

Concord-Carlisle Regional High School

A photograph of a wooden bridge with a curved railing crossing a stream. The bridge is supported by wooden posts. In the background, there are trees and a grassy area. Two people are walking on the bridge. The scene is outdoors and appears to be a park or school grounds.

Meeting #7

June 8, 2011

omr architects

Agenda

Work Plan

Review Options

Next Steps

CCHS Feasibility Study Work Plan

Groundwork	<ul style="list-style-type: none"> ○ Prepare contract ○ Obtain and review all available/ pertinent documents ○ Prepare schedule and work plan 	<ul style="list-style-type: none"> ○ Review existing conditions information ○ Attend Site Based Committee Meeting ○ Conduct User Group meetings and Prepare Space Summary
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Meeting # 1	Goals, Values and Space Summary	
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3/09/11	Objectives <ul style="list-style-type: none"> ○ Review schedule and process ○ Review goals, values ○ Review proposed space summary 	Follow-up <ul style="list-style-type: none"> ○ Site walk thru with Engineers and Facilities Manager ○ Submit draft space summary to MSBA for initial review ○ Meet with MSBA for kickoff meeting ○ Prepare Preliminary Alternative concepts
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Meeting # 2	Vision, Space Summary and Preliminary Alternatives Concepts	
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3/23/11	Objectives <ul style="list-style-type: none"> ○ Review Educational Vision, goals and values ○ Review Preliminary Alternative Concepts ○ Approve Initial Space Summary and PDP 	Follow-up <ul style="list-style-type: none"> ○ Complete Preliminary Design Program Submittal for MSBA ○ Meet with MSBA ○ Develop Preliminary Alternatives
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Meeting # 3	Sustainability Goals	
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4/06/11	Objectives <ul style="list-style-type: none"> ○ Discuss sustainability goals and net zero options with team 	Follow-up <ul style="list-style-type: none"> ○ Develop Preliminary Evaluation of Proposed Alternatives
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Meeting # 4	Preliminary Evaluation of Proposed Alternatives	
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4/13/11	Objectives <ul style="list-style-type: none"> ○ Review Preliminary Evaluation of Proposed Alternatives 	Follow-up <ul style="list-style-type: none"> ○ Submit Preliminary Alternatives to MSBA for initial review ○ Meet with MSBA ○ Develop Final Evaluation of Selected Alternatives
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Meeting # 5	Finalize Preliminary Alternatives	
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5/04/11	Objectives <ul style="list-style-type: none"> ○ Review and Approve Preliminary Alternative(s) 	Follow-up <ul style="list-style-type: none"> ○ Prepare Final Evaluation of Alternatives
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Meeting # 6	Final Evaluation of Alternatives	
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5/25/11	Objectives <ul style="list-style-type: none"> ○ Review Final Evaluation of Alternatives ○ Confirm Preferred Solution 	Follow-up <ul style="list-style-type: none"> ○ Prepare Preferred Schematic Report
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Meeting # 7	Preferred Schematic Update	
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6/08/11	Objectives <ul style="list-style-type: none"> ○ Review Preferred Schematic Update 	Follow-up <ul style="list-style-type: none"> ○ Prepare Preferred Schematic Report for MSBA
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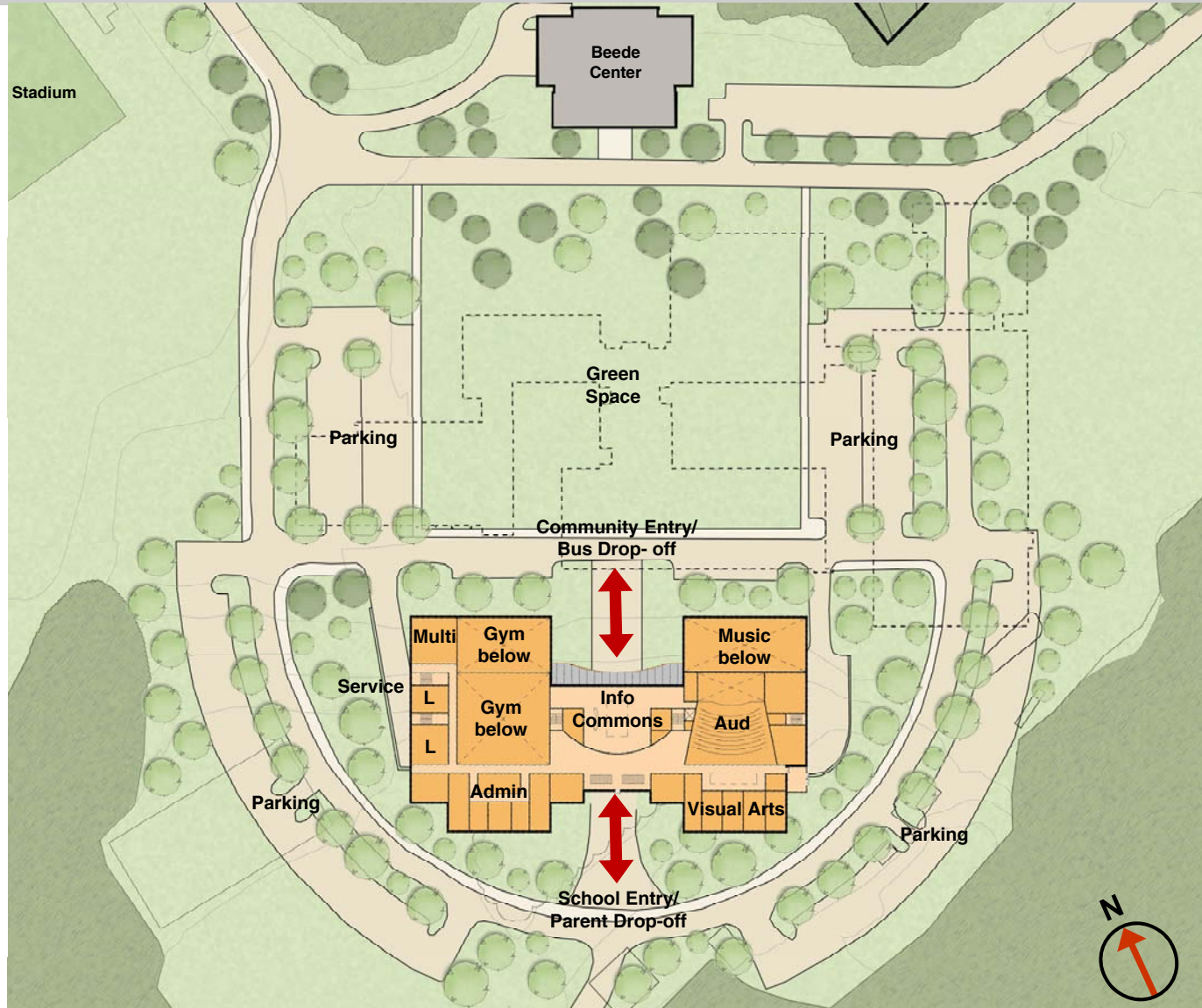
Meeting # 8	Preferred Schematic Report	
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6/15/11	Objectives <ul style="list-style-type: none"> ○ Review and Approve Space Summary, Preferred Option & PSR ○ School Committee Approval 	Follow-up <ul style="list-style-type: none"> ○ Submit Preferred Schematic Report to MSBA ○ MSBA Facilities Assessment Subcommittee and BOD Vote
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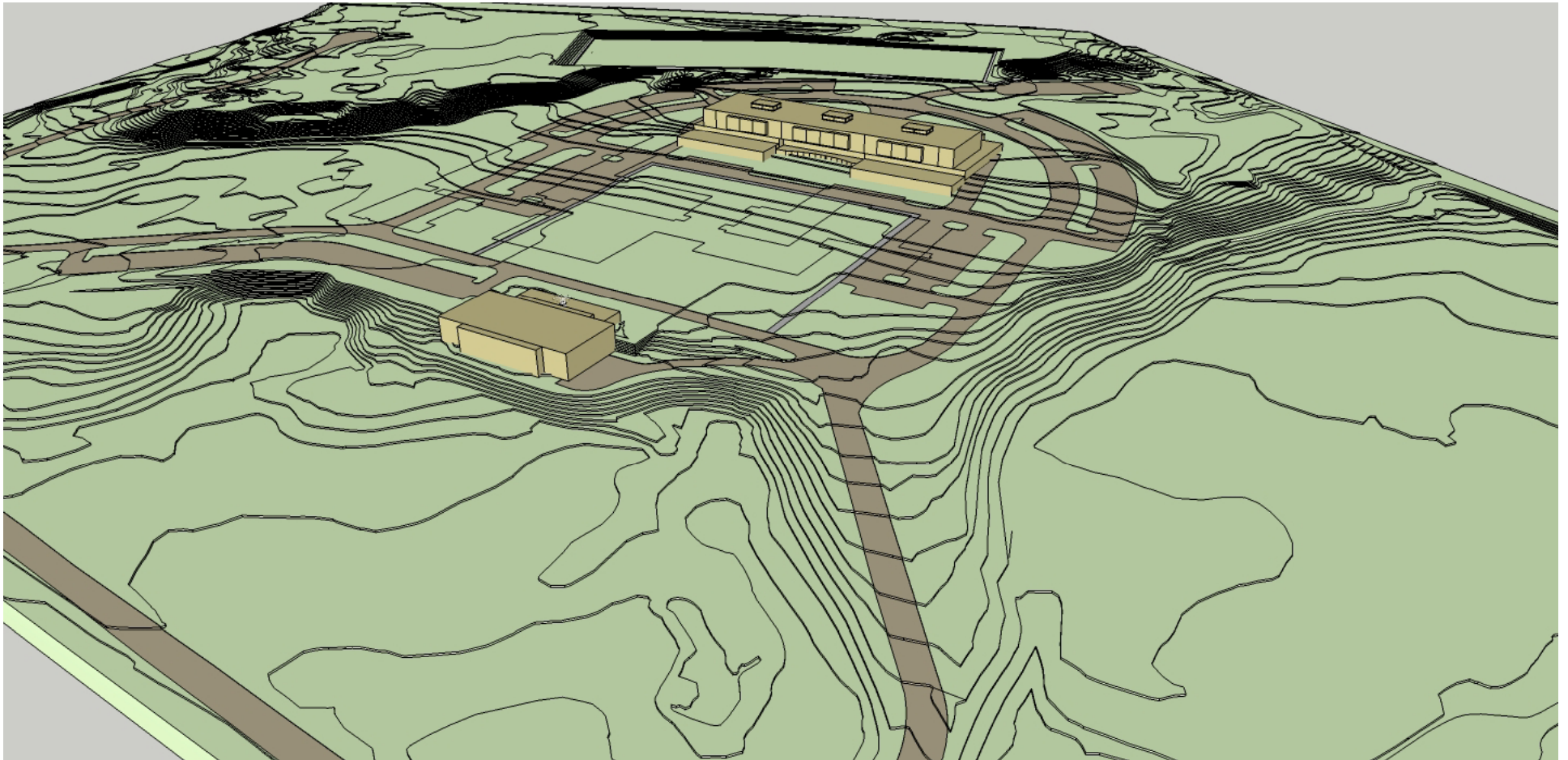
Option 13

All New Building, one phase, located South of the Existing School. 240,108 GFA



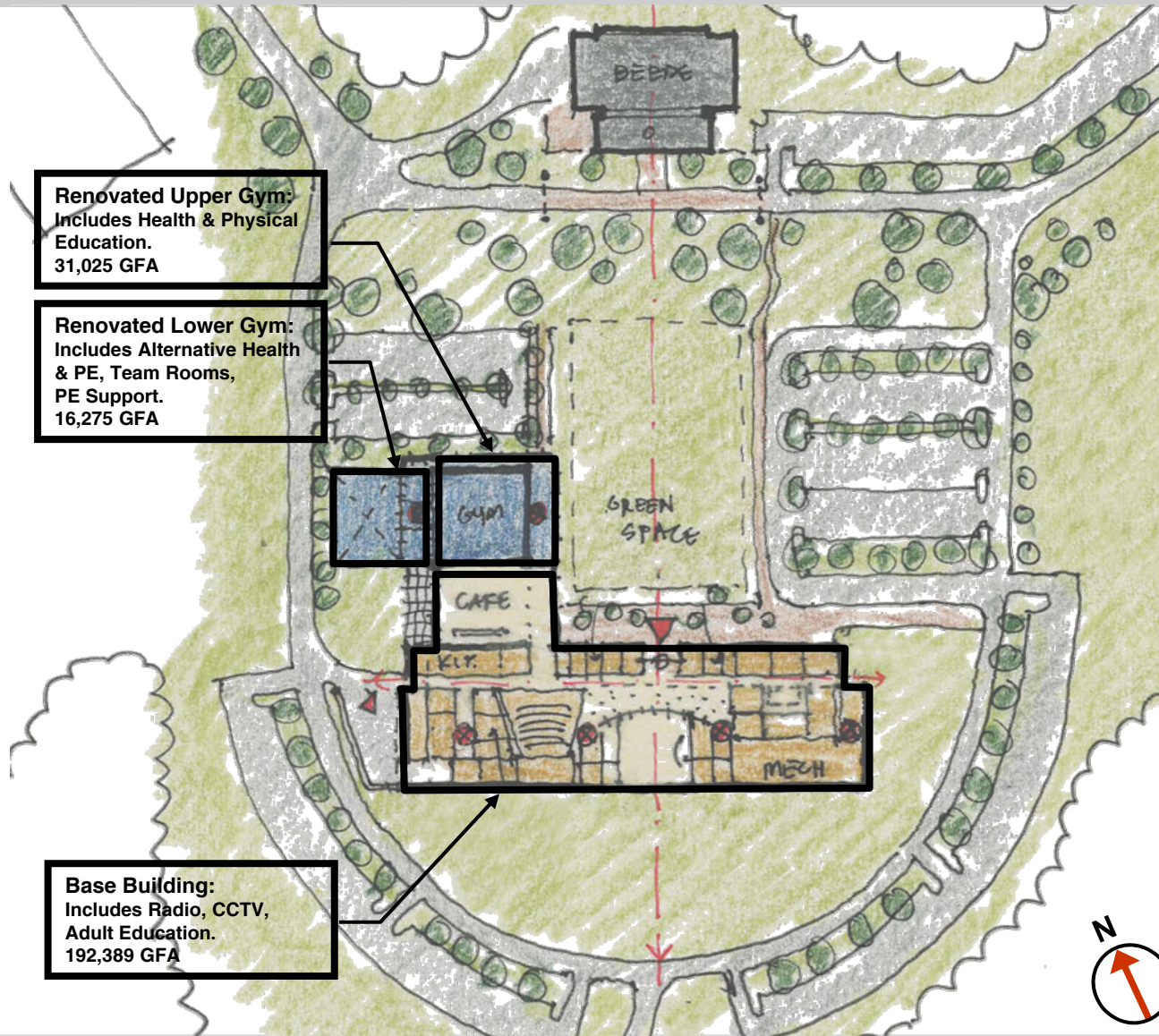
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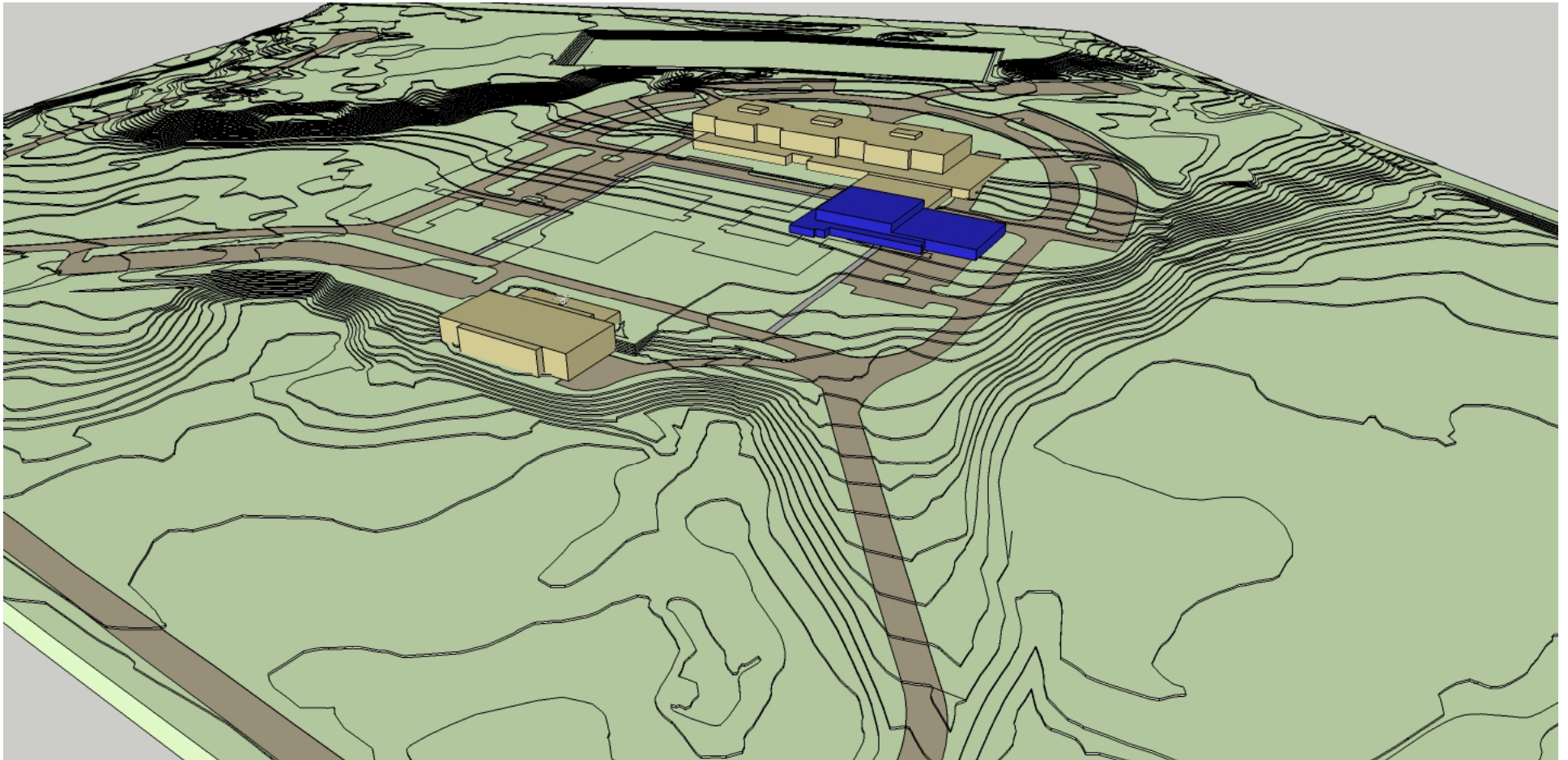
Option 14a

New “Base” Building internally connected to renovated Upper and Lower Gym Buildings which will house the entire Health and PE Department for the School. 239,689 GFA



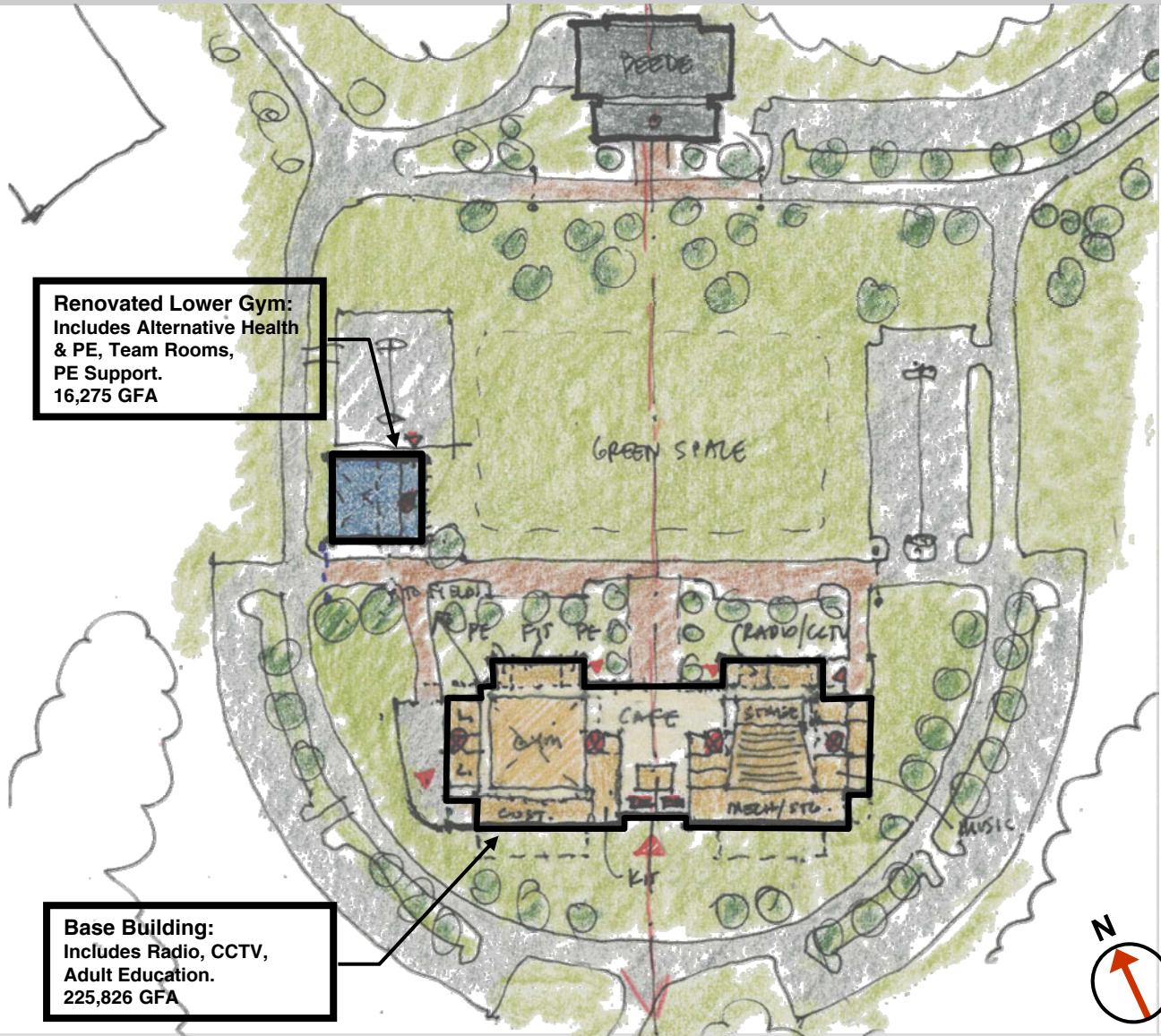
Option 14a

New “Base” Building internally connected to renovated Upper and Lower Gym Buildings which will house the entire Health and PE Department for the School. 239,689 GFA



Option 14b

New "Base" Building with stand alone, renovated Lower Gym building which will house the Alternative Health & PE, Team Rooms & PE Support spaces. (separate systems in 2 buildings) 242,101 GFA

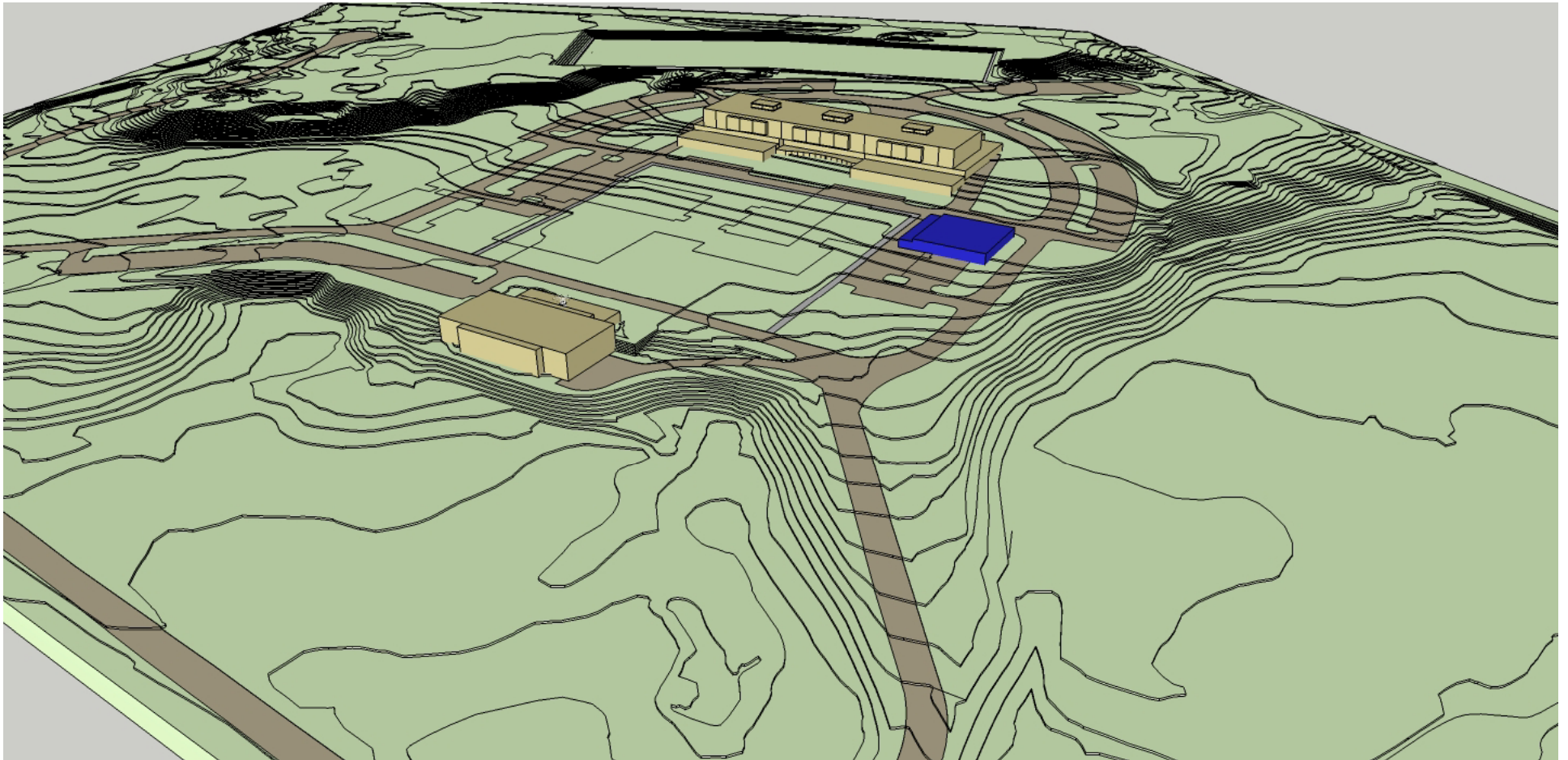


Renovated Lower Gym:
Includes Alternative Health & PE, Team Rooms, PE Support.
16,275 GFA

Base Building:
Includes Radio, CCTV, Adult Education.
225,826 GFA

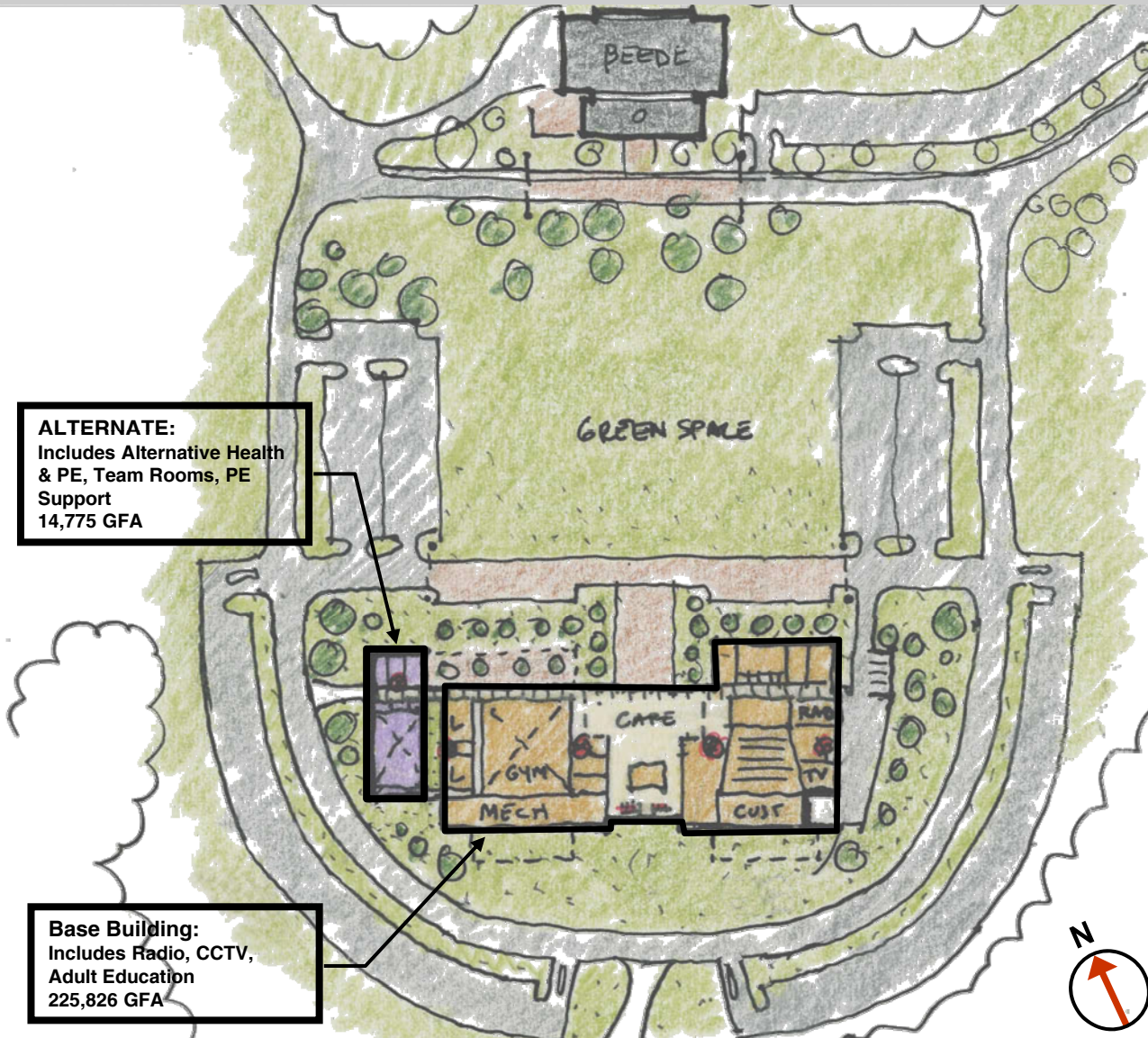
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New “Base” Building internally connected to renovated Upper and Lower Gym Buildings which will house the entire Health and PE Department for the School. 239,689 GFA



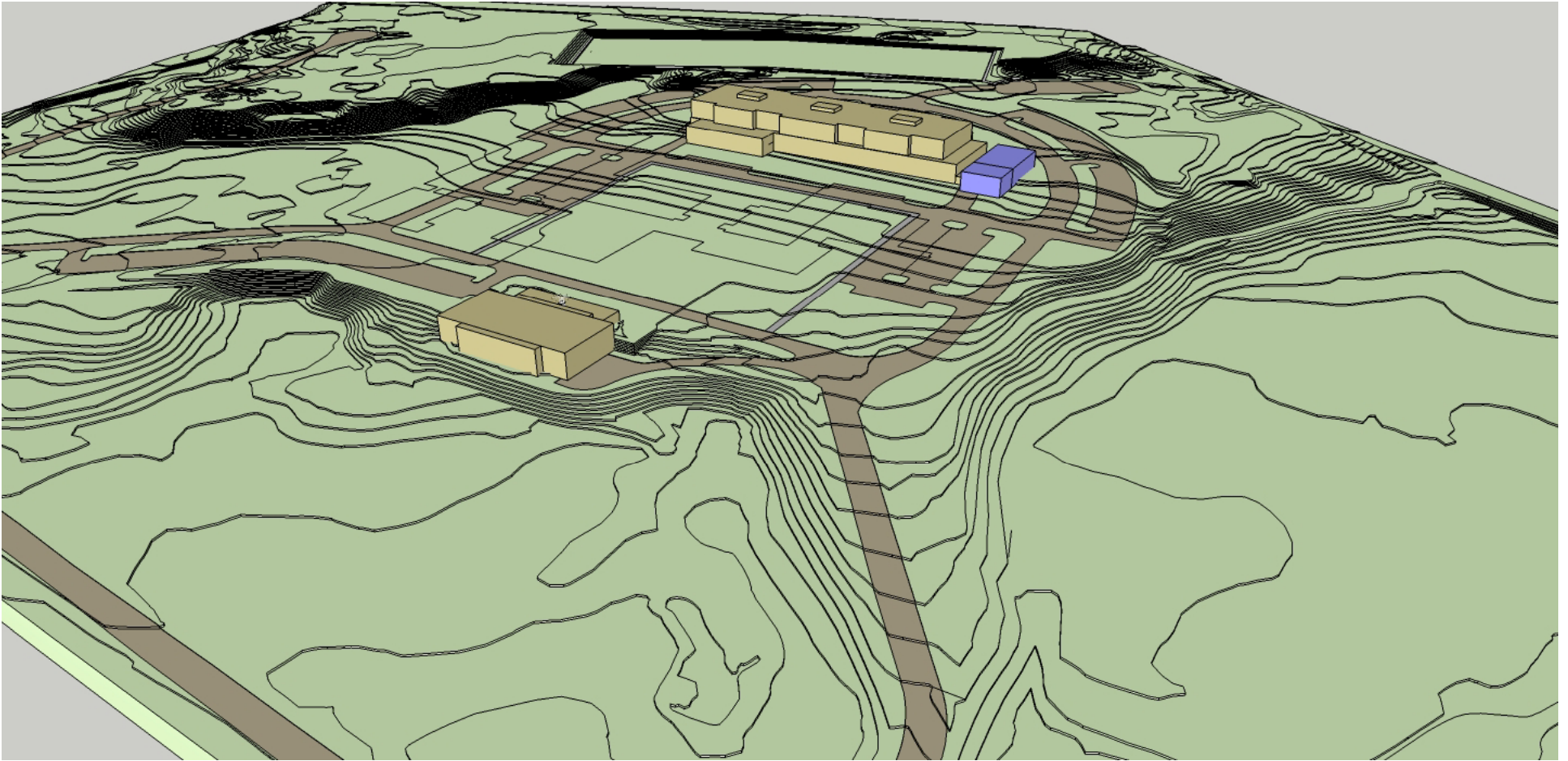
Option 14c

New "Base" Building with separate, new, disconnected building which will house the Alternative Health & PE, Team Rooms & PE Support spaces. (separate systems in 2 buildings) 240,601 GFA



Option 14c

New “Base” Building with separate, new, disconnected building which will house the Alternative Health & PE, Team Rooms & PE Support spaces. (separate systems in 2 buildings) 240,601 GFA



Comparative Options Value Analysis

Concord-Carlisle High School Revitalization - Abbreviated Comparative Options Value Analysis

June 1, 2011 (revised for series 13 and 14 options). Options 1 through 10 have been removed from this analysis

	New Option 13	New/Reno existing gyms		New + Alternate Option 14C
	One bldg	Option 14A	Option 14B	One bldg + Alternate Addition
		One bldg + Reno Upper & Lower Gym	One bldg + Reno Lower Gym	
Anticipated construction duration	30	36	32	30
New work square footage	240,108	192,389	225,826	225,826
Renovation work square footage	0	47,300	16,275	0
Premium work SF				14,775
Total square footage	240,108	239,689	242,101	240,601
Hard Costs				
New building construction	\$52,343,544 ^{218/sf}	\$41,940,802 ^{218/sf}	\$49,230,068 ^{218/sf}	\$49,230,068 ^{218/sf}
Renovation or alternate addition building construction	\$0	\$10,642,500 ^{225/sf}	\$3,173,625 ^{195/sf}	\$3,324,375 ^{225/sf}
CM/GC PR/GC + Fee	\$7,472,871	\$8,762,866	\$7,902,474	\$7,477,089
Abatement, demolition and sitework	\$7,902,800	\$7,819,000	\$7,855,150	\$7,902,800
Escalation and contingencies	\$6,230,168	\$6,895,320	\$6,429,522	\$6,249,959
Subtotal Hard Costs	\$73,949,383	\$76,060,488	\$74,590,839	\$74,184,290
Soft Costs				
A/E and OPM management	\$8,971,963	\$9,758,629	\$9,230,450	\$8,986,057
FFE / technology	\$3,920,000	\$3,920,000	\$3,920,000	\$3,920,000
Logistics and misc.	\$1,550,000	\$1,850,000	\$1,650,000	\$1,550,000
Soft contingency	\$722,098	\$776,431	\$740,023	\$722,803
Subtotal Soft Costs	\$15,164,061	\$16,305,061	\$15,540,473	\$15,178,860
Comparative Values	89.1 M	92.4 M	90.1 M	89.4 M

Next Steps

- MSBA Conference Call, June 9, 2011
- SBC Meeting #8, June 15, 2011
 - Approve Space Summary
 - Approve Preferred Option
 - Approve Preferred Schematic Report