

1 Executive Summary

This Manual includes all information relevant to the development of the Concord - Carlisle High School Preferred Schematic Report, its process and results, as it has unfolded with the collaborative bodies, including the Concord-Carlisle High School, School Building Committee (CCHSBC), the communities of Concord and Carlisle, the MSBA and the Design Team. All analyses, investigations, programs, proposed space summaries, alternative options and the preferred scheme are included. In this Executive Summary, we will summarize the work since the Preliminary Design Program was submitted.

On April 1, 2011, OMR and KVA submitted the Preliminary Design Report, followed by additional cost data on April 7, 2011. Since that time, the design team has met with the SBC, the School District Administration, the High School Administration, Faculty and Staff on a regular basis. Also participating in meetings were members of the town, the SBC Comprehensive Sustainability Energy Team, community residents, National Grid, the local newspaper and the consultant team.

After the submission of the Preliminary Design Report on April 1, 2011, the design team, in collaboration with the Concord Carlisle School Building Committee, developed the alternatives and the preferred option. During this process the school district emphasized the importance of and need to retain both their current educational and after school programs. The team worked with the MSBA to develop ways to support this need, while maintaining the most cost effective and educationally appropriate project for the students and teachers.

Following is a summary of each section in this report. Sections 3 through 6 deal only with appended or new information received since the PDP was submitted.

Section 2 Introduction

Since the PDP, the SBC has met six times to further the project and vote on solutions. In addition there were consultant and intensive design team/sustainability meetings, steering committee meetings, and phone calls with the MSBA. The committee and the public were well informed throughout the process as they made their decisions and had ongoing community outreach in multiple communication methods, from the newspaper, to websites and facebook, to public forums. The outreach for this phase culminated in a forum at the Carlisle School and one at the high school in Concord. Both were attended by about 50-60 people and the questions were all favorable, inquisitive, and completely supportive to the proposed project.

The project schedule continues to be fast paced, with our submission on June 17, followed by a meeting with the MSBA on June 22. Although we understand that there will be no MSBA BOD vote until late July, the SBC would like the Architect and OPM to move the project into the SD phase so that we can still meet the August MSBA submission for the September MSBA BOD meeting. This aligns with the proposed November Town Meetings and votes in Carlisle and Concord.

Section 3 Evaluation of Existing Conditions

Section 3 includes a Revised Building Conditions Analysis of the Gymnasium and a Revised Existing Conditions Structural Report which take into account changes in the building code and further analysis of the National Federation of State High School Associations (NFHS) minimum regulations for gymnasium design as related to performance basketball and volleyball. In addition, further analysis has been completed relative to the Phase 1- Environmental Site Assessment, Hazardous Materials, Geotechnical and the Site Survey.

Generally, more information will be researched, analyzed and documented in later phases relative to the existing environmental and hazardous materials, as is typical for an existing building project at this stage of design that was built in the 1950's through 1970's. Geotechnical borings were very useful in the analysis of the final alternatives, as initial borings at the preferred site proved quite positive.

Section 4 Educational Program

Section 4 includes a minor revision to the Administration and Guidance matrix that was provided in the PDP educational program relative to the proposed space summary column only. A revised Spatial Relationship/ Adjacency Diagram has also been included with minor changes.

Section 5 Proposed Space Summary

Three Proposed Space Summaries are included: 6R2, 14B, and 14C. Each includes the same educational space program but adjusted between the new and the existing to remain/ renovated columns.

- Option 6R2: Proposed Total SF - 165,592 NSF; 240,278 GSF; Grossing factor of 1.45 in the existing renovated building and in the new building.
- Option 14B: Proposed Total SF - 165,592 NSF; 242,101 GSF; Grossing factor of 1.65 in the existing renovated building and 1.45 in the new building.
- Option 14C: Proposed Total SF - 165,592 NSF; 240,601 GSF; Grossing factor of 1.45 in new base building and 1.50 for the smaller addition which has its own independent services.

Variations to MSBA guidelines are shown in this section and the space summaries are color coded as to changes that occurred throughout the process of working with the MSBA.

Section 6 Site Development Requirements

There are no changes to the Site Development Requirements at this time.

Section 7 Final Evaluation of Alternatives

In the Final Evaluation of Alternatives section, we have included information relative to Options 6R2, 14B and 14C relative to:

- Site Analysis
- Construction Impact
- Conceptual Drawings
- Structural Systems
- Existing Utilities Evaluation
- Major Building MEP/FP/ Technology and Kitchen Systems
- Proposed Total Project Budgets and Construction Cost Estimates
- Permitting Requirements
- Proposed Project Design and Construction Schedules
- Current MA CHPS scorecards
- Summary of Preliminary Design Pricing

From the site analysis viewpoint, we have gathered more geotechnical information that suggests that Option 14 would be a better new construction site than previously thought Option 12. Construction impacts are decidedly better for the students at Option 14C. In 14C, there would be no need to leave the building and walk across the campus to the extra spaces in the second PE building. And the construction cost estimates and total project budgets show that Option 14B and 14C are relatively cost neutral. The clear distinction between 14B and 14C is that the renovation of the small existing building (in 14B), which has a need for extensive and complete renovation of the structural, MEP and building envelope systems, will be extremely intensive and as costly as providing a new space from the ground up. With the cost neutrality between 14B and 14C, the idea to retain this small structure compared to the impact on the student life during construction, as well as the final, less-than-ideal resultant building campus, seemed to suggest that there was little value in retaining the lower gym of 14B. Option 14C is therefore the Preferred Scheme for the SBC.

Appendix

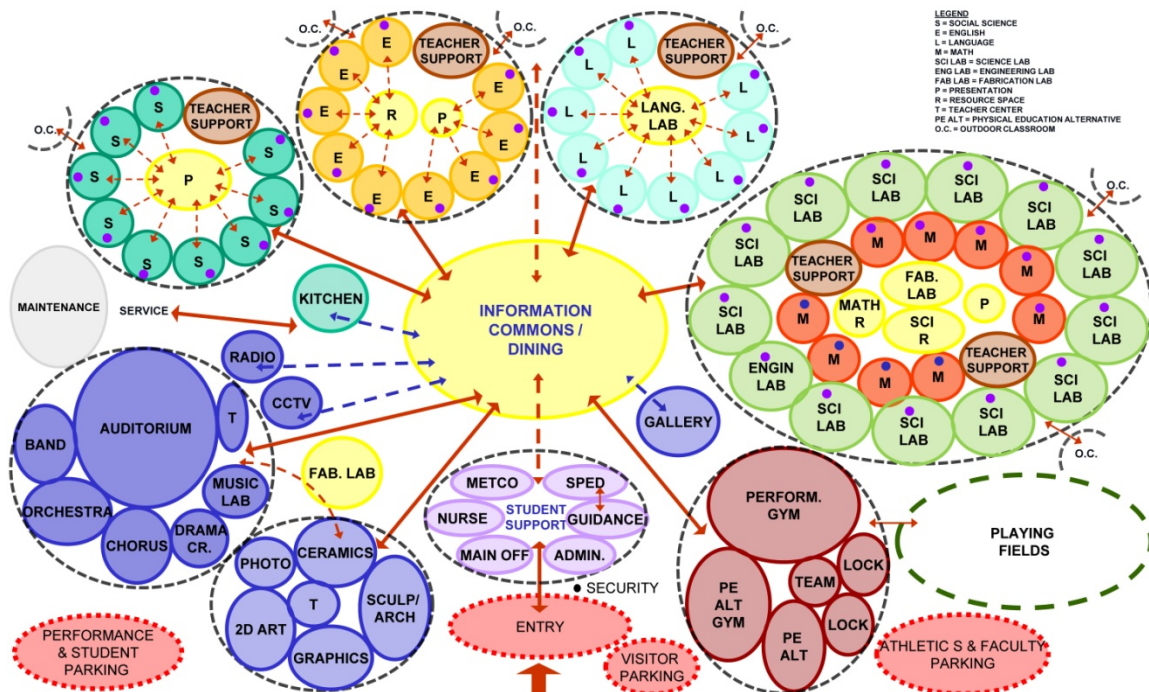
The appendix includes the Life Cycle Analyses; Revised Comparative Options Value Analysis dated April 29, 2011; MSBA FAS/ PDP Meeting Presentation dated May 11, 2011; Letter and Exhibits sent to MSBA on May 18, 2011; and Exhibits sent to MSBA on June 2, 2011. Also included is a CD of the Preliminary Design Program, dated April 1, 2011.

Preferred Schematic Alternative

At the end of this Preferred Schematic Study process, the CCHSBC approved **Option 14C as the preferred solution** for recommendation to the MSBA Board of Directors. In the pages following, we would like to highlight the key items informing this decision.

Overall Planning/ Functional Relationship Diagram

OMR collaborated with the school administration, faculty, and facilities personnel to develop a preliminary educational program to meet the needs of the Concord Carlisle High School community. Working with the MSBA Guidelines and the School Building Committee, OMR fine tuned the program to establish an appropriately sized building that meets the needs of the CCHS community. The major points of the adjacency diagram are: the administrative security at the entries; the information and dining commons as a central hub to the school; academically arranged clusters with unified and equal opportunities for presentation, collaboration and support; and visual/performing arts and physical education quadrants that can be locked off during after school hours while still maintaining access to the central hub for the community. These highlights are part of the Preferred Schematic Alternative.

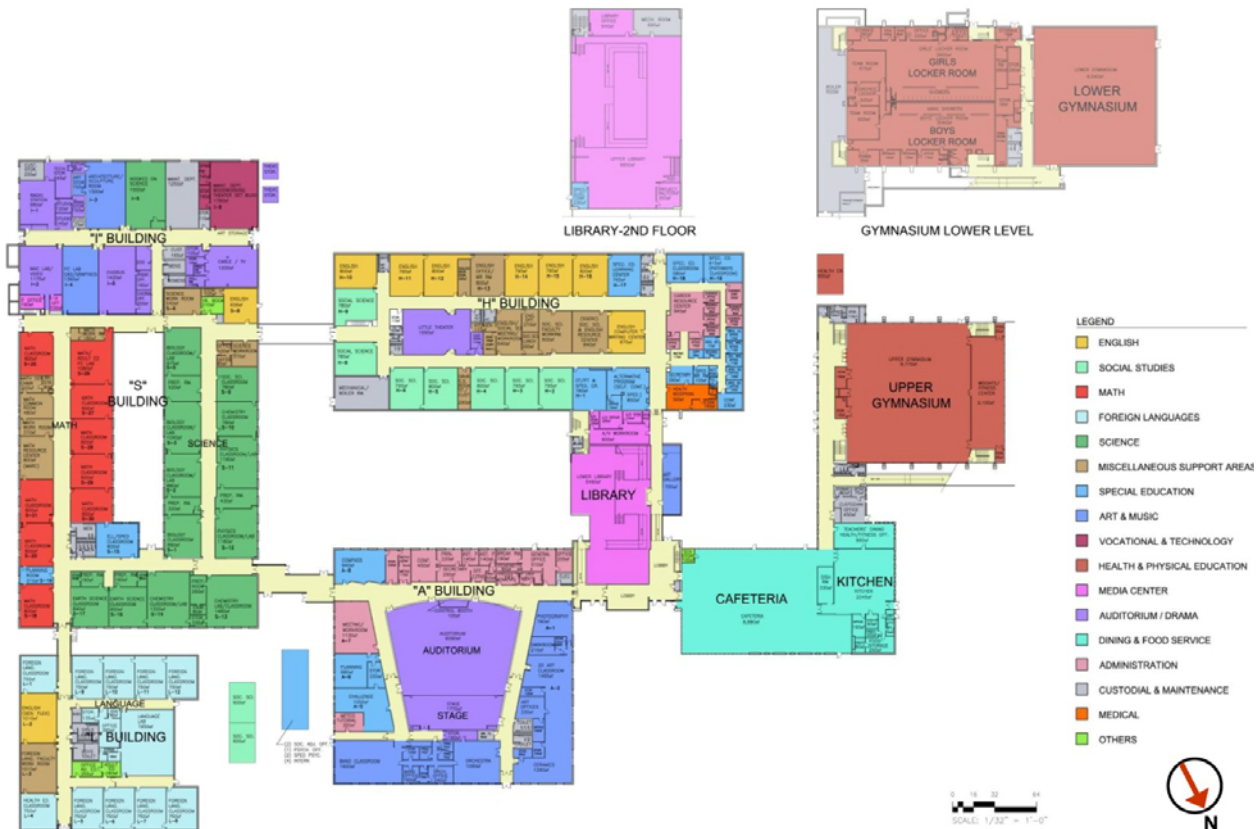


Existing Facility Floor Plans

Below is the Existing Facility Floor Plan. Set on a 94 acre site and originally constructed in 1958, with subsequent additions and renovations in 1964, 1973 and 1992, the existing brick building has numerous deficiencies:

- The building does not meet Energy, Building, Plumbing or MAAB codes.
- Extensive Seismic and Roof structure upgrade would be required.
- Requires all new MEP/ FP, Technology and Security systems
- Unsuitable mechanical tunnels throughout and insufficient ceiling height for new systems.
- Requires all new Building Envelope for Energy Efficiency.
- Hazardous Materials need to be removed once renovation occurs.
- Security issues due to the many exterior doors that need to remain open for access to and through this sprawling facility.
- There is a lack of natural light in the core of the A and H buildings.
- The building is not organized for 21st century Team Teaching or Collaboration.
- Requires substantial interior reconfiguration for the educational needs.
- Ceiling height in the existing gymnasiums is below minimum NFHS standards.

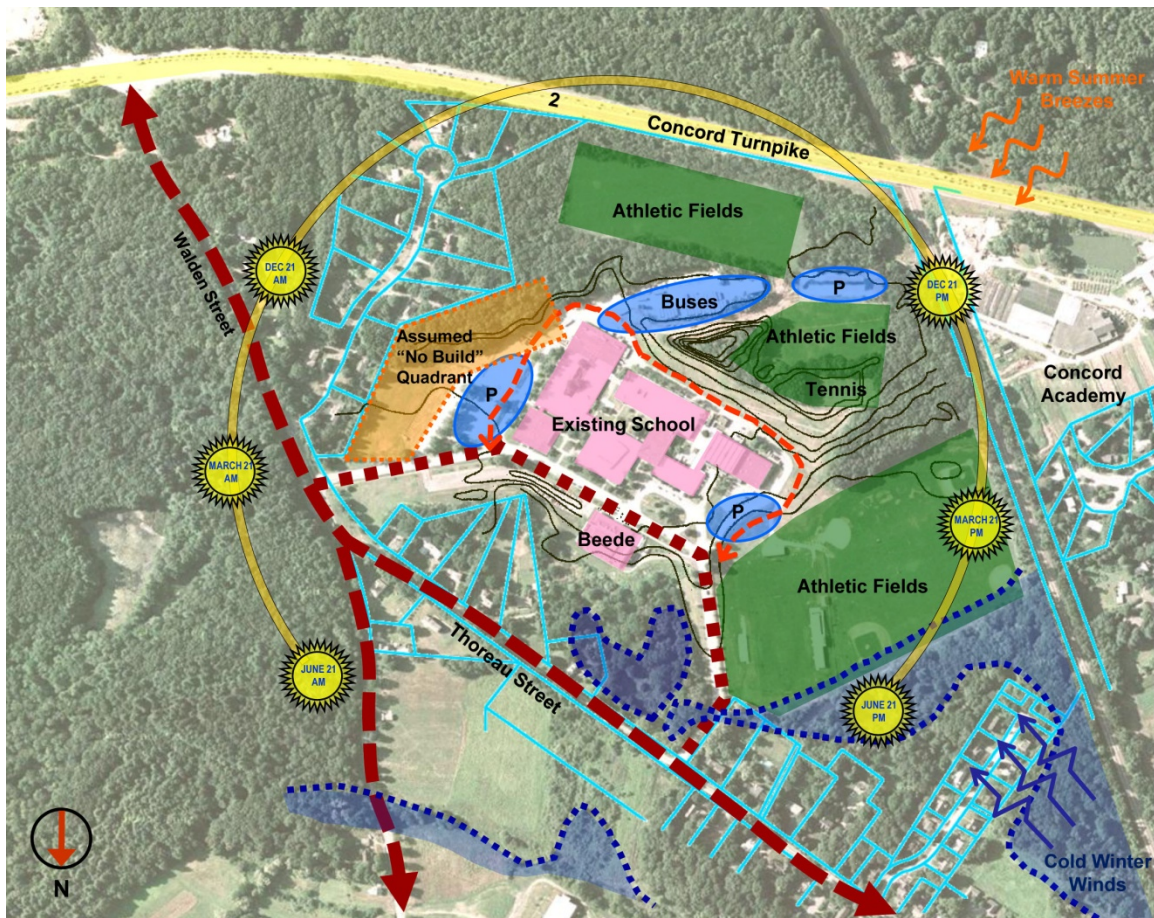
The building systems throughout have reached their life expectancy and based on our independent cost estimators, the cost to replace these systems was significant enough to shift the SBC away from a major renovation scheme to a new build scheme.



Existing Conceptual Site Plans

The high school campus is located near the center of Concord, MA. Route 2 is located on the south side of the school campus and the MBTA commuter rail on the west side. There are two entrances to the school site; from Thoreau Street to the northwest and from Walden Street to the northeast. Residential neighborhoods surround the school campus from the northwest corner to the south east corner of the site and Concord Academy, a private school campus, is located to the west. The grading of the site is highest on the south side and gradually slopes down towards Thoreau Street with a plateau under the current building. The following existing features informed the placement of the preferred scheme on the site for Option 14C.

- Solar Orientation and Natural Ventilation for Sustainable Design
- Topography and Geology of the hills and plateaus surrounding the building
- Site Access from multiple points
- Security and Egress around and into the existing building
- Parking is insufficient and poorly placed
- Proximity to Residential neighbors which we assume is considered “no build”
- Wetlands
- Need to retain existing quantity of Athletic Fields



This is another view of the existing building on its site plan, which gives a clearer understanding of the issues above.



Grade Restructuring and/ or Redistricting

Not applicable.

Educationally Appropriate and Cost Effective Solution

From the beginning of the project, the SBC wanted an educationally appropriate and cost effective solution. Option 14C was chosen due to these features:

- No need to traverse outside to gain access to any part of the building.
- Sustainable strategies would be more effective and easier to integrate into the design
- Parking adjacencies are superior
- Green space in the front of the building is a nice feature
- New building is organized with programmatic efficiencies
- Compact footprint
- Logical layout
- Least disruptive to the students during construction and demolition
- No need for temporary swing space
- Short construction duration
- If the lower gym is retained, it would need to be stripped to its basic elements to make the space energy efficient and meet structural codes, thereby questioning its value in the project
- The value of an all new building was evident in the life cycle cost, construction cost, and project budget analyses.

Proposed Space Summary

See attached space summary. Preferred Schematic Option 14C is 165,592 NSF, which is 4,798 NSF less than the existing net square footage of 170,390 NSF. The existing building has a 1.37 net to gross factor, while the new building is 1.45 net to gross. Option 14C is 240,601 GSF which is 6,801 GSF over the existing square footage of 233,800 GSF. The new building accommodates the same high educational program options that CCHS is used to, but in a more “appropriately efficient” building envelope and footprint, which can also accommodate the gross square footage reality of an educational facility in Massachusetts.

Budget Statement for Educational Objectives

See attached Budget Statement for preferred schematic as required by Module 3, and as prepared by John Flaherty, Deputy Superintendent of CCHS.

	Category	2007-2008		2008-2009		2009-2010		Change from Previous Year		Post-Construction Budget		New Facility vs. Current	
		Staff (FTE)	Expenditure	Staff (FTE)	Expenditure	Staff	Expenditure	Staff (FTE)	Expenditure	Staff	P-C Budget	Staff (FTE)	Budget
62	Materials & Services												
64	Materials												
65	Audio-Visual Materials		-		2,042		-		(2,042)		1,000		1,000
66	Culinary Arts Materials		-		-		-		-		-		-
67	General Office Supplies		266,884		162,982		187,462		24,479		200,000		12,538
68	Information technology		113,739		117,060		163,536		46,476		150,000		(13,536)
69	Hardware		314,979		101,544		667,614		566,070		500,000		(167,614)
70	Software		56,443		19,395		95,508		76,114		70,000		(25,508)
71	Library Materials		72,239		26,190		13,592		(12,598)		25,000		11,408
72	Non info-tech equipment		45,984		41,155		90,078		48,924		75,000		(15,078)
73	Testing Materials & Supplies		-		-		-		-		-		-
74	Textbooks		66,949		39,100		49,134		10,035		45,000		(4,134)
75	Vocational Program Materials		-		-		-		-		-		-
76	Total Materials		937,217		509,467		1,266,924		757,457		1,066,000		(200,924)
77													
78	Services												
79	Athletics		27,846		47,190		31,280		(15,910)		58,633		27,353
80	Attendance		-		-		-		-		-		-
81	Food Service		-		-		-		-		-		-
82	Health Services		422		59		748		689		762		14
83	Other Student Activities		2,857,823		2,787,419		2,920,214		132,795		3,000,000		79,786
84	Psychological Services		-		-		-		-		-		-
85	School Security		-		-		-		-		-		-
86	Student Transportation		650,016		545,219		741,497		196,278		725,916		(15,581)
87	Total Services		3,536,107		3,379,887		3,693,738		133,483		3,785,311		91,573
88													
89	Total Material & Services		4,473,324		3,889,353		4,960,662		890,940		4,851,311		(109,351)
90													
91													
92	Facility Costs & Capital Improvements												
93													
94	Facility Costs												
95	Custodial Supplies		34,933		43,023		32,088		(10,935)		35,000		2,912
96	Electricity		249,877		279,276		294,841		15,565		300,000		5,159
97	Heating Oil		-		-		-		-		-		-
98	Maintenance		0		0		0		-		0		-
99	Building Security Maintenance		-		-		-		-		-		-
100	Elevator		-		-		-		-		15,000		15,000
101	Equipment Maintenance		16,601		14,805		8,512		(6,293)		18,000		9,488
102	Exterminating		-		-		-		-		-		-
103	Facility Maintenance		46,772		39,232		58,391		19,158		75,000		16,609
104	Fire Alarm		-		-		-		-		-		-
105	Fire Extinguisher Inspection		-		-		-		-		-		-
106	Generator		-		-		-		-		-		-
107	HVAC Maintenance		-		-		-		-		-		-
108	Other		7,045		6,166		5,041		(1,125)		10,000		4,959
109	Site Maintenance (Grounds)		6,955		5,369		5,243		(127)		7,500		2,258
110	Technology		-		-		-		-		-		-
111	Trash Removal		26,979		24,873		27,118		2,245		30,000		2,882
112	Natural Gas		282,895		313,372		250,849		(62,522)		200,000		(50,849)
113	Snow Removal		-		-		-		-		-		-
114	Telephone (including purchased bandwidth)		36,525		64,287		61,339		(2,948)		115,000		53,661
115	Water/Sewer		60,824		81,072		69,127		(11,945)		60,000		(9,127)
116	Total Facility Costs		769,406		871,475		812,548		(58,927)		865,500		52,952
117													
118	Capital Improvements												
119	Capital Improvements		31,960		30,446		12,394		(18,052)		10,000		(2,394)
120													
121	Total Facility Costs & Capital Improvements		801,366		901,921		824,942		(76,980)		875,500		50,558
122													
123													
124	Debt Service												
125	Short-term		-		-		-		-		-		-
126	Long-term (assumes 4.75%, constant principal, 25 year term)		951,427		1,243,805		1,041,266		(202,539)		5,940,000		4,898,734
	Total Debt Service		951,427		1,243,805		1,041,266		(202,539)		5,940,000		4,898,734
	Total Budget & Staff	208.08	20,431,950	208.08	21,045,715	206.38	21,913,030	-1.70	686,947	200	28,610,344	-6.25	6,697,314

Concord Carlisle High School Budget Statement for Preferred Schematic - Revenue

As reported on the school district's most recent three End of Year Pupil and Financial Reports schedule 1, please report sources of revenue in the fields below

	FY08 End of Year Financial Report						Total
	Regular Day	Special Education	C74 Occupational Day	Adult Education	Other Programs	Undistributed	
A. Revenue from Local Sources							
Assessments received by Regional Schools	-	-	-	-	-	17,596,853	17,596,853
E&D Fund Appropriations	-	-	-	-	-	420,000	420,000
Tuition from Individuals	-	-	-	-	-	-	-
Tuition from Other Districts in Comm.	-	-	-	-	-	-	-
Tuition from Districts in Other States	-	-	-	-	-	-	-
Previous Year Unexpended Encumbrances (Carry Forward)	-	-	-	-	-	22,124	22,124
Transportation Fees	-	-	-	-	-	-	-
Earnings on Investments	-	-	-	-	-	126,581	126,581
Rental of School Facilities	-	-	-	-	-	1,509	1,509
Other Revenue	-	-	-	-	-	8,978	8,978
Medical Care and Assistance	-	-	-	-	-	-	-
Non Revenue Receipts	-	-	-	-	-	-	-
Total Revenue From Local Sources	-	-	-	-	-	18,176,045	18,176,045
B. Revenue from State Aid							
School Aid (Chapter 70)	-	-	-	-	-	1,798,430	1,798,430
Mass School Building Authority - Construction Aid	-	288,950	-	-	-	-	288,950
Pupil Transportation (Ch. 71, 71A,71B,74)	-	-	-	-	-	393,521	393,521
Charter Tuition Reimbursements & Charter Facilities Aid	-	933	-	-	-	-	933
Circuit Breaker	-	-	-	-	-	1,038,214	1,038,214
Foundation Reserve	-	-	-	-	-	-	-
Total Revenue From State Aid	-	289,883	-	-	-	3,230,165	3,520,048
C. Revenue from Federal Grants							
SFS Federal Grant	-	-	-	-	-	-	-
ESE Administered Grants	38,458	305,786	-	-	-	38,390	382,634
Direct Federal Grants	-	-	-	-	-	-	-
Total Revenue Federal Grants	38,458	305,786	-	-	-	38,390	382,634
D. Revenue from State Grants							
ESE Administered Grants	-	-	-	-	-	436,901	436,901
Other State Grants	-	-	-	-	-	-	-
Total Revenue From State Grants	-	-	-	-	-	436,901	436,901
E. Revenue - Revolving & Special Funds							
School Lunch Receipts	-	-	-	-	-	377,908	377,908
Athletic Receipts	-	-	-	-	-	201,914	201,914
Tuition Receipts - School Choice	-	-	-	-	-	-	-
Tuition Receipts - Other	-	-	-	717,815	-	-	717,815
Other Local Receipts	-	-	-	-	-	147,375	147,375
Private Grants	-	-	-	-	-	62,450	62,450
Total Revenue Revolving & Special Funds	-	-	-	717,815	-	789,647	1,507,462
Total Revenue All Sources	38,458	595,669	-	717,815	-	22,671,148	24,023,090

Concord Carlisle High School Budget Statement for Preferred Schematic - Revenue

As reported on the school district's most recent three End of Year Pupil and Financial Reports schedule 1, please report sources of revenue in the fields below

FY09 End of Year Financial Report							
	Regular Day	Special Education	C74 Occupational Day	Adult Education	Other Programs	Undistributed	Total
A. Revenue from Local Sources							
Assessments received by Regional Schools	-	-	-	-	-	18,780,323	18,780,323
E&D Fund Appropriations	-	-	-	-	-	172,927	172,927
Tuition from Individuals	16,862	-	-	-	-	-	16,862
Tuition from Other Districts in Comm.	-	-	-	-	-	-	-
Tuition from Districts in Other States	-	-	-	-	-	-	-
Previous Year Unexpended Encumbrances (Carry Forward)	-	-	-	-	-	15,680	15,680
Transportation Fees	-	-	-	-	-	-	-
Earnings on Investments	-	-	-	-	-	68,703	68,703
Rental of School Facilities	-	-	-	-	-	1,220	1,220
Other Revenue	-	-	-	-	-	16,167	16,167
Medical Care and Assistance	-	-	-	-	-	-	-
Non Revenue Receipts	-	-	-	-	-	-	-
Total Revenue From Local Sources	16,862	-	-	-	-	19,055,020	19,071,882
B. Revenue from State Aid							
School Aid (Chapter 70)	-	-	-	-	-	1,722,913	1,722,913
Mass School Building Authority - Construction Aid	-	-	-	-	-	288,950	288,950
Pupil Transportation (Ch. 71, 71A,71B,74)	-	-	-	-	-	410,082	410,082
Charter Tuition Reimbursements & Charter Facilities Aid	-	1,775	-	-	-	893	2,668
Circuit Breaker	-	-	-	-	-	1,064,251	1,064,251
Foundation Reserve	-	-	-	-	-	-	-
Total Revenue From State Aid	-	1,775	-	-	-	3,487,089	3,488,864
C. Revenue from Federal Grants							
SFS Federal Grant	-	-	-	-	-	202,483	202,483
ESE Administered Grants	35,836	310,207	-	-	-	35,688	381,731
Direct Federal Grants	-	-	-	-	-	-	-
Total Revenue Federal Grants	35,836	310,207	-	-	-	238,171	584,214
D. Revenue from State Grants							
ESE Administered Grants	-	-	-	-	-	428,862	428,862
Other State Grants	-	-	-	-	-	-	-
Total Revenue From State Grants	-	-	-	-	-	428,862	428,862
E. Revenue - Revolving & Special Funds							
School Lunch Receipts	-	-	-	-	-	428,534	428,534
Athletic Receipts	-	-	-	-	-	186,239	186,239
Tuition Receipts - School Choice	-	-	-	-	-	-	-
Tuition Receipts - Other	-	-	-	-	714,342	-	714,342
Other Local Receipts	-	-	-	-	-	123,566	123,566
Private Grants	-	-	-	-	-	159,619	159,619
Total Revenue Revolving & Special Funds	-	-	-	-	714,342	897,958	1,612,300
Total Revenue All Sources	52,698	311,982	-	-	714,342	24,107,100	25,186,122

Concord Carlisle High School Budget Statement for Preferred Schematic - Revenue

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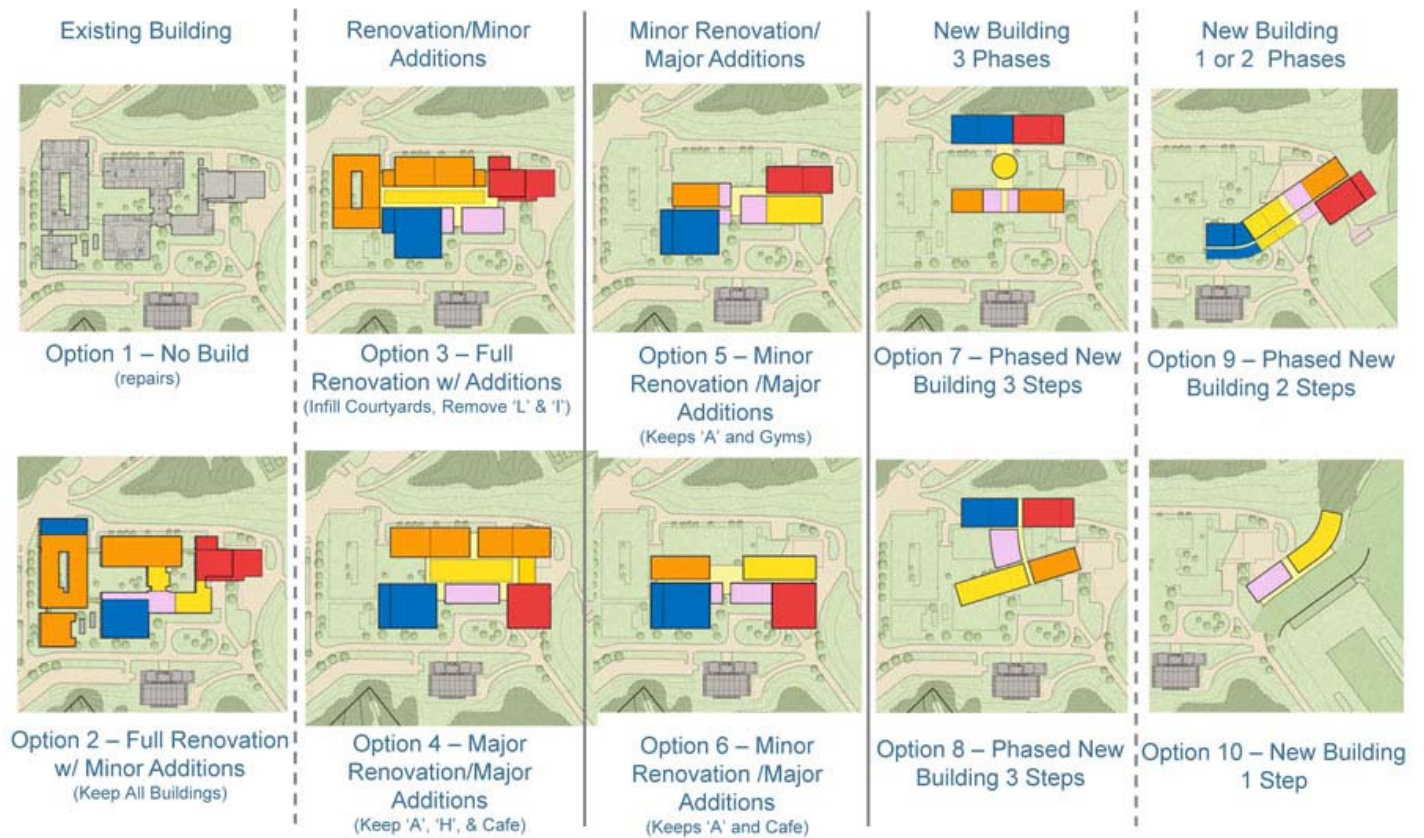
FY10 End of Year Financial Report						
Regular Day	Special Education	C74 Occupational Day	Adult Education	Other Programs	Undistributed	Total
A. Revenue from Local Sources						
Assessments received by Regional Schools	-	-	-	-	19,443,993	-
E&D Fund Appropriations	-	-	-	-	424,408	19,443,993
Tuition from Individuals	-	-	-	-	-	424,408
Tuition from Other Districts in Comm.	-	-	-	-	-	-
Tuition from Districts in Other States	-	-	-	-	-	-
Previous Year Unexpended Encumbrances (Carry Forward)	-	-	-	-	44,089	-
Transportation Fees	-	-	-	-	-	44,089
Earnings on Investments	-	-	-	-	14,550	-
Rental of School Facilities	-	-	-	-	2,270	14,550
Other Revenue	-	-	-	-	22,911	2,270
Medical Care and Assistance	-	16,990	-	-	-	22,911
Non Revenue Receipts	-	-	-	-	-	16,990
Total Revenue From Local Sources	-	16,990	-	-	19,952,221	19,969,211
B. Revenue from State Aid						
School Aid (Chapter 70)	-	-	-	-	1,886,888	-
Mass School Building Authority - Construction Aid	-	288,950	-	-	-	1,886,888
Pupil Transportation (Ch. 71, 71A,71B,74)	-	-	-	-	263,953	288,950
Charter Tuition Reimbursements & Charter Facilities Aid	-	875	-	-	893	263,953
Circuit Breaker	-	-	-	-	758,447	1,768
Foundation Reserve	-	-	-	-	-	758,447
Total Revenue From State Aid	-	289,825	-	-	2,910,181	3,200,006
C. Revenue from Federal Grants						
SFS Federal Grant	-	-	-	-	-	-
ESE Administered Grants	30,436	559,224	-	-	33,552	-
Direct Federal Grants	-	-	-	-	-	623,212
Total Revenue Federal Grants	30,436	559,224	-	-	33,552	623,212
D. Revenue from State Grants						
ESE Administered Grants	-	-	-	-	423,620	-
Other State Grants	-	-	-	-	-	423,620
Total Revenue From State Grants	-	-	-	-	423,620	423,620
E. Revenue - Revolving & Special Funds						
School Lunch Receipts	-	-	-	-	468,226	-
Athletic Receipts	-	-	-	-	265,007	468,226
Tuition Receipts - School Choice	-	-	-	-	-	265,007
Tuition Receipts - Other	-	-	-	759,635	-	-
Other Local Receipts	-	-	-	-	154,117	759,635
Private Grants	-	-	-	-	161,275	154,117
Total Revenue Revolving & Special Funds	-	-	-	759,635	1,048,625	1,646,985
Total Revenue All Sources	30,436	866,039	-	-	24,368,199	25,863,034

Conceptual Site and Floor Plans for the Preliminary Alternatives

Following are the site/ floor plans for the multiple preliminary alternatives that were studied.

We began with 10 alternatives in the PDP, and after reaching Option 14, we had developed at least 30 iterations of the alternatives. See the PDP and section 2 of the PSR for further information.

The following four pages includes these options.

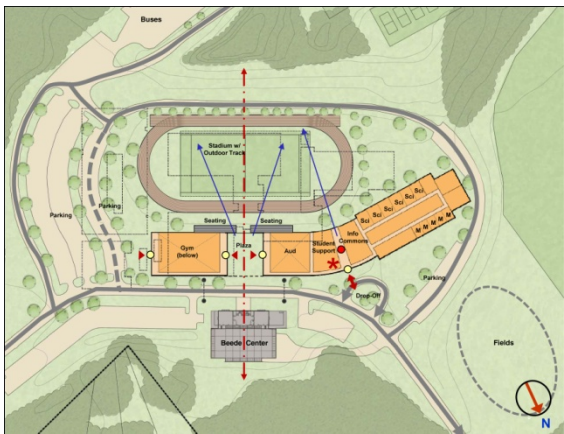




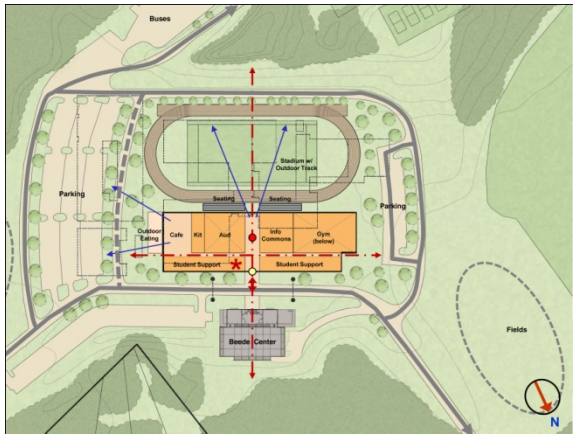
Option 4R



Option 6R



Option 9/10



Option 11



Option 12R



Option 6R1

Preferred Schematic Report

EXHIBIT #4 - Alternative ideas representing possible building relationships

	MSBA eligible space
	"Other" space



- Idea A:** Two distinct "Other" spaces; one at North, one at East
- Corridor separates "Other" space from eligible space
 - North Portion - "Other" PE space on multiple floors
 - East Addition - Radio, CCTV & Adult Education spaces on one floor



- Idea B:** "Other" Space on North side
- Corridor separates "Other" space from eligible space
 - "Other" PE space on multiple floors
 - Radio, CCTV & Adult Education spaces on one floor



- Idea C:** "Other" Space on North & West sides
- Corridor separates "Other" space from eligible space
 - All "Other" space on one floor

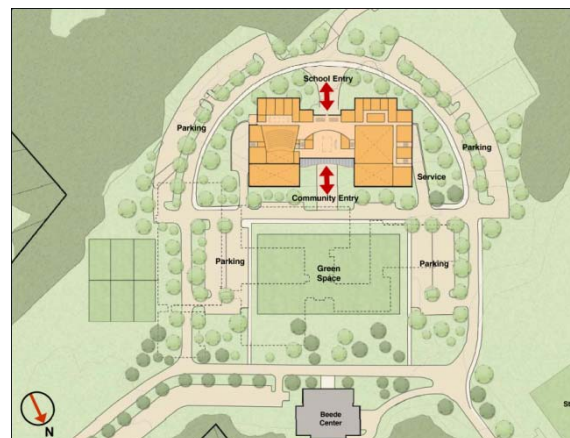


- Idea D:** "Other" Space on East side, partially below eligible space
- Corridor separates "Other" space from eligible space
 - "Other" PE space on multiple floors
 - Radio, CCTV & Adult Education spaces on one floor

Option 12: Idea A, B, C, D

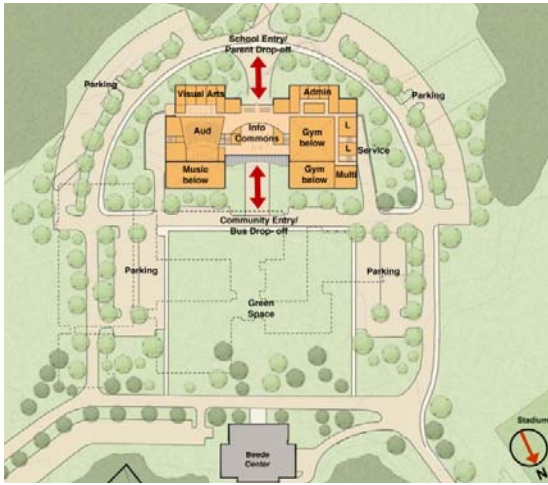


Option 12R1



Option 13

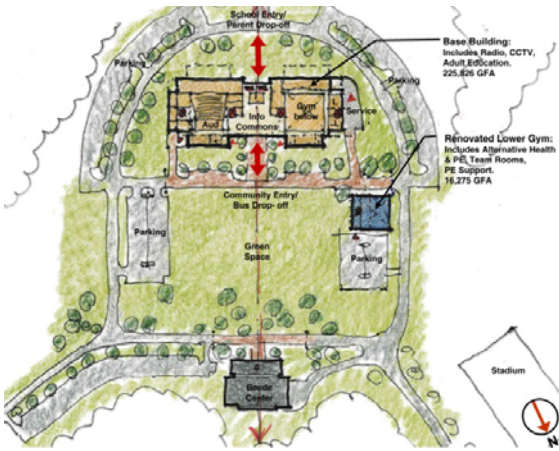
Preferred Schematic Report



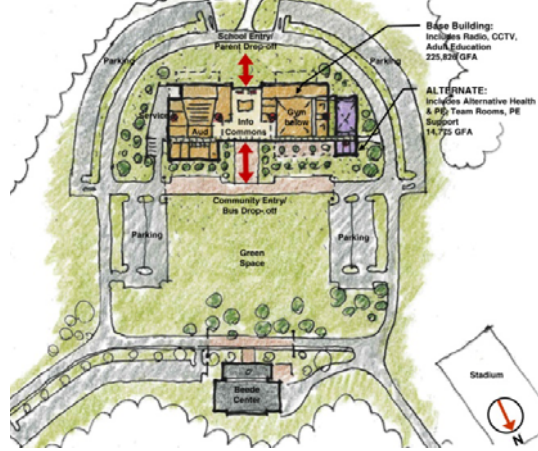
Option 13R



Option 14A



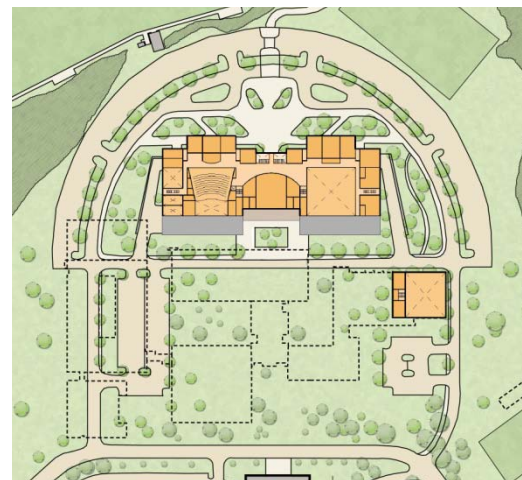
Option 14B



Option 14C



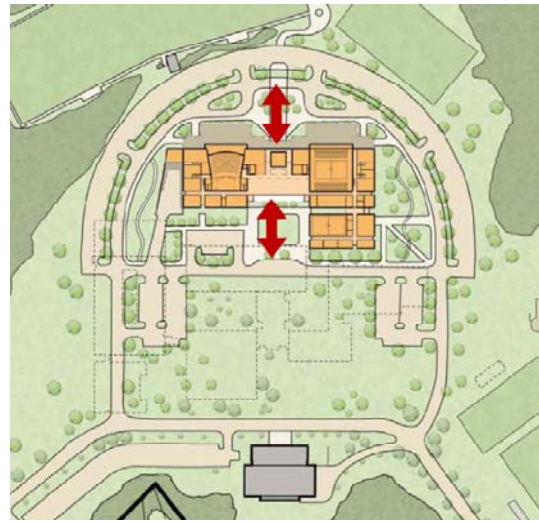
Option 6R2



Option 14B



Option 14C



Preferred Schematic 14C

See section 7 and the end of the executive summary for the final version of Option 14C, the Preferred Schematic.

Preliminary Design Pricing for Construction and Total Project Budget

Option	Enrollment (Grades)	Total GSF	SF of Renovated Space (Cost/SF)	SF of New Construction (Cost/SF)	Est. Total Construction (Cost/SF)	Est. Total Project Budget
<u>6R2:</u> Phased Reno/Add	1225 (9-12)	240,278 GSF	62,550 (\$187/ SF)	177,728 (\$202/ SF)	\$80M (\$198/ SF of bldg costs)	\$99.6M
<u>14B:</u> New with Reno Lower Gym	1225 (9-12)	242,100 GSF	16,275 (\$209/ SF)	225,825 (\$210/ SF)	\$77.2M (\$210/ SF of bldg costs)	\$92.9M
<u>14C:</u> New with alternate Addition	1225 (9-12)	240,600 GSF	N/A	240,600 (\$213/ SF)	\$77M (\$213/ SF of bldg costs)	\$92.5M

Proposed Project Schedule

Section 2 provides additional information about the Project schedules. Below is a synopsis of the schedule moving forward.

CCHS Master Plan Study	2009-2010
CCHS receives Approval to Proceed into Feasibility Study	September 29, 2010
CCHS procures OPM	November 2010
CCHS procures Designer	Mid- February 2011
Preliminary Design Program issued	April 1- April 7, 2011
FAS / Preliminary Design Program meeting with MSBA	May 11, 2011
 Preferred Schematic Report issued	June 16, 2011
FAS / Preferred Schematic Report meeting with MSBA (potential)	June 22, 2011
CCHS/ OMR possibly commences Schematic Design	June 23, 2011
MSBA BOD scheduled to approve CCHS to proceed into SD	July 27, 2011
Schematic Design Submittal to be issued	August 19, 2011
FAS / Schematic meeting	September 14, 2011
PSBA (Project Scope and Budget Agreement)	September 2011
MSBA BOD scheduled to approve SD Submission	September 28, 2011
Concord & Carlisle Town Meetings and Ballot Votes	November 2011
Begin Design Development	Early 2012
Possible Construction Commencement	Spring 2013

Below is a Work Plan for use in the Schematic Design Phase.

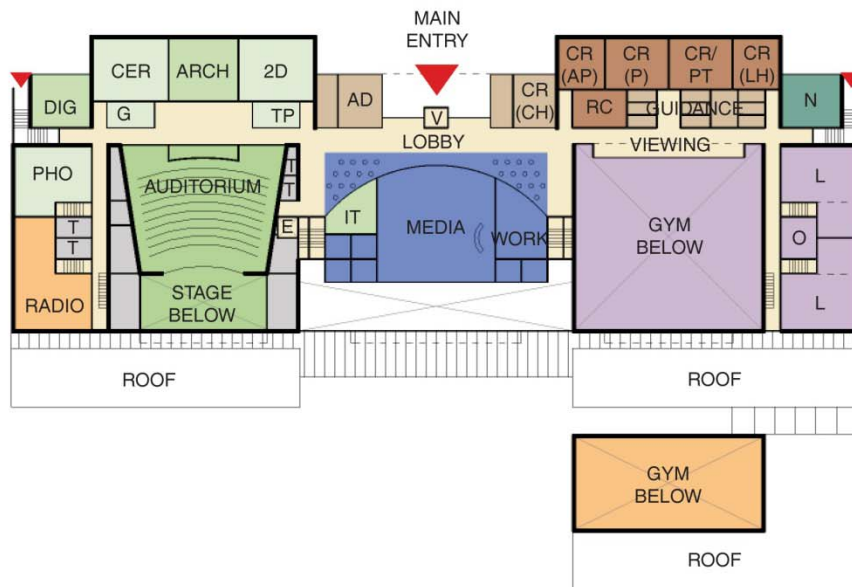
	Objectives	Follow-up
6/22/11	<ul style="list-style-type: none"> MSBA FAS meeting to review PSR 	<ul style="list-style-type: none"> Begin Schematic Design (potential)
Meeting #1 Develop Schematic Design		
6/29/11	<ul style="list-style-type: none"> Debrief FAS Meeting Review Schematic Design Progress 	<ul style="list-style-type: none"> Send SD Base Floor Plans to Consultants Meeting with Civil, Landscape, Structural, MEP, and Spec Writer Set up user meeting (July 11, 2011)? Prepare SD drawings and specs for pricing to be submitted on 7/22/11 Prepare MA CHPS and LEED review IDT Meeting – week of 7/13/11 Start Traffic Analysis Prepare additional geotechnical studies, site survey, ESA, and Hazmat investigation as necessary
Meeting #2 Review Schematic Design Progress		
7/20/11	<ul style="list-style-type: none"> Review SD progress Reviews sustainability goals and net zero options Decide on MA CHPS or LEED for Schools 	<ul style="list-style-type: none"> Issue drawings and outline specs to cost estimators Meeting with Code Consultant Meeting with Acoustical and Daylighting Lighting Consultant Meeting with Theater Consultant Develop potential VE List Develop Room Data Sheets Address comments from July 27th MSBA Review Consultant Review and Coordination Prepare final SD drawings and SD Binder Reconcile (2) cost estimates Review OPM's Total Project Budget
Meeting # 3 Approve Develop Schematic Design		
8/10/11 and/or 8/17/11	<ul style="list-style-type: none"> Review PSR comments from MSBA Review reconcile cost estimates, project budget and potential VE List Approve Schematic Design 	<ul style="list-style-type: none"> Submit Schematic Design to MSBA on August 19, 2011 MSBA FAS Schematic Design Meeting September 14, 2011 MSBA Board Meeting September 28, 2011

Preferred Alternative Conceptual Floor Plans

At the School Building Committee held on June 15, 2011, a unanimous vote resulted in the selection of Option 14C as the Preferred Option. This new 4 story building, plus two story addition, totaling 240,601 GSF provides all of the educational and facility requirements necessary for the Concord Carlisle Regional High School.

Conceptual Plans, Section and 3D modeling follow:

OPTION 14C: (Preferred Alternative)
FIRST FLOOR PLAN



Program Legend

 ADM. & GUIDANCE	 HEALTH & P.E.
 ART & MUSIC	 MEDIA CENTER
 AUDITORIUM / DRAMA	 MEDICAL
 CIRCULATION	 OTHER
 CORE ACADEMIC SPACES	 SPECIAL EDUCATION
 CUSTODIAL & MAINT.	 VOC. & TECH.
 DINING & FOOD SERVICE	

First Floor Plan

Preferred Schematic Report

OPTION 14C: (Preferred Alternative)
LOWER FLOOR PLAN



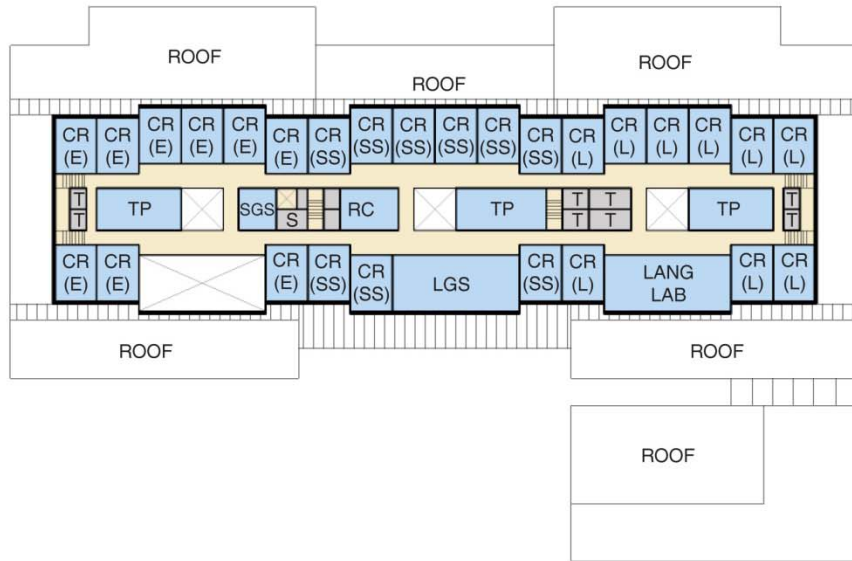
Program Legend

 ADM. & GUIDANCE	 HEALTH & P.E.
 ART & MUSIC	 MEDIA CENTER
 AUDITORIUM / DRAMA	 MEDICAL
 CIRCULATION	 OTHER
 CORE ACADEMIC SPACES	 SPECIAL EDUCATION
 CUSTODIAL & MAINT.	 VOC. & TECH.
 DINING & FOOD SERVICE	

Lower Level Floor Plan

Preferred Schematic Report

OPTION 14C: (Preferred Alternative)
SECOND FLOOR PLAN



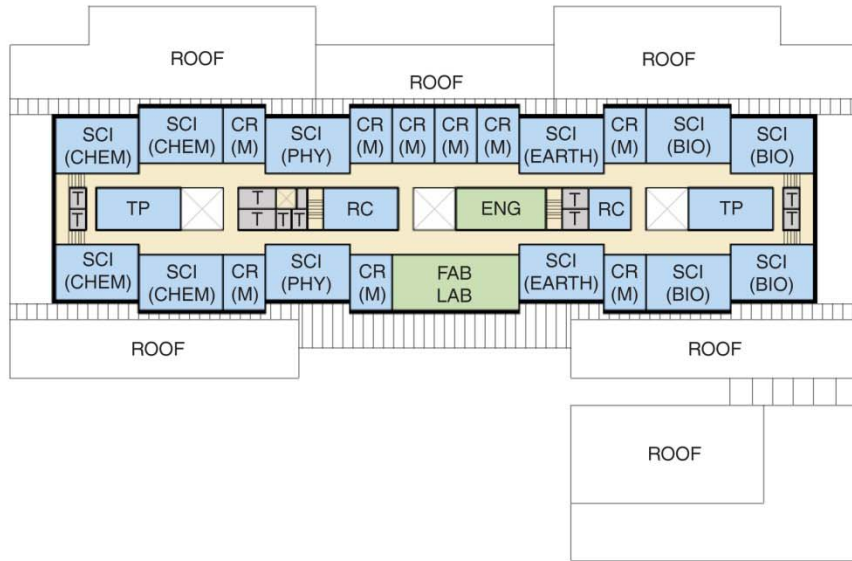
Program Legend

- | | |
|---|---|
| ADM. & GUIDANCE | HEALTH & P.E. |
| ART & MUSIC | MEDIA CENTER |
| AUDITORIUM / DRAMA | MEDICAL |
| CIRCULATION | OTHER |
| CORE ACADEMIC SPACES | SPECIAL EDUCATION |
| CUSTODIAL & MAINT. | VOC. & TECH. |
| DINING & FOOD SERVICE | |

Second Floor Plan

Preferred Schematic Report

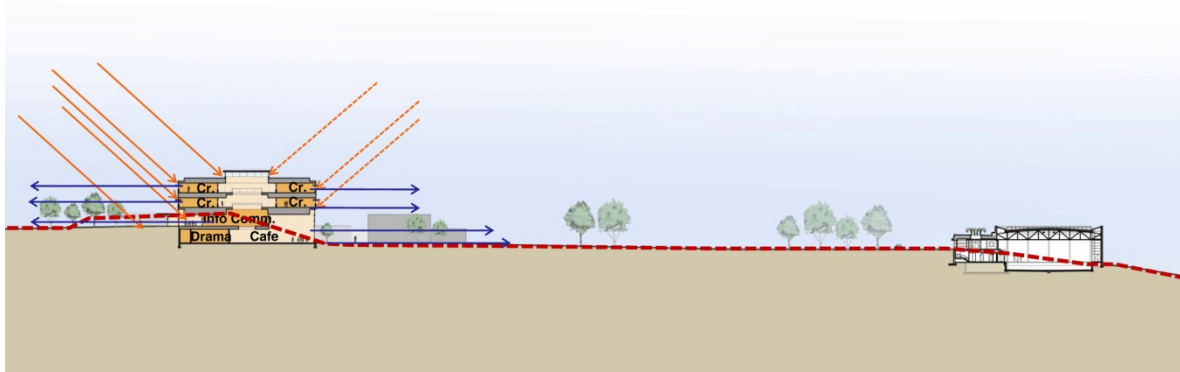
OPTION 14C: (Preferred Alternative)
THIRD FLOOR PLAN



Program Legend

- | | |
|---|---|
| ADM. & GUIDANCE | HEALTH & P.E. |
| ART & MUSIC | MEDIA CENTER |
| AUDITORIUM / DRAMA | MEDICAL |
| CIRCULATION | OTHER |
| CORE ACADEMIC SPACES | SPECIAL EDUCATION |
| CUSTODIAL & MAINT. | VOC. & TECH. |
| DINING & FOOD SERVICE | |

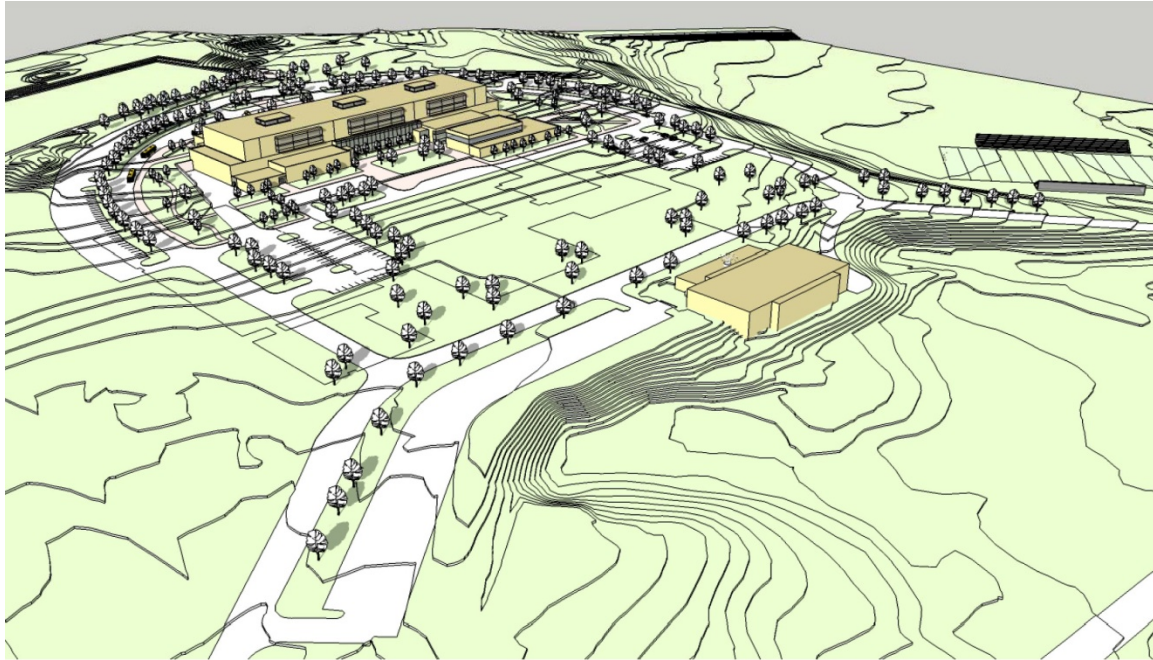
Third Floor Plan



Section through Site



Rendering from South



Rendering from North

We look forward to hearing from the MSBA on this Preferred Schematic Report and continuing to work towards developing the best solution for all stakeholders. Thank you.

Preferred Schematic Report

We would like to acknowledge the members of the Concord- Carlisle High School Building Committee.

The committee includes:

Karla Johnson	Co-Chairperson (Carlisle)
Jerry Wedge	Co-Chairperson and CCRSD School Committee (Concord)
Diana Rigby	Superintendent of Schools
Louis Salemy	2010-11 CCRSD School Committee Chair (Carlisle)
John Flaherty	Deputy Superintendent of Finance & Operations
Dave Anderson	Director of Facilities
Bill Tice	Carlisle Board of Selectman
Elise Woodward	Concord Board of Selectman
Peter Badalament	CCHS Principal
John Linder	CCHS Teacher
Brian Miller	CCHS Teacher
Margaret Waterman	CCHS Student
Chris Whelan	Concord Town Manager
Joseph Morahan	Police Sergeant
Stan Durlacher	Carlisle Citizen
Tim Hult	Carlisle Citizen
Jeff Adams	Concord Citizen
Walter Birge	Concord Citizen
Michelle Ernst	Concord Citizen
Charlie Sample	Concord Citizen
Sergio Siani	Engineer and Concord Citizen
Richard Waterman	Construction and Concord Citizen
Peter Nobile	Architect and Sustainable Energy Committee
Radha Jalan	FinCom Observer
Carol Wilson	FinCom Observer

Preferred Schematic Report

This PSR was prepared with input by:

Architect:	OMR Architects <i>West Acton, MA</i>
Client:	Concord- Carlisle High School SBC <i>Concord, MA</i>
Structural Engineer:	Foley Buhl Roberts & Associates Inc. <i>Newton, MA</i>
MEP/FP Engineer:	Garcia Galuska DeSousa Consulting Engineers Inc. <i>Dartmouth, MA</i>
Civil Engineer:	Nitsch Engineering, Inc. <i>Boston, MA</i>
Landscape Architect:	Brown / Sardina, Inc. <i>Boston, MA</i>
Food Service Consultant:	Colburn & Guyette Consulting Partners Inc. <i>Pembroke, MA</i>
Building Envelope Consultant:	Wiss, Janney, Elstner Associates, Inc. <i>Cambridge, MA</i>
Cost Estimator:	D.G. Jones International, Inc. <i>Woburn, MA</i>
Sustainability:	KEMA, Inc. <i>Burlington, MA</i>
Geotechnical Engineer:	Nobis Engineering, Inc. <i>Lowell, MA</i>
Hazardous Materials:	CDW Consultants, Inc. <i>Framingham, MA</i>
OPM:	KVA Building Industry Consultants <i>Boston, MA</i>

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
CORE ACADEMIC SPACES			57,476
<i>(List classrooms of different sizes separately)</i>			
Classroom - General		41	32,771
English (15 FTE)		10	7,616
Ex CR - English	800	1	800
Ex CR - English	790	1	790
Ex CR - English	800	1	800
Ex CR - English	795	1	795
Ex CR - English (shared w/Social Sci.)	795	1	795
Ex CR - English (shared w/Social Sci.)	820	1	820
Ex CR - English	656	1	656
Ex CR - English (small)	310	1	310
Ex CR - English (shared w/F. Language)	1,010	1	1,010
English (separate Resource Ctr; Writing Lab)			
English/Social Sciences (SSERC) Resource Ctr.	840	1	840
Social Science (14 FTE)		9	6,750
Ex CR-Social Science	795	1	795
Ex CR-Social Science	795	1	795
Ex CR-Social Science	800	1	800
Ex CR-Social Science	800	1	800
Ex CR-Social Science	795	1	795
Ex CR-Social Science	785	1	785
Ex CR-Social Science	780	1	780
Ex CR-Social Science	600	2	1,200
SS Resource Ctr. (none existing)			

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			63,420			63,420
				40	34,175		40	34,175
				10	8,250		10	8,250
			825	9	7,425			
				9	7,425		9	7,425
			825	9	7,425			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		58,690	
850	41	34,850	825 SF min - 950 SF max

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
<i>Math (16 FTE)</i>		10	8,355
Ex CR-Math	810	1	810
Ex CR-Math	800	1	800
Ex CR-Math	795	1	795
Ex CR-Math	815	1	815
Ex CR-Math	1,080	1	1,080
Ex CR-Math	815	1	815
Ex CR-Math	815	1	815
Ex CR-Math	815	1	815
Ex CR-Math	810	1	810
Ex. Math (MARC) Resource Ctr.	800	1	800
<i>Foreign Language (13 FTE)</i>		10	8,700
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex CR-Foreign Language	750	1	750
Ex Foreign Language Lab / Resource Ctr.	1,950	1	1,950
<i>Health</i>		2	1,350
Health Classroom (1 Ex. TS)	750	1	750
Health Classroom (1 Ex. TS- portable)	600	1	600
Teacher Planning (was Misc. Support. Spaces)		6	7,560
Ex. English (separate)	1,400	1	1,400
Ex. English/Social Sciences (shared)	910	1	910
Ex. Social Sciences (separate)	1,290	1	1,290
Ex. Math	1,270	1	1,270
Ex. Foreign Language (separate)	1,595	1	1,595
Ex. Science (separate)	1,095	1	1,095

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
				10	8,250		10	8,250
			825	9	7,425			
			825	1	825			
				10	9,425		10	9,425
			825	9	7,425			
			2,000	1	2,000			
				1	825		1	825
			825	1	825			
			0	0	0			
				5	7,400		5	7,400
			1,500	1	1,500			
			1,400	1	1,400			
			1,300	1	1,300			
			1,600	1	1,600			
			1,600	1	1,600			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
100	41	4,100	

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
Group Seminar / Presentation (small: 20-30)		1	1,690
Small Foreign Language w/ kitchenette			
Small Foreign Language w/ kitchenette			
Small Group - standard			
Small Group - standard			
Small Group - standard			
Large Group Seminar / Presentation (60-80)	1,690	1	1,690
Science Classroom / Lab (16 FTE)		13	13,075
<i>Biology</i>		4	3,785
ExCR Biology Classroom	890	1	890
ExCR Biology Classroom/Lab	880	1	880
ExCR Biology Classroom/Lab	1,040	1	1,040
ExCR Biology Classroom/Lab	975	1	975
<i>Chemistry</i>		4	4,360
ExCR Chemistry Classroom	780	1	780
ExCR Chemistry Classroom	780	1	780
ExCR Chemistry Classroom/Lab	1,480	1	1,480
ExCR Chemistry Classroom/Lab	1,320	1	1,320
<i>Physics</i>		2	2,370
ExCR Physics Classroom/Lab	1,190	1	1,190
ExCR Physics Classroom/Lab	1,180	1	1,180
<i>Earth Science</i>		2	1,690
ExCR Earth Science Classroom	850	1	850
ExCR Earth Science Classroom	840	1	840
Science Resource Ctr (former writing lab)	870	1	870
<i>Prep Room</i>		11	2,380
Biology Prep Room	320	1	320
Biology Prep Room	520	1	520
Chemistry Prep Room	260	1	260
Chemistry Storage	80	1	80
Chemistry Storage	100	1	100
Physics Prep Room	430	1	430
Earth Science Prep Room	190	1	190
Earth Science Prep Room	160	1	160
Earth Science Storage	80	1	80
Earth Science Storage	80	1	80
Chemical Storage Prep Room			
Foreign Language Recording&Storage	160	1	160
Foreign Language Lab Storage			
Central Chemical Storage Rm			

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
				3	2,700		3	2,700
			500	1	500			
			500	1	500			
			1,700	1	1,700			
				13	16,745		13	16,745
				4	5,760		4	5,760
			1,440	4	5,760			
				4	5,760		4	5,760
			1,440	4	5,760			
				2	2,400		2	2,400
			1,200	2	2,400			
				2	2,400		2	2,400
			1,200	2	2,400			
			425	1	425		1	425
				13	2,200		13	2,200
			150	4	600			
			150	4	600			
			200	2	400			
			200	2	400			
			200	1	200			
			200	1	200		1	200

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
500	3	1,500	
1,440	11	15,840	3 x85% ut=20 Seats-1 per /day/student
200	11	2,200	
200	1	200	

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	
Art Storage - General	150	1	150	
Performance and Music		3	4,110	
Band - 50-100 seats	1,600	1	1,600	
Chorus - 50-100 seats	1,420	1	1,420	
Ensemble (Chamber Orchestra)	1,090	1	1,090	
Drama Classroom				
Music Practice		3	215	
Practice	70	1	70	
Practice	70	1	70	
Practice	75	1	75	
Music Support		4	769	
Perf. Arts Teacher's Center				
Orch. Office	240	1	240	
Band Office	169	1	169	
Chorus Office	200	1	200	
Theater Office	160	1	160	
Music Storage		3	305	
Band Storage	120	1	120	
Music Library (Sheet Music)	75	1	75	
Drama Costume Storage	110	1	110	
Electronic Music Lab (MIDI)		5	1,100	
Digital Music Classroom	600	1	600	
Electronic Music Lab Control Room	225	1	225	
Recording Booth	100	1	100	
Recording Booth	130	1	130	
Recording Booth	45	1	45	
VOCATIONS & TECHNOLOGY			8,035	
Tech Clrm. - (E.G. Drafting, Business)			4,475	
Mac Lab Video (currently in Art)	1,175	1	1,175	
Architecture/Sculpture (1-TS)	1,500	1	1,500	
Architecture/Sculpture Storage	150	1	150	
IT Instruction (3 staff + 4 students)				
IT Office / Instruction (In ex. Mac Lab)	190	1	190	
IT Office / Instruction (In ex. Mac Lab)	100	1	100	
Digital Imaging (1-TS) [ex PC Lab]	1,360	1	1,360	
Tech Shop - (E.G. Consumer, Wood)			3,560	
Woodworking / Maint., / Set Const.	1,780	1	1,780	
Woodworking /- Spray Booth	140	1	140	
Woodworking Storage	140	1	140	
Fabrication Lab				
Engineering/Robotics	1,500	1	1,500	

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
			300	0	0		0	0
				4	5,500		4	5,500
			2,000	1	2,000			
			1,400	1	1,400			
			500	1	500			
			1,600	1	1,600			
				5	450		5	450
			75	4	300			
			150	1	150			
				1	400		1	400
			400	1	400			
				1	500		1	500
			500	1	500			
				5	1,100		5	1,100
			600	1	600			
			225	1	225			
			100	1	100			
			130	1	130			
			45	1	45			
		0			8,350			8,350
					3,150			3,150
			1,200	1	1,200			
			150	1	150			
			600	1	600			
				1	1,200			
					5,200			5,200
			2,000	2	4,000			
			1,200	1	1,200			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
			now in gross
1,500	1	1,500	Assumed use - 25% Population - 5 times/week
1,500	1	1,500	
200	1	200	
75	6	450	
500	1	500	
		12,800	
1,200	4	4,800	Assumed use - 50% Population - 5 times/week
2,000	4	8,000	Assumed use - 50% Population - 5 times/week

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
AUDITORIUM / DRAMA			9,667
Auditorium (ex. 604 seats)	6,090	1	6,090
Stage	1,770	1	1,770
Wings 2 @ (15'x40')			
Auditorium Storage	190	1	190
Theater Storage			
Make-up / Dressing Rooms			
Ex. outside portable units	504	3	1,512
Controls / Lighting / Projection	105	1	105
DINING & FOOD SERVICE			13,068
Cafeteria / Student Lounge/ Break-out	8,880	1	8,880
Chair / Table Storage			
Scramble Serving Area			
Kitchen	2,245	1	2,245
Dishwashing	330	1	330
Kitchen Office	165	1	165
Food Storage	260	1	260
Walk-in Cooler	95	1	95
Walk-in Freezer	55	1	55
Walk-in Freezer	80	1	80
Staff Lunch Room	860	1	860
Staff Lockers	60	1	60
Kitchen Staff Toilet	38	1	38
MEDICAL			690
Medical Suite Toilet	45	1	45
Nurses' Office/Waiting Room	500	1	500
Interview Room			
Examination Room / Resting	145	1	145

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			10,400			10,400
			6,000	1	6,000			
			1,600	1	1,600			
			600	2	1,200			
			400	2	800			
			300	2	600			
			200	1	200			
		0			10,262			10,262
			6,125	1	6,125			
			456	1	456			
			600	1	600			
			2,525	1	2,525			
			556	1	556			
		0			1,110			1,110
			60	1	60			
			250	1	250			
			100	3	300			
			100	5	500			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		10,400	
7,500	1	7,500	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
1,600	1	1,600	
500	1	500	
300	2	600	
200	1	200	
		10,262	
6,125	1	6,125	3 seatings - 15SF per seat
456	1	456	
600	1	600	
2,525	1	2,525	1600 SF for first 300 + 1 SF/student Add'l
556	1	556	20 SF/Occupant
		1,110	
60	1	60	
250	1	250	
100	3	300	
100	5	500	

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	
STUDENT SUPPORT (Adm. & Guidance)			8,462	
Administrative Suite			3,545	
General Office / Waiting Room	510	1	510	
Teachers' Mail and Copy Room	190	1	190	
Duplicating Room				
Records Room	55	1	55	
Principal's Office w/ Conference Area	220	1	220	
Principal's Secretary / Waiting	290	1	290	
Assistant Principal's Office - AP1	145	1	145	
Assistant Principal's Office - AP2	140	1	140	
Registrar's Office	205	1	205	
Conference Room	450	1	450	
Ex Administrative Office / Work Room	125	1	125	
Ex. kitchenette	85	1	85	
Ex. Meeting / Work Room	1,130	1	1,130	
METCO			515	
METCO Director - Ex.	115	1	115	
METCO Secretary - Ex.	100	1	100	
METCO Tutoring - Ex.	300	1	300	
Guidance Suite			2,452	
Guidance Office	95	4	380	
Guidance Office	112	1	112	
Guidance Office	140	1	140	
Guidance Office	90	1	90	
	110	1	110	
Social Adjustment Office	60	2	120	
School Psychologist	60	1	60	
Conference Room (share w/ SPED)	200	1	200	
Guidance Waiting Room				
Guidance Storeroom				
Career Center	945	1	945	
Records Room	70	1	70	
Copy Room	65	1	65	
Interns	40	4	160	
Teachers' Work Room [Adult Support]				
Program Capacity (MSBA)				
Adult Support (Planning/Break/Kit)				
Student Service Programs			1,950	
"Challenge" - Ex. Prog.	1,050	1	1,050	
"Planning" (in-house susp./Social worker) Ex.	680	1	680	
Planning - Storage	220	1	220	
"Network" (At-risk - Freshman level)				

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			5,686			5,686
					2,470			2,470
			500	1	500			
			300	1	300			
			220	1	220			
			290	1	290			
			150	1	150			
			150	1	150			
			200	1	200			
			450	1	450			
			210	1	210			
					300			300
			200	1	200			
			100	1	100			
				13	1,478		13	1,478
			100	9	900			
			200	1	200			
			100	1	100			
			100	1	100			
			456	0	0			
			178	1	178			
			613	1	613		1	613
					825			825
			825	1	825			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		4,979	
613	1	613	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	1	150	
120	1	120	
450	1	450	
150	7	1,050	
100	1	100	
100	1	100	
456	1	456	this is not needed in cchs program
178	1	178	
613	1	613	

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School	Existing Conditions		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
CUSTODIAL & MAINTENANCE		7	2,779
Custodian's Office			
Ex. Custodian's Office	450	1	450
Ex. Custodian's Office	75	1	75
Custodian's Workshop			
Ex. Maintenance Department	1,250	1	1,250
Custodian's Storage			
Ex. Custodian's Storage	80	1	80
Ex. Custodian's Storage	165	1	165
Ex. Custodian's Storage	255	1	255
Recycling Room / Trash			
Receiving and General Supply			
Storeroom			
Ex. trailer	504	1	504
Network/Telecom Room			
Existing included in gsf			
Ex. Grounds Equip.(incl. in gsf)			
Ex. Custodial Clos. (incl. in gsf)			
Ex. Telecom. Switch Clos. (incl. in gsf)			

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			2,544			2,544
			150	1	150			
			250	1	250			
			375	1	375			
			400	1	400			
			456	1	456			
			713	1	713			
			200	1	200			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		2,544	
150	1	150	
250	1	250	
375	1	375	
400	1	400	
456	1	456	
713	1	713	
200	1	200	

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
OTHER			6,734
Other (specify)			
Alternative Health & Physical Education		1	330
PE Alternative - Multipurpose			
PE Alternative			
PE Alternative Storage	330	1	330
Team Rooms		3	1,540
Team Room	675	1	675
Team Room	605	1	605
Team Room	260	1	260
Visitor's Team Room			
PE Support		2	730
Officials & Coaches Lockers w/ showers	420	1	420
Athletic Trainer	310	1	310
Radio Station		5	1,839
Radio Station General	980	1	980
Radio Studio	145	1	145
Radio Studio	120	1	120
Tran. Storage	150	1	150
Technology Storage	444	1	444
Cable / TV		5	1,600
Cable / TV General	1,200	1	1,200
Cable / TV Projection Room	60	1	60
Cable / TV Projection Room	110	1	110
Cable / TV Storage	105	1	105
Cable / TV Storage	125	1	125
Adult Education		2	385
AE Directors Office	225	1	225
AE Education Office	160	1	160
School Store		1	100
	100	1	100
Year Book		1	210
	210	1	210

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			13,540			13,540
	0	0		4	7,675		4	7,675
			2,175	1	2,175			
			5,000	1	5,000			
			250	2	500			
	0	0		2	1,675		2	1,675
			675	1	675			
			500	2	1,000			
			150	0	0			
	0	0		1	500		1	500
			225	0	0			
			500	1	500			
				5	1,840		5	1,840
			980	1	980			
			145	1	145			
			120	1	120			
			150	1	150			
			445	1	445			
				5	1,600		5	1,600
			1,200	1	1,200			
			60	1	60			
			110	1	110			
			105	1	105			
			125	1	125			
				2	250		2	250
			150	1	150			
			100	1	100			
				0	0		0	0
				0	0		0	0

Located in Alternate, Premium Bldg at a 1.5 grossing factor

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		0	

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School		Existing Conditions		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	
Total Building Net Floor Area (NFA) <i>(Program does not include a Field House)</i>			170,390	
Proposed Student Capacity/Enrollment				
Total Building Gross Floor Area (GFA) ²			233,800	
Ex. Permanent Building	230,050			
Ex. Temporary Buildings	3,750			
Grossing factor (GFA/NFA)			1.37	

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			165,592			165,592
					1,225			1,225
		0			* see embedded formula 240,601			240,601
					* For larger base bldg 1.45			1.45
					* For premium alt 1.50			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		152,692	
		1,225	181
		221,725	
		1.45	

¹ **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

Architect Certification	<p>I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.</p> <p style="text-align: center;">Name of Architect Firm: <u>OMR Architects</u></p> <p style="text-align: center;">Name of Principal Architect: <u>Jeanne Kuespert Roberts, AIA</u></p> <p style="text-align: center;">Signature of Principal Architect: _____</p> <p style="text-align: center;">Date: _____</p>
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