



Concord Middle School Project

Project Manager Report

August 2022





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT AUGUST 2022

TABLE OF CONTENTS

1. Executive Summary

2. Project Dashboard

- a. August Dashboard dated August 31st, 2022

3. Budget Update

- a. Budget Summary dated August 31st, 2022
- b. Cash Flow Summary and Graph dated August 31st, 2022

4. Schedule Update

- a. OPM Project Schedule dated August 16th, 2022

5. Value Management

- a. VM Log – Accepted dated August 29th, 2022
- b. VM Log – Possible dated August 29th, 2022
- c. VM Log – Rejected dated August 29th, 2022
- d. VM Log – Pending/Under Review dated August 29th, 2022

6. Special Town Meeting Process

- e. Design Budget Decision Tree

7. Meeting Minutes

- a. Concord Middle School Building Committee Meeting Minutes – August 4th, 2022 (Approved)
- b. Concord Middle School Building Committee Meeting Minutes – August 18th, 2022 (Approved)
- c. Concord Middle School Building Committee Meeting Minutes – August 25th, 2022 (Approved)



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 for the month of **August 2022**.

Project Progress

Project related meetings are being held in a hybrid format both via Zoom Video Conferencing and in person at various locations in Concord, MA.

The Project Team continued advancing the design through the CD phase while the CMSBC explored potential Value Management opportunities. Hill and SMMA attended Concord Middle School Building Committee (SBC) meetings on August 4th, 18th, and 25th. Hill scheduled and facilitated weekly Leadership Team meetings on August 3rd, 10th, 17th, 24th, and 31st. Hill and SMMA also met weekly to coordinate work tasks and deliverables to the SBC.

Milestones

The following milestones were achieved during the month of **August 2022**:

- At the August 4th CMSBC meeting, Hill and SMMA reviewed the VM log with the committee, specifically items which were recommended by Hill and SMMA. The SBC voted to accept 15 value management items for a total savings of \$1,109,369.
- At the August 18th CMSBC meeting, the committee further discussed a potential Special Town Meeting timeline and plan including evaluation of options:
 - Option 1: Immediately initiate the Special Town Meeting process and schedule the meeting ASAP, possibly proposing multiple options for consideration.
 - Option 2: Initiate the Special Town Meeting process after the 60% CD estimate and hold the Special Town Meeting after the 90% estimate. This option could incur a 3-month delay if the committee does not authorize SMMA to proceed with the design on a concurrent path.

Additionally, Hill and SMMA presented the attached Design Budget Decision Tree and outlined a process through which the SBC could achieve budget alignment for the project.

- Remove significant scope to get back on budget (within the next two weeks)
- Remove some scope and ask for additional funding
 - Pathway 1 for option 2: Keep designing while the Special Town Meeting process proceeds. Impact: Would require the removal of the redesign clause in SMMA's contract
 - Pathway 2 for option 2: Stop design and wait for the result of the Town Vote. If fails, VM and redesign to budget and reissue project schedule. If passes, restart design and reissue project schedule

Ultimately, the SBC voted 7-3 in favor of having the Select Board begin the Special Town meeting process (to be initiated sometime between August 26th and September 14th depending on feedback from Town Counsel) to include a warrant article cost of not-to-exceed \$115 million, with specific options to be pursued for different cost tiers.

- At the August 25th CMSBC meeting, the committee further discussed the strategy for budget alignment prior to the Bid Phase. Hill and SMMA continued review of the VM log. The SBC agreed to possibly accept five (5) VM log items amounting to a savings of \$214,604 for the middle tier cost option. The CMSBC rejected six (6) items and tabled six (6) items.

Town of Concord

Concord Middle School Project



- Hill prepared and issued a summary of VM log decisions made by the SBC through the end August 2022 detailing items that were accepted, rejected, possible, and pending/under review. \$7,792,183 worth of items were pending/under review and require resolution in the month of September 2022.

Milestones projected for the coming months are:

- Review and make remaining decisions on Value Management opportunities
- Establish a Special Town Meeting date
- 60% CD package
- Advance the permitting process
- Prequalification of General Contractors and Sub Contractors

Issues & Challenges

- Current construction market cost conditions
- Establishing a Special Town Meeting date
- Construction budget alignment prior to Bid Phase

Schedule

Major milestones are as follows:

- | | |
|--|--|
| ■ OPM Selection | Completed Aug. 28 th , 2019 |
| ■ Designer Selection | Completed Nov. 18 th , 2019 |
| ■ Feasibility Study | Completed April 29 th , 2021 |
| ■ Schematic Design | Completed December 9 th , 2021 |
| ■ Town Hearing | Completed December 16 th , 2021 |
| ■ Special Town Meeting | Completed January 20 th , 2022 |
| ■ Town Vote | Completed February 3 rd , 2022 |
| ■ Design Development | Completed June 30 th , 2022 |
| ■ 60% Contract Documents | July 1 st , 2022 (start date) |
| ■ 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 | |

Budget

In January 2022, the Town of Concord held a Special Town Meeting to present the Middle School Building Project and held an in-person vote on a not-to-exceed project budget \$104,316,000 to be reflected on the ballot at the February 3rd Town Vote.

Town of Concord

Concord Middle School Project



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.

In June 2022, the Design Development estimate was presented at \$5,332,865 over the construction budget of \$80,772,447. However, the Concord Middle School Building Committee voted to proceed with Contract Document design preparation at the June 30, 2022 CMSBC Meeting with the idea that value management and budget alignment must happen no later than October 2022 at the 60% CD estimate phase.

In August 2022, the Town of Concord executed the contract for AKF+SGH for Commissioning Services in the amount of \$158,310, which is now shown as committed costs in the total project budget.

Cash Flow

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

Total encumbered to date is \$12,862,885.00

Total spent on construction to date is \$0.00.

Total spent to date is \$3,658,457.10. 28.5% 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	AKF Group / Simpson Gumpertz and Heger (AKF/SGH)
Designer	SMMA
CM / GC	TBD



Project Dashboard



Town of Concord
Concord Middle School

Project Dashboard

August 31, 2022

EXECUTIVE SUMMARY



Project Accomplishments this Month					Current Issues & Areas of Focus				Current Progress Photos	
At the August 4th CMSBC meeting the committee accepted 15 VM log items amounting to \$1,109,369 in estimated savings.					Current construction market conditions and uptick in actual escalation. Construction budget alignment at 60% CD estimate.					
At the August 18th CMSBC meeting the SBC voted 7-3 in favor of requesting the Concord Select Board begin the Special Town meeting process, to be initiated sometime between August 26th and September 14th depending on the feedback from Town Counsel, and to include a warrant article not-to-exceed of \$115 million, but with specific budget options to be presented and the Finance Committee hearings.										
At the August 25th CMSBC meeting the SBC identified three options to present a the Town meeting to be voted on by the Town; a back to budget option, an option with potential value management options to reduce the estimated construction budget, and a maximum funding option to align with the Design Development estimate. The SBC agreed to potentially accept 5 items amounting to \$214,604 to present as an option to reduce the estimated construction budget.										
Projected Major Tasks next Month										
Review and make decisions on Value Management opportunities Advance the process of taking the project to a Special Town Meeting 60% CD package										
Schedule Summary - Upcoming Milestones					Diversity Compliance				Project Cash Flow - Plan vs Actual	
	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		TBD	TBD		
Feasibility/Schematic Design	11/19/19	7/1/2020		11/19/19	12/9/2021	Designer's WBE/MBE				
Special Town Meeting	12/17/21	12/17/21		1/20/22	1/20/2022	Contractor's WBE/MBE	TBD	TBD		
Town Vote	2/3/22	2/3/22		2/3/22	2/3/22					
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	\$ 3,064,913	\$ 6,152,433
Administrative	\$ 4,279,595	\$ 607,638	\$ 4,887,233	\$ 4,887,233	\$ 3,925,538	\$ 961,695	\$ -	\$ 4,887,233	\$ 593,544	\$ 4,293,690
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	\$ 12,862,885	\$ 84,639,172	\$ -	\$ 97,502,057	\$ 3,658,457	\$ 93,843,600
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	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312
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	\$ -	\$ 6,813,943	\$ -	\$ 6,813,943	\$ -	\$ 6,813,943
PROJECT TOTAL	\$ 100,000,000	\$ 4,316,000	\$ 104,316,000	\$ 104,316,000	\$ 12,862,885	\$ 91,453,115	\$ -	\$ 104,316,000	\$ 3,658,457	\$ 100,657,543
Scope changes from the Original Scope										
N/A										
Project Budget Transfers										
N/A										



Budget Update



August 31, 2022

Town of Concord
Concord Middle School
Project Budget and Cost Summary



A	C	D	E	F	G	H	I	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(I-J)
Description	BUDGET			COST				CASH FLOW	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Construction	\$80,000,000	\$772,477	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477
Subtotal	\$80,000,000	\$772,477	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477
30 Architectural & Engineering									
Designer - Basic Services	\$6,590,600	\$589,400	\$7,180,000	\$7,180,000	\$0	\$0	\$7,180,000	\$1,872,000	\$5,308,000
Schematic Design	\$889,400	\$232,447	\$1,121,847	\$1,121,847	\$0	\$0	\$1,121,847	\$1,121,847	\$0
Geotechnical Engineering CA	\$250,000	-\$45,000	\$205,000	\$205,000	\$0	\$0	\$205,000	\$34,650	\$170,350
Geoenvironmental Engineering-allowance	\$51,000	\$134,000	\$185,000	\$185,000	\$0	\$0	\$185,000	\$0	\$185,000
Site Survey	\$50,000	-\$30,000	\$20,000	\$10,000	\$10,000	\$0	\$20,000	\$0	\$20,000
Survey of Existing Conditions / Wetlands	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials	\$100,000	\$45,000	\$145,000	\$145,000	\$0	\$0	\$145,000	\$0	\$145,000
A&E Sub Consultants	\$0	\$70,500	\$70,500	\$70,500	\$0	\$0	\$70,500	\$36,322	\$34,178
Other Reimbursable Costs	\$100,000	-\$80,000	\$20,000	\$20,000	\$0	\$0	\$20,000	\$95	\$19,905
Printing (Over the Minimum)	\$50,000	-\$30,000	\$20,000	\$0	\$20,000	\$0	\$20,000	\$0	\$20,000
Testing & Inspections	\$150,000	\$100,000	\$250,000	\$0	\$250,000	\$0	\$250,000	\$0	\$250,000
Subtotal	\$8,281,000	\$936,347	\$9,217,347	\$8,937,347	\$280,000	\$0	\$9,217,347	\$3,064,913	\$6,152,433
40 Administrative Costs									
Owner's Project Manager Basic Services	\$3,200,000	\$443,580	\$3,643,580	\$3,383,575	\$260,005	\$0	\$3,643,580	\$203,843	\$3,439,738
OPM Feasibility Study	\$299,800	\$78,353	\$378,153	\$378,153	\$0	\$0	\$378,153	\$378,153	\$0
OPM Cost Estimates	\$0	\$5,500	\$5,500	\$5,500	\$0	\$0	\$5,500	\$5,500	\$0
Advertising	\$29,795	\$205	\$30,000	\$0	\$30,000	\$0	\$30,000	\$0	\$30,000
Other Administrative Costs	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000
Other Project Costs (Moving)	\$150,000	\$50,000	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000
Utility Fees	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000
Legal	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning Agent	\$200,000	\$80,000	\$280,000	\$158,310	\$121,690	\$0	\$280,000	\$6,048	\$273,952
Subtotal	\$4,279,595	\$607,638	\$4,887,233	\$3,925,538	\$961,695	\$0	\$4,887,233	\$593,544	\$4,293,690



August 31, 2022

Town of Concord
Concord Middle School
Project Budget and Cost Summary



A	C	D	E	F	G	H	I	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(I-J)
	BUDGET			COST				CASH FLOW	
Description	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	\$1,225,000	\$140,000	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000
Security	\$227,500	-\$227,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$1,225,000	\$35,000	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000
Subtotal	\$2,677,500	-\$52,500	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000
Project Sub-Total	\$95,238,095	\$2,263,962	\$97,502,057	\$12,862,885	\$84,639,172	\$0	\$97,502,057	\$3,658,457	\$93,843,600
70 Project Contingency									
Construction Contingency	\$4,000,000	\$38,927	\$4,038,927		Current Contingency	Potential Risk	Potential Contingency		
Owner's Bid Contingency	\$0	\$2,019,312	\$2,019,312		\$4,038,927	\$0	\$4,038,927		\$4,038,927
Owner's Contingency	\$761,905	-\$6,201	\$755,704		\$2,019,312	\$0	\$2,019,312		\$2,019,312
Subtotal	\$4,761,905	\$2,052,038	\$6,813,943		\$755,704	\$0	\$755,704		\$755,704
					\$6,813,943	\$0	\$6,813,943		\$6,813,943
Project Total	\$100,000,000	\$4,316,000	\$104,316,000	\$12,862,885	\$91,453,115	\$0	\$104,316,000	\$3,658,457	\$100,657,543
*Includes \$1.5M from Feasibility and Schematic Design Phase									
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revisions Summary		Date	Amount
Schematic Design Estimate	11/03/21	\$82,512,622	143,510	\$574.96					
Design Development	06/29/22	\$86,105,512	142,704	\$603.39					
Construction Documents (60%)									
Construction Documents (90%)									
Finalized GC Contract									

August 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	\$73,938	\$1,045,594	\$1,045,614
	26	Nov-21		\$57,765			\$57,765	\$57,765	\$1,103,359	\$1,103,379
Town Process	27	Dec-21	\$18,016	\$42,361			\$60,377	\$60,377	\$1,163,736	\$1,163,756
	28	Jan-22	\$78,353	\$7,202			\$85,555	\$78,357	\$1,249,291	\$1,242,113
Design Development & Construction Documents	29	Feb-22	\$53,017				\$53,017	\$7,950	\$1,302,308	\$1,250,063
	30	Mar-22	\$53,017	\$436,495			\$489,512	\$62,018	\$1,791,820	\$1,312,081
	31	Apr-22	\$53,017	\$436,495			\$489,512	\$382,447	\$2,281,332	\$1,694,528
	32	May-22	\$53,017	\$436,495			\$489,512	\$733,550	\$2,770,844	\$2,428,078
	33	Jun-22	\$47,017	\$436,495			\$483,512	\$347,075	\$3,254,356	\$2,775,153
	34	Jul-22	\$107,867	\$424,658	\$16,667		\$549,191	\$473,965	\$3,803,547	\$3,249,117
	35	Aug-22	\$56,117	\$424,658	\$16,667		\$497,441	\$409,340	\$4,300,989	\$3,658,457
	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	
	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

August 31, 2022

**Concord Middle School
Estimated Project Cash Flow**

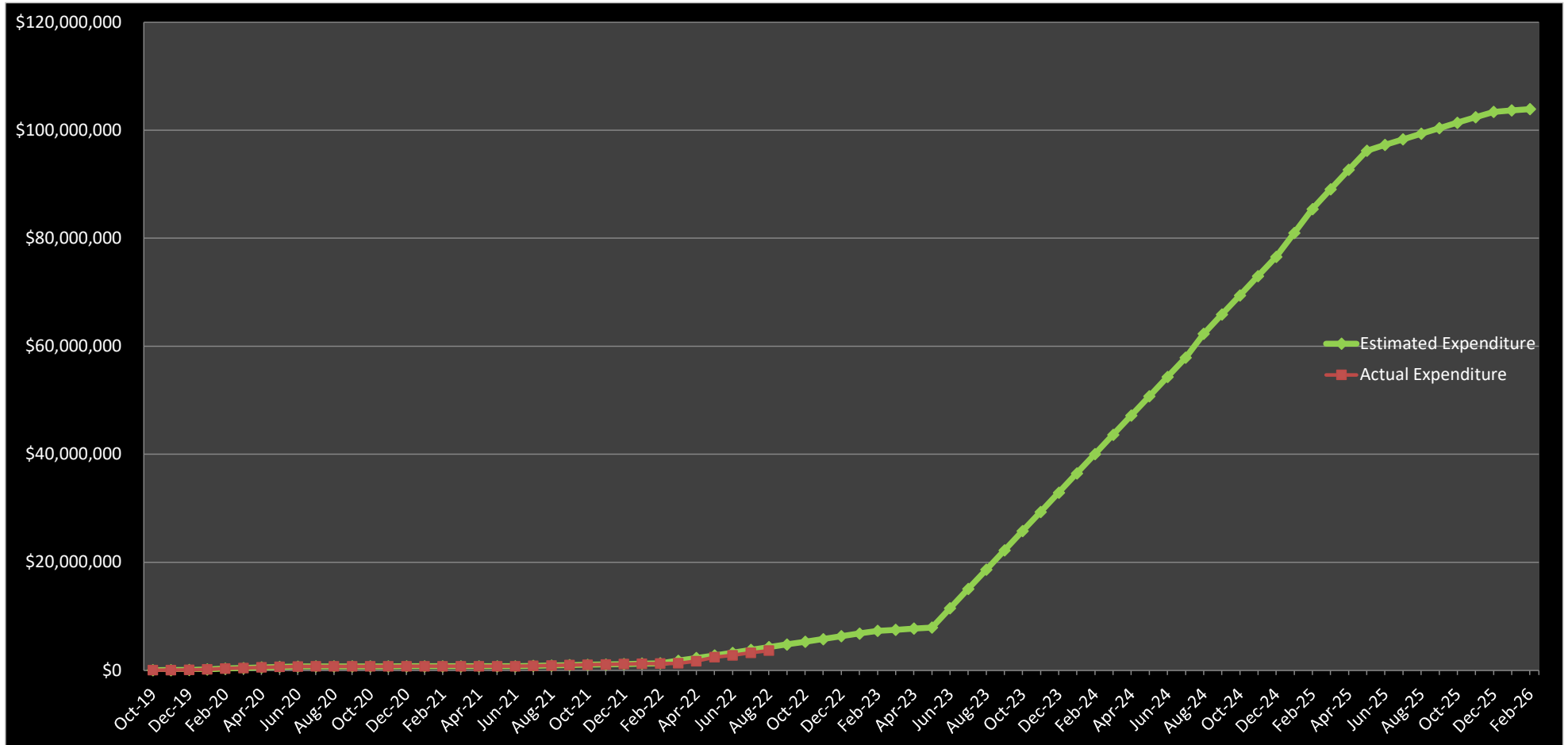


	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Construction Phase 1 (New School)	51 Dec-23	\$94,880	\$96,200	\$8,333	\$3,094,687	\$272,669	\$3,566,769	\$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	
	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	
Phase 2 (Demo & Fields)	68 May-25	\$81,380	\$57,143	\$12,500	\$3,094,687	\$272,669	\$3,518,379	\$0	\$96,192,523	
	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	
Closeout	75 Dec-25	\$56,055	\$41,667		\$857,143	\$34,388	\$989,252	\$0	\$103,376,130	
	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			



August 31, 2022

Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph





Schedule Update



Concord Middle School
Project Schedule UPDATE
August 16, 2022

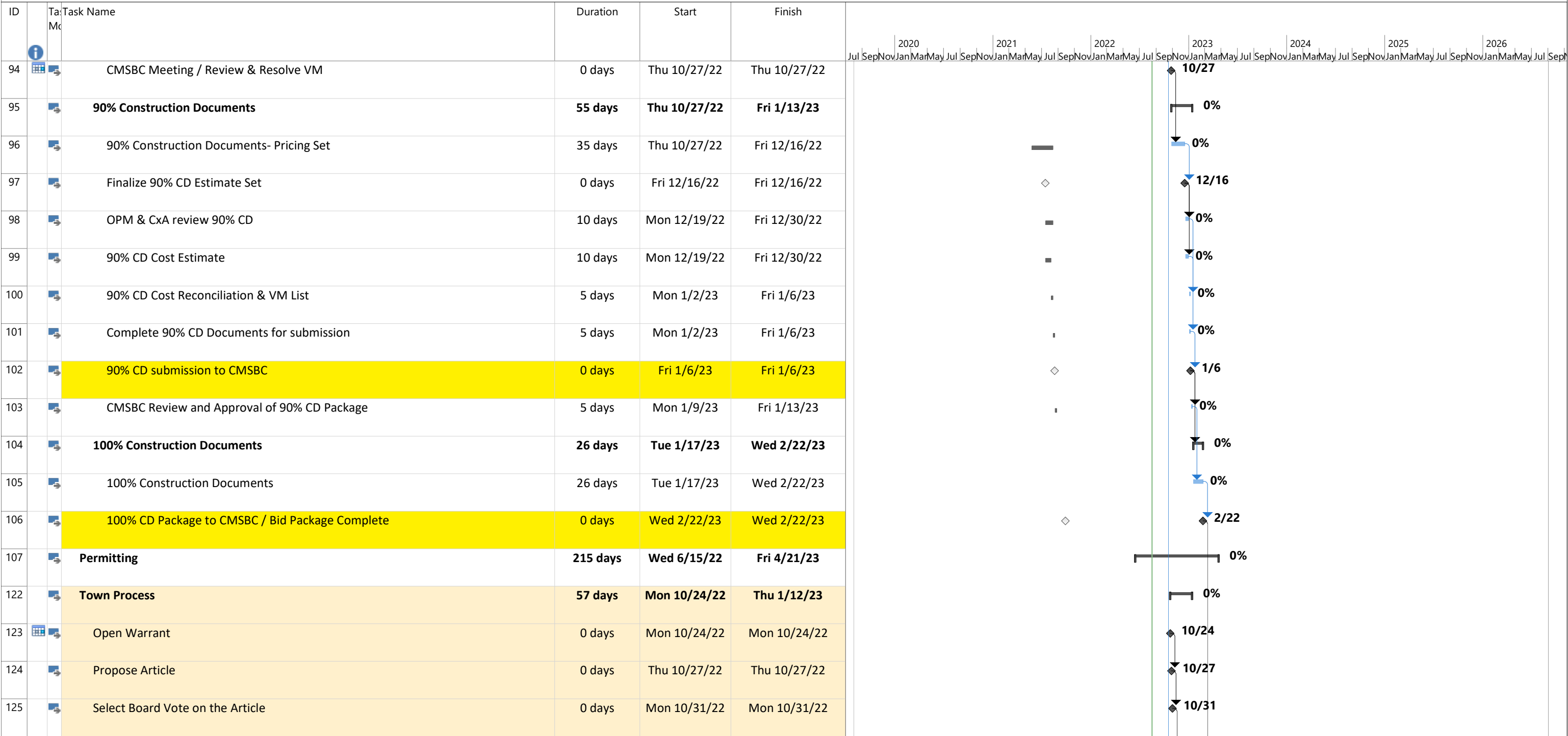


ID	Task Name	Duration	Start	Finish	
1	Design & Pre-Construction Phases	927 days	Wed 8/14/19	Fri 4/21/23	33%
2	OPM Selection	15 days	Wed 8/14/19	Wed 9/4/19	100%
7	Designer Selection	62 days	Tue 8/20/19	Mon 11/18/19	100%
21	Feasibility Study	521 days	Tue 11/19/19	Thu 12/16/21	99%
38	Schematic Design	155 days	Thu 5/6/21	Thu 12/16/21	0%
48	Town Actions	77 days	Mon 10/18/21	Fri 2/4/22	0%
60	Design Development	102 days	Mon 2/7/22	Fri 7/1/22	0%
69	Commissioning Agent Selection	126 days	Tue 2/22/22	Fri 8/19/22	0%
84	Construction Documents	161 days	Tue 7/5/22	Wed 2/22/23	0%
85	60% Construction Documents	80 days	Tue 7/5/22	Thu 10/27/22	0%
86	60% Construction Documents - Pricing Set	62 days	Tue 7/5/22	Thu 9/29/22	0%
87	Finalize 60% CD Estimate Set	0 days	Thu 9/29/22	Thu 9/29/22	9/29
88	Building Inspector Review of 60% Estimate Set	15 days	Fri 9/30/22	Fri 10/21/22	0%
89	OPM & CxA Review 60% CD	10 days	Fri 9/30/22	Fri 10/14/22	0%
90	60% CD Cost Estimate	10 days	Fri 9/30/22	Fri 10/14/22	0%
91	60% CD Reconciliation & VM List	2 days	Mon 10/17/22	Tue 10/18/22	0%
92	60% CD submission to CMSBC	1 day	Wed 10/19/22	Wed 10/19/22	0%
93	CMSBC Meeting to Establish Warrant Article Cost	0 days	Thu 10/20/22	Thu 10/20/22	10/20

Critical	Split	Finish-only	Baseline Milestone	Manual Summary	Inactive Task
Critical Split	Task Progress	Duration-only	Milestone	Project Summary	Inactive Milestone
Critical Progress	Manual Task	Baseline	Summary Progress	External Tasks	Inactive Summary
Task	Start-only	Baseline Split	Summary	External Milestone	Deadline



Concord Middle School
Project Schedule UPDATE
August 16, 2022



Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

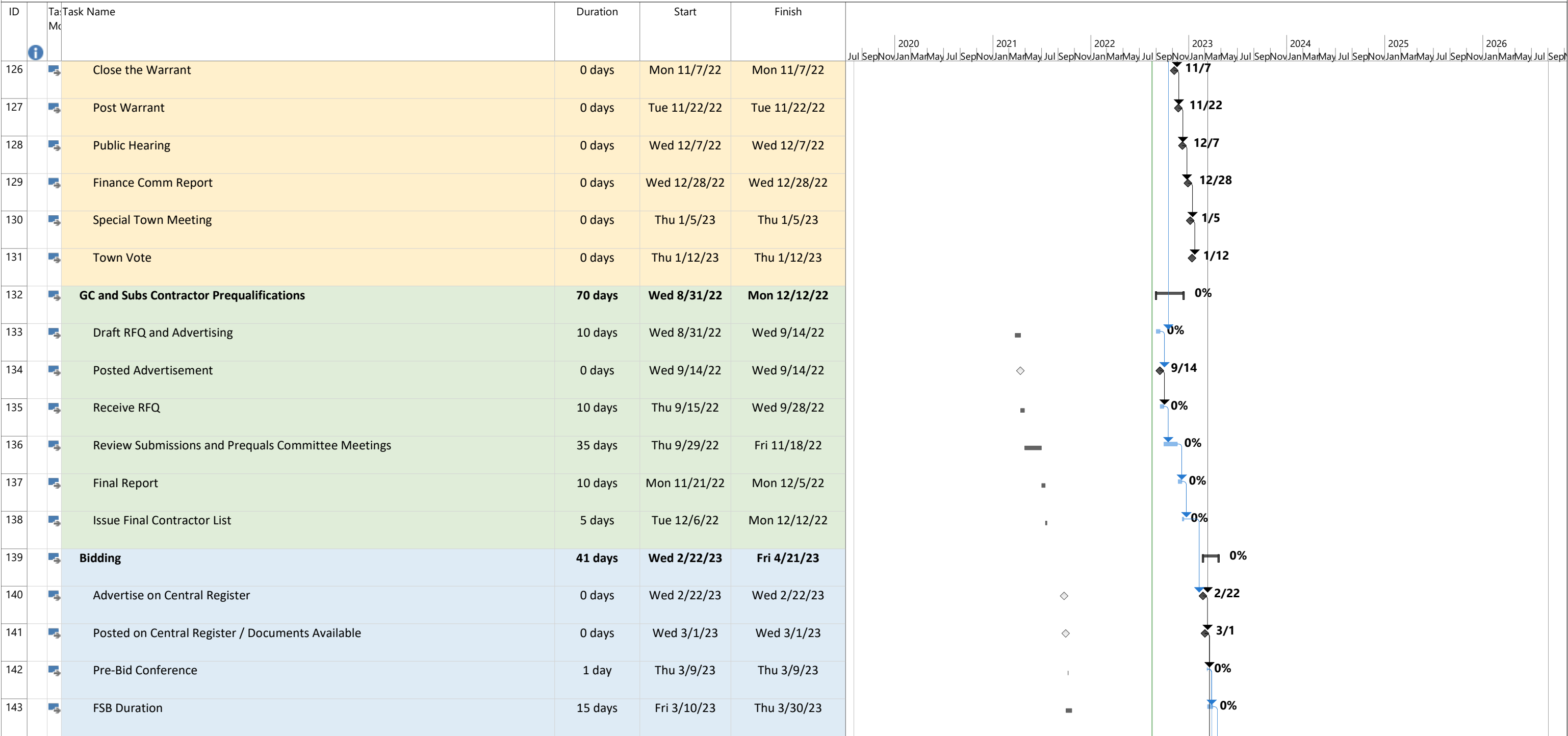
Inactive Milestone

Inactive Summary

Deadline



Concord Middle School
Project Schedule UPDATE
August 16, 2022



Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline

Page 3



Concord Middle School
Project Schedule UPDATE
August 16, 2022



Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline

Page 4



Value Management



Value Management Log - ACCEPTED

Updated 8/29/22

Design Development Set



A	B	C	D	L	N			
Item #	Ext.	VE/VM Item	Discipline/Trade	DD Reconciled Value (Avg of Estimates)	SMMA Recommendation	SBC 08.04.22 SBC 08.18.22	SBC 08.25.22	Accepted Value
3		Reduce number of outdoor classrooms on south of academic wing from 4 to 3.	Site	(\$53,809)	Accept	Accept		(\$53,809)
17	B	Remove interior light shelf	Interiors	(\$122,010)	Accept	Accept		(\$122,010)
36		Plumbing - Overflow drainage; install scuppers at roof edge ilo internally piped overflow drainage	Plumbing	\$(59,800)	Accept	Accept		(\$59,800)
38		Electrical: Change PVC 40 to EB conduit for Utility primary duct bank. Note Utility primary will need confirmation from CMLP.	Electrical	\$(4,640)	Accept	Accept		(\$4,640)
39		Electrical: Change PVC 40 to EB conduit for Communications exterior duct bank	Electrical	\$(17,400)	Accept	Accept		(\$17,400)
40		Electrical: Change PVC 40 to EB conduit for Building secondary and underground feeders	Electrical	\$(13,920)	Accept	Accept		(\$13,920)
41		Electrical: Change PVC 40 to DB conduit for branch circuit wiring (lighting and power)	Electrical	\$(11,600)	Accept	Accept		(\$11,600)
47		Reduce underslab insulation from 4" to 2", Maintain 4" at 6' around the perimeter	Architecture	\$(95,856)	Accept	Accept		(\$95,856)
48		Reduce exterior wall mineral wool insulation from 8" to 6"	Architecture	\$(139,440)	Accept	Accept		(\$139,440)
49		Reduce roof polyiso insulation from 10" to 8"	Architecture	\$(239,096)	Accept	Accept		(\$239,096)
53		Combine Gym and Auditorium AHUs	Mechanical	\$(72,600)	Accept	Accept		(\$72,600)
54		Replace exposed corridor ceilings (K-13) with ACP-1 ceilings	Architecture	\$(32,768)	Accept	Accept		(\$32,768)
55		Change quarry tile floor and base with epoxy at Kitchen	Interiors	\$(46,905)	Accept	Accept		(\$46,905)
61		Reduce concrete slab thickness to 4" at classroom wing. Maintain 5" at Auditorium and Gym	Structure	\$(58,918)	Accept	Accept		(\$58,918)
64		Eliminate Vape Detection System	Electrical	\$(48,804)	Accept	Accept		(\$48,804)
73		Revise Ever Alert Master Clock system (proposed proprietary) to traditional wireless master clock system	Electrical	\$(91,804)	Accept	Accept		(\$91,804)
TOTALS				DO NOT TOTAL				(\$1,109,369)



Value Management Log - POSSIBLE

Updated 8/29/22

Design Development Set



A	B	C	D	L	N			
Item #	Ext.	VE/VM Item	Discipline/Trade	DD Reconciled Value (Avg of Estimates)	SMMA Recommendation	SBC 08.04.22 SBC 08.18.22	SBC 08.25.22	Possible Value
8		Remove bollard lighting from outdoor classrooms	Electrical	(\$21,838)	Reject		Possible	(\$21,838)
27		Reduce entrance canopy by 15 LF of the canopy length. Canopy is 16.5' wide.	Architecture	(\$45,000)	Reject		Possible	(\$45,000)
28		Replace curtain wall on north wall of art rooms with punched windows. Change 898 SF of CW to 414 SF of punched window and 484 SF of opaque wall assembly with phenolic cladding	Architecture	(\$37,974)	Reject		Possible	(\$37,974)
31	A	Form-Facing Panels for Smooth Finish: Exterior-grade plywood panels, nonabsorptive, that will provide continuous, true, and smooth architectural finished concrete surfaces, medium-density overlay, Class1, or better, mill-applied release agent and edge sealed, complying with DOCPS1. (BOD Sec. 03 30 00)	Site	\$(40,427)	Accept		Possible	\$(40,427)
35		Sound Absorptive Treatment @ C-Wing Corridors - Tectum Panels ilo K-13 spray insulation to 75% Area	Architecture	\$(69,365)	Reject		Possible	\$(69,365)
TOTALS				DO NOT TOTAL				(\$214,604)



Value Management Log - REJECTED

Updated 8/29/22

Design Development Set



A	B	C	D	L	N			
Item #	Ext.	VE/VM Item	Discipline/Trade	DD Reconciled Value (Avg of Estimates)	SMMA Recommendation	SBC 08.04.22 SBC 08.18.22	SBC 08.25.22	Rejected Value
7		Remove electrical from outdoor classrooms	Electrical	(\$9,760)	Reject		Reject	(\$9,760)
11		Remove sink in all (9) Team Commons	Plumbing	(\$45,050)	Reject		Reject	(\$45,050)
13		Remove millwork "work station" from Grade Level 6 Team Commons; retain sink on perimeter of room	Interiors	(\$49,518)	Reject		Reject	(\$49,518)
15		Reduce quantity of wall tile in the cafeteria to 50%	Interiors	(\$11,022)	Reject		Reject	(\$11,022)
16		Remove wood paneling from Media Center walls and ceiling, replace with Painted wall and ceiling. (1/3 of the total SF was removed in SD)	Interiors	(\$2,500)	Reject		Reject	(\$2,500)
17	A	Reduce interior lightshelf to 10"	Interiors	(\$45,754)	Reject		Reject	(\$45,754)
21		Remove sunshades from south facing windows at classrooms	Exteriors	(\$107,200)	Reject		Reject	(\$107,200)
22		Reduce sunshades at south facing classrooms to 1'-0" deep	Exteriors	(\$40,149)	Reject		Reject	(\$40,149)
23		Replace sunshades on south facing curtainwall with deep mullion caps (assume custom/semi-custom die to make 2.5"x8" cap)	Exteriors	(\$29,046)	Reject		Reject	(\$29,046)
24		Remove sunshades from south facing curtainwall	Exteriors	(\$39,713)	Reject		Reject	(\$39,713)
31	B	Board Forms: Lumber boards of face design, texture, arrangement.	Site	\$(40,096)	Reject		Reject	\$(40,096)
31	C	Masonry Veneer: Concrete retaining wall per structural, damp proofing with a 1" air cavity, CMU Masonry veneer similar to EWA-1.	Site	\$164,443	Reject		Reject	\$164,443
32		Site: Athletic Fields: Remove Boys Baseball Field, Girls Softball Field, and overlay Soccer Field, including all fences, equipment, and revise athletic field cross sections to match typical lawn section. Leave retaining wall and limit of clearing in place.	Site	\$(1,502,271)	Reject		Reject	\$(1,502,271)
34	A	Air Vapor Barrier Alt 1: Fluid-Applied, Vapor-Retarding Membrane Air Barrier: Elastomeric, modified bituminous or synthetic polymer membrane	Architecture	\$(40,852)	Reject		Reject	\$(40,852)
34	B	Air Vapor Barrier Alt 2: Modified Bituminous Sheet: 40-mil- thick, self-adheringsheet consisting of 36 mils of rubberized asphalt laminated to a 4-mil- thick, cross-laminated polyethylene film with release liner on adhesive side and formulated for application with primer that complies with VOC limits of authorities having jurisdiction	Architecture	\$-	Reject		Reject	\$0
37		Electrical: Change distribution feeders to aluminum for 150Amp feeders, and higher.	Electrical	\$(24,400)	Accept	Reject		(\$24,400)
42		Electrical: Install low energy Fire Alarm cable in lieu of MC.	Electrical	\$(23,559)	Reject	Reject		(\$23,559)
51		Replace operable panel walls in between classrooms with GWB wall (G3C.U)	Architecture	\$(287,424)	Reject		Reject	
58		Eliminate porcelain wall tile at corridors- maintain 6" porcelain tile base and include impact resistant GWB and SS corner guards	Interiors	\$(243,641)	Reject		Reject	(\$243,641)
TOTALS				DO NOT TOTAL				(\$2,090,086)



Value Management Log - UNDER REVIEW / PENDING

Updated 8/29/22

Design Development Set



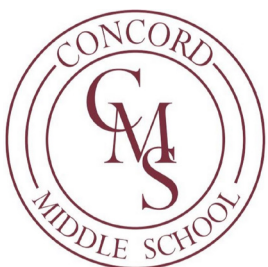
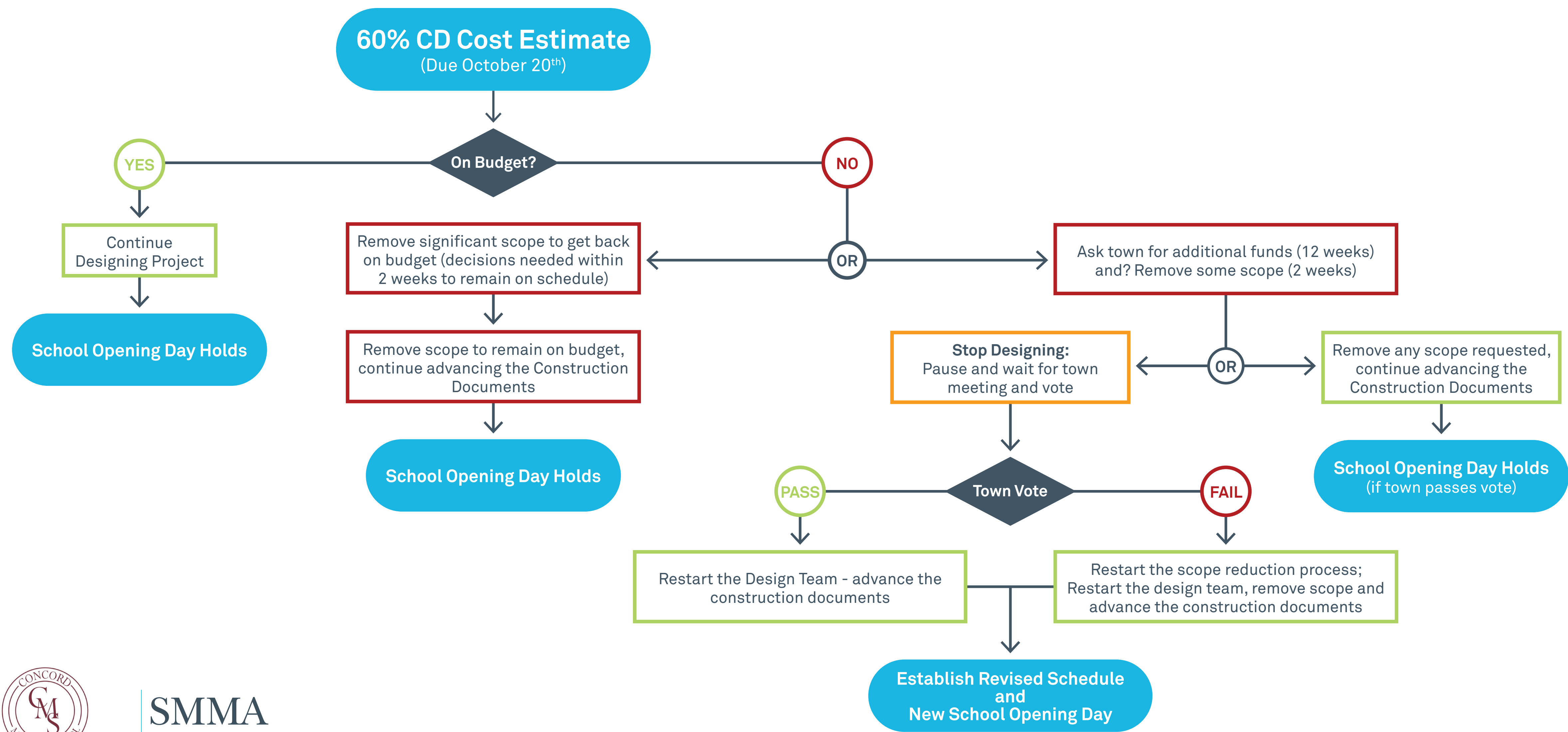
A	B	C	D	L	N			
Item #	Ext.	VE/VM Item	Discipline/Trade	DD Reconciled Value (Avg of Estimates)	SMMA Recommendation	SBC 08.04.22 SBC 08.18.22	SBC 08.25.22	Under Review/Pending Value
9		Reduce advanced lighting controls from 100% addressable lights to 60%	Electrical	(\$41,573)	Reject		Under Review	(\$41,573)
14		Replace 4,500 SF wood-look metal ceiling panel (MCP-1) with 2x2 ACP-1. (1/3 of the total 7,500 was removed in SD)	Interiors	(\$189,422)	Reject		Under Review	(\$189,422)
29		Change curtainwall and window glazing from triple to double	Architecture	(\$438,149)	Reject		Under Review	(\$438,149)
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)	Site	\$(352,467)	Accept		Under Review	\$(352,467)
33		Site: Wood Bridge: Remove 6' wide wood bridge with wood guardrails (43 LF)	Site	\$(80,603)	Accept		Under Review	\$(80,603)
43		Electrical: If PV canopies are installed in the North Parking lot, South parking Lot, and Walkway: Remove 4 Type BB light poles, 3 type AA1 Light poles, 5 Type CC Light poles.	Electrical	\$(32,053)	Pending		Under Review	(\$32,053)
44		Electrical: If PV canopies are installed in the North Parking lot, South parking Lot, and Walkway: Install 40 surface mounted canopy light fixtures. Basis of design Hubbell Lighting STR1 Edge-Lit Size 1 (4500 lumen output, 3000k color temp.) or equal.	Electrical	\$(32,214)	Pending		Under Review	(\$32,214)
45		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.	Architecture	\$(34,703)	Reject		Under Review	(\$34,703)
46		FOR DISCUSSION: Reduce Construction Schedule by (2) months	General	\$(270,000)	Accept		Pending	(\$270,000)
50		Replace folding glass walls at Classrooms into Commons with hollow metal frames and glazing (Maintain folding glass wall at Media Center)	Architecture	\$(113,431)	Reject		Pending	(\$113,431)
52		Eliminate stair access to roof- reduce height of stair tower, add alternating tread stair and hatch for roof access	Architecture	\$(143,403)	Reject		Pending	(\$143,403)
56		Remove 8' tall mesh front storage cabinets at Team Commons	Interiors	\$(69,750)	Reject		Pending	(\$69,750)
57		Reduce ceramic wall tile in toilet rooms to 8' on wet walls only. Epoxy paint on all other walls	Interiors	\$(274,543)	Reject		Under Review	(\$274,543)
59		Eliminate unit skylights in Admin area	Architecture	\$(23,990)	Reject		Pending	(\$23,990)
60		Eliminate lightning preventor system	Electrical	\$(69,720)	Reject		Pending	(\$69,720)
62		Eliminate Phase 2 existing building demo and abatement scope	Site	\$(1,985,945)	Reject		Pending	(\$1,985,945)
63		Reduce height of Gymnasium to minimum clearance allowed by MIAA for basketball - Approx 5'-0" ft	Architecture	\$(104,332)	Reject		Pending	(\$104,332)
65		Replace linoleum with VCT	Interiors	\$(169,719)	Reject		Pending	(\$169,719)
66		Reduce Auditorium and Specialty space AV systems by 25%	Electrical	\$(265,271)	Reject		Pending	(\$265,271)
67		Replace granite curbing at straight sections with precast concrete curbing	Site	\$(67,438)	Accept		Pending	(\$67,438)
68		Remove (2) maintenance sheds at loading dock- provide conduit and electrical stub up and concrete pads only	Site	\$(17,452)	Reject		Pending	(\$17,452)
69		Eliminate full height built-in shelving at Media Center (all shelving to be FF&E)	Interiors	\$(75,133)	Reject		Pending	(\$75,133)
70		Eliminate environmental graphics (\$50K allowance)	Interiors	\$(58,100)	Reject		Pending	(\$58,100)
71		Eliminate bleachers in the Gymnasium (possibly provided by donation?)	Interiors	\$(84,240)	Reject		Pending	(\$84,240)
72	A	Eliminate all millwork display cases	Interiors	\$(154,752)	Reject		Pending	(\$154,752)
72	B	Reduce millwork display cases by 50%	Interiors	\$(77,376)	Reject		Pending	
74		Rough in Only for Sound Field Systems in Classrooms- Systems and Speakers by FF&E	Electrical	\$(125,874)	Reject		Pending	(\$125,874)
75		Eliminate roof davit and associated structure	Architecture	\$(29,060)	Reject		Pending	(\$29,060)
76		Eliminate green screen/cable trellis	Site	\$(58,100)	Reject		Pending	(\$58,100)
77		Simplify main entry canopy design by 50%	Architecture	\$(59,203)	Reject		Under Review	(\$59,203)
78		Eliminate entry concrete planter, add metal picket fence rail for fall protection, concrete retaining wall to remain	Architecture	\$(12,832)	Reject		Pending	(\$12,832)
79	A	Replace granite bollards with concrete filled galvanized steel bollards	Site	\$(126,291)	Accept		Pending	(\$126,291)
79	B	Provide a SS sleeve to concrete filled galvanized steel bollards	Site	\$(70,441)	Accept		Pending	
80		Remove bevel at CMU exterior walls	Architecture	\$(61,251)	Reject		Pending	(\$61,251)
81		Reduce size of Gymnasium by 3,500 Square Feet to MSBA Standard	Architecture	\$(1,213,750)	Reject		Pending	(\$1,213,750)
82		Reduce size of Auditorium to accomodate 270 person occupancy; reduce by 1/3 from 5040 SF to 3240 SF	Architecture	\$(670,000)	Reject		Pending	(\$670,000)
TOTALS				DO NOT TOTAL				(\$7,792,183)



Special Town Meeting Process

Design Budget Decision Tree

Concord Middle School



SMMA



Meeting Minutes

Concord Middle School Building Committee
Meeting Minutes
August 4, 2022

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Court Booth*	P	Russ Hughes	P	Matt Root*	P
Heather Bout*	NP	Laurie Hunter*	P	Steven Stasheski*	P
Frank Cannon*	P	Matt Johnson*	P	Gail Dowd	P
Justin Cameron	P	Kerry Lafleur	NP	Robert Conry	P
Peter Fischelis*	P	Pat Nelson*	P	Alexa Anderson*	P
Dawn Guarriello*	P	Chris Popov*	P		
Jon Harris	P	Charlie Parker*	P		
Hill International					
Peter Martini	NP	Ian Parks	NP	Susan McCann	P
John Cutler	NP				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Martine Dion	P	Sarah Long	P
Charles Gibson	P	William Smaezewski	P	Michael Dowhan	P
Mastt Rice	P	S Warren	P		

P=Present, NP= Not Present *=Voting Member

CALL TO ORDER

Co-Chair Dawn Guarriello called the meeting to order at 7:30 A.M. via Zoom Virtual Conference call. Please note that due to technical issues, the recording is not available. Hill is working with Zoom to try to recover the recording. If possible, this recording will be made available at the Concord Public School's project page and Town of Concord's website.

APPROVAL OF MINUTES

Meeting Minutes from 6/2/2022

Meeting Minutes from 6/30/2022

Dawn Guarriello identified minor edits in both documents for Hill to correct:

1. 6/2 & 6/30 - Suresh is not on the CMSBC
2. 6/30 – Alexa is not listed as Member and she was present
3. 6/30 – Magnitude and within are both spelled wrong

Vote

Motion to accept both sets of meeting minutes as amended.

Motion: Frank Cannon

Second: Court Booth

Vote: Alexa, Court, Frank cannon, Peter F, Laurie Hunter, Matt J, Pat N, Chris P, Charlie, Matt Root, Steve S

CORRESPONDENCE UPDATE

- One email rec'd during our meeting last week.
- Erin Higgins has emailed all correspondence to date
- Laurie Hunter suggested that all email correspondence attached to the agenda going forward

Communication and Outreach

Alexa (present) and Heather (not present)

Dawn: Heather had suggested a few options for outreach at the prior CMSBC meeting

Concord Middle School Building Committee
Meeting Minutes
August 4, 2022

- Community Survey
- Community forum
- Encouraging any sort of email communication/participation in public comment at our BC mtgs.

Goal is to do this sooner than later ahead of 60% CD (Sept/Oct).

CMSBC Meeting Reports will continue to be shared to the community

Feedback from Committee Members:

Court shared that a forum makes sense as 2-way vehicle for informing and receiving feedback. He does not recommend survey as the participation is not always balanced. He suggests that we make use of Town resources to reach everyone in town if we are to do a survey and not communicate in an ad hoc manner.

Steve S asked that anything going out to the community be reviewed by the Building Committee first. He also expressed that communications need to clearly note that we have already VE'd and there is a list of VE items and that this nuance is important to be captured.

Pat added that any communication that will solicit feedback will be vetted by the Co-Chairs and the professional Design team and OPM. Questions will be shared with The BC and discussed at the following meeting.

Dawn shared that outreach will be the summary of the meeting, what was discussed, etc. Any communication that will solicit feedback would be vetted through the BC

Dawn suggested that Alexa and Heather get together to formalize the options topics, date(s) (day and night options) via Zoom and present them at the next Building Committee meeting.

Next steps

- Committee feedback/next steps
- Alexa reported that Heather has not shared information with her on this but will reach out to her once Heather returns from vacation
- Hill to add Community Outreach on the next agenda

VALUE MANAGEMENT

- Dawn kicked off discussion.
- Sue McCann framed the conversation and path forward for this portion of the agenda; indicating that any discussion relating to the project schedule will need to take place at a future meeting.
- Lorraine led the committee through the recommended Value Management items. **(see attachment)**
 - Only the SMMA “recommended to accept” items were discussed.
 - “Recommended to reject” items will be discussed at the next CMSBS meeting.

At the conclusion of the review of the recommended items (above), two votes were taken.

Concord Middle School Building Committee
Meeting Minutes
August 4, 2022

VOTE 1

Motion to accept the following Value Management recommendations 17B, 47, 48, 49, 53, 61, and 55.

Motion: Steven Stasheski

Second: Court Booth

Votes in favor: Alexa, Court, Frank, Peter, Dawn, David, Laurie, Matt J, Pat, Chris, Charlie P, Matt R

Unanimous. Motion carries

VOTE 2

Motion to accept the following Value Management recommendations 36, 38, 39, 40, 41, 54, 64, and 73.

Motion: Steve S

Second: Court B

Votes in favor: Alexa, Court, Peter, Dawn, Laurie, Matt J., Pat, Charlie P, Matt R., Steve S.

Unanimous. Motion carries

Dawn read an email from Heather which provided her thoughts on the items discussed and voted upon.

Lorraine provided a calculated total of today's Value Management efforts resulting from these two votes:
(\$1,109,369.00)

PUBLIC COMMENT

Chris Reynolds – FinCom observer. Felt that the ed program not being touched is an impediment to the VM process. Suggests that in light of current economic trends that the committee needs to go beyond the \$5M overage to make sure that there is enough funding to complete the project.

Wilson Kerr – spoke favorably about the methods employed during this session today. Felt that despite the committee's repeated statements that the ed program not be touched, the VM will have to start looking at it to see where things can be pulled out. The work done so far and that will continue will show a good faith effort and that there will still need to be a request for more funding to "bridge the delta."

NEXT STEPS

Meeting to be held on 8/18 at 7:30 AM to continue Value Management discussion of the balance of the VM items; the "recommended to reject" items in particular.

There was a request that items that had previously seen partial deductions and are still in the project be brought back to the committee for further discussion and potential additional savings – by deleting those scope items completely. These items are 14, 16, and 25.

The meeting ended at 9:56 AM. No role call taken.

Concord Middle School Building Committee
Meeting Minutes
August 18th, 2022

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	P	Pat Nelson*	P
Robert Conry	NP	Russ Hughes	P	Chris Popov*	P
Court Booth*	P	Dawn Guarriello*	P	Charlie Parker*	P
Heather Bout*	P	Jon Harris	P	Matt Root*	P
Frank Cannon*	P	Laurie Hunter*	P	Steven Stasheski*	P
Justin Cameron	P	Matt Johnson*	P		
Gail Dowd	P	Kerry Lafleur	P		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	P				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Nicole Bronola	P	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	NP	Jen Soucy	P

*P=Present, NP= Not Present *=Voting Member*

CALL TO ORDER

Co-Chair P. Nelson called the meeting to order at 7:30 A.M. This meeting was conducted via Zoom Virtual Conference call. Here is a link to the recording: [Concord Middle School Building Committee Meeting - Zoom](#). This recording will be made available at the Concord Public School's project page and Town of Concord's website.

APPROVAL OF MINUTES

Co-Chair P. Nelson invited the CMSBC to vote on the approval of the July 28th and August 4th CMSBC meeting minutes. C. Booth questioned language recorded in the August 4th meeting minutes pertaining to a Public Comment Section, M. Johnson noted that "roll call" was misspelled "role call" in the August 4th minutes. P. Nelson decided to hold the vote on the August 4th minutes until committee members had reviewed the recording which was recently made available to them. S. Stasheski requested the record of a statement he made in the July 28th minutes be amended to reflect his intended message more accurately.

D. Guarriello motioned to approve the July 28th meeting minutes as edited. M. Root seconded the motion. The motion to approve the July 28th meeting minutes as edited carried unanimously.

CORRESPONDENCE & COMMUNICATION

H. Bout reported that the CMSBC had received one (1) email since their last meeting advising the CMSBC to read an article relating to a project in Tisbury experiencing similar budgetary issues as the Concord Middle School Project.

DISCUSSION OF POTENTIAL SPECIAL TOWN MEETING TIMELINE

P. Nelson recapped the challenges the CMSBC is facing with regards to achieving budget alignment. She further reported a possible option, which had been presented, was to go back to a Special Town Meeting and request additional funds. She clarified that she was not saying the Special Town Meeting was necessary, but opened the CMSBC to discussion regarding what that process would look like if it became necessary.

Concord Middle School Building Committee
Meeting Minutes
August 18th, 2022

L. Finnegan walked the committee through a chart outlining the process and options to achieve budget alignment procedurally.

Pathways to proceed with project:

- 1) Remove significant scope to get back on budget (within the next two weeks).
- 2) Ask for additional funding and remove some scope.
 - a. Keep designing while the Special Town Meeting process proceeds.
 - i. Would require the removal of the redesign clause in SMMA's contract.
 - b. Stop design and wait for the result of the Town Vote.
 - i. If fails, VM and redesign to budget and reissue project schedule.
 - ii. If passes, restart design and reissue project schedule.

L. Finnegan emphasized a concern relating to pathway 2; SMMA's contract contains a clause that they have an obligation to design a building to the budget. She further noted that with the Special Town Meeting process taking 12 weeks, should the vote to allocate additional funds fail, the redesign process would impact the schedule and SMMA would need additional compensation and thus would like the clause obligating them to redesign to budget to be removed.

Co-Chair P. Nelson invited finance committee member P. Briggs to speak on the current issue.

P. Briggs speaking on her own behalf expressed interest as to what would be presented at the Special Town Meeting and proposed having the CMSBC potentially present options to the community; what the building would look like on budget, what the budget would be to maintain the design originally voted on at the Special Town Meeting, and perhaps some medium in which some cuts are made to the scope but not completely achieving budget alignment.

M. Johnson proposed having the Special Town Meeting take place after the reconciled 90% estimate in order to have an authorization from the Town that would be adequate to go out to bid with rather than leaving the project open to the potential of having to go to a 2nd Special Town Meeting.

L. Finnegan noted there are significant risks associated with setting the Special Town Meeting after 90% CD's. She noted the liability to SMMA would have to be removed in the form of an Amendment as they can't proceed to design a building over budget and then have to redesign at no cost if the vote fails after 90% CD's.

Co-Chair P. Nelson posed the question to the CMSBC, and Town officials present in the meeting if it would be possible to have a Special Town Meeting in October around the 60% CD estimate.

Concord Town Moderator C. Reiss noted that the 12-week process to get to a Special Town Meeting was accurate, she noted that the best way to expedite that process would be to begin the process immediately. She recommended putting forward a warrant article asking for the total project cost based on the recent estimate which would allow the CMSBC to propose lesser options at the Special Town Meeting. She noted that the design team could propose multiple options at the Special Town Meeting, starting with a maximum additional funding and moving to lesser options, and whichever option receives the most votes is the one that passes. She added that you can always lower the amount listed on the warrant article at the Special Town meeting, but you cannot increase the amount on the warrant article. The options would need to be prepared before the Finance Committee review so they could make their recommendation.

Concord Middle School Building Committee
Meeting Minutes
August 18th, 2022

S. Stasheski urged the CMSBC to ask the Finance Committee to define the maximum number they could request at a Special Town Meeting legally.

I. Parks recommended addressing the parallel path of setting up a Special Town Meeting with a defined upper limit figure on the warrant article while continuing to work on defining intermediate and a lower limit option through VM to present at the Special Town Meeting.

C. Booth asked if the decision on the table was to either:

1. Establish an upper level not to exceed number to put on the warrant article that gives some cushion or
2. Wait until 60% CD's that would then allow a Special Town Meeting to be called that would allow a number to be called at the 90% CD but would incur a 3-month delay.

I. Parks confirmed C. Booth's assumptions.

P. Nelson and H. Bout discussed and confirmed that there should be a motion made at the meeting relative to the options presented.

C. Reiss noted that the CMSBC cannot put an increase of more than 10% on the warrant because there would be a notice issue, but the CMSBC is welcome to go under, and present options at the Town meeting. She further stated that any proposals/options are prepared before the hearing dates, which typically would be about 30 days after opening the warrant.

P. Briggs recommended to the CMSBC that they elevate the warrant article beyond the DD estimate in the event that the 60% estimate comes in higher, to avoid repeating the Town process to get to the Special Town Meeting.

I. Parks presented the project schedule with the incorporated Special Town Meeting schedule process overlapping. He encouraged the CMSBC to begin the Special Town Meeting process as soon as possible.

Discussion between members of CMSBC, Hill and SMMA ensued regarding the timeline of the Town process.

- Initiating the Town process immediately would result in a Public Hearing before the project team receives the 60% CD estimate.
- Adjusting the schedule so that the Public Hearing component of the process would occur after the 60% CD reconciled estimate would result in SMMA commencing the 90% CD process prior to the vote.
 - All parties agreed to consult Town Council regarding the nature of proceeding with continuing to design at the 90% CD level at risk prior to determining when to initiate the Town Process.

Concord Middle School Building Committee

Meeting Minutes

August 18th, 2022

Motion

H. Bout motioned to charge the CMSBC with requesting the Concord Select Board begin the Special Town Meeting process, to be initiated sometime between August 26th and September 14th depending on the feedback from Town Council, and to include a warrant article not-to-exceed \$112 million, but with specific budget options to be presented and the Finance Committee hearings. A. Anderson seconded the motion.

Discussion ensued between various committee members regarding the amount that should listed be on the warrant article.

H. Bout amended her motion as stated previously but to change the number \$112 million with \$115 million. A. Anderson seconded the motion. The motion carried by a vote of seven (7) yes to three (3) no. As he serves on the Select Board, Building Committee member M. Johnson abstained from the vote as the motion related to charging the Select Board.

VALUE MANAGEMENT

C. Booth requested that the CMSBC look at the recommendations under review on the VM Log and invite members of the CMSBC to voice any creative ideas for additional items that don't impact the educational performance.

Discussion ensued regarding landscape design features, with members of the committee questioning whether some of the features of the building were developed at the time of the Town vote. L. Finnegan noted that grading with the contour of the site was challenging and some of the features relating to the landscape surrounding the building were advanced upon during DD phase.

H. Bout noted that the CMSBC charged SMMA with designing a building that connected to nature and was not simply a concrete block, further noting that design features are a reflection of SMMA's commitment to that charge.

I. Parks asked for clarification on whether or not the CMSBC was giving direction to Hill and SMMA to explore an alternative solution for connectivity between the two wings of building which would impact the terrace, retaining walls, and connecting bridge.

D. Guarriello noted that the Design Subcommittee has already discussed the connectivity and lobby area at great length. She further noted that the size of the lobby was a safety feature to control the flow of traffic.

C. Parker noted that the lobby/connector bridge has tables on one side and cubbies on the other side that don't necessarily factor into easing the flow of traffic and asked if perhaps those areas could be reduced but maintain a space that could safely allow the flow of traffic.

P. Nelson and C. Parker agreed that the CMSBC was not instructing SMMA or Hill to pursue anything.

Concord Middle School Building Committee
Meeting Minutes
August 18th, 2022

S. Stasheski noted that the charge of the CMSBC is to come up with budget options for the Special Town Meeting to present to the public with correlating design impact of each budget option presented.

NEW BUSINESS:

CMSBC members had no new business to discuss.

PUBLIC COMMENT

Town resident Wilson Kerr thanked the CMSBC for their work and noted that S. Stasheski was spot on with his final comment, that the CMSBC should present multiple budget options at the Special Town Meeting.

Town resident Joel Gagne noted that the CMSBC had done the work of making budget friendly cuts already and that further cuts could potentially result in issues that existing schools in Concord currently have to save some money. He further added that he advocated that the CMSBC go back to the taxpayers and ask them to decide if they want to add more funding or make further cuts.

NEXT STEPS

Co-Chair P. Nelson reminded CMSBC members that the next CMSBC meeting would be held on August 25th.

ADJOURNMENT

Co-Chair P. Nelson adjourned the meeting at 9:41AM.

Concord Middle School Building Committee
Meeting Minutes
August 25th, 2022

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	P	Pat Nelson*	P
Robert Conry	P	Russ Hughes	P	Chris Popov*	P
Court Booth*	P	Dawn Guarriello*	P	Charlie Parker*	P
Heather Bout*	P	Jon Harris	P	Matt Root*	P
Frank Cannon*	P	Laurie Hunter*	P	Steven Stasheski*	P
Justin Cameron	P	Matt Johnson*	P		
Gail Dowd	P	Kerry Lafleur	NP		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	P				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Nicole Bronola	NP	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	NP	Jen Soucy	NP

*P=Present, NP= Not Present *=Voting Member*

CALL TO ORDER

Co-Chair P. Nelson called the meeting to order at 7:30 A.M. This meeting was conducted via Zoom Virtual Conference call. Here is a link to the recording: [Concord Middle School Building Committee Meeting - Zoom](#). This recording will be made available at the Concord Public School's project page and Town of Concord's website.

APPROVAL OF MINUTES

Co-Chair P. Nelson invited the CMSBC to vote on the approval of the August 4th CMSBC meeting minutes. C. Booth motioned to approve the August 4th meeting minutes unedited. M. Johnson seconded the motion. The motion to approve the August 4th meeting minutes unedited carried unanimously.

CORRESPONDENCE & COMMUNICATION

H. Bout reported that the CMSBC had received 1 email since their last meeting thanking the CMSBC for voting to begin the Town Meeting process.

OPM REPORT

Cash Flow

I. Parks notified the CMSBC that the project expenditures to date are \$3,633,239 with last month's invoices to Hill and SMMA amounting to \$384,122. He noted that the variance in the estimated expenditure to date versus the actual expenditures to date was common to projects as Hill bases their estimated cash flow based on certain assumptions early in the project.

VALUE MANAGEMENT

P. Nelson framed the status of the budget challenges facing the CMSBC and the project at large. She stated that the CMSBC had reviewed all the items recommended by SMMA on the VM Log and were now charged

Concord Middle School Building Committee
Meeting Minutes
August 25th, 2022

with reviewing all the remaining items on the VM Log. She further stated that the project was over budget as well as the available paths:

1. To value manage the project back to the last approved budget voted on by the Town.
2. To keep the project at the design level and go back to the Town for the additional funds necessary to complete the project design they voted on at the Town Meeting.
3. To do a hybrid approach and go back to the Town for additional funds between these two options.

P. Nelson noted that the process of getting to a Special Town Meeting had begun. She requested the CMSBC, and the project professionals evaluate the implications of each path as they proceeded with reviewing the VM Log.

I. Parks presented the VM Log and began walking the CMSBC through the items line by line.

H. Bout asked for clarification regarding the context of the exercise. She asked if the CMSBC was approving potential decreases to present to the public at the Town Meeting as an option. P. Nelson clarified that the exercise the CMSBC was conducting was to address items they were comfortable with presenting to the public as options to get the project on or closer to on budget.

A. Anderson clarified that if the CMSBC accepts VM Log items that were being removed from the project, alternatively they could accept potential items to present options to the public. P. Nelson requested that Hill track items that the CMSBC would be comfortable with potentially cutting along with items they reject and accept.

CMSBC options with regards to VM Log items:

- 1) Accept; it is removed from the design.
- 2) Reject; will not be taken out of the design.
- 3) Potential; will not be taken out of design but will be shown as an option to the public to lower the project budget further.
- 4) Table the item for later discussion.

S. Stasheski agreed with the plan outlined by CMSBC members and noted they should consider the warrant as they continue with multiple options to be presented at the Special Town Meeting. He proposed, per the plan established at the previous meeting:

- Option 1: Original design with the VM that has already been approved by the CMSBC per the recommendation of Hill and SMMA.
- Option 2: Add up all the potential VM items the CMSBC would be comfortable with accepting.
- Option 3: Make VM decisions to get the project back to the original budget.

Concord Middle School Building Committee
Meeting Minutes
August 25th, 2022

P. Fischelis recommended that any decisions made at the meeting should go on the possible list unless there was complete consensus that it could be removed from the project entirely.

C. Booth noted that a few objections to a VM item does not indicate consensus without a formal vote.

P. Nelson responded that items were not being rejected but rather tabled to be reviewed after all the “low hanging fruit” items had been reviewed and identified.

Electrical VM Items

The CMSBC agreed to potentially accept one (1), table one (1), and reject one (1) electrical items on the VM Log:

Potential: Remove bollard lighting from outdoor classrooms. (\$21,838)
Tabled: Reduce Advanced Lighting Controls from 100% addressable lights to 60% addressable lights. (\$41,573)
Rejected: Remove electrical from outdoor classrooms. (\$9,760)

Plumbing VM items

The CMSBC agreed to reject one (1) plumbing item on the VM Log:

Rejected: Remove sink in all nine (9) Team Commons. (\$45,050)

L. Hunter cited that the sinks in the team commons impact the educational programming as many of the classrooms don't have sinks. L. Finnegan noted that the current MSBA standard is two (2) sinks per classroom and the sinks in the team commons are serving as a substitute.

Interior VM items

The CMSBC agreed to rejected three (3), and table one (1) interior VM items on the VM Log:

Tabled: Replace 4,500 SF wood-look metal ceiling panel. (\$189,422)

Exterior VM items

The CMSBC agreed to reject all four (4) exterior VM items on the VM Log with multiple CMSBC members citing concern regarding glare. Issues with glare at the high school resulting from making similar cuts on that project.

Architecture VM items

The CMSBC agreed to potentially accept two (2), and table two (2) architectural items on the VM Log:

Potential:

1. Reduce entrance canopy by 15 LF of the canopy length. (\$45,000)

Concord Middle School Building Committee
Meeting Minutes
August 25th, 2022

2. Replace curtain wall on north wall of art rooms with punched windows. Change 898 SF of CW to 414 SF of punched windows and 484 SF of opaque wall assembly with phenolic cladding. (\$37,974)

Table:

1. Change curtainwall and window glazing from triple to double. (\$438,149)
2. Simplify main entry canopy design by 50% through material changes. (\$59,203)

L. Finnegan walked the CMSBC through the material changes and noted that the entryway canopy appearance would change dramatically.

D. Guarriello added that the materials being substituted are significantly inferior to the materials currently in the design, which could carry maintenance issues down the road. I. Parks supported this claim.

The CMSBC requested SMMA break out the different materials and their associated potential savings to evaluate the changes on a material-by-material basis rather than accepting or rejecting a complete overhaul of multiple materials on the canopy.

M. Root expressed concern regarding changing the curtainwall and window glazing from triple to double citing sustainability impact if it were accepted. C. Parks voiced similar concern. D. Guarriello asked SMMA if they would run an energy model detailing the difference between double and triple glazing.

L. Finnegan noted she believed it had been conducted and the change would have a significant impact on the EUI. The CMSBC tabled the item for later discussion.

Site VM items

The CMSBC agreed to potentially accept one (1), table two (2), and reject three (3) site items on the VM Log:

Rejected:

1. Board forms: Lumber boards of face design, texture, arrangement. (\$40,096)
2. Remove boys baseball field, girls softball field, and overlay soccer field, including all fences, equipment, and revise athletic field cross sections to match typical lawn section. Leave retaining wall and limit of clearing in place. (\$1,502,271)

Potential:

1. Form-facing panels for smooth finish: Exterior-grade plywood panels, non-absorptive, that will provide continuous, true, and smooth architectural finished concrete surfaces. (\$40,427)

Tabled:

1. 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. (\$352,467)

Concord Middle School Building Committee
Meeting Minutes
August 25th, 2022

2. Remove 6' wide wood bridge with wood guardrails (43 LF). (\$80,603)

L. Finnegan walked the CMSBC through the changes that would be made to dining common terrace, noting the primary impact would be the inability to walk up to the cafeteria terrace from the outdoor lower level.

Members of the CMSBC requested a further understanding from the School Administrators what practical usage of the connectivity from the cafeteria terrace to the lower level and how its removal from the project could impact the school. This item was tabled until the school administration could reflect and respond to this potential impact.

The CMSBC decided to accept the form facing panels as recommended by SMMA, rather than accepting board forms; only one could be selected as they were two different options as replacements to the same existing material. The CMSBC agreed to potentially accept one of the two savings, and tentatively selected to accept the form facing panels as recommended by SMMA, but would like to see further renderings of the two options.

The omission of the athletic fields from the project was rejected by consensus.

Architecture VM items continued

The CMSBC agreed to potentially accept one (1), table one (1), and reject two (2) additional architectural items on the VM Log.

Rejected:

1. Air vapor barrier alt 1: fluid-applied, vapor-retarding membrane air barrier (\$40,852)
2. Air vapor barrier alt 2: modified bituminous sheet.

Potential: Sound absorptive treatment in C-Wing corridors – Tectum panels, spray insulation to 75% of area. (\$69,365)

Tabled: Exterior wall assemblies: Install metal composite material wall panels in lieu of phenolic. (\$34,703)

VM items over \$250,000

The CMSBC discussed replacing the operable panel walls between classrooms with GWB wall which carried a potential savings of \$287,424.

L. Hunter expressed concern that this would drastically impact the educational program by inhibiting the potential to combine classroom spaces. The CMSBC decided to reject the item.

The CMSBC discussed the ceramic wall tile in toilet rooms to 8' on wet walls only and use epoxy paint on all other walls which would carry a potential savings of \$274,543.

Concord Middle School Building Committee
Meeting Minutes
August 25th, 2022

L. Hunter noted concern over the general maintenance of the building but noted it did not necessarily impact the educational programming. She noted similar decisions at other schools in Town resulted in having to replace walls. The CMSBC decided to table making a decision on this VM item.

The CMBC discussed eliminating porcelain wall tile at the corridors but maintain a 6" porcelain tile base which would carry a potential savings of \$243,641. The CMSBC agreed to reject this item based on concern over maintenance.

Proposed Addition to VM Log

The CMSBC engaged in discussion surrounding adding an item proposed by a number of committee members to the VM Log. The proposed VM item would be to fill in the area under the connector bridge and what the design and potential saving would look like as to be evaluated by the CMSBC for potential savings.

Motion

A. Anderson motioned to ask the CMSBC to have the project professionals pursue the concept of changing the design of the building by filling in the area under the connector bridge. D. Guarriello seconded the motion.

At the request of CMSBC members I. Parks weighed in that it would be a design alternative to add to the VM list, and L. Finnegan noted that it would be some effort, but SMMA could feasibly put together a high concept design to get a figure. L. Finnegan further noted that they would advance a more detailed design if it were voted on by the CMSBC as that would take significant redesign to present in detail.

H. Bout and A. Anderson clarified that the motion was to put the item on the VM log, not to necessarily accept it as a change to the project.

The vote failed to pass by a vote of 8 "No" to 2 "Yes". SMMA was directed not pursue a conceptual design of filling in the area under the connector bridge with the purpose of entering it to the VM log.

Please note that M. Johnson, P. Fischelis, J. Cameron, and C. Booth were not in attendance for the vote. M. Root voted "No" by write-in before he had to leave the meeting prior to vote. His vote was accepted as legitimate by Co-Chair P. Nelson.

Recap of VM Decisions

The CMSBC made the decision to potentially accept \$214,604 of potential savings to be brought to the public at the Town Meeting as alternative options to lower the project budget further.

Concord Middle School Building Committee
Meeting Minutes
August 25th, 2022

NEW BUSINESS:

CMSBC members had no new business to discuss.

PUBLIC COMMENT

Christine Reynolds, a Town resident, and observer from the Finance Committee, expressed concern regarding the lack of clarity with respect to the financial goal of the Value Management process and the timeline to achieve that goal. She further expressed support of creating a ranked list of VM items. She further expressed concern that the Architect was leading discussion relating to Value Management rather than the OPM, citing an implicit conflict with the Architect leading decisions to change their design. Lastly, she encouraged the CMSBC to be prepared to explain how they conceptually came up with the figure of \$115 million that was posted on the warrant article as directed by the CMSBC at the previous meeting.

NEXT STEPS

The next CMSBC meeting would be held on September 8th, 2022.

ADJOURNMENT

Co-Chair P. Nelson adjourned the meeting at 10:16am.