



Town of Concord

# Concord Middle School

Middle School Building Committee

VE

15 September 2022

**EWING  
COLE**

CONCORD MIDDLE  
SCHOOL

**SMMA**

EWING  
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15 September  
2022

## ITEM #19- Reduce advanced lighting controls from 100% addressable lights to 60%

This can be Accepted

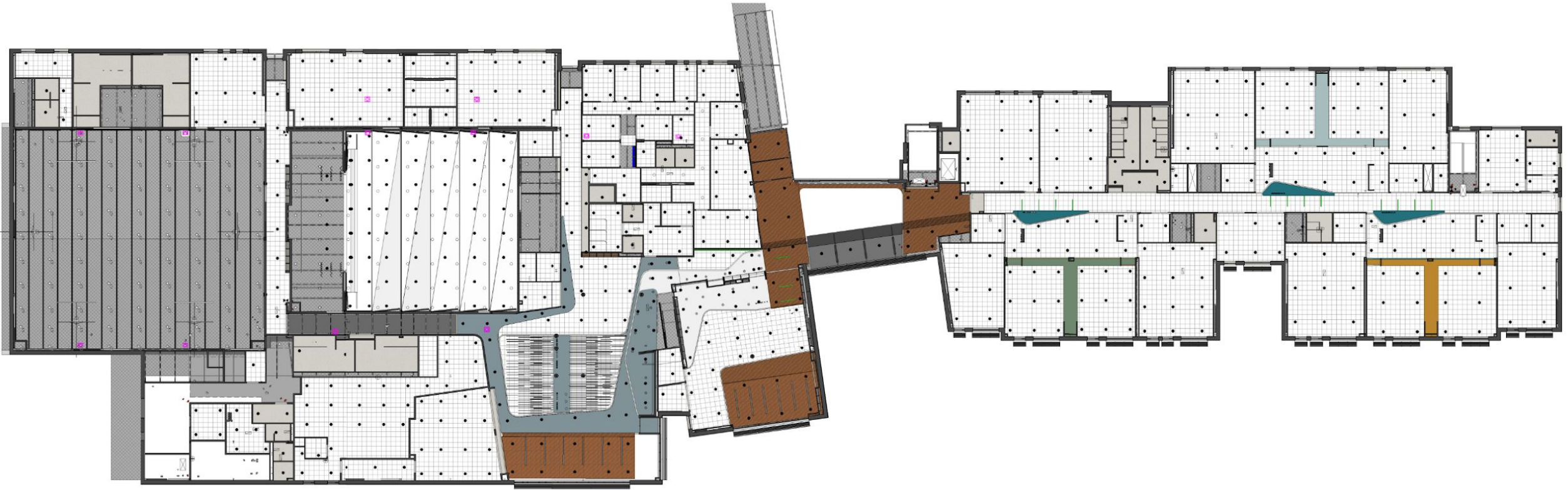
We will replace Enhanced lighting [controls](#) in accordance with [Section C406.4](#)

With

Reduced air [infiltration](#) in accordance with [Section C406.9](#).

ITEM  
#14

- WOOD LOOK METAL CEILING
- GYPSUM CEILING



GROUND FLOOR REFLECTED CEILING PLAN



ITEM  
#14



ENTRY LOBBY





ITEM  
#14



MEDIA CENTER CORRIDOR





ITEM  
#14





ITEM  
#14



CAFETERIA



ITEM  
#14



CAFETERIA

## ITEM #29- Change curtainwall and window glazing from triple to double

- EUI impact:** 28.1
- Estimated annual energy cost increase:** Total: \$41,636 [electricity \$20,176 increase + estimated peak charges:\$21,461 increase]
- Payback analysis:** requires increased cost of HVAC equipment (increase loads and sizing)  
[Note: without HVAC system cost increase, the payback on triple glazing is about 10 yrs.  
payback will be lower than 10 yrs with HVAC equipment costs increase]  
**HVAC systems sizing and costs impacts:** *"Cooling load is about 10% higher and Heating load is 25-30% higher in rooms that have windows.  
Since the equipment was already sized for the cooling load the heating doesn't cause any increase in equipment size (just in energy usage).  
The cooling load increasing 10% will depend on each space if that moves the unit up a size or not, but in general isn't a large impact."*
- Solar PV impact:** the Net Zero Readiness will be impacted and the future Solar PV system will require to be larger.
- Peak Usage Increase will have associated GHG emissions increases
- Double Glazing is compliant under the current Massachusetts energy Stretch Code.
- Double Glazing does not meet the requirements of the proposed E-Z code, nor the requirements of the upcoming 2023 Massachusetts Stretch Code, namely the Thermal Energy Demand Intensity (TEDI) which impact demand charges.



**ITEM #30- Site: At south side of building at Dining Commons terrace: Remove 100 linear feet of retaining wall and guardrail, remove lawn terraces, remove CIP Stairs and concrete walkway. Add 800 SF of concrete pavement to patio and regrade. (BOD C-121)**





[illegible]



**ITEM #33- Exterior Wall Assemblies: Install Metal Composite material wall panels in lieu of phenolic:**

**available products that may be incorporated into the Work include, but are not limited to, the following: 3A Composites USA, Inc.; Alucobond Plus; Alcoa Inc.; Reynobond FR.; ALOCTEX Inc Alcotex, FR.; Or equal**



PHENOLIC WOOD





**ITEM #50- Replace folding glass walls at Classrooms into Commons with hollow metal frames and glazing (Maintain folding glass wall at Media Center)**



TEAM COMMONS FROM CLASSROOM



**ITEM #50- Replace folding glass walls at Classrooms into Commons with hollow metal frames and glazing (Maintain folding glass wall at Media Center)**



TYPICAL CLASSROOM

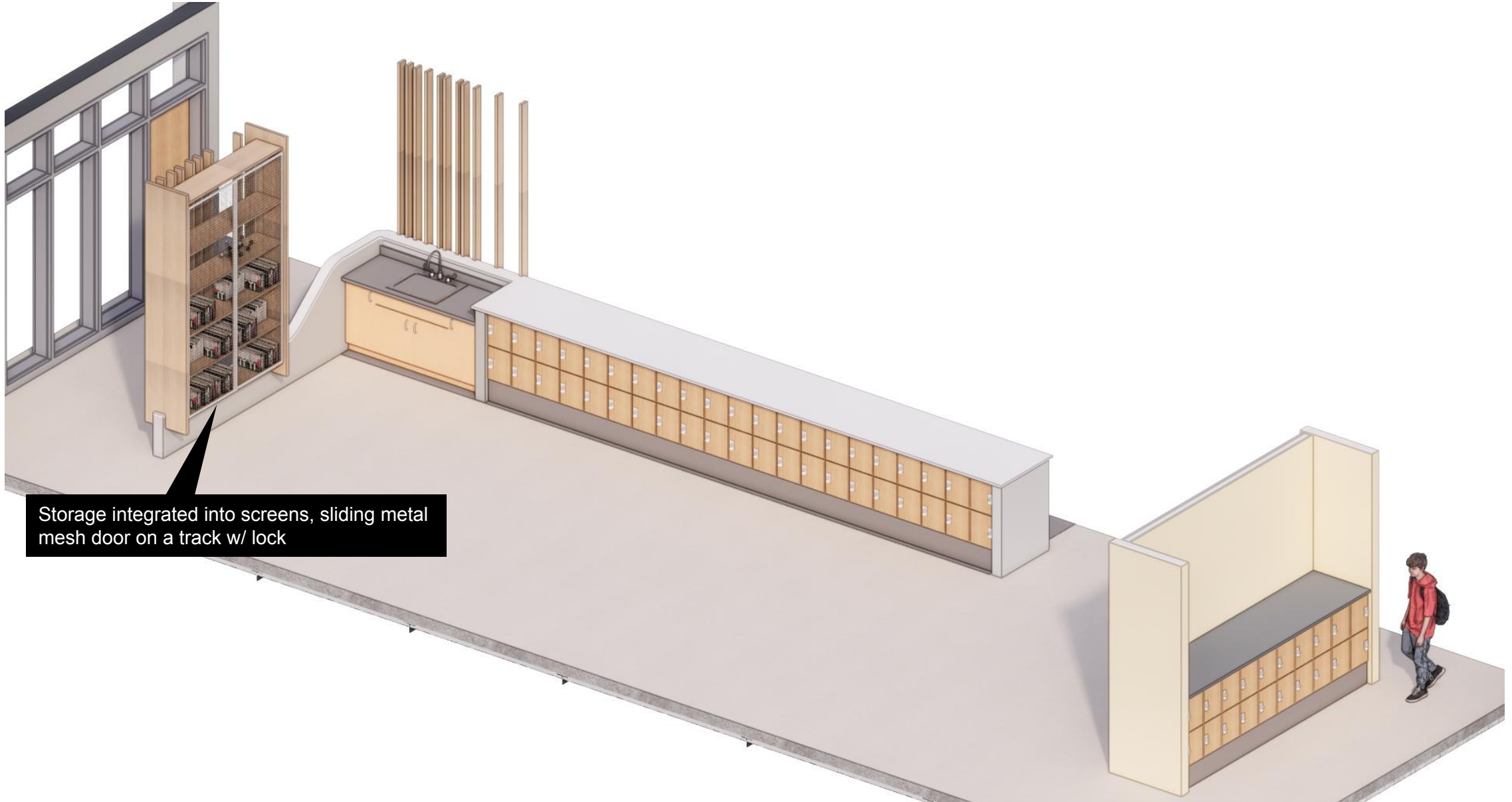


**ITEM #52- Eliminate stair access to roof- reduce height of stair tower, add alternating tread stair and hatch for roof access**





## ITEM #56- Remove 8' tall mesh front storage cabinets at Team Commons

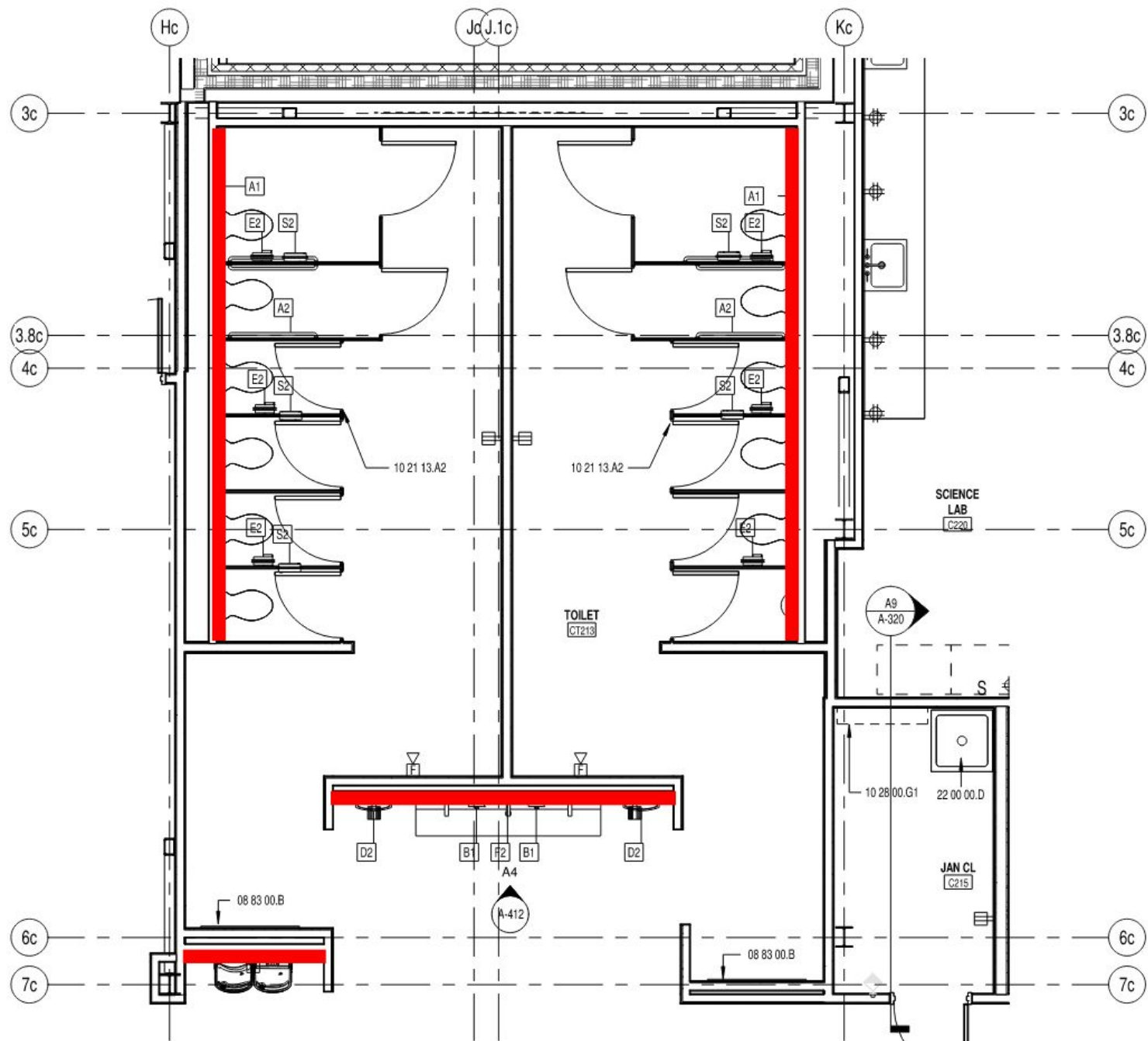


Storage integrated into screens, sliding metal mesh door on a track w/ lock

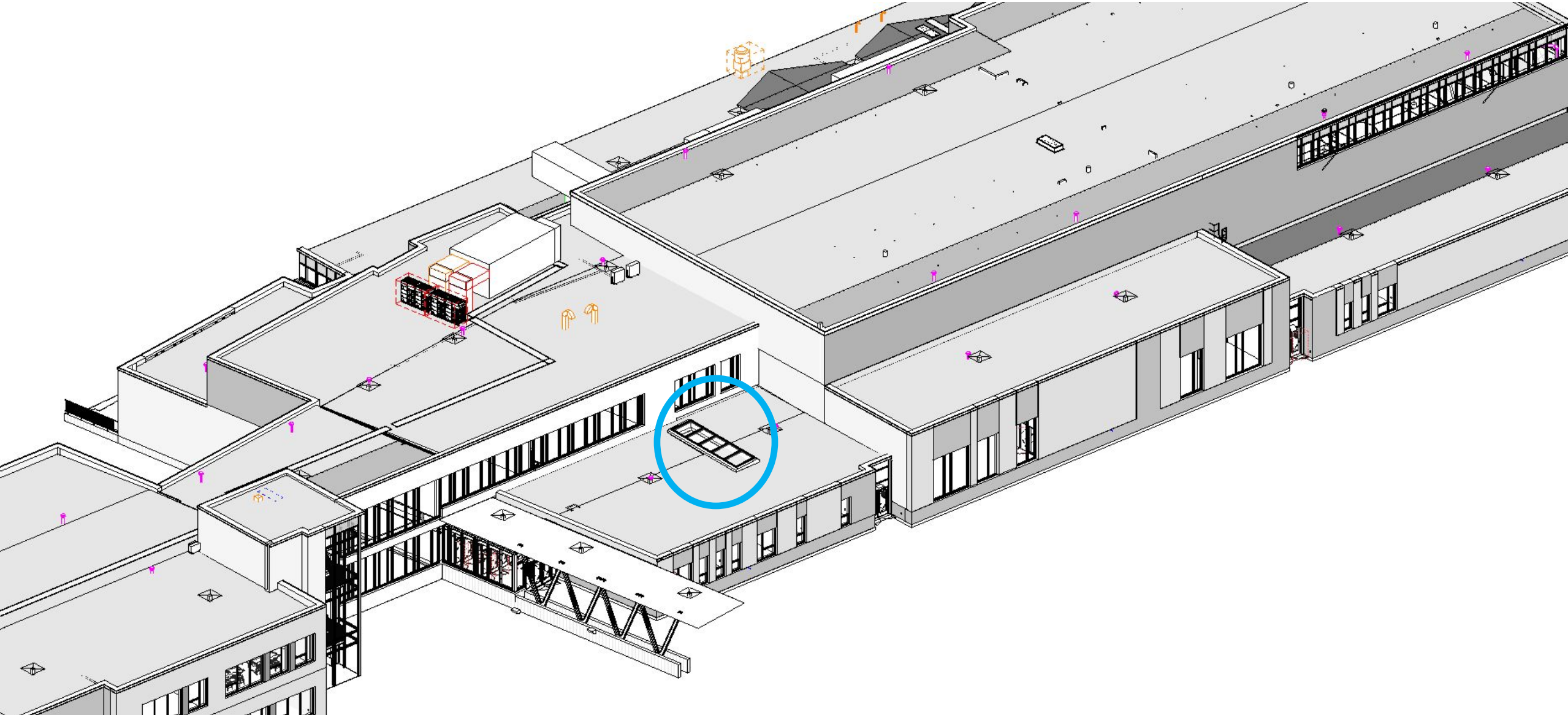


**ITEM #57- Reduce ceramic wall tile in toilet rooms to 8' on wet walls only. Epoxy paint on all other walls**

WET WALL



## ITEM #59- Eliminate unit skylights in Administration area





**ITEM #63- Reduce height of Gymnasium to minimum clearance allowed by MIAA for basketball -  
Approx 5'-0" ft**



## ITEM #66- Reduce Auditorium and Specialty space AV systems by 25%

### Auditorium:

- Reduce wireless microphone quantity from 12 to 4
  - Additional wireless microphones can be rented and integrated with the room system when needed.
- Reduce PTZ camera quantity from 3 to 1 (the day/night camera for backstage monitoring remains)
- Remove video recording/streaming
- Change audio mixing console to a more basic model with fewer built-in features and 15 fewer available input channels
- (including basic audio mixing console system above) reduce overall auditorium wired microphone connections from 48 to 16

### Gym

- Remove video presentation system

### Cafeteria

- Remove video presentation system

### Band/Orchestra (each)

- Reduce PTZ camera quantity from 2 to 1
- Reduce video projection system from brighter projector with a larger screen to typical classroom short throw projector on whiteboard

### Media Center

- Remove audio system (audio from speakers on the projector only)

\*\*\* These items have not been vetted with CMS yet. These are some suggestions for cutting current AV Scope



PROPOSED CONCRETE CURB LOCATION (4,150 LF+/- TOTAL)





**ITEM #68- Remove (2)  
maintenance sheds at loading  
dock- provide conduit and  
electrical stub up  
and concrete pads only**

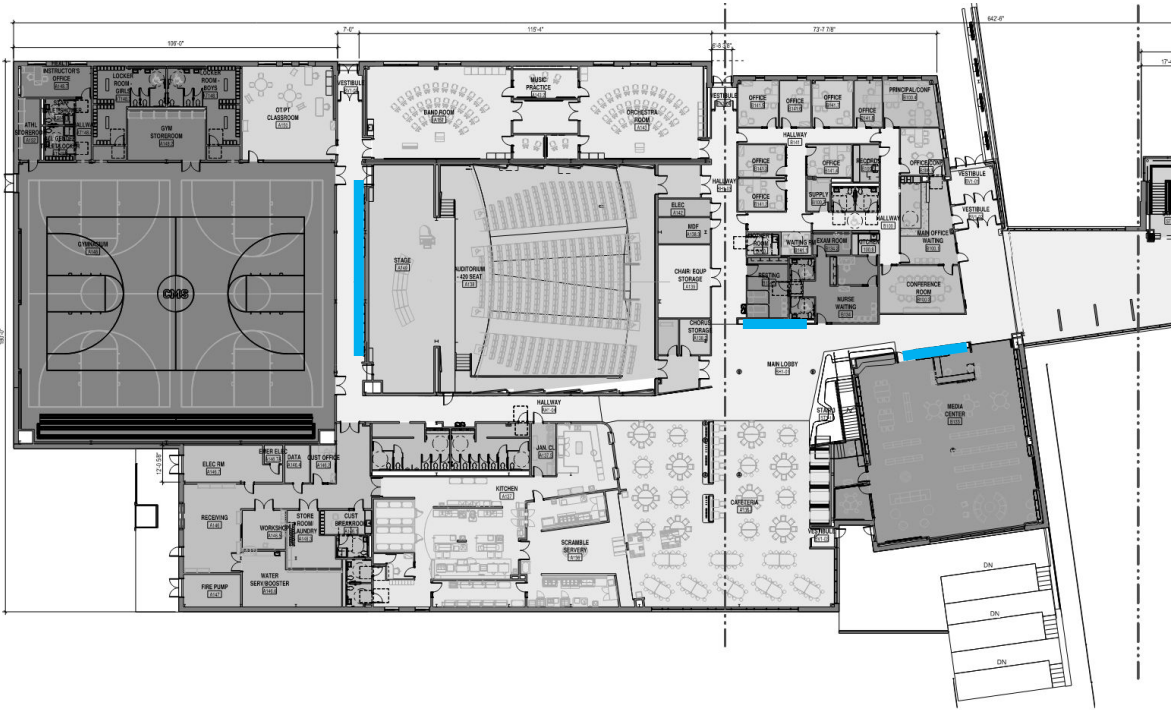




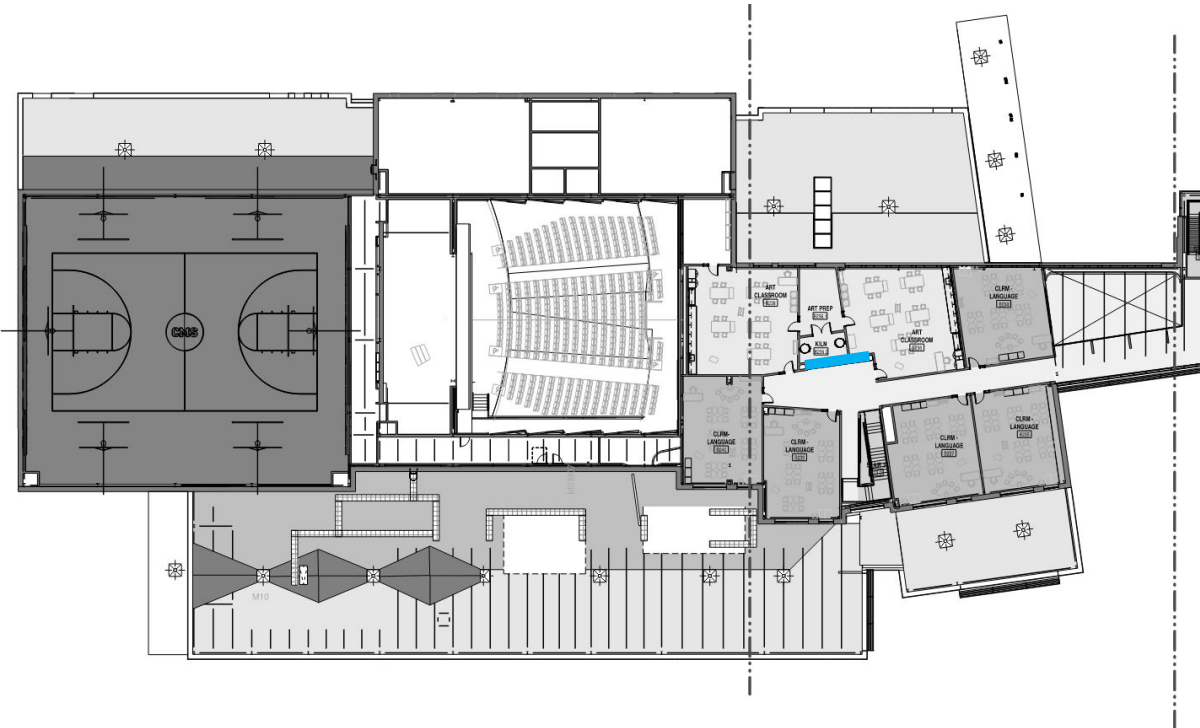
**ITEM #69- Eliminate full height built-in shelving at Media Center (all shelving to be FF&E)**



# ITEM #72- Millwork display cases (Eliminate or Reduce by 50%)



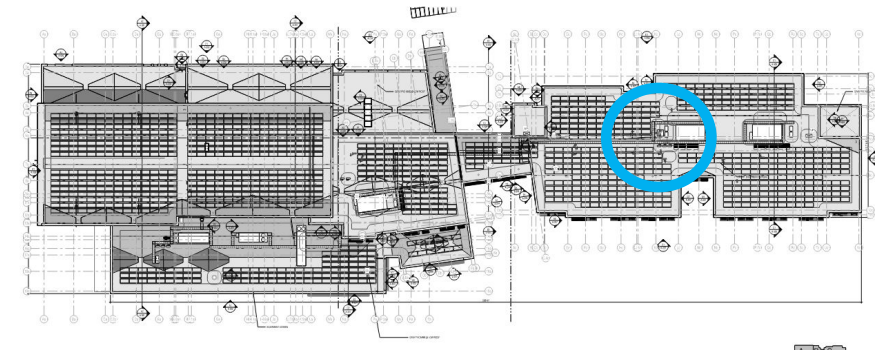
GROUND FLOOR PLAN



UPPER FLOOR PLAN

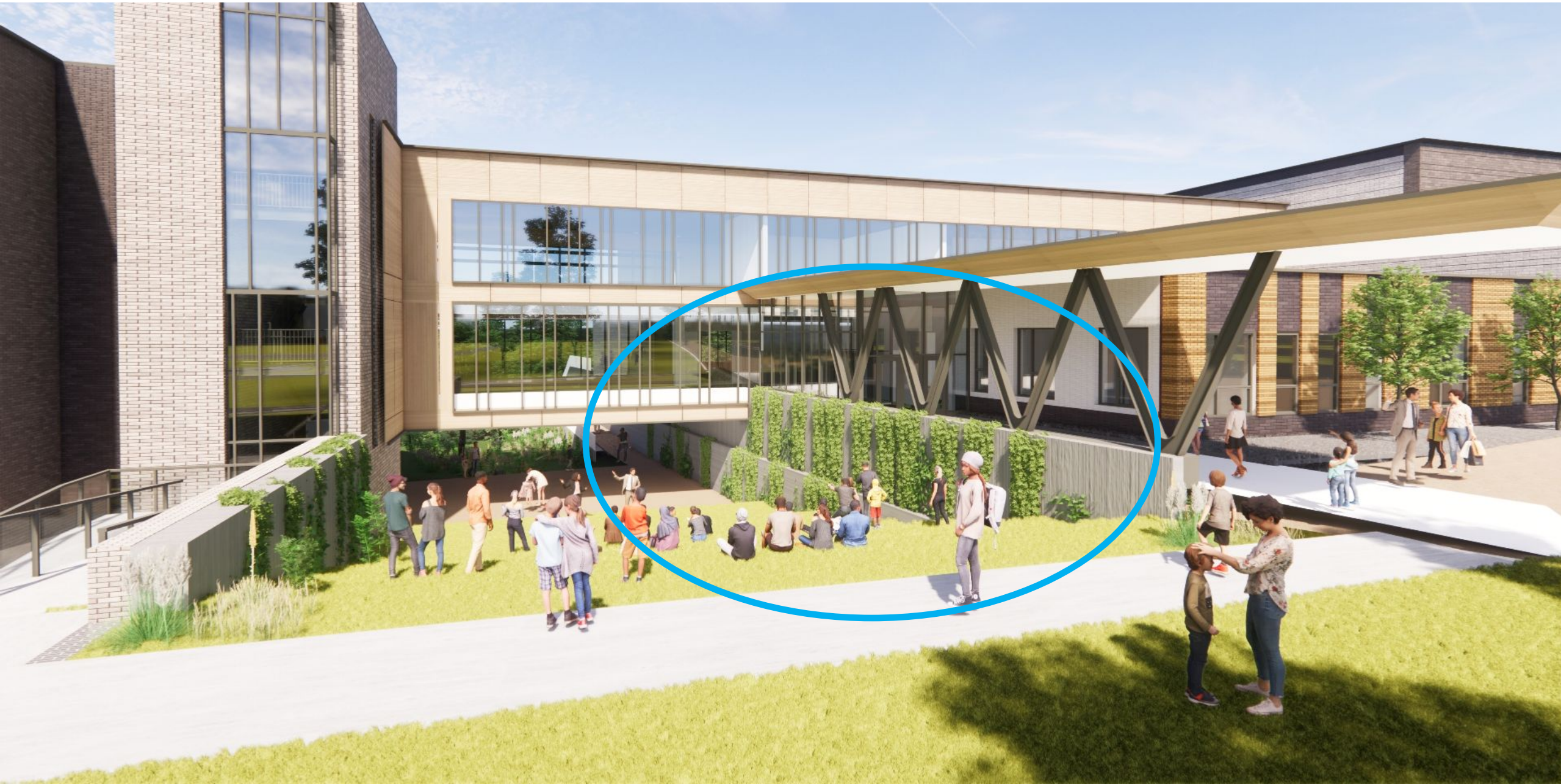


## ITEM #75- Eliminate roof davit and associated structure



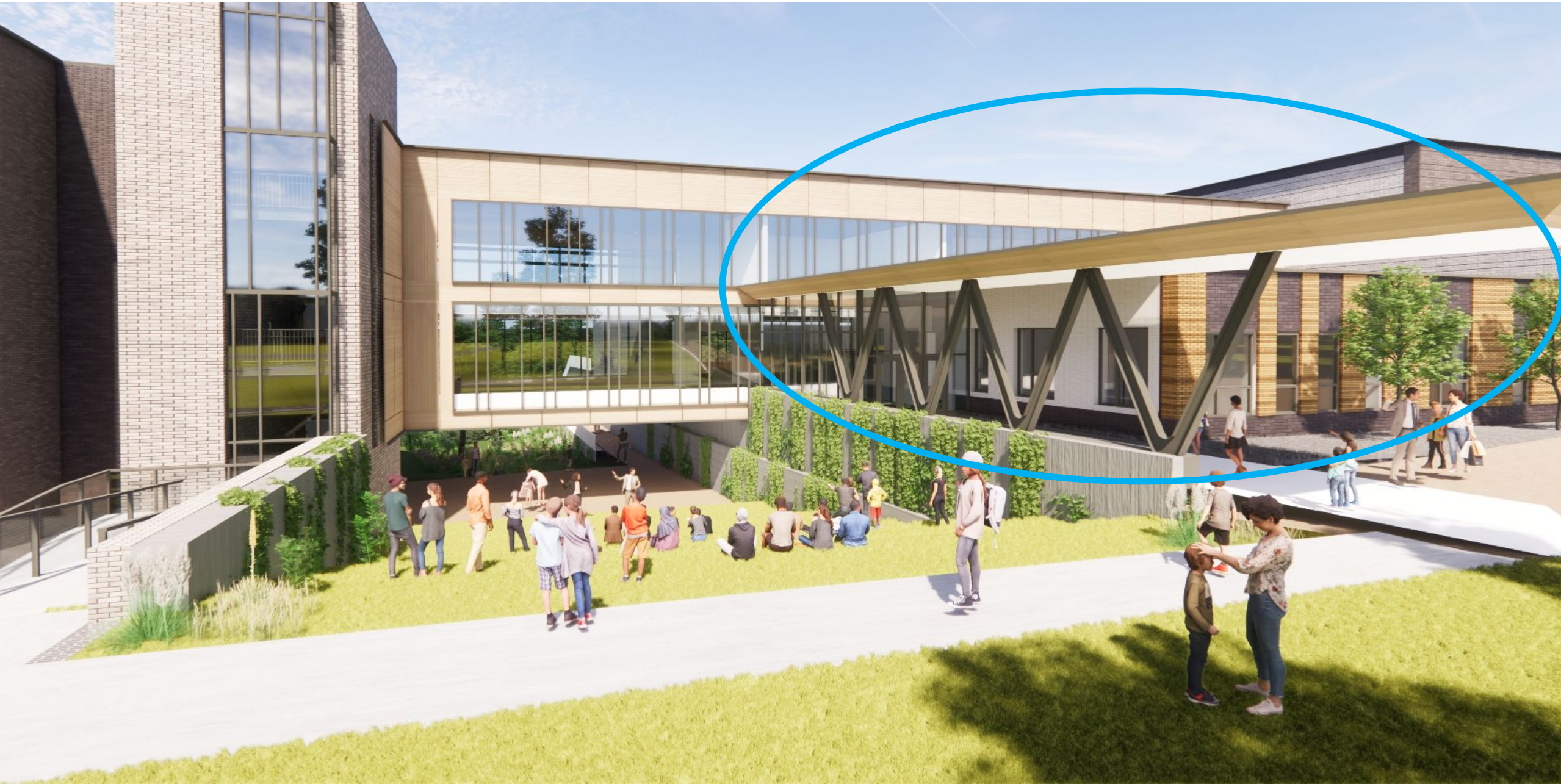


**ITEM #76- Eliminate green screen/cable  
trellis**



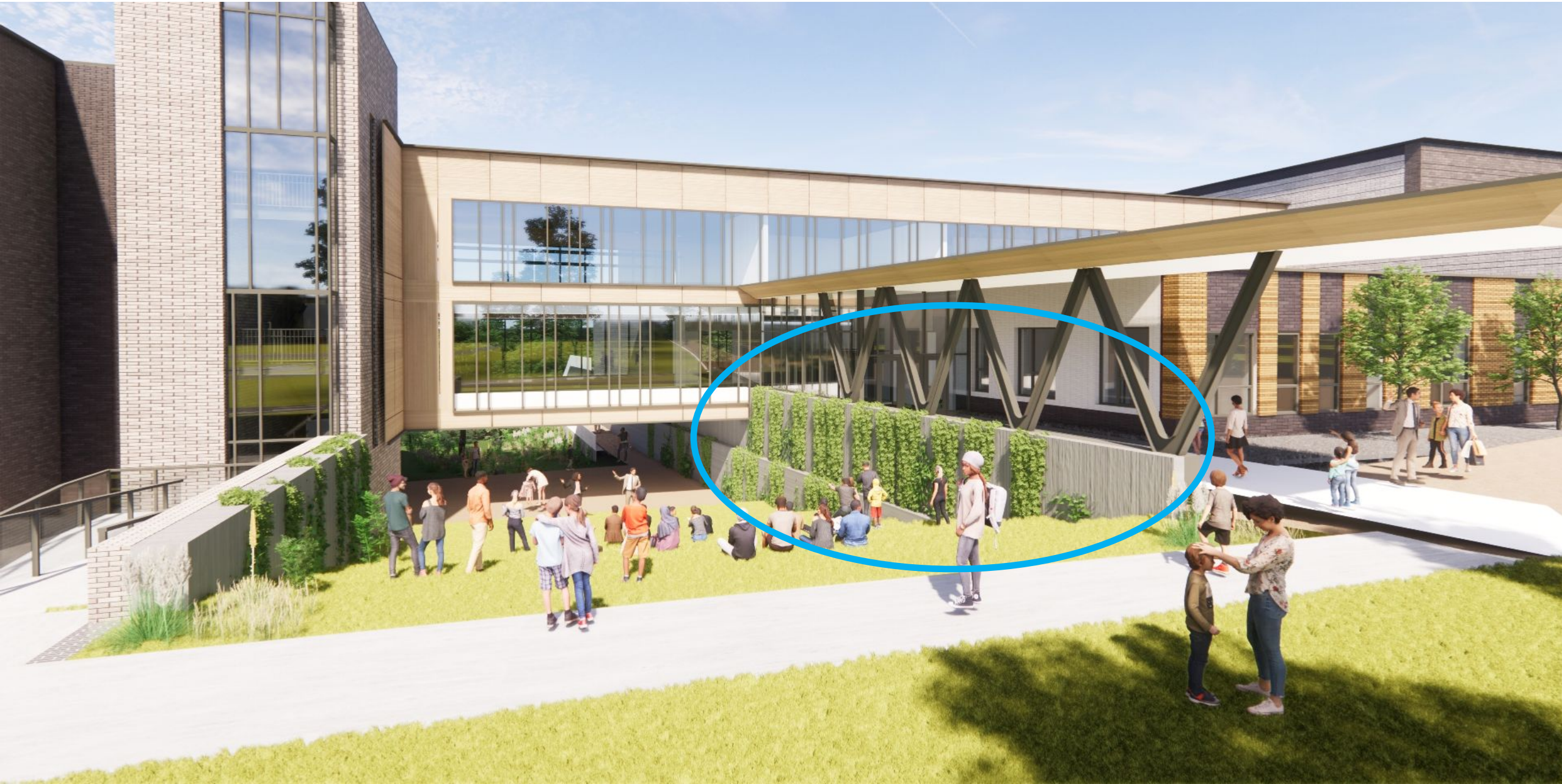


**ITEM #77- Simplify main entry canopy design by 50%**





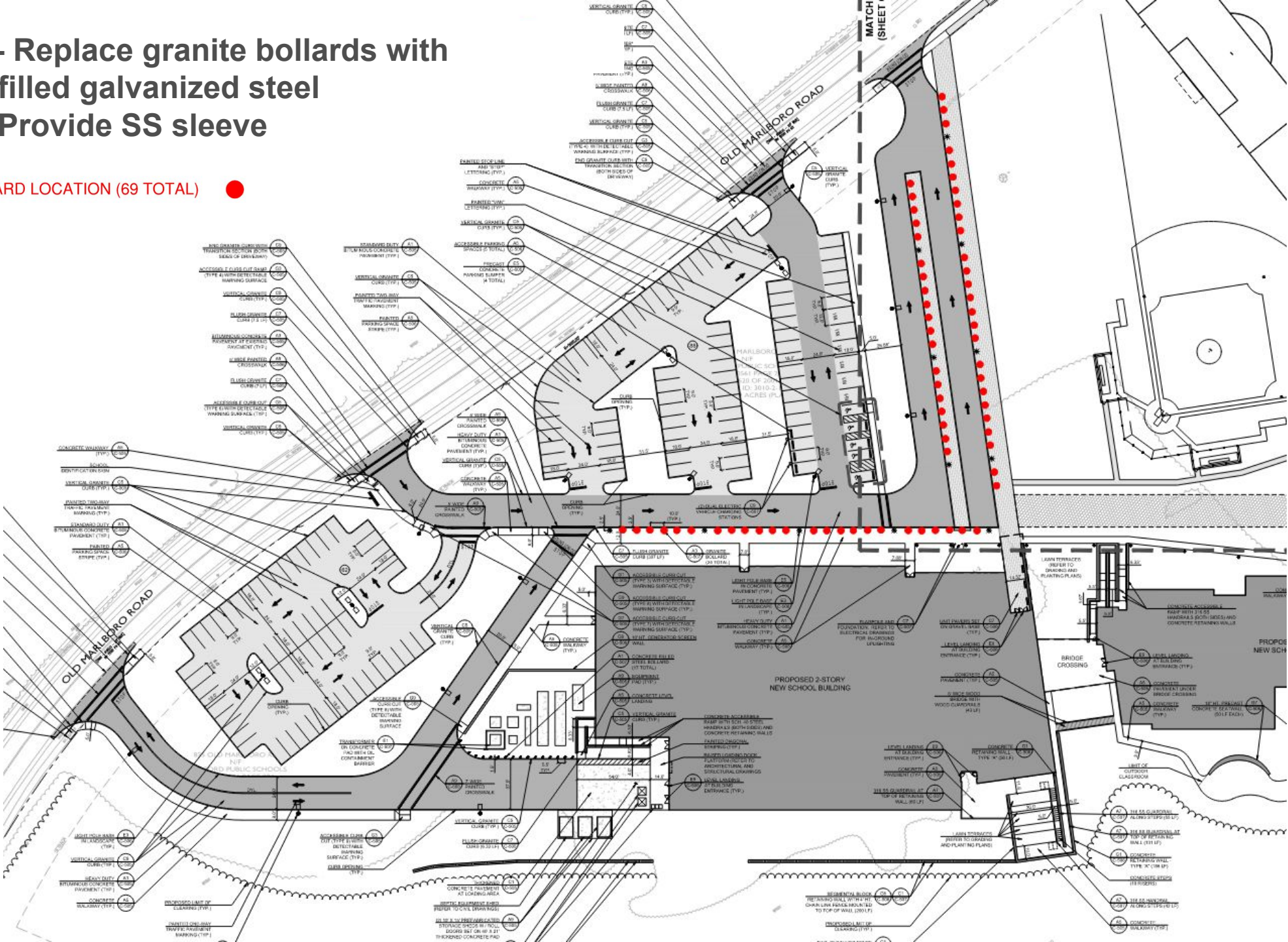
**ITEM #78- Eliminate entry concrete planter, add metal picket fence rail for fall protection, concrete retaining wall to remain**



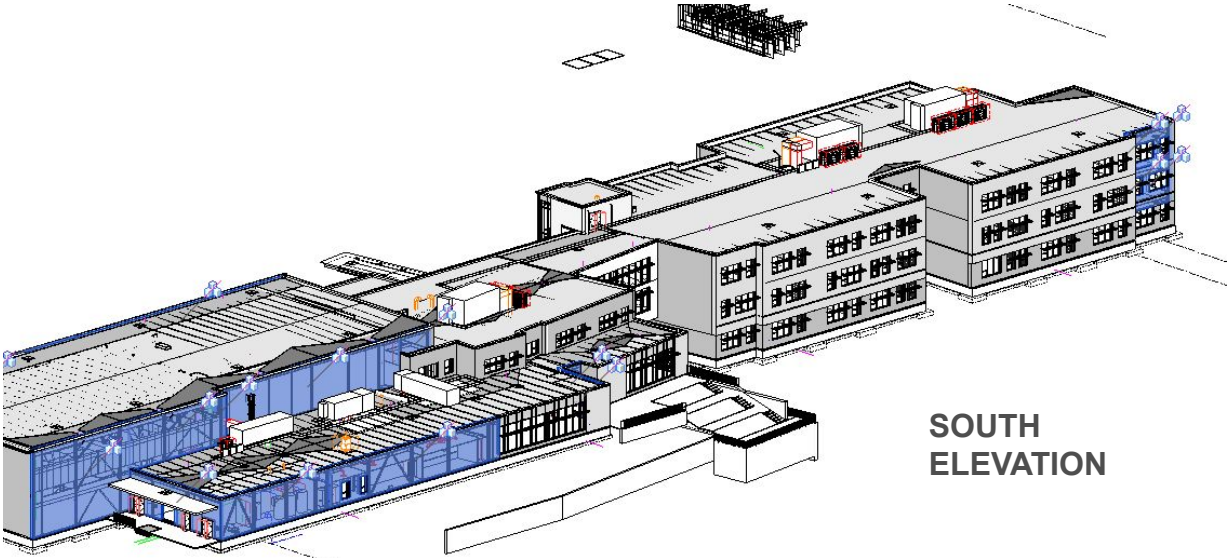


ITEM #79- Replace granite bollards with concrete filled galvanized steel bollards/ Provide SS sleeve

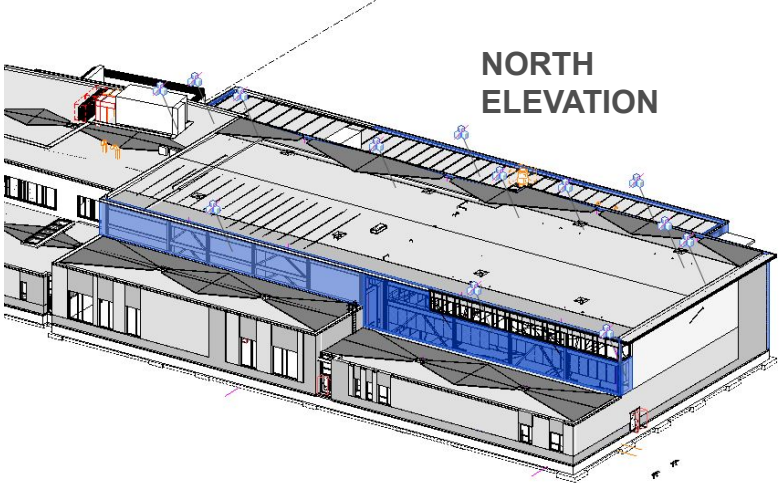
PROPOSED BOLLARD LOCATION (69 TOTAL) ●



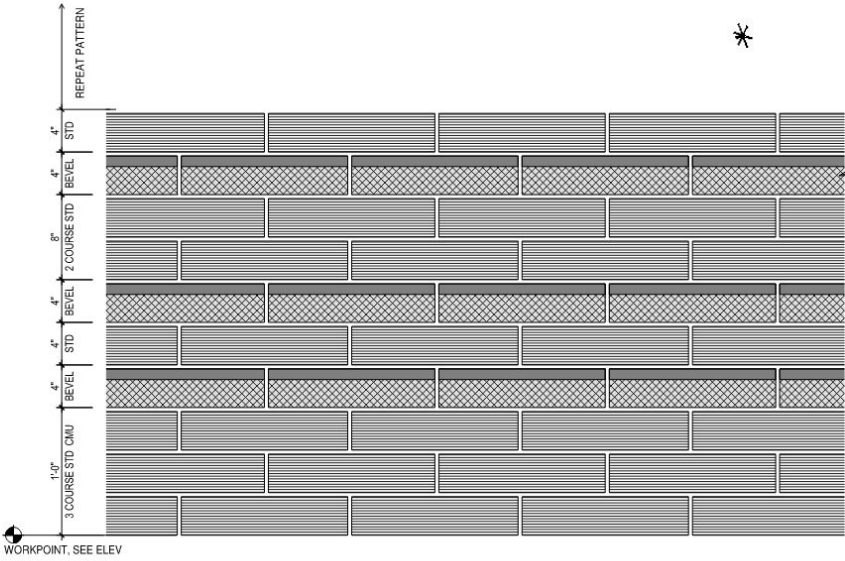
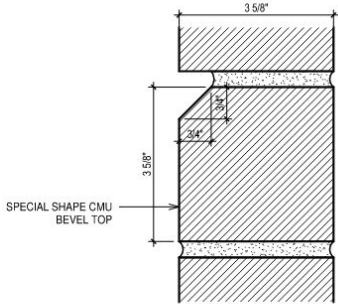
# ITEM #80- Remove bevel at CMU exterior walls



SOUTH  
ELEVATION



NORTH  
ELEVATION



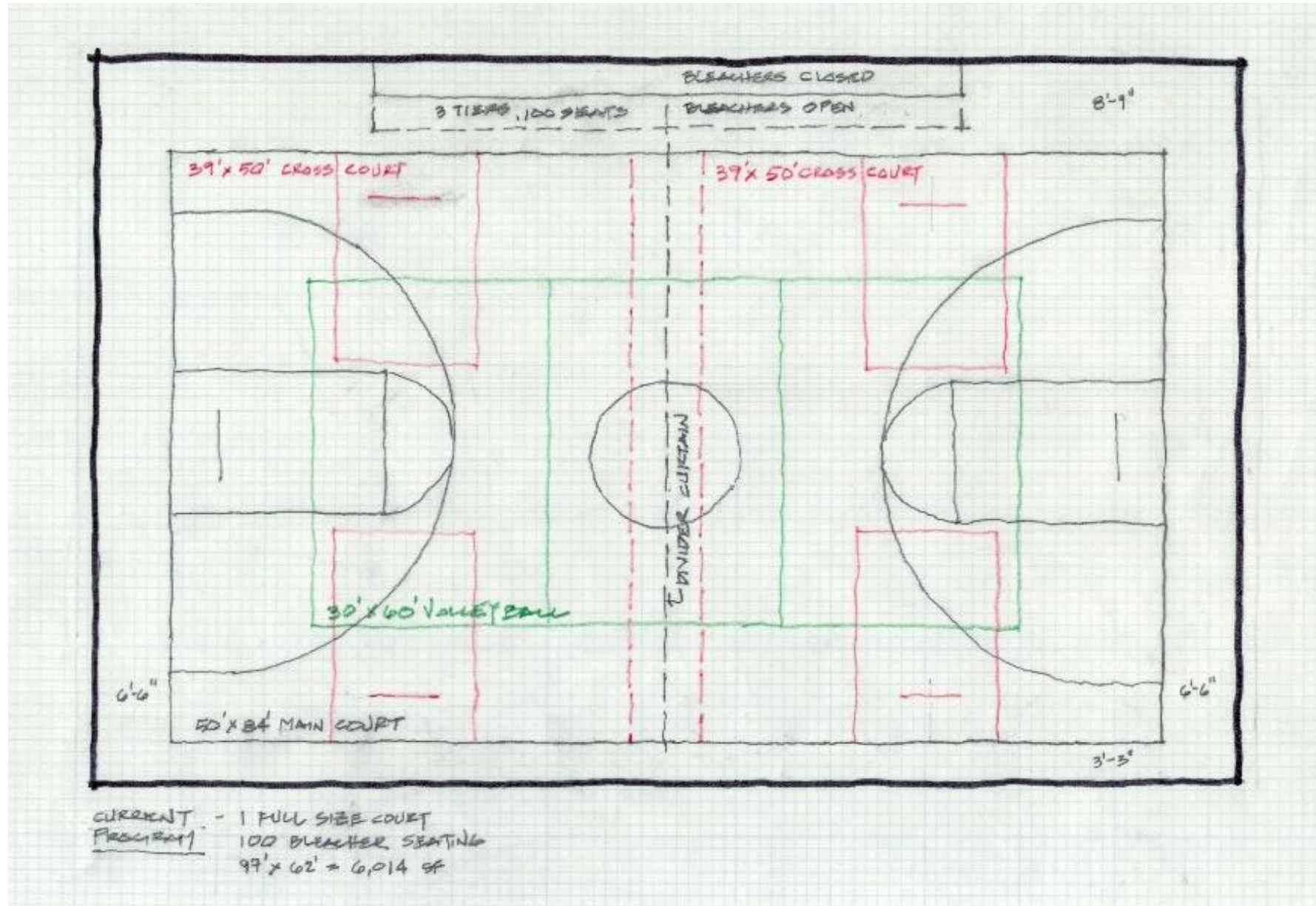
BEVELED CMU COURSE  
SEE: A3 / A-210

A3 CMU BEVELED PROFILE  
SCALE: 6" = 1'-0"

EWA-2 CMU TEXTURE PATTERN  
SCALE: 1 1/2" = 1'-0"



## ITEM #81- Reduce size of Gymnasium by 3,500 Square Feet to MSBA Standard (6,000 SF Gym with MIAA Cour



Sketch: 6,000 nsf gym

- One MIAA main
- 39'x50' cross courts
- divider curtain
- 100 bleacher seating
- 2 teaching stations

ITEM #82- Reduce size of Auditorium to accommodate 270 person occupancy; reduce by 1/3 from 5040 SF to 3240 SF

## Auditorium Considerations – 2020 Study

- **“Current” (2020) Space Summary:** Cafeteria incl. floor seating with stage
- **Option 1:** Black Box Theater
- **Option 2:** Auditorium with capacity for 1 grade level, plus staff (270 seats)
- **Option 3:** Auditorium with capacity for 2 grade levels, plus staff (550 seats)



Existing Alcott ES 244-seat auditorium





Questions/Comments?

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# Thank You



15 September  
2022

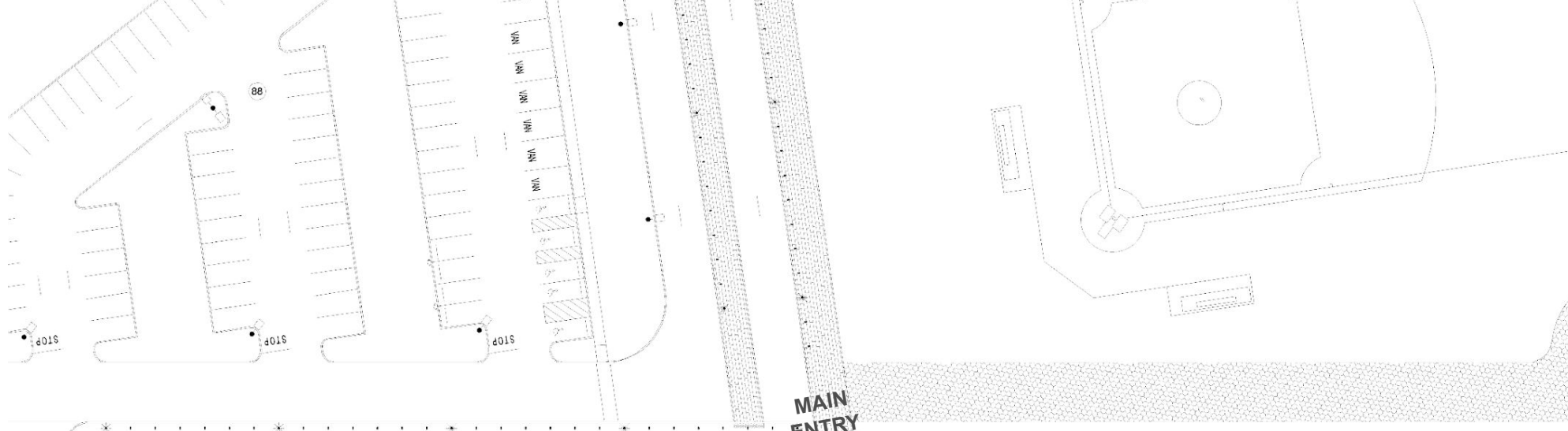
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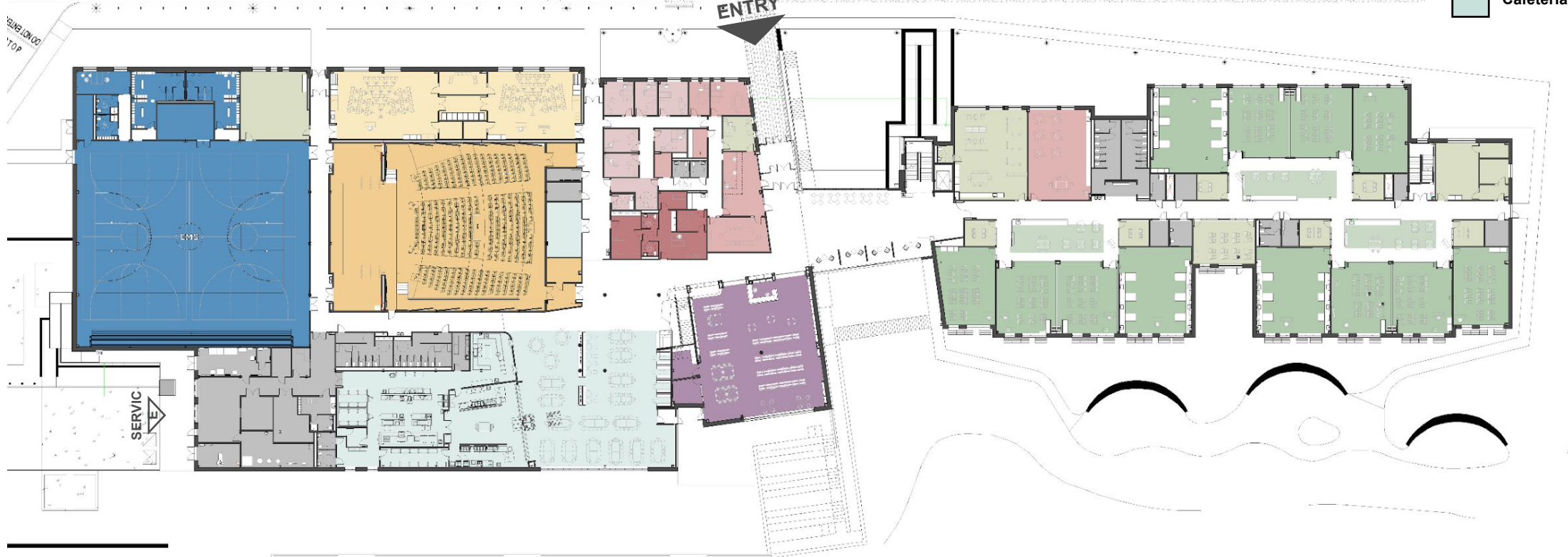








- Classroom
- Team Commons
- Special Education
- Vocation/Tech Classroom
- Administration
- Guidance
- Nurse
- Media Center
- Auditorium
- Music
- Art
- Physical Education
- Cafeteria



GROUND FLOOR PLAN





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



UPPER LEVEL FLOOR PLAN

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SCHOOL

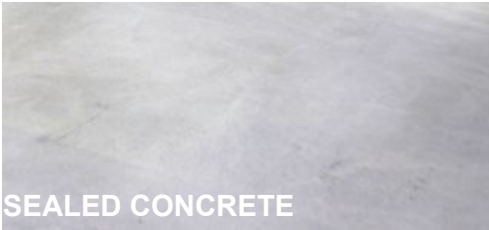




LOWER LEVEL FLOOR PLAN



FLOORING



SEALED CONCRETE



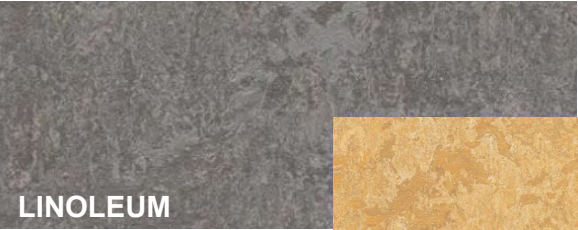
EPOXY RESIN



RUBBER AT STAIRS



CARPET TILE



LINOLEUM



ACCENT

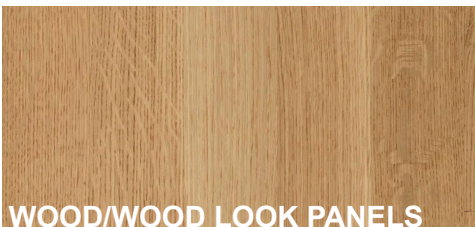


ACCENT

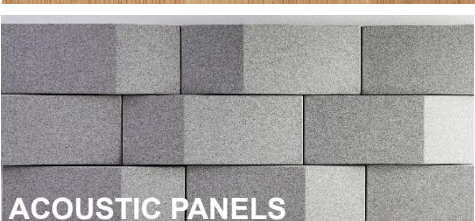
WALLS



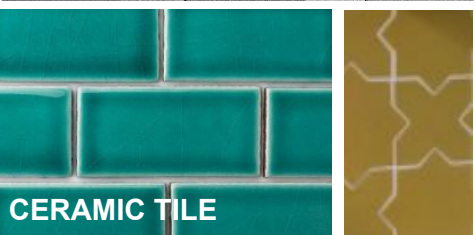
PORCELAIN TILE



WOOD/WOOD LOOK PANELS



ACOUSTIC PANELS

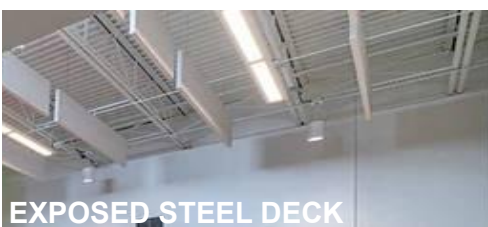


CERAMIC TILE

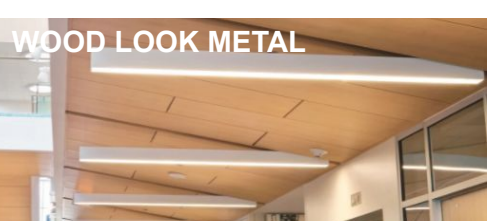
CEILING



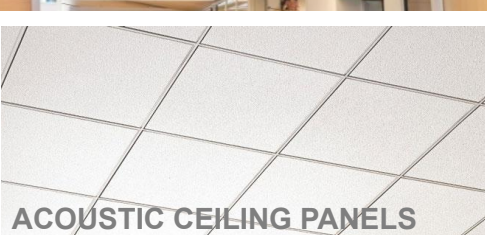
WOOD LOOK BAFFLES



EXPOSED STEEL DECK



WOOD LOOK METAL



ACOUSTIC CEILING PANELS





























MEDIA CENTER CORRIDOR

