

Present: Alexa Anderson, Chair, CSC; CCSC  
Carrie Rankin, Vice Chair, CSC; CCSC  
Courtland Booth, CSC; CCSC  
Tracey Marano, Chair, CCSC; CSC  
Cynthia Rainey, CSC, CCSC

Present from Administration: Dr. Laurie Hunter, Superintendent of Schools, CPS & CCRSD

**I. CALL TO ORDER**

Ms. Anderson called the CSC meeting to order at 3:31PM. Roll call attendance was taken: Anderson, aye; Booth, aye; Marano, aye; Rainey, aye; Rankin, aye.

**II. DISCUSSION**

A. Design Development Estimates for Construction of the CMS Building. Ms. Anderson provided a summary of the June 30<sup>th</sup> CMSBC meeting and reviewed next steps. She stated that the bidding estimates for construction came in above budget, with a delta of 7%, or about \$5 million, noting that, of the \$100 million total overall budget, 80% was construction costs. She stated that the construction documents are not complete yet, noting that changes could still be made up until 60% completion without incurring additional costs or fees. She stated that after 60% completion, changes become costly. She stated that the current escalation in costs due to market conditions was discussed, with the general idea that the current level of escalation was not sustainable. She stated that the CMSBC has time to be flexible between now and October (the 60% completion time and the 2<sup>nd</sup> round of estimates) to discuss changes to yield potential cost savings. Ms. Anderson stated that the CMSBC voted to wait on the estimates until the fall to give estimators more opportunity to see actual bids and market stabilization. Mr. Booth noted that he made the motion at the June 30<sup>th</sup> CMSBC meeting, not anticipating cost stabilization, but rather due to the fact that they would know more at 60%.

Ms. Anderson shared the different options that were discussed, including: 1) waiting until October, 1) reducing the scope of the project to align with the estimate (reflecting the \$5 million), 3) reducing the scope to align with the budget and bidding contingency, 4) returning to the voters to request more money and 5) pausing for an undetermined amount of time. Ms. Anderson asked to get the CSC's opinion on all of the options, as well as Dr. Hunter's. Dr. Hunter noted that almost 2 years were spent developing the education plan, noting that the building design is built on a strong team concept. She noted that if there were not adequate space, the teachers would need to be split across teams, which would detract from the team model. Dr. Hunter shared different aspects of the building spaces and educational plan and their importance in supporting and serving the students' needs.

Ms. Anderson stated that it was important to have perspective from CSC members on how they are feeling about the decision on the project so she and Mr. Booth can best represent the CSC at CMSBC meetings. Mr. Booth asked that it be framed in a way to avoid the notion that the CSC is second-guessing the action of another committee. Ms. Anderson stated that she felt it important that she and Mr. Booth understand the will of the CSC to deliver to the larger CMSBC, suggesting the CSC share their thoughts on the options to: 1) value engineer the building and alter the scope to honor the budget 2) honor the scope and alter the budget or 3) a mixture of the two. Ms. Rainey stated that she would be abstaining from the discussion because she did not have enough information and did not realize they would be having this discussion. Mr. Booth stated that his objective is to hew as closely as possible to the Educational Plan within the larger objective of fiscal stability for the town, noting that he is not comfortable intervening with the CMSBC at this stage.

Ms. Rankin stated that she would be comfortable with creative ways to save money, such as using materials that are less expensive or decreased labor costs, but stated that they need to be mindful of the Educational Plan. She asked that the topic be brought to the town before making any substantive cuts. Ms. Marano stated that cuts to materials have already been made, also suggesting they go back to the townspeople for their input. Ms. Anderson stated that they would not be

able to reach the \$5 million delta in its entirety through changes to materials, but that reaching the delta would involve changes to the scope of the project. Dr. Hunter noted that the design team is looking at all options to see what savings they can identify in materials. Mr. Booth stated that the CMSBC is not considering cuts at this point, but they would look into this further at 60%, noting that a list of potential items for value management would be available this week. Dr. Hunter advocated for the same approach to be used on this project as is used when they are closing gaps to finish the operational budgets, which is to stay as far away from the kids as possible. She stated that there are often items that become deferred costs during the VE process, noting the paving of the road that was finally completed seven years after the new high school was built.

Ms. Rainey questioned the timing of hearing about the 60% the 1<sup>st</sup> week on October and the timing of Town Meeting and asked for an additional CSC meeting to review how the Educational Plan fits in the framework. She questioned if the CMSBC was having any forums and Ms. Anderson stated that they would be planning forums at the next CMSBC meeting.

Public Comment: Matt Johnson, Chair of the Concord Select Board. Mr. Johnson stated that, if there were a special town meeting in the fall, it would be held on October 6<sup>th</sup>, but noted that it's not certain that the Public Works Department would need to hold a special town meeting. He stated that October 6<sup>th</sup> is approximately when the CMSBC would be receiving the next set of estimates.

Mr. Booth stated that he hopes the CMSBC does not look at choices that are too binary, noting that they need to be as creative as they can. Ms. Marano stated that it is important to get information from the CMSBC pushed out to the community so the voters understand what is happening. Dr. Hunter stated that FINCOM has invited the chairs of the CMSBC to a meeting next week, noting that the meeting is in-person because the state has not extended the remote meeting option, which expires June 15, 2022.

## **II. PUBLIC COMMENT**

1. Wilson Kerr, 20 Damon Street, Concord MA. Mr. Kerr stated that the CMS Building Project vote at town meeting was for a vision, not just a number. He stated that the rate of inflation in June was 9.1%. He stated that cutting the scope to fit the budget is not what the people had voted for.

2. Joel Gagne, 31 Central Street, Concord MA. Mr. Gagne echoed Mr. Kerr's comments, noting that the taxpayers need to have a say in the project.

## **III. ADJOURNMENT**

A motion to adjourn was made by Mr. Booth, seconded by Ms. Anderson. The motion passed by roll call and the meeting adjourned at 4:50 PM.

Respectfully submitted,

Erin E. Higgins

Approved: 8.23.22

### Abbreviations:

CMS	Concord Middle School
CMSBC	Concord Middle School Building Committee
CPS	Concord Public Schools
CSC	Concord School Committee
DPW	Department of Public Works
SC	School Committee