



Ms. Nelson moves: that the affirmative action be taken on Article 1 as printed in the handout.



# Article 1

## Concord Middle School Building Project

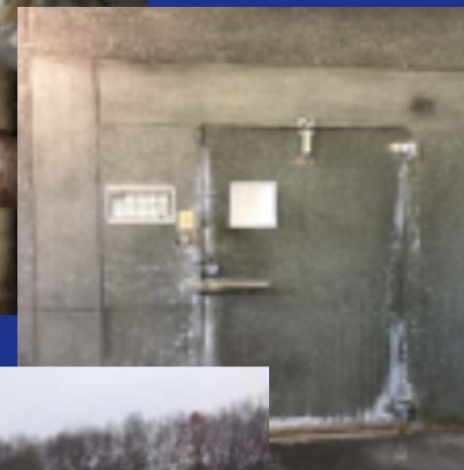
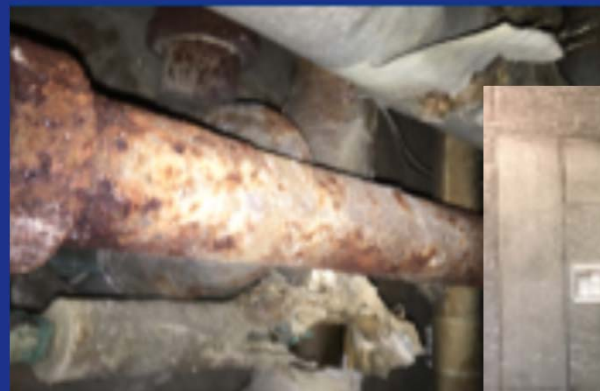


# How Did We Get Here?



# Current Conditions

- Outdated infrastructure
  - Pipes, septic, roof
- Aging equipment
  - Unreliable, discontinued parts
- Operational inefficiencies
  - 548K/year duplicative costs
- Overcrowding
  - Modular classrooms for decades
- Environmentally unsound





# 2018 Findings

## Finegold Alexander Findings:

- Peabody and Sanborn Conditions are Deteriorated and Obsolete.
- The result is a sub-optimal educational experience.
- To remain in current buildings for 10 years or more would require significant investment.
- The cost to renovate would be similar to that of new construction and would entail higher long-term maintenance costs.
- Therefore, the CMS Facilities Planning Committee and the Concord School Committee recommended proceeding with a new building on the Sanborn site.



# 2019 Town Meeting Decision

2019 Annual Town Meeting approved a feasibility study by a vote of well over  $\frac{2}{3}$  of the participants

- 2019 Annual Town Meeting also approved an amendment requiring the CMS building to be Net Zero Ready and all electric

2019 Ballot Vote in June approved study funding

- 1513 votes were cast
  - 1313 in favor
  - 200 opposed



# The Concord Middle School Building Committee is Born



# Project Goals

Consolidate two middle schools into a single facility that supports the collaborative and innovative environment we believe will equip students with the skills necessary for success in high school and beyond

- Team Teaching

Design a building that represents Concord's commitment to sustainability

- Net Zero Ready
- All-electric
- LEEDv4 Silver Certifiable

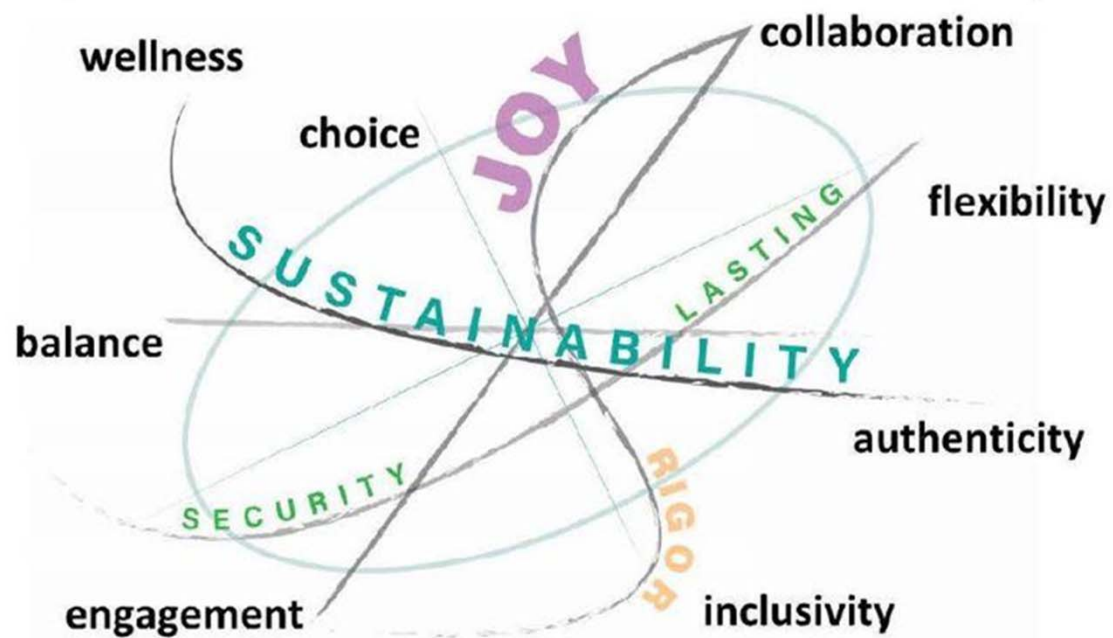
Consider and be mindful of impact to taxpayers

- Total project cost goal of \$80-100M



# Educational Goals

Vision: Eight Core Principles





# Feasibility Study

JAN '20- MAY '21

(APPROX. 11 MONTHS)

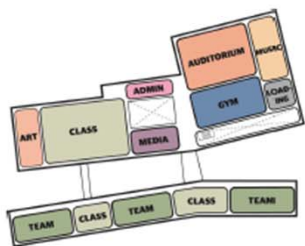
PLUS A 6 MONTH COVID PAUSE + RESTART

1a. Educational Visioning and Programming

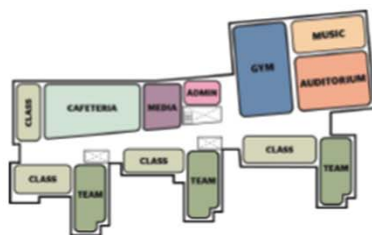
1b. Evaluation of Site Conditions & Requirements

## 2. Develop Conceptual Design Options

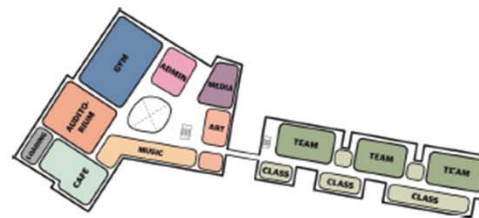
OPTION 1: DOUBLE BAR



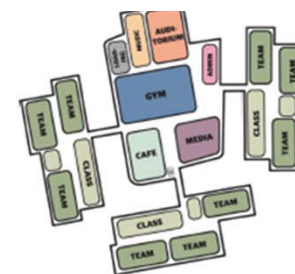
OPTION 2: PODS



OPTION 3: TREETOP TEAMS



OPTION 4: PINWHEEL



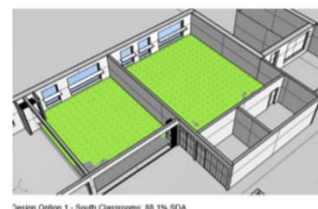
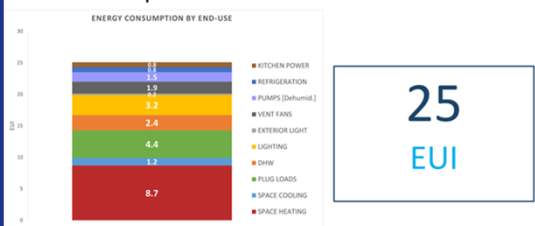


# Schematic Design (SD) MAY '21- NOV '21 (APPROX. 7 MONTHS)

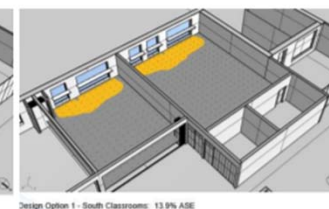
## Develop Schematic Design on Preferred Option



### CMS EUI Update



Design Option 1 - South Classrooms: 88.1% SDA



Design Option 1 - South Classrooms: 13.9% ASE



# Building Layout and Design



# ILLUSTRATIVE SITE PLAN





# FLOOR PLAN

## PUBLIC WING

Gym

MAIN ENTRY

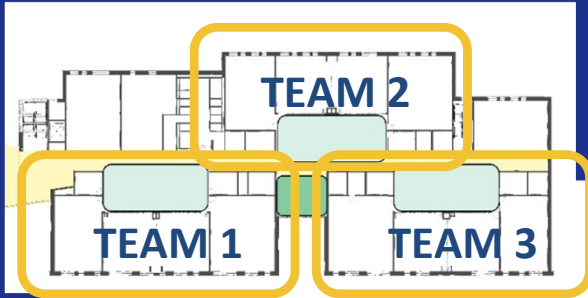
Media Center



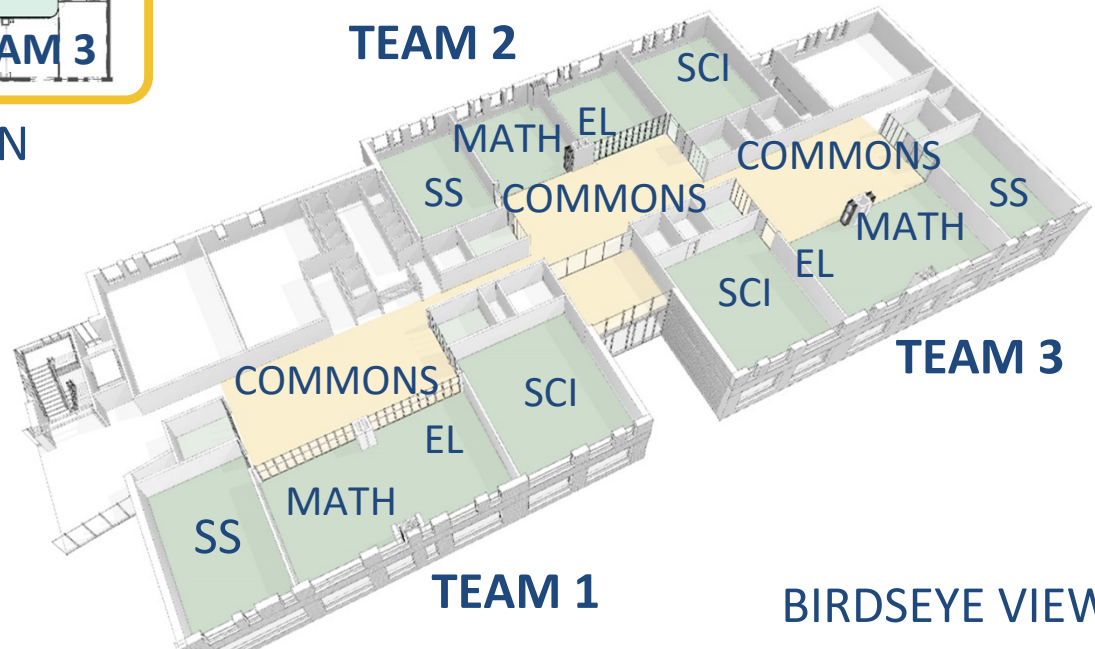
Auditorium

Cafeteria

## ACADEMIC WING



FLOOR PLAN



BIRDSEYE VIEW

# TYPICAL ACADEMIC WING



**FRONT ELEVATION**



**BIRDSEYE RENDERING**



## EXTERIOR RENDERING OF ENTRY AND COMMUNITY WING





## EXTERIOR RENDERING OF ENTRY AND ACADEMIC WING





**RENDERING OF NATURAL AMPHITHEATER**



**INTERIOR RENDERING OF ENTRY AREA**



**RENDERING OF TEAM COMMONS**



**RENDERING OF CAFETERIA**



# Sustainability

EUI Goal, Net Zero Readiness, All-Electric Systems



# Sustainability in the Design



- Comply with the Energy Zero Code Version 2.0 with modifications
- Predicted Energy Use Intensity (EUI) of 25 or better
- Reduce Embodied Carbon - target 20% reduction compared to an equivalent baseline
- Fully electric - using no fossil fuels (except emergency generator)
- Solar Ready: Infrastructure for roof and parking canopy PV arrays
- LEEDv4 Silver Certifiable - Focused resources on in-field verification and Net Zero Energy details



# Sustainability in the Design



- Robust and airtight building enclosure
- High efficiency air source heat pumps for heating/cooling
- Building orientation optimized for solar
- All-electric kitchen
- Plug load management
- High efficiency energy recovery ventilator for ventilation



# Community Engagement



# Community Engagement

## Extensive communication with the community included

- 8 Community Forums during Feasibility and Schematic Design
- 17 Coffees & Info Sessions 11/1 - 1/19/22
- Listening Sessions and Discussions with over 20 local groups



# Community Engagement

## Additional engagement included

- 55 public meetings of the full CMSBC
- 52 public meetings of 4 subcommittees of the CMSBC
- Dedicated, comprehensive CMS Building Project website
- Communications
  - 300 + Inbound emails
  - Outbound distribution lists and social media
- Community survey (Approximately 1,500 respondents)
- Building Committee Reports published to local media



# Project Cost



# Construction Budget

01 Nov 2021 – Schematic Design Reconciled Estimate	\$82,512,622
12 Nov 2021 – CSMBC Value Management accepted	-\$ 912,147
19 Nov 2021 – CSMBC Value Management accepted	-\$ 827,988
02 Dec 2021 – CSMBC Value Management accepted	-\$ 0
<i>VM Subtotal</i>	<i>-\$ 1,740,145</i>
<b>Final Schematic Design Construction Budget</b>	<b>\$80,772,477</b>



# Total Project Budget

Schematic Design Construction Budget	\$80,772,477
Soft Costs	\$15,224,080
Contingencies	\$ 4,799,828
<b>Total Project Cost</b>	<b>\$100,796,385</b>
Bidding Contingency	\$ 2,019,312
<b>Motion Amount at Town Meeting</b>	<b><u>\$102,816,000</u></b>



# Comparables

Proposal includes no extraordinary features or amenities.

Towns with comparable square foot costs (\$550-600):

- Walpole (\$571) - Middle
- Somerset (\$555) - Middle
- Norwood (\$557) - Middle

Towns with significantly higher cost per square foot costs:

- Wellesley (\$703) - Elementary
- Medfield (\$673) - Elementary
- Stoneham (\$741) - High School



# Logistics



# Schedule

- February 2022 - February 2023: Design Documents and Construction Documents Created and Finalized
- April 2023: Contractor Bids Due (contractors receive 2 months to submit)
- May 2023 - April 2025: Building Construction

**\*\*APRIL 2025 MOVE IN TO NEW BUILDING\*\***

- April 2025 - November 2025: Demolition of Sanborn



# Important Dates

## February 3: Ballot Vote

- Regular polling facility



# Thank You

More information:

<https://www.cmsbuildingproject.org/>

On Social Media (Twitter, Facebook, Instagram):

@cmsbcinconcord

Contact us at: [msbc@concordps.org](mailto:msbc@concordps.org)



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