Design Subcommittee Meeting, SMMA presented the design impact of 4 value management initiatives the School Building Committee approved during schematic design.
- On March 22<sup>nd</sup> and 23<sup>rd</sup> SMMA, Hill International, and Concord Middle School staff held Educational Programming meetings to continue to further align design with the educational goals of the school district and Town.
- At the March 24<sup>th</sup> SBC meeting, SMMA reviewed value management items that were incorporated into the design as reviewed with the Design Subcommittee the previous week. The traffic study was conducted in early March and a report would be available mid-April. Geotechnical investigations concluded on March 24<sup>th</sup> and the report is forthcoming. SMMA reported that initial results appear to be favorable and consistent with the preliminary geotechnical report assumptions. SMMA reported the waterflow test had been conducted and the results determined the need for a fire pump and a water booster pump. The acoustic consultant, Acentech completed the baseline noise report at the site and provided SMMA with 16 different options to attenuate sound coming from the rooftop mechanical equipment. SMMA also reported that Town by-laws do not allow for diesel generators, so the design must revert back to a gas generator. Hill reported on cash flow and the status of the Commissioning Agent RFP process.
- On March 24<sup>th</sup>, Hill International submitted an advertisement to the Massachusetts Central Register for Commissioning services for the Concord Middle School project. On March 30<sup>th</sup>, the advertisement for Commissioning services was posted by the Central Register and Hill International began distributing the RFP to prospective bidders. Proposals are due April 22<sup>nd</sup>, 2022 and will be reviewed and evaluated thereafter.

### *Milestones projected for the coming months are:*

- Proposal review and selection of the Commissioning Agent
- Geotechnical report
- Traffic study report

# Town of Concord

## Concord Middle School Project



### **Issues**

- Current construction market cost conditions

### **Schedule**

Major milestones are as follows:

- |  |  |
|--|--|
| ▪ OPM Selection                                      | Completed Aug. 28 <sup>th</sup> , 2019       |
| ▪ Designer Selection                                 | Completed Nov. 18 <sup>th</sup> , 2019       |
| ▪ Feasibility Study                                  | Completed April 29 <sup>th</sup> , 2021      |
| ▪ Schematic Design                                   | Completed December 9 <sup>th</sup> , 2021    |
| ▪ Town Hearing                                       | Completed December 16 <sup>th</sup> , 2021   |
| ▪ Special Town Meeting                               | Completed January 20 <sup>th</sup> , 2022    |
| ▪ Town Vote  | Completed February 3 <sup>rd</sup> , 2022    |
| ▪ Design Development                                 | February 7 <sup>th</sup> , 2022 (start date) |
| ▪ 60% Contract Documents                             | See attached schedule                        |
| ▪ 90% Contract Documents                             | See attached schedule                        |
| ▪ 100% Contract Documents                            | See attached schedule                        |
| ▪ Bidding  | See attached schedule                        |
| ▪ Construction                                       | See attached schedule                        |
| ▪ Substantial Completion (New Building)              | See attached schedule                        |
| ▪ Demolition of Existing Building and Add New Fields | See attached schedule                        |
| ▪ Closeout   | See attached Schedule                        |

### **Budget**

On April 8, 2019 Concord Town Meeting passed, by overwhelming majority, an appropriation not to exceed \$1,500,000 to study the feasibility of constructing a new Middle School, which may be located on the Sanborn School Site.

Hill International contract for Feasibility/Schematic Design is \$299,800 and SMMA contract for Feasibility/Schematic Design is \$889,400.

Hill requested an additional \$5,500 to contract the cost estimator, PM&C, to provide cost estimate for Feasibility Study to compare and reconcile with SMMA's cost estimate. Hill got approval from the Leadership Team at the end of March 2020 and has completed the work. Amendment #1 was approved on September 1, 2020 for adding Feasibility cost estimate by PM&C for comparison and reconciliation with SMMA's cost estimate.

Based on the Feasibility Study completed by Finegold Alexander, the estimated Total Project Cost may range from \$80M to \$100M depending upon the solution that is agreed upon by the Owner. This Total Project Cost translates to a potential Total Construction Cost of \$60M to \$80M.

On December 5, 2019 Hill met with the Finance Subcommittee and presented the cost analysis for the Concord Middle School using the similar Middle School Project costs from the MSBA. The projected total project cost for

# **Town of Concord**

## **Concord Middle School Project**



the new Concord Middle School with 5% escalation is between \$80M - \$109M and the projected cost with 7% escalation is between \$83M - \$122M. The project budget is not yet finalized until the Design Team meets with the users and community to determine the programming, building size and enrollments.

In March 2021, Hill provided a preliminary cost analysis of the current program which forecasts the total project cost at \$99.9M.

In April 2021, the SBC brought forth additional scope requests with community support including a larger gym, larger auditorium, and additional parking. Hill and SMMA presented scope options ranging in cost from \$3.2M to \$9.75M above the current \$100M total project budget. The committee voted at the April 15 SBC meeting to increase the total project budget to not-to-exceed \$108M to further study these additional scope options.

In June 2021, the Project Team continued to monitor cost projections given the fluctuation of the building gross square footage from design iterations. Steps were taken to minimize the cost impact due to the increased gym and auditorium size. Total project cost projections currently range from \$100.8M to \$102.4M.

In July 2021, the total project cost fluctuated from \$101.5M to \$100.3M with continued changes to the building gross square footage. Market conditions and schedule can continue to impact cost and will be monitored and reported accordingly.

In September 2021, the estimated total project cost was adjusted from \$100.3M to 101.2M with the assumed construction start date being pushed back from March 2023 to May 2023. This change in schedule resulted in an estimated 1% escalation increase to 8% to 9% resulting in the total budget increase.

In November 2021, the School Building Committee voted on a value not-to-exceed \$103,700,000 for the January 2022 warrant article. As a result, total project budget was increased to \$105.2M including the \$1.5M initial appropriation for Feasibility and Schematic Design.

In December 2021, the School Building Committee voted to recommend an amended value of \$102,815,697 for the warrant article at the Special Town meeting, realizing value management savings. As a result, total project budget was decreased to \$104,315,697 including the \$1.5M initial appropriation for Feasibility and Schematic Design.

In January 2022, the Town of Concord held a Special Town Meeting on January 20, 2022 to present the Middle School Building Project and warrant article appropriation for \$102,816,000, which passed by well more than two-thirds vote. This adjusted the total project budget to \$104,316,000 including the \$1.5M initial appropriation for Feasibility and Schematic Design.

In February 2022, the Town of Concord voted by ballot to approve debt authorization amounting to \$102,816,000 for the new Concord Middle School project bringing the total project budget including Feasibility and Schematic Design Phase to \$104,316,000.

# Town of Concord

## Concord Middle School Project



### ***Cash Flow***

Total project budget is \$104,316,000.

Total encumbered to date is \$12,704,575.00.

Total spent on construction to date is \$0.00.

Total spent to date is \$1,250,043.38. 10.2% of total encumbered.

### ***Project Team Summary***

Awarding Authority	Town of Concord (ToC)
Client	Town of Concord / Concord Public Schools
Owner's Project Manager	Hill International, Inc. (Hill)
Commissioning Agent	TBD
Designer	SMMA
CM / GC	TBD



# **Project Dashboard**





Town of Concord  
Concord Middle School

Project Dashboard

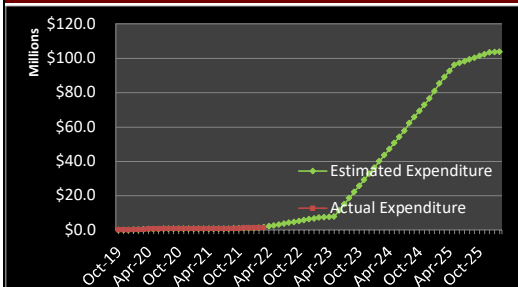
March 31, 2022

EXECUTIVE SUMMARY



Project Accomplishments this Month					Current Issues & Areas of Focus				Current Progress Photos	
<p>In March, SMMA and subconsultants performed a water flow test, geotechnical investigation, traffic study, and preliminary noise measurements on the property line.</p> <p>At the March 17th Design Subcommittee and March 24th School Building Committee meeting Hill International presented an updated Design Development schedule. SMMA presented the design impact of 4 value management initiatives the School Building Committee approved during schematic design.</p> <p>School Administrators, SMMA, and Hill International engaged in Educational Programming meetings on March 22nd and 23rd to further align design with the educational goals of the school district and town.</p> <p>On March 24th Hill International submitted a Commissioning RFP to the Massachusetts Central Register.</p>					Advancement of Design Development estimate package					
Projected Major Tasks next Month										
Advancement of Design Development estimate package Review and select Commissioning Agent Geotechnical report Traffic Study report										
Schedule Summary - Upcoming Milestones					Diversity Compliance					
	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish	Metric	Target	Actual			
Designer Procurement	9/25/2019	11/18/2019	9/25/2019	12/9/2019						
Feasibility/Schematic Design	11/19/19	7/1/2020	11/19/19	12/9/2021	Designer's WBE/MBE	TBD	TBD			
Town Meeting	1/20/22	1/20/22	1/20/22	1/20/2022						
Town Vote	2/3/22	2/3/22	2/3/22	2/3/2022	Contractor's WBE/MBE	TBD	TBD			
Design Development / Contract Documents	2/7/22	2/22/23	2/7/22							
Bidding	10/24/22	4/23/23								
Construction	5/9/23	12/10/24								
Punch List & Move-in	12/11/24	4/11/25								
Demolition Existing Building	4/15/25	9/12/25								
Closeout	9/12/25	1/15/26								

PROJECT FINANCIAL OVERVIEW										
Description	BUDGET				COST				CASH FLOW	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 80,000,000	\$ 772,477	\$ 80,772,477	\$ 80,772,477	\$ -	\$ 80,772,477	\$ -	\$ 80,772,477	\$ -	\$ 80,772,477
Design Services	\$ 8,281,000	\$ 936,347	\$ 9,217,347	\$ 9,217,347	\$ 8,937,347	\$ 280,000	\$ -	\$ 9,217,347	\$ 866,390	\$ 8,350,957
Administrative	\$ 4,279,595	\$ 607,638	\$ 4,887,233	\$ 4,887,233	\$ 3,767,228	\$ 1,120,005	\$ -	\$ 4,887,233	\$ 445,671	\$ 4,441,563
FF&E	\$ 2,677,500	\$ (52,500)	\$ 2,625,000	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000
SUBTOTAL	\$ 95,238,095	\$ 2,263,962	\$ 97,502,057	\$ 97,502,057	\$ 12,704,575	\$ 84,797,482	\$ -	\$ 97,502,057	\$ 1,312,061	\$ 96,189,996
Construction Contingency (Hard Cost)	\$ 4,000,000	\$ 38,927	\$ 4,038,927	\$ 4,038,927	\$ -	\$ 4,038,927	\$ -	\$ 4,038,927	\$ -	\$ 4,038,927
Owner's FFE Contingency	\$ -	\$ 2,019,312	\$ 2,019,312	\$ 2,019,312	\$ -	NA	NA	NA	\$ -	NA
Owner's Contingency (Soft Cost)	\$ 761,905	\$ (6,201)	\$ 755,704	\$ 755,704	\$ -	\$ 755,704	\$ -	\$ 755,704	\$ -	\$ 755,704
SUBTOTAL	\$ 4,761,905	\$ 2,052,038	\$ 6,813,943	\$ 6,813,943	\$ -	\$ 4,794,631	\$ -	\$ 4,794,631	\$ -	\$ 4,794,631
PROJECT TOTAL	\$ 100,000,000	\$ 4,316,000	\$ 104,316,000	\$ 104,316,000	\$ 12,704,575	\$ 89,592,113	\$ -	\$ 102,296,688	\$ 1,312,061	\$ 100,984,627

Project Cash Flow - Plan vs Actual	
	
Scope changes from the Original Scope	
N/A	
Project Budget Transfers	
N/A	



# **Project Cash Flow**

March 31, 2022

**Concord Middle School**  
**Estimated Project Cash Flow**



	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Feasibility Study	1	Oct-19	\$25,110				\$25,110	\$25,110	\$25,110	\$25,110
	2	Nov-19	\$34,595				\$34,595	\$34,595	\$59,705	\$59,705
	3	Dec-19	\$20,660				\$20,660	\$20,660	\$80,365	\$80,365
	4	Jan-20	\$12,565	\$75,645			\$88,210	\$88,210	\$168,575	\$168,575
	5	Feb-20	\$16,445	\$151,290			\$167,735	\$167,735	\$336,310	\$336,310
	6	Mar-20	\$25,890	\$75,645			\$101,535	\$101,535	\$437,845	\$437,845
	7	Apr-20	\$34,480	\$75,645			\$110,125	\$110,125	\$547,970	\$547,970
	8	May-20	\$50,035	\$50,430			\$100,465	\$100,465	\$648,435	\$648,435
Pause	9	Jun-20	\$33,130	\$40,344			\$73,474	\$73,474	\$721,909	\$721,909
	10	Jul-20	\$15,520				\$15,520	\$15,520	\$737,429	\$737,429
	11	Aug-20	\$3,785				\$3,785	\$3,785	\$741,214	\$741,214
	12	Sep-20	\$720				\$720	\$720	\$741,934	\$741,934
	13	Oct-20	\$2,590				\$2,590	\$2,590	\$744,524	\$744,524
	14	Nov-20					\$0	\$0	\$744,524	\$744,524
Restart Feasibility Study	15	Dec-20	\$16,798				\$16,798	\$16,798	\$761,322	\$761,322
	16	Jan-21					\$0	\$0	\$761,322	\$761,322
	17	Feb-21					\$0	\$0	\$761,322	\$761,322
	18	Mar-21					\$0	\$0	\$761,322	\$761,322
	19	Apr-21					\$0	\$0	\$761,322	\$761,322
Schematic Design	20	May-21					\$0	\$0	\$761,322	\$761,322
	21	Jun-21		\$2,400			\$2,400	\$2,400	\$763,722	\$763,722
	22	Jul-21		\$69,318			\$69,318	\$69,318	\$833,040	\$833,040
	23	Aug-21		\$69,318			\$69,318	\$69,318	\$902,358	\$902,358
	24	Sep-21		\$69,318			\$69,318	\$69,318	\$971,676	\$971,676
	25	Oct-21		\$73,918			\$73,918	\$73,918	\$1,045,594	\$1,045,594
	26	Nov-21		\$57,765			\$57,765	\$57,765	\$1,103,359	\$1,103,359
Town Proce	27	Dec-21	\$18,016	\$42,361			\$60,377	\$60,377	\$1,163,736	\$1,163,736
	28	Jan-22	\$78,353	\$7,202			\$85,555	\$78,357	\$1,249,291	\$1,242,093
Design Development & Construction Documents	29	Feb-22	\$53,017				\$53,017	\$7,950	\$1,302,308	\$1,250,043
	30	Mar-22	\$53,017	\$436,495			\$489,512	\$0	\$1,791,820	\$1,250,043
	31	Apr-22	\$53,017	\$436,495			\$489,512	\$0	\$2,281,332	
	32	May-22	\$53,017	\$436,495			\$489,512	\$0	\$2,770,844	
	33	Jun-22	\$47,017	\$436,495			\$483,512	\$0	\$3,254,356	
	34	Jul-22	\$107,867	\$424,658	\$16,667		\$549,191	\$0	\$3,803,547	
	35	Aug-22	\$56,117	\$424,658	\$16,667		\$497,441	\$0	\$4,300,989	
	36	Sep-22	\$55,207	\$424,658	\$16,667		\$496,531	\$0	\$4,797,520	
	37	Oct-22	\$55,207	\$424,658	\$29,795		\$509,660	\$0	\$5,307,179	
	38	Nov-22	\$55,207	\$424,658	\$7,143		\$487,007	\$0	\$5,794,187	
	39	Dec-22	\$99,207	\$424,658	\$7,143		\$531,007	\$0	\$6,325,194	
	40	Jan-23	\$62,857	\$424,658	\$7,143		\$494,657	\$0	\$6,819,851	
	41	Feb-23	\$57,820	\$424,665	\$7,143		\$489,627	\$0	\$7,309,479	
Bid	42	Mar-23	\$68,030	\$127,350	\$7,143		\$202,523	\$0	\$7,512,002	
	43	Apr-23	\$106,980	\$127,350	\$7,143		\$241,473	\$0	\$7,753,474	
se 1 (New School)	44	May-23	\$80,630	\$96,200	\$7,143		\$183,973	\$0	\$7,937,447	
	45	Jun-23	\$99,130	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,571,019	\$0	\$11,508,467
	46	Jul-23	\$100,630	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,572,519	\$0	\$15,080,986
	47	Aug-23	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$18,647,756
	48	Sep-23	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$22,214,525
	49	Oct-23	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$25,781,294
	50	Nov-23	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$29,348,064
	51	Dec-23	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$32,914,833
	52	Jan-24	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$36,481,603
	53	Feb-24	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$40,048,372
	54	Mar-24	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$43,615,141
	55	Apr-24	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$47,181,911

March 31, 2022

**Concord Middle School  
Estimated Project Cash Flow**



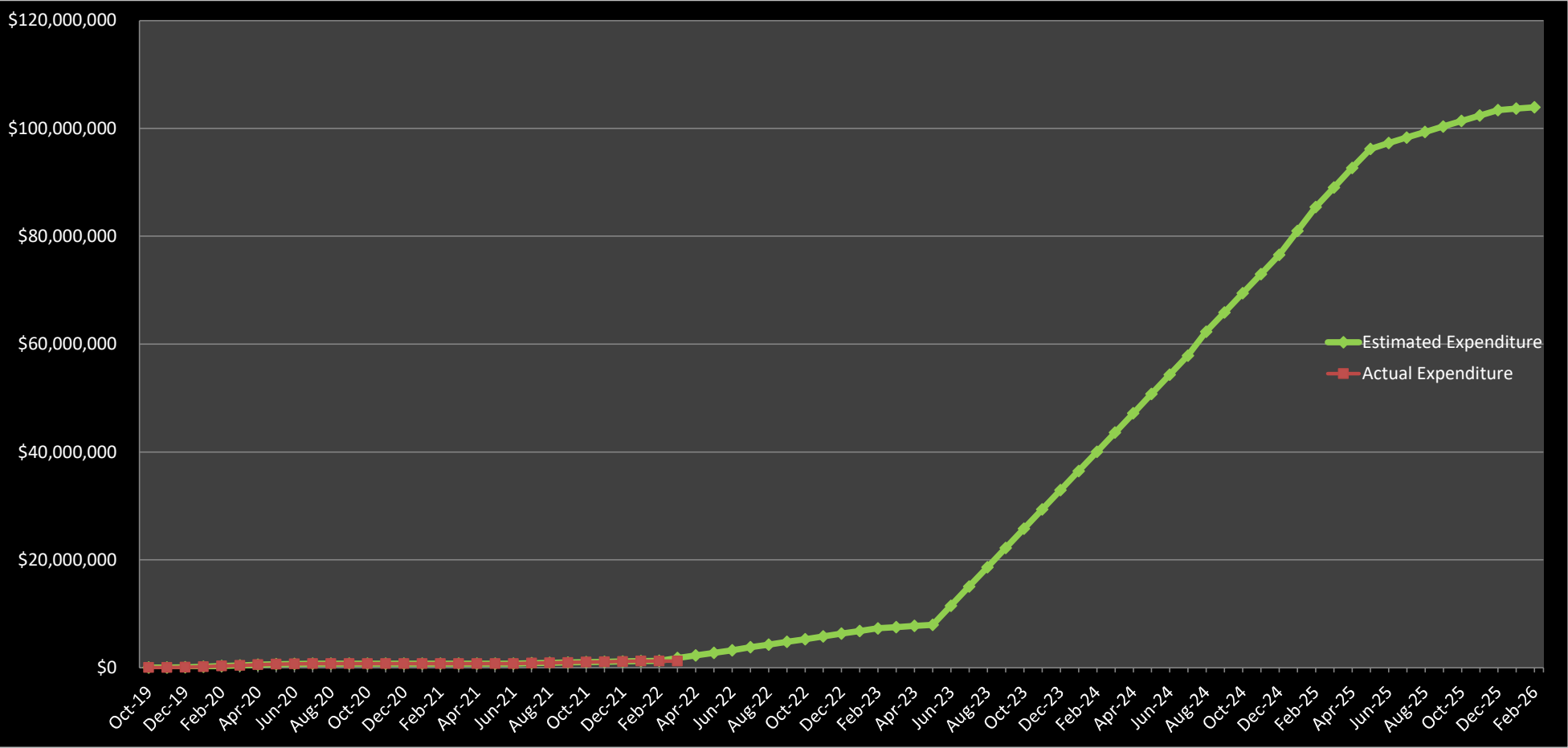
	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Construction Phase	56 May-24	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$50,748,680	
	57 Jun-24	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$54,315,450	
	58 Jul-24	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$0	\$57,882,219	
	59 Aug-24	\$81,380	\$96,200	\$887,500	\$3,094,687	\$272,669	\$4,432,436	\$0	\$62,314,655	
	60 Sep-24	\$81,380	\$96,200	\$12,500	\$3,094,687	\$272,669	\$3,557,436	\$0	\$65,872,091	
	61 Oct-24	\$81,380	\$96,200	\$12,500	\$3,094,687	\$272,669	\$3,557,436	\$0	\$69,429,527	
	62 Nov-24	\$81,380	\$96,200	\$12,500	\$3,094,687	\$272,669	\$3,557,436	\$0	\$72,986,963	
	63 Dec-24	\$81,380	\$96,200	\$12,500	\$3,094,687	\$272,669	\$3,557,436	\$0	\$76,544,400	
	64 Jan-25	\$81,380	\$96,200	\$887,500	\$3,094,687	\$272,669	\$4,432,436	\$0	\$80,976,836	
	65 Feb-25	\$81,380	\$96,200	\$887,500	\$3,094,687	\$272,669	\$4,432,436	\$0	\$85,409,272	
	66 Mar-25	\$81,380	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,632,436	\$0	\$89,041,708	
	67 Apr-25	\$81,380	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,632,436	\$0	\$92,674,144	
	68 May-25	\$81,380	\$57,143	\$12,500	\$3,094,687	\$272,669	\$3,518,379	\$0	\$96,192,523	
Phase 2 (Demo & Fields)	69 Jun-25	\$81,380	\$57,143	\$58,538	\$857,143	\$34,388	\$1,088,592	\$0	\$97,281,114	
	70 Jul-25	\$77,780	\$57,143		\$857,143	\$34,388	\$1,026,454	\$0	\$98,307,568	
	71 Aug-25	\$77,780	\$57,143		\$857,143	\$34,388	\$1,026,454	\$0	\$99,334,022	
	72 Sep-25	\$77,780	\$57,143		\$857,143	\$34,388	\$1,026,454	\$0	\$100,360,475	
	73 Oct-25	\$68,800	\$57,143		\$857,143	\$34,388	\$1,017,474	\$0	\$101,377,949	
	74 Nov-25	\$60,255	\$57,143		\$857,143	\$34,388	\$1,008,929	\$0	\$102,386,877	
	75 Dec-25	\$56,055	\$41,667		\$857,143	\$34,388	\$989,252	\$0	\$103,376,130	
Closeout	76 Jan-26	\$47,705	\$41,667		\$166,667	\$29,180	\$285,218	\$0	\$103,661,348	
	77 Feb-26	\$41,855	\$41,667		\$166,667		\$250,188	\$0	\$103,911,536	
	78 Mar-26	\$38,355	\$41,667		\$166,647		\$246,668	\$0	\$104,158,205	
	79 Apr-26	\$28,407	\$41,667				\$70,074	\$0	\$104,228,278	
	80 May-26	\$25,060	\$41,667				\$66,727	\$0	\$104,295,005	
	81 Jun-26	\$20,995					\$20,995	\$0	\$104,316,000	
	82 Jul-26						\$0	\$0	\$104,316,000	
	83 Aug-26						\$0	\$0	\$104,316,000	
	84 Sep-26						\$0	\$0	\$104,316,000	
	Subtotal for FY '19	\$252,910	\$468,999	\$0	\$0	\$0	\$721,909			
	Subtotal for FY '20	\$39,413	\$2,400	\$0	\$0	\$0	\$41,813			
	Subtotal for FY '21	\$355,454	\$2,135,180	\$0	\$0	\$0	\$2,490,634			
	Subtotal for FY '22	\$904,259	\$3,844,367	\$138,128	\$3,094,687	\$272,669	\$8,254,110			
	Subtotal for FY '23	\$1,144,310	\$1,154,401	\$100,000	\$37,136,249	\$3,272,024	\$42,806,983			
	Subtotal for FY '24	\$990,060	\$1,076,286	\$2,966,871	\$34,898,704	\$3,033,743	\$42,965,665			
	Subtotal for FY '25	\$620,827	\$535,714	\$0	\$5,642,837	\$235,507	\$7,034,886			
	TOTAL	\$4,307,233	\$9,217,347	\$3,205,000	\$80,772,477	\$6,813,943	\$104,316,000			



Town of Concord  
Concord Middle School  
Estimated Project Cash Flow Graph



March 31, 2022

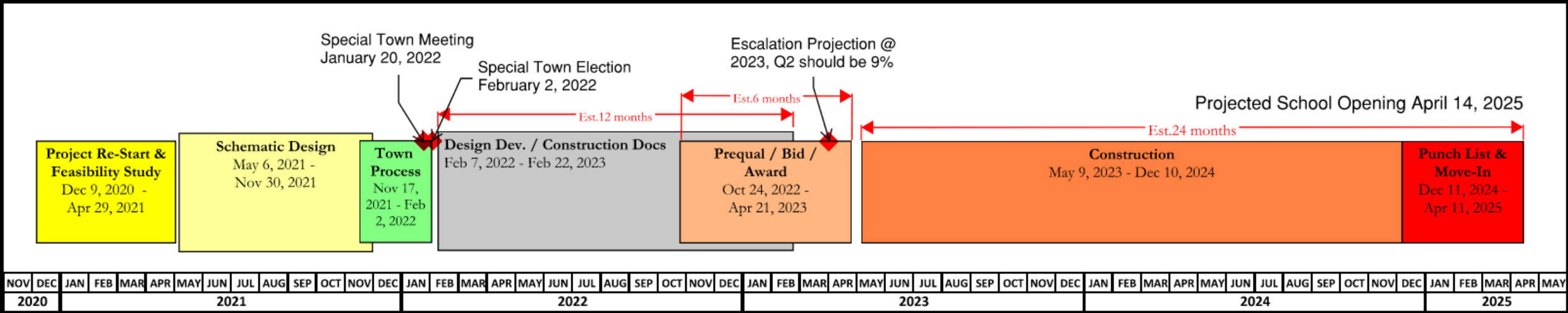




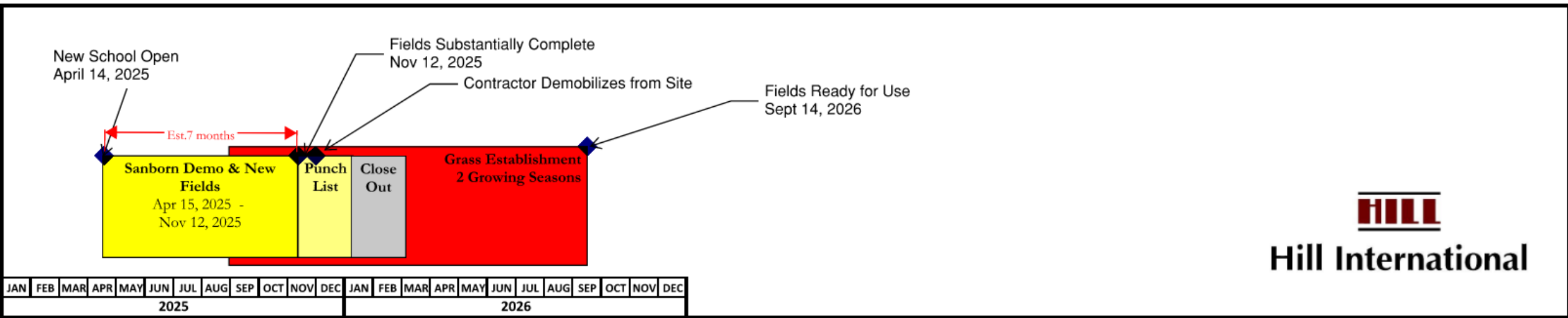
## **Schedule Update**

# Schedule Recap

## PHASE 1 - NEW SCHOOL DESIGN & CONSTRUCTION



## PHASE 2 - SANBORN DEMO & NEW FIELDS



Hill International

# Design Development DSC Meetings

## Meeting #1 - Thursday 3/17

Agenda: Review Updated Floor Plans + in-progress Exterior Elevations related to VM Items 18B, 20, 26, and 27 (Exterior Façade Items)

## Meeting #2 - Thursday 4/14

Agenda: Review Auditorium, Cafeteria, Gymnasium, Team Commons, present Landscape Update

## Meeting #3 - Thursday 5/19

Agenda: Comprehensive Update + Finish Palette

## Meeting #4 - Thursday 6/23

Agenda: Review Cost Estimate + Consider VE Options





# **Design Development Progress**



Concord Middle School Building Committee  
**Design Subcommittee Role & Function During the Design Development Phase**  
March 17, 2022

The schematic design and budget having been approved, SMMA is progressing with the development of the design of the building and site.

Concord's Design Subcommittee will continue their role as communicating with Hill and SMMA regarding the progress of the design and as a reporting mechanism to the CMSBC.

The DSC's role during this phase, that concludes with the issuance of the initial Design Developments set to the estimators in June 2022 is:

- Hold meetings as scheduled. Preliminary meeting dates are 3/17, week of 4/11, week of 5/16, week of 6/20.
- Understand the progress of the preparation of the design documents based on the current design schedule and expected deliverables.
- Review design presentations to confirm documents are following the approved schematic design. SMMA will systematically go through the design development. Mtg 1: floor plans. Exterior elevations. Meeting 2: Auditorium, cafeteria, GYM, commons, landscape. Meeting 3: Full Update and finishes. Meeting 4: Review estimate and VE options
- Review incorporation of VE items into design and their expected value.
- Pose questions to SMMA on any design nuances to ensure the subcommittee's understanding of the design.
- Respond to any answers or deliverables needed by SMMA.

It is the intent of SMMA to follow the approved schematic design and not present any new options for review. If this does occur the committee will give feedback.



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 & 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 14<sup>th</sup>
- Based upon the results the fire pump is required

# Value Management Log x 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. x A fire pump is required.

# Value Management Log x Design Items

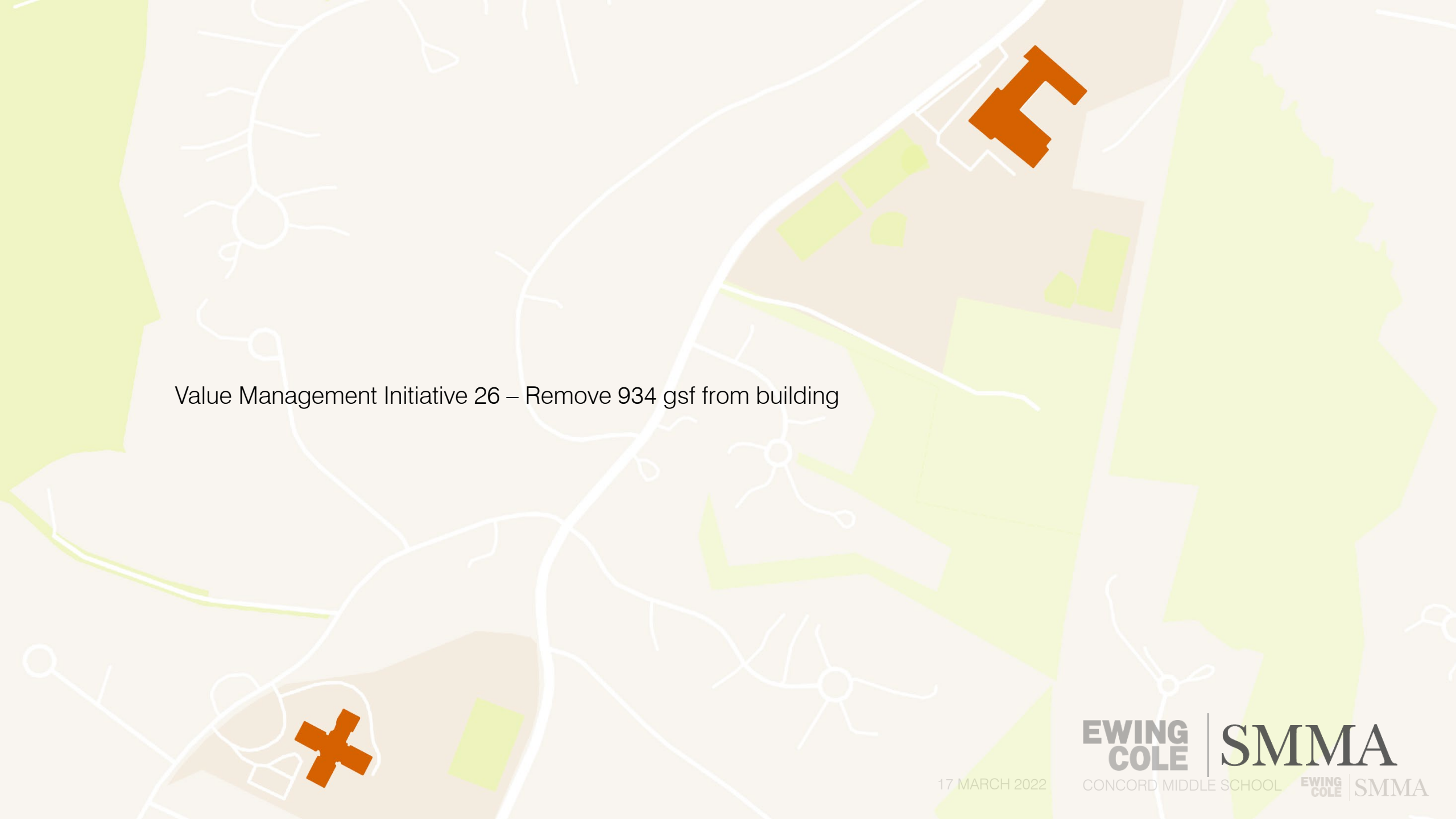
Design advancement of 4 VM accepted items:

**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

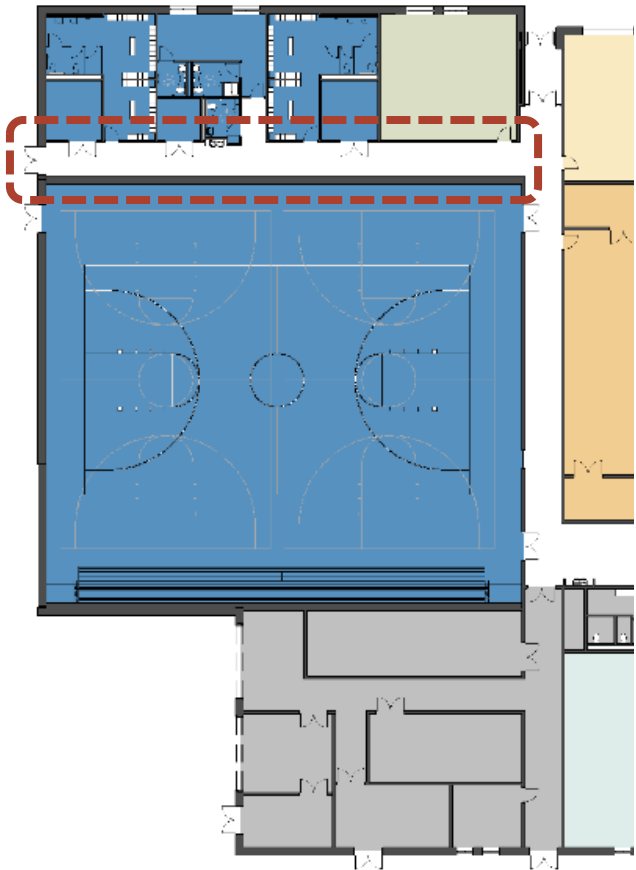
17 MARCH 2022



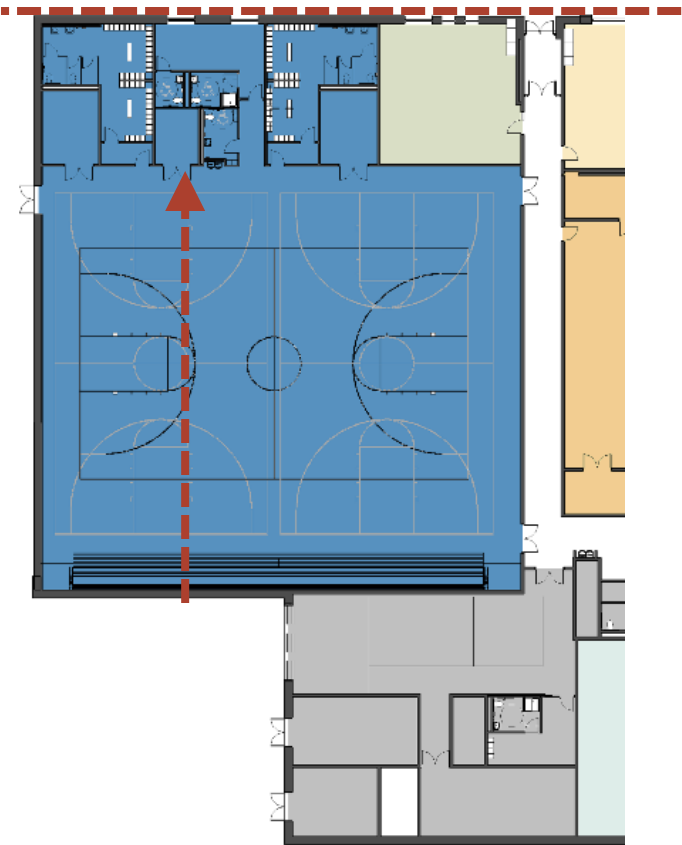
SD GROSS SQAURE FOOTAGE: 143,510 GSF

SD VALUE MANAGEMENT: -934 SF

DD GROSS SQUARE FOOTAGE: 142,576 GSF

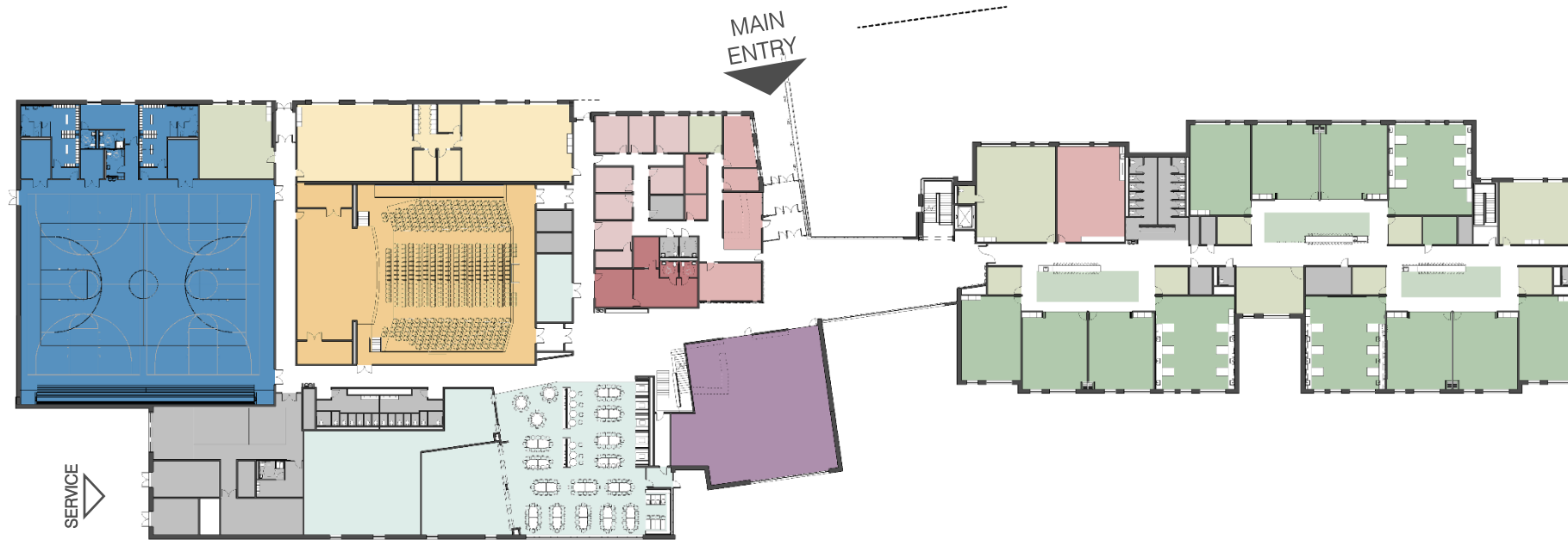


SCHEMATIC DESIGN FLOOR PLAN



CURRENT FLOOR PLAN

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



## GROUND FLOOR PLAN

17 MARCH 2022

CONCORD MIDDLE SCHOOL

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



## UPPER LEVEL FLOOR PLAN

17 MARCH 2022

CONCORD MIDDLE SCHOOL



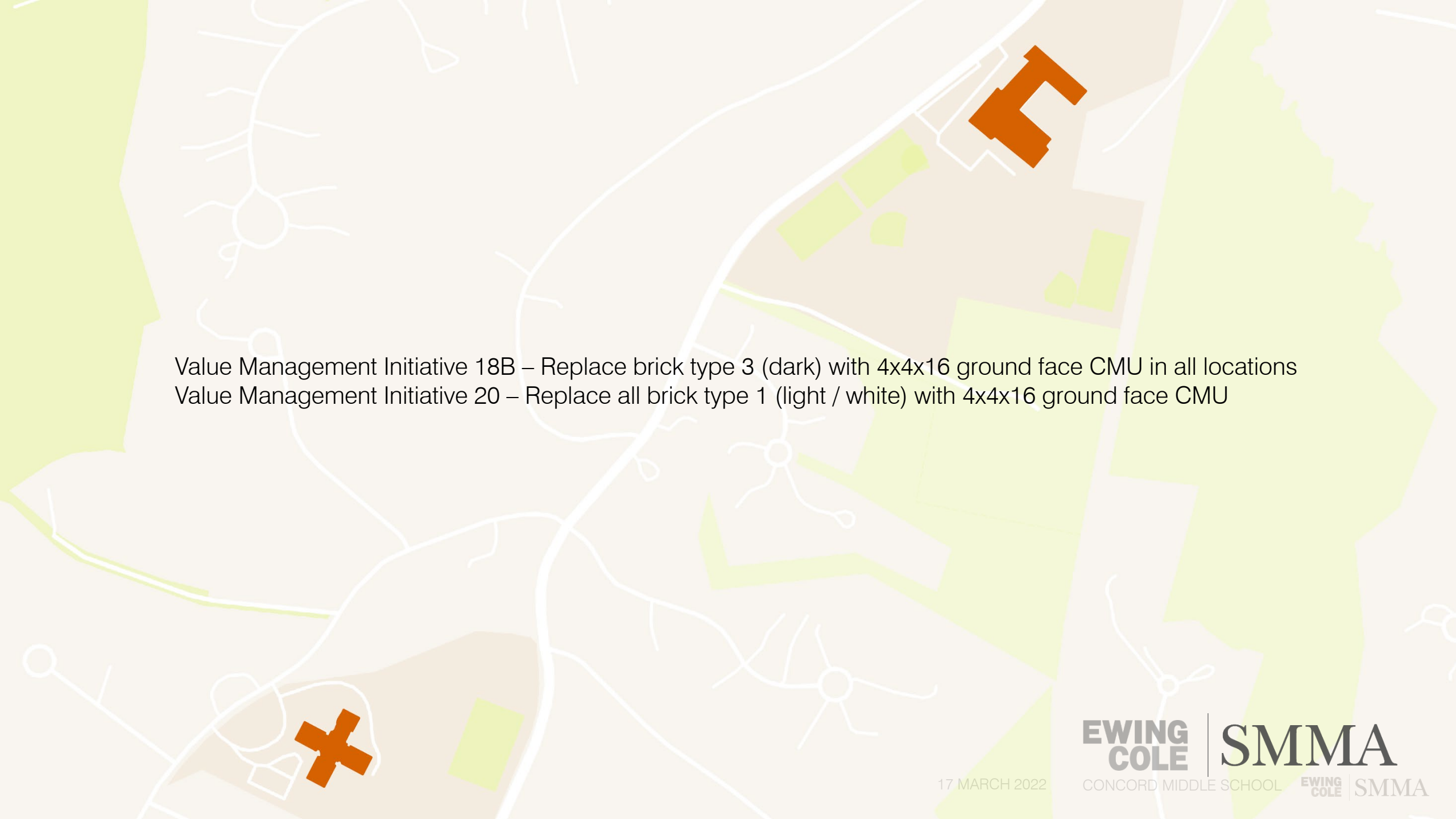
SMMA

- 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

17 MARCH 2022

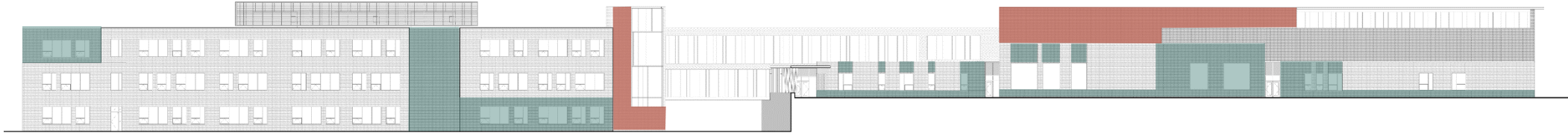
**EWING  
COLE**

CONCORD MIDDLE SCHOOL

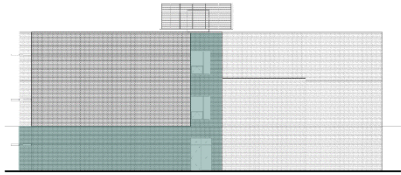
**SMMA**

EWING  
COLE | SMMA

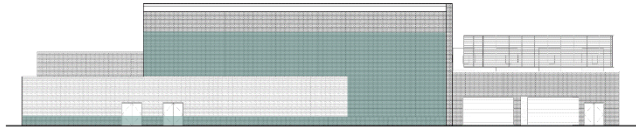
Dark Brick  
Light Brick



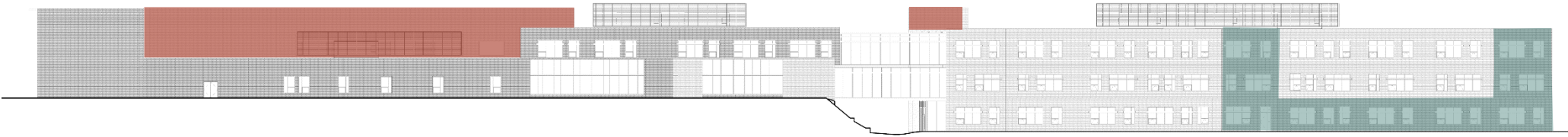
**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**







## GRAIN BRICK



## PHENOLIC WOOD



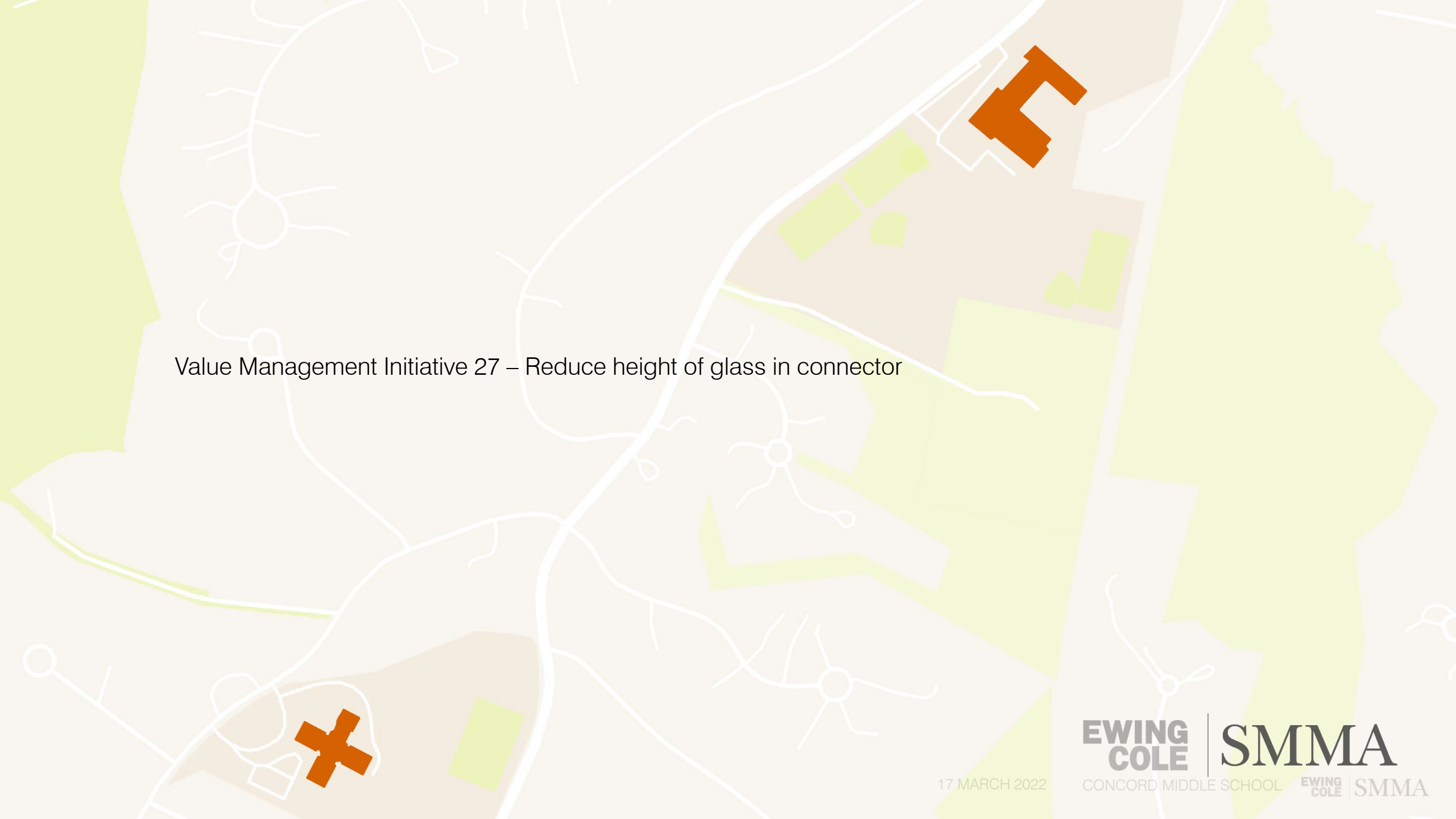
## CONCRETE MASONRY



## MATERIAL PALETTE OPTIONS

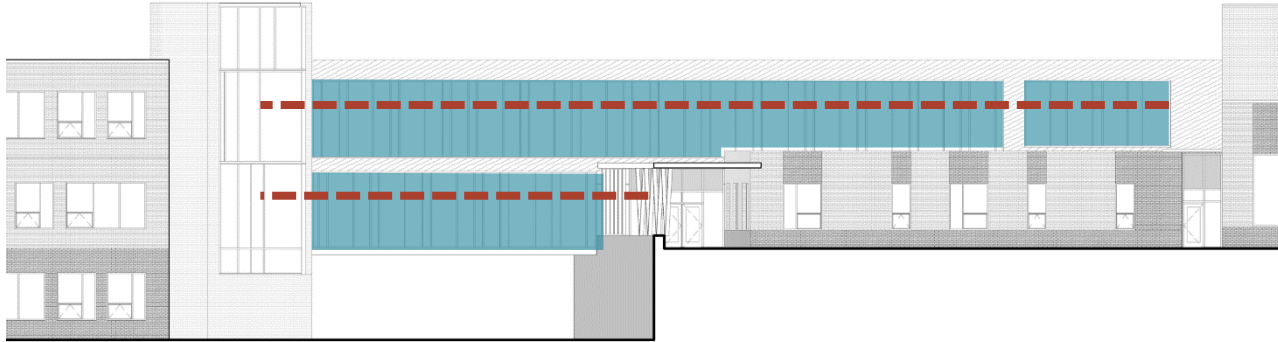






Value Management Initiative 27 – Reduce height of glass in connector

17 MARCH 2022



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

17 MARCH 2022































# 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?

17 MARCH 2022

**EWING  
COLE**

CONCORD MIDDLE SCHOOL

**SMMA**

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



# Meeting Minutes

**Design Subcommittee (DSC)**  
**Concord Middle School Building Committee (CMSBC)**  
**Meeting Minutes - March 17<sup>th</sup>, 2022**  
**Virtual Meeting conducted via Zoom**

**PRESENT:** Court Booth, Dawn Guarriello, Russ Hughes, Chris Popov, Charlie Parker

**PRESENT FROM HILL INTERNATIONAL:** Peter Martini, Ian Parks, Susan McCann, John Cutler

**PRESENT FROM SMMA and Ewing Cole:** Lorraine Finnegan, Keith Fallon, Nicole Bronola, William Smarzewski, Matthew Rice

Court Booth called the online meeting to order at 7:30 AM. He noted that the meeting was recorded, then performed a roll call for attendance.

**Approval of Minutes:**

There were no comments on the September 10<sup>th</sup> or September 14<sup>th</sup> meeting minutes. Chris Popov motioned to approve the meeting minutes as drafted. Dawn Guarriello seconded the motion. The motion carried unanimously.

9/10/2022 minutes	Combined approval
9/14/2022 minutes	
Motion to approve	C Popov
Seconded	D Guarriello
Discussion	None
Vote	Unanimous in favor

**Role and Function of the Design Subcommittee:** Ian Parks, Hill Intl

- Presented the role and function of the Design Subcommittee through Design Development, a document generated by Hill with the assistance of Court Booth. The DSC will meet (4) times during Design Development, one week ahead of the Concord Middle School Building Committee, to review design progress presented by SMMA.
- The DSC will confirm that design progress is consistent with the approved Schematic Design and will ask questions accordingly to ensure the subcommittee's understanding of the design.

Court Booth added that the DSC role is one of review, but not necessarily to make recommendations.

C Parker asked how the DSC role and function relates to cost estimating.

- P Martini responded that part of the role of the DSC was to ensure that the budget agreed to was reflected in the design as it progresses.
- L Finnegan added that cost estimating falls under the purview of the full Concord Middle School Building Committee, a point with which Dawn Guarriello and Pat Nelson agreed.

**Schedule Review:** Ian Parks, Hill Intl

- Reviewed the Design Development milestone schedule highlighting SMMA's march towards a Design Development estimate set due May 27, 2022. The plan review/estimating phase will follow thereafter and cost will be presented to the Concord Middle School Building Committee in late June 2022.
- Reviewed the proposed DSC meeting schedule which includes meetings #2-4 on April 14th, May 19th, and June 23<sup>rd</sup> at 7:30am.

C Booth advised checking with the Concord school staff regarding the April 14<sup>th</sup> meeting as the school district has vacation that week.

**Presentation and Review of Updated Floor Plans:** Keith Fallon, Ewing Cole

Reviewed the design impact of four specific value management (VM) initiatives as well as the progress being made towards material selection and glazing adjustments.

**Value Management Initiative 26:** William Smarzewski, Ewing Cole

- Reviewed the design impact of VM Item #26 which was the removal of 934 gross square feet (GSF) from the building.
- **New GSF of building is now 142,576 gsf.**
  - The corridor separating the gymnasium from the locker rooms, gym office, and gym storage was removed from the scope to meet this VM initiative.
  - The locker rooms, office and gym storage will now be directly accessible through the gymnasium as opposed to through the corridor.

D Guarriello asked what the square footage of the locker room was and if it would require a secondary exit.

L Finnegan responded that she would check the square footage but did not believe it called for a secondary exit.

**Media Center:** William Smarzewski, Ewing Cole

Reported the media center was realigned to line up with the main entrance as discussed with the Concord Middle School Building Committee during schematic design.

D Guarriello added the following input:

- Raised concern regarding a pinch point on the second level floor plan
- Recommended expanding the corridor to avoid a dead-end corridor

W Smarzewski responded that this is an area that would evolve as Design Development progresses.

Note that the media center realignment is not a component of VM initiative 26, but rather a response to a previous DSC/CMSBC recommendation.

**VM initiatives 18B and 20:** Saul Jabbawy, Ewing Cole

- Reviewed renderings showing replaced brick type 3 and all brick type 1 with ground face CMU.

**VM initiative 27:** Saul Jabbawy, Ewing Cole

- Reviewed impact regarding reduction of the height of the glass connector in the bridge.
- Assumed approach was to reduce glazing in the bridge connector from 12 feet to 8 feet.
- Proposed configuration reduced the glazing head to 10 feet, matching the ceiling height, and raising the ground level sill height to 18 inches.

#### **Preliminary Measurements of The Noise Level on The Property Line** Lorraine Finnegan, SMMA

- Received preliminary measurements of the noise level on the property line and studies confirmed the need for acoustical screens on the south facing side of the HVAC units.
- SMMA is awaiting further information from Ascentech regarding attenuation options for the HVAC units to reduce the noise.
- There is a possibility that the savings realized from reducing the acoustical screen scope will be spent on attenuation of the HVAC units.
- SMMA will review the 16 options and report back to the committee with their recommendation regarding the acoustical screening.

#### **Next Steps:**

- Keith Fallon, Ewing Cole announced the upcoming design meetings for SMMA/Ewing Cole; Programming Sessions scheduled for March 22<sup>nd</sup> and 23<sup>rd</sup> with the various CMS education groups.
- Concord Middle School Building Committee meeting scheduled for March 24<sup>th</sup>
- Next Design Subcommittee meeting is scheduled for April 14<sup>th</sup>:
  - Design advancement of Classrooms, Team Commons, Auditorium, Cafeteria, Gymnasium, Site and Landscape.

C Booth requested that SMMA send the slides to Design Subcommittee following the conclusion of the meeting.

#### **Public Comment:**

Karlen Reed and Pat Nelson expressed their excitement with design progress and the continued involvement by the Design Subcommittee.

#### **Adjournment**

Court Booth entertained motions to adjourn at 8:45am. Dawn Guarriello motioned to adjourn. Chris Popov seconded the motion. The motion to adjourn carried unanimously.

<b>Adjournment</b>	C Booth
Motion to approve	D Guarriello
Seconded	C Popov
Discussion	None
Vote	Unanimous

A recording of this meeting is available at:

[https://us02web.zoom.us/rec/share/4ZpubZb\\_Xee-Ktw\\_gjYvFCqFoXlpYBB7mMPPkMqRjl8gWLWbGUJB\\_Rstz\\_ksli2.YqJdLTcsllkfg2v6](https://us02web.zoom.us/rec/share/4ZpubZb_Xee-Ktw_gjYvFCqFoXlpYBB7mMPPkMqRjl8gWLWbGUJB_Rstz_ksli2.YqJdLTcsllkfg2v6)



**Concord Middle School Building Committee**  
**Meeting Minutes**  
**March 24<sup>th</sup>, 2022**

Name	Present	Name	Present	Name	Present
<b>CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:</b>					
Alexa Anderson*	P	Jon Harris	P	Chris Popov*	P
Court Booth*	P	Russ Hughes	P	Charlie Parker*	P
Heather Bout*	P	Laurie Hunter*	P	Matt Root*	P
Frank Cannon*	P	Matt Johnson*	P	Jared Stanton	P
Justin Cameron	P	Amanda Kohn	P	Steven Stasheski*	P
Peter Fischelis*	NP	Kerry Lafleur	P		
Dawn Guarriello*	P	Pat Nelson*	P		
<b>Hill International</b>					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	P				
<b>SMMA / Ewing Cole</b>					
Lorraine Finnegan	P	Matt Rice	P	Keith Fallon	P
Will Smarzewski	P	Phil Poinelli	NP	Nicole Bronola	P

P=Present, NP= Not Present

\*=Voting Member

### **Call to Order**

Co-Chair Dawn Guarriello called the meeting to order at 7:37 A.M. via Zoom Virtual Conference call. A recording of the meeting will be made available at the Concord Public School's project page and Town of Concord's website.

A link to the recording is also below:

[CMSBC Meeting - Zoom](#)

### **Approval of Minutes**

Dawn Guarriello announced the School Building Committee needed additional time to review the 2/17 meeting minutes and as such there was no vote to approve the minutes.

### **Correspondence & Communications**

Heather Bout reported the School Building Committee had received two emails from the public. She also reported that she was sending out the School Building Committee reports after each meeting.

Matt Johnson informed the committee that he received a letter from the Special Education Parent Advisory Council requesting a seat on the Concord Middle School Building Committee. He noted he would forward the letter to the rest of the committee.

### **Design Development Kick-off Tasks**

Lorraine Finnegan reported updates on a number of kick-off tasks SMMA had reviewed at the February SBC meeting. SMMA, Hill, and the Concord Middle School Staff met on March 22<sup>nd</sup> and 23<sup>rd</sup> to review and

continue working on the educational programming as Design Development continued. Keith Fallon reported on specific items discussed at the Educational Programming meetings.

### **Value Management Log Open Items**

Lorraine Finnegan reported that the traffic study had been conducted in early March and a report would be available April 15<sup>th</sup> after SMMA had reviewed the report internally.

Geotechnical investigations concluded March 24<sup>th</sup>. SMMA will provide a report when it is available, but after preliminary conversation with their geotechnical engineer, the results are positive. Lorraine further reported that she had spoken with the geoenvironmental engineer and they are waiting on the results as well. The geoenvironmental wanted to know how much of the soil the project intends to reuse since sampling frequency is based on the volume of export. SMMA is awaiting information from the geotechnical engineer before they proceed with soil sampling.

Lorraine Finnegan reported, based on the hydrany flow testing outcome, that the project will need a fire pump and a water booster pump. Both the fire pump and the water booster pump had space and funds factored into the design and budget in schematic design.

Lorraine Finnegan reported that their acoustical consultant performed a preliminary evaluation of rooftop mechanical equipment sound output and have provided SMMA with 16 options to attenuate the sound, citing that just the units on their own will not meet DEP guidelines for sound limits at the property line. These attenuation options come with a cost that will need to be added back into the cost estimate. SMMA is currently reviewing the 16 options to determine how to best attenuate the sound.

### **Value Management Log Design Items**

Keith Fallon presented SMMA's agenda for the meeting which consisted of reviewing the design impact of four specific value management (VM) initiatives as well as the progress being made towards material selection and glazing adjustments.

William Smarzewski presented the design impact of Value Management initiative 26, which was the removal of 934 gross square feet (GSF) from the building. The new GSF of building is now 142,576 gsf. The corridor separating the gymnasium from the locker rooms, gym office, and gym storage was removed from the scope to meet this VM initiative. The locker rooms, office and gym storage will now be directly accessible through the gymnasium as opposed to through the corridor.

Matt Johnson asked what impact this initiative would have with respect to having 4 to 5 doors directly off the gym. William Smarzewski said this is a common design and there would still be comfortable run out space with slightly more traffic, but it would be designed as safely as possible.

William Smarzewski reported that the media center was realigned with the main entrance. He noted it was not a VE item but rather a recommendation from the SBC during schematic design.

William Smarzewski presented slides reflecting the design impact of VM initiatives 18B and 20, which consisted of replacing brick type 3 and all brick type 1 with ground face CMU. He also reported there would be a color selection for CMU, grain brick, and phenolic wood.

Lorraine Finnegan noted that masonry is a filed sub bid therefore the project is subject to a competitive bid process. SMMA must list 3 brick options (as with all other products on the project) and the mason may select one of the 3 options or present an alternative product the mason feels is equal for review and approval by SMMA.

William Smarzewski then presented slides reflecting the impact of VM initiative 27 which was to reduce the height of the glass connector in the bridge. The assumed approach was to reduce glazing in the bridge connector from 12 feet to 8 feet. The result would have been a reduction in glass curtain wall of approximately 1,000 square feet. SMMA was concerned this method of achieving cost savings would not align proportionally with a low glazing head. The proposed configuration reduced the glazing head to 10 feet instead, matching the ceiling height, and raising the ground level sill height to 18 inches. This configuration achieves the goal of reducing curtain wall glass by 1,000 square feet while creating more opaque area.

William Smarzewski walked the SBC through perspective view slides of the new school. Matt Root asked if extending opaque wall and reducing the curtain wall further would create additional savings to use elsewhere in the project, as a section of the curtain wall overlooks a lower level roof. William Smarzewski responded that the curtain wall in question was in the art room and the design is intended to allow as much north light as possible to enter the classroom.

### **Next Steps**

The Design Subcommittee meeting is scheduled for Thursday, April 14<sup>th</sup>.

The School Building Committee has an upcoming meeting scheduled for Thursday, April 28<sup>th</sup>.

### **Additional Comment**

Lorraine Finnegan reported that per town by-laws the project cannot have a diesel generator as accepted during value management. As a result, the design must revert back to a gas generator and savings will not be realized.

Matt Johnson confirmed this is a zoning by law that prohibited use of diesel in conservatory areas. He noted that the CBA approves variance's with limited frequency.

### **OPM Updates**

Ian Parks presented the proposed schedule for the Commissioning Agent procurement process. He noted the RFP is nearly finalized and an advertisement had been posted to the Central Register and the RFPs would be available March 30<sup>th</sup>. Hill International would like to make a recommendation for Commissioning Agent services to the Town by the end of April.

Matt Root requested the rest of the SBC receive a copy of the RFP for review. Susan McCann responded the RFP would be provided after the meeting, but requested any comments from committee members arrive by Tuesday, the day prior to the posting by the Central Register.

Court Booth requested clarification regarding the contractual process relative to the Commissioning Agent. Jon Harris responded that Hill International would make a recommendation and the Town Manager would review the recommendation and award the contract.

Ian Parks presented the project cashflow as of the month of March.

### **Public Comment**

Town resident Karlen Reed asked Lorraine Finnegan about possible locations for soil export/stockpiling in Town. Lorraine Finnegan responded that her team had worked with Stephen Crane to evaluate potential sites and once the quantity of soil export and re-use is known, SMMA will re-evaluate those potential sites.

### **Adjournment**

Dawn Guarriello called for the meeting to end at 8:52am. Heather Bout motioned to adjourn; Matt Root seconded the motion. Motion to adjourn carried unanimously.