

## **CMSBC Committee Questions & Responses**

### **July 27, 2022**

The questions below were sent by various CMSBC members via email as a follow-up to the meeting held on June 30, 2022, and were distributed to Hill and SMMA for a coordinated review and response.

These responses will be presented and discussed at the July 28, 2022 CMSBC meeting.

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#### **Question 1:**

Issued by Peter Fischelis on July 6, 2022

What would be the implications of delaying the project?

#### **Response 1:**

Response by Hill International on July 25, 2022

Simply put, the likely implication of delaying the project is an increase in the cost of construction. Even if the current construction market costs “self-correct” in the next 6-8 months, escalation will likely continue at an average of 4-5% per year as it has in the past. As such, we do not see any cost benefit in delaying the project at this time. As we continue to evaluate the construction market, we still feel that spring 2023 remains to be a good bidding market. Another factor in delaying the project is continued maintenance costs for the two existing middle schools, which will be alleviated by the new school. The last consideration should be timing of move-in/occupancy of the new school, which we feel is timed appropriately with a February 2025 break. Schedule delays would have to factor in a new move-in/occupancy window that aligns with a future summer break, winter break, or spring break, etc.

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#### **Question 2:**

Issued by Chris Popov on July 7, 2022

Can design changes (eg. the gym) be made so it would be easier to expand the gym if the town decided it could spend the money?

#### **Response 2:**

Response by SMMA on July 25, 2022

The Gym could be designed to allow for future expansion. The decision to make this change would need to be decided no later than the submission deadline for the 60% Construction Documents.

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#### **Question 3:**

Issued by Charlie Parker on July 7, 2022

What would be the impact of changes to servery?

#### **Response 3:**

Response by SMMA on July 25, 2022

The design of the servery is currently tailored for middle school students that are transitioning from the traditional elementary line service to a high school scramble servery. This design gives middle school

students more control over their food choices. A scramble server and a line server require the same square footage.

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**Question 4:**

Issued by Matt Johnson on July 7, 2022

What is the new total project cost estimate, based upon our updated construction estimate?

**Response 4:**

Response by Hill International on July 25, 2022

Please see attached Design Development estimate projection dated July 21, 2022.

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**Question 5:**

Issued by Matt Johnson on July 18, 2022

Does the assumption that we can still make changes up until 60% design stage without incurring significant additional costs if we eventually decide we need to reduce or consolidate space in the academic wing?

**Response 5:**

Response by SMMA on July 25, 2022

It depends on the nature of the design changes. As SMMA noted, it will require large scale changes to reduce the budget by \$5.3M. For example, changing triple glazed windows to double glazed is a written specification change that impacts one subcontractor versus removing space within the building which would impact architectural, structural, plumbing, fire protection, electrical, mechanical, and site.

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**Question 6:**

Issued by Charlie Parker on July 20, 2022

Questions for SMMA and Hill

A. What was the criteria process used to select the *non-space* items for the list?

Response by Hill International on July 25, 2022

The current VM list is compiled of items that were previously rejected by the committee in November/December 2021 for further consideration, as well as additional items to potentially alleviate the \$5.3M gap between the DD construction estimate and the construction budget. SMMA and consultants brainstormed and compiled these additional VM items, trying to limit impact on the Education Plan, similar to VM exercises on other public school projects at the Design Development phase. Hill International reviewed this list and added to it with additional items/suggestions and edits.

B. Can we hold some items for further discussion if we need more data and a broader plan context?

Response by Hill International on July 25, 2022

Yes. The intent is to review and discuss the VM log with the committee as we continue to proceed towards 60% construction drawings.

- C. Can we consider reducing the length of the bridge? What would be the impact?

Response by SMMA on July 25, 2022

Upon arrival at drop-off, this area will receive anywhere from 500-700 students at one time. At departure, all students will egress through the main lobby and these doors per standard security protocols. Therefore, this space is appropriately sized to provide safe gathering and egress. It is included in the grossing factor for the overall square footage of the school and is necessary for circulation through the building.

The bridge connector which spans the sloped ravine area between the academic wing and the public spaces such as the Media Center and Entry provides an outdoor space for informal performance and education. This can be used for both school and community functions. Reducing this could result in a space that is unusable and may not allow for the intended connection through the site.



- D. What would be the impact of a midrange alternative for the Auditorium? VE proposed is 270, could we add, say, a 350 seat alternative?

Response by SMMA on July 25, 2022

Maintaining a 350 seat Auditorium would only be reducing the size by 900 SF. Based on the PSF costs on Item #82, the price deduction would be approximately \$540,000

- E. For the gym, could we consider an alternative that's somewhere between the revised VE number and the number in the space plan?

Response by SMMA on July 25, 2022

Yes. A minimum 6,000 SF Gymnasium would be required for Physical Education.

- F. What would be the impact of mid-range alternative for the Auditorium? VE proposed is 270, could we add, say, a 350 seat alternative?

Response by SMMA on July 25, 2022

Repeat of Question D above.

#### Questions for Educators

- G. Could we consider reducing the number of science classrooms from 9 to 6 ? (Impact)

Eliminating three science classrooms violates the Educational Plan approved by the Concord School Committee and shared in every session since then. Reducing the number of science classrooms does not allow for every science classroom to access the appropriate lab space. Two teams would remain intact with a classroom designated to the team, preserving the goal of proximity and common spaces to share, build community, and create interdisciplinary instruction. The third team would be split as much as possible among available spaces but the schedule does not allow for all science classrooms to access a lab which Justin Cameron will describe in more detail at the July 28 meeting. Ultimately, the inequity this causes will have an impact on content, experiences, and opportunities for one of the three teams at each grade. The foundation of the vision for the new Concord Middle School is directly and seriously altered thus making this not a viable option.

- H. Can we consider a reduction in the size of the Media Center by 1000 sq. ft.?

Similar to the science classroom question, the Media Center is at the heart of the educational vision of the new Concord Middle School. The Media Center is the hub of the learning experience providing resources and collaborative opportunities for students. There must be room for an entire class to visit the library in an instructional setting. There must also be room for the book collections and space for students to work in small groups and prepare for presentations and projects. When the proposed Makerspace was eliminated, the compromise was for the common team space and library to accommodate that loss. In fact, the new Concord Free Public Library now houses two Makerspaces, one for traditional materials and one for technical tools. Reducing the size of the Media Center space will dramatically limit the vision and implementation of what the Media Center should be providing to students in the coming fifty years. As a result, the Media Center should remain as is currently planned.

July 21, 2022

**Concord Middle School  
Design Development Estimate Projection**



Description	DD Estimate Projection
<b>20 Construction</b>	
Design Development Reconciled Estimate	\$86,105,312
VM Accepted in DD	\$0
<b>Final DD Construction Estimate with VM Accepted</b>	<b>\$86,105,312</b>
<b>30 Architectural &amp; Engineering</b>	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
<b>Subtotal</b>	<b>\$8,095,500</b>
<b>40 Administrative Costs</b>	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
<b>Subtotal</b>	<b>\$4,503,580</b>
<b>50 Furniture, Fixtures and Equipment</b>	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
<b>Subtotal</b>	<b>\$2,625,000</b>
<b>70 Contingency</b>	
Construction Contingency (5% Hard Costs)	\$4,305,266
Owner's Contingency (5% Soft Costs)	\$761,204
<b>Subtotal</b>	<b>\$5,066,470</b>
<b>Sub-Total</b>	<b>\$106,395,862</b>
Owner's Bid Contingency	\$2,019,312
<b>Total</b>	<b>\$108,415,174</b>

Note: Excludes \$1.5M initial funding for Feasibility and Schematic Design Phase