Committee members present: Jim Richards, Chair, Alana Kimball, Maureen Redmond-Scura (filling in for Nathan Fennessy) and Pam Wicks (filling in for Barbara Higgins)

Other Board member present: Clint Cogswell

Administration: Superintendent Terri Forsten, Business Administrator Jack Dunn, Director of Facilities Matt Cashman

Others present: Bobby Williams (HMFH Architects), Jim Doremus (YMCA)

Jim Richards opened the meeting at 5:33 p.m. and appointed Pam Wicks and Maureen Redmond-Scura to stand in for Nathan Fennessy and Barb Higgins. The agenda included a review of the Rundlett Middle School History, HMFH options presented on September 27, 2017, next steps in the planning process, and a new competitive state grant to support infrastructure.

Business Administrator Jack Dunn presented a review of the history of Rundlett as a junior high school built in 1957. Superintendent Forsten offered ideas about the differences between a junior high and a middle school facility, including programming and philosophy.

Bobby Williams, representing HMFH, reviewed the options that had been presented at the meeting on September 27, 2017, at Rundlett Middle School. He showed how the footprints for the different models were developed as the architects began to consider the number of classroom spaces and other program spaces – including cafeteria, gymnasium, etc., and spaces to support the Concord Family Y. Enclosed with these minutes are renderings of the five models.

1a. Middle School, grades 6 – 8 with the Concord Family Y
1b. Middle School, grades 6 – 8
2a. Middle School, grades 5 – 8 with the Concord Family Y
2b. Middle School, grades 5 – 8
3a. Middle School, grades 6 – 8, with the Concord Family Y (partial renovation)

The options were reviewed thoroughly, with several questions about traffic, athletic fields, and other capacity options from Board members who were present. Clint Cogswell spoke to the visible challenges of staying on the current site with a new middle school: traffic, neighbors, fields, and parking.

The Concord Family Y potential partnership was reviewed; more work needs to be done to consider this partnership and its impact on cost savings for a new facility.
Lessons from the team that visited Lincoln, Nebraska to research the public middle school and Family Y partnership were discussed. Mr. Williams noted that further exploration with the Concord Family Y would include a discussion of shared connections between the partners, financial benefits, shared learning and programming of spaces. This exploration would include cost savings, shared mechanical spaces and Concord community benefits.

Mr. Dunn reviewed the process from where it is currently, at feasibility, to schematic design. He noted important details that are developed during the schematic design process and showed a comparison of the current situation and the proposed design: a middle school and a Family Y connected by a wall. He noted that as this process continues, the Board will explore more clearly options for shared spaces that would overlap and offer value for the partnership. Mr. Williams added that the numbers included in a feasibility study are generally more conservative, whereas at the stage of schematic design the costs are more quantifiable; start to take shape; and become more accurate.

Tom Croteau reinforced the need for more details as the Board explores a partnership with the Family Y. Mr. Richards asked for more information about the benefits, economically, for the District as a partnership with the Concord Family Y is discussed.

Jim Doremus, Executive Director for the Concord Family Y, answered the question about the religious status of the Concord Family Y representing a conflict, noting that the religious component was part of the past for the Concord Family Y and for Y’s around the country.

Superintendent Forsten recommended a demographic study and explained that the study would look at past and current enrollments, census data, student distributions and maps of where students reside. Enrollment comparison to student enrollment and demographics are also covered in a demographic study. The timeframe to conduct a demographic study could last 3-4 months.

The topic of exploring sites for the middle school was introduced; Mr. Dunn referred to land that the District owns near Broken Ground and Mill Brook Schools. There was a question about whether the District would consider purchasing the Steeplegate Mall; the envelope is large and the facility is expansive.

Mr. Cogswell suggested moving forward with four options and not continuing to explore Option 3a, a partial renovation. At this time, the members of the committee chose to move forward with all five options until additional information is presented; for example, the demographic study may impact decisions about which options to consider.

Mr. Dunn outlined the next steps for the Capital Facilities Committee to consider.

STUDIES – Demographic, traffic;

CONSIDERATIONS – Site, grades (5-8 or 6-8), partnership exploration, timeline, new or partial renovation;
OUTREACH - City planners, community organizations, partnership, state/federal officials;

FINANCIAL - Bond schedules, grants, School Building Aid, federal programs, state guarantees

The Committee voted 4-0 to support the administration to continue to work through the next steps of the middle school facility project (motioned by Maureen Redmond-Scura, seconded by Pam Wicks).

Mr. Richards asked for a motion to adjourn.

The Committee voted 4-0 to adjourn (motioned by Maureen Redmond-Scura, seconded by Pam Wicks).

The meeting adjourned at 7:11 p.m.

Respectfully submitted,

Jim Richards, Chair
Terri Forsten, Recorder
Option 1b

Options Analysis
- Grades - 6th - 8th
- Population - 1,050 students
- Some impact on neighbors
- Best opportunity to increase field space
- Most appropriate fit on site
- Least amount of impact on students during construction
- Estimated Construction: 3 Phases - 3 years 4 Months

Option 2a

Options Analysis
- Grades - 5th - 8th
- Population - 1,400 students
- Some impact on neighbors
- No opportunity to increase field space
- Separate parking and drop off for Concord Family Y
- Severely constrained fit on site
- Moderate impact on students during construction
- Estimated Construction: 4 Phases - 4 years 4 Months
Option 2b

Options Analysis
- Grades: 5th - 8th
- Population: 1,400 students
- Some impact on neighbors
- Minimal to no opportunity to increase field space
- Severely constrained fit on site
- Moderate impact on students during construction
- Estimated Construction:
  3 Phases - 3 years 4 Months

Option 3a

Options Analysis
- Grades: 5th - 8th
- Population: 1,050 students
- Some impact on neighbors
- Good opportunities to increase field space
- Separate parking and drop off for Concord Family Y
- Constrained fit on site
- Minimal impact on students during construction
- Estimated Construction:
  3 Phases - 3 years 4 Months