



CCHS Building Project Update

CC Regional School Committee

CCHS Building Committee

March 2011



CCHS Facility History

50+ years old

Construction began 1958, building opened in 1961

Most recent major structural work 21 years ago





Facility Issues at CCHS

Inadequate Space

CCHS does not meet Town or State “minimally acceptable” guidelines for educational space

Antiquated spaces and overcrowding limits delivery of curriculum

Infrastructure Issues

Many vital systems are obsolete, irreparable or non-existent

Safety Concerns

Overcrowding, building design flaws and antiquated safety systems

NEASC Warning Status could result in loss of accreditation



CCHS Facility Findings



PONDING ON ROOF / EXPOSED PIPING



DETERIORATING ROOF TOP UNITS / MINIMAL ROOF DRAINS



OPEN SEAMS IN ROOFING



PONDING ON ROOF / DETERIORATING WOOD PLANK WALKING PADS



CCHS Existing Conditions



1960's NONINSULATED STOREFRONT SYSTEM
WITH PEELING PAINT ON METAL PANELS



DELAMINATING PLYWOOD PANELS



POORLY INSULATED MASONRY WALLS WITH
WEAK AIR BARRIER SYSTEM



EXPOSED UTILITY LINES



CCHS Existing Conditions



STAND ALONE CLASSROOM TRAILER



NONCOMPLIANT, INACCESSIBLE AREAS



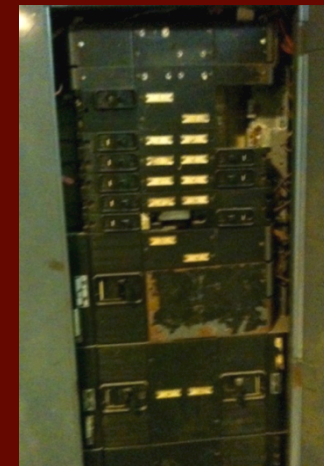
EMERGENCY GENERATOR



CABLE FROM RECENT ELECTRICAL FAILURE



OUTDATED AND DETERIORATING ELECTRICAL PANELS





CCHS Building Project

Town Meeting 2009 approved: Master Plan to create a viable plan for remedying the facility issues at CCHS

Objective: To provide the community with clear and direct options for addressing needs at CCHS

Town Meeting 2010 approved: Feasibility Study and Schematic Design

Objective: To design a facility based on the work of the Master Plan and to create the necessary documentation for construction



The Process and Timeline

Town
Votes

Master Plan

2009

Feasibility/
Design

2010

Construction
Funding

Nov 2011

MSBA
Process

Invitation

Sep '09

Project
Team

Dec '10-Feb '11

Feasibility
Study

Spring '11

Schematic
Design

Summer '11

Approval/
Funding

Fall '11

Detailed
Design

2012

Construction
Start

Fall '12?

Completion

2015-2016?



Building Project Goals

Support student learning

Address significant building deficiencies

- ★ **Long-term, comprehensive** approach
- ★ **Re-use** and repurpose where possible
- ★ **Green** design that is efficient, maintainable

Consistent with MSBA and
community values of Concord
and Carlisle





Cost Projections

State calculated range: \$75 to \$85M

Project scope approx. \$85 to \$98M

Reimbursement rate starts at 31%

- Points added for meeting design goals





Summary

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Statements of Interest

CCHS BC has **partnered** with MSBA



Summary

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Towns, Town Meetings, Ballots

Moving forward means voting at Town
Meeting and at the polls – in
Concord AND Carlisle



Summary

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Chance

State (MSBA) partnership has a time limit

Towns must approve project or reimbursement
opportunity goes away



Summary

CCHS needs significant capital improvement

Now is the time to move forward

- ★ Favorable construction environment
 - ★ Low interests rates
 - ★ Excellent track record
 - ★ Well defined plan
 - ★ MSBA partnership
- demands** we act now





More information

For more information and to sign up for the e-newsletter go to:

www.cchsbuilding.org

To support and advocate for the project go to:

www.committee4cchs.org

I'm 4 CCHS on Facebook