



CCHS Building Project Update

CC Regional School Committee

CCHS Building Committee

April 2011



CCHS Facility History

50+ years old

Construction began 1958, building opened in 1961

Most recent major structural work 20 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



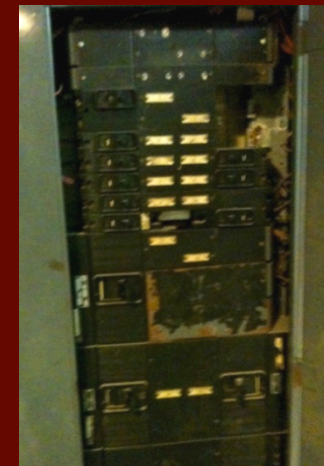
EMERGENCY GENERATOR



CABLE FROM RECENT ELECTRICAL FAILURE

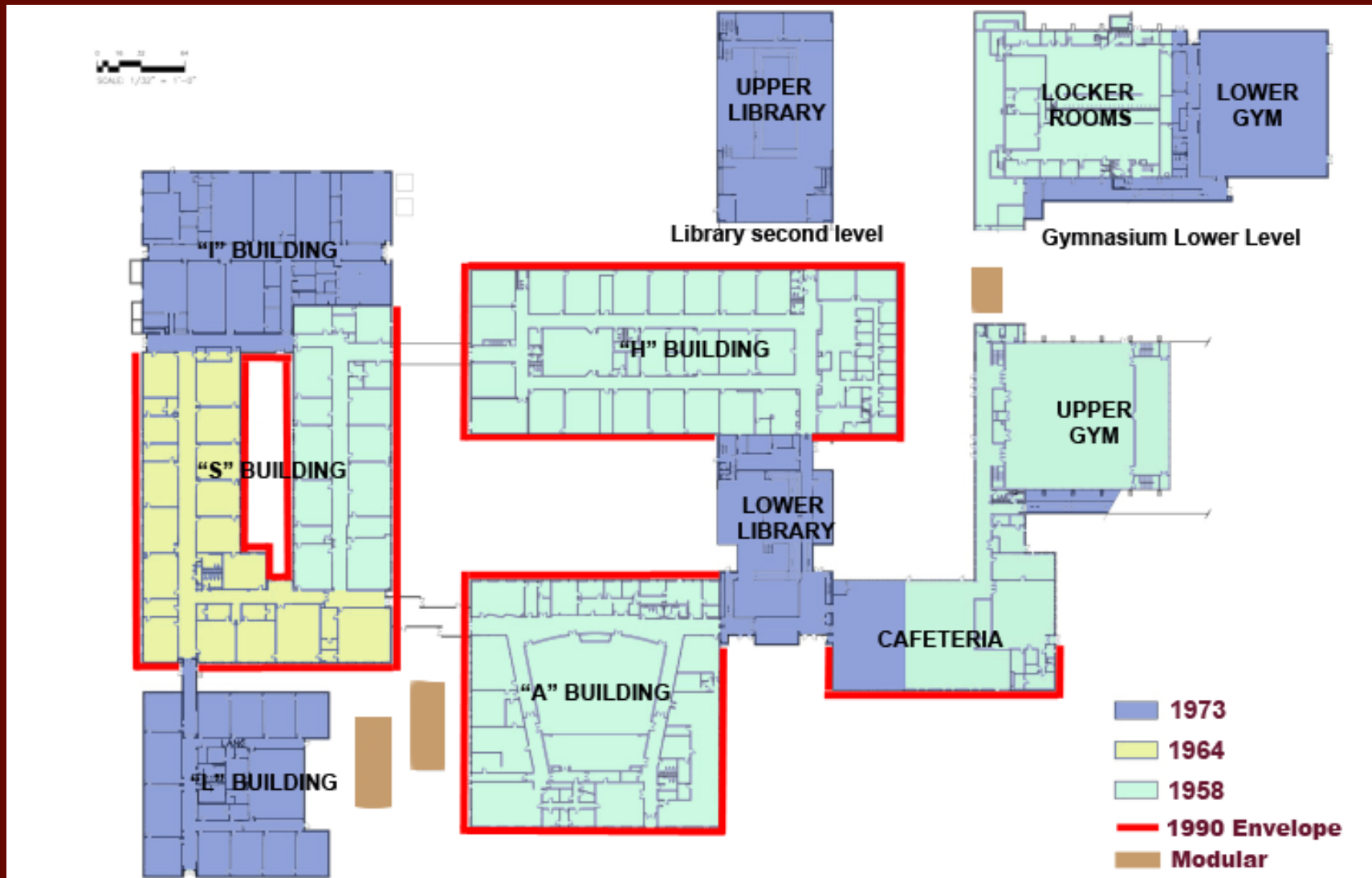


OUTDATED AND DETERIORATING ELECTRICAL PANELS





CCHS Existing Conditions





CCHS Building Project

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

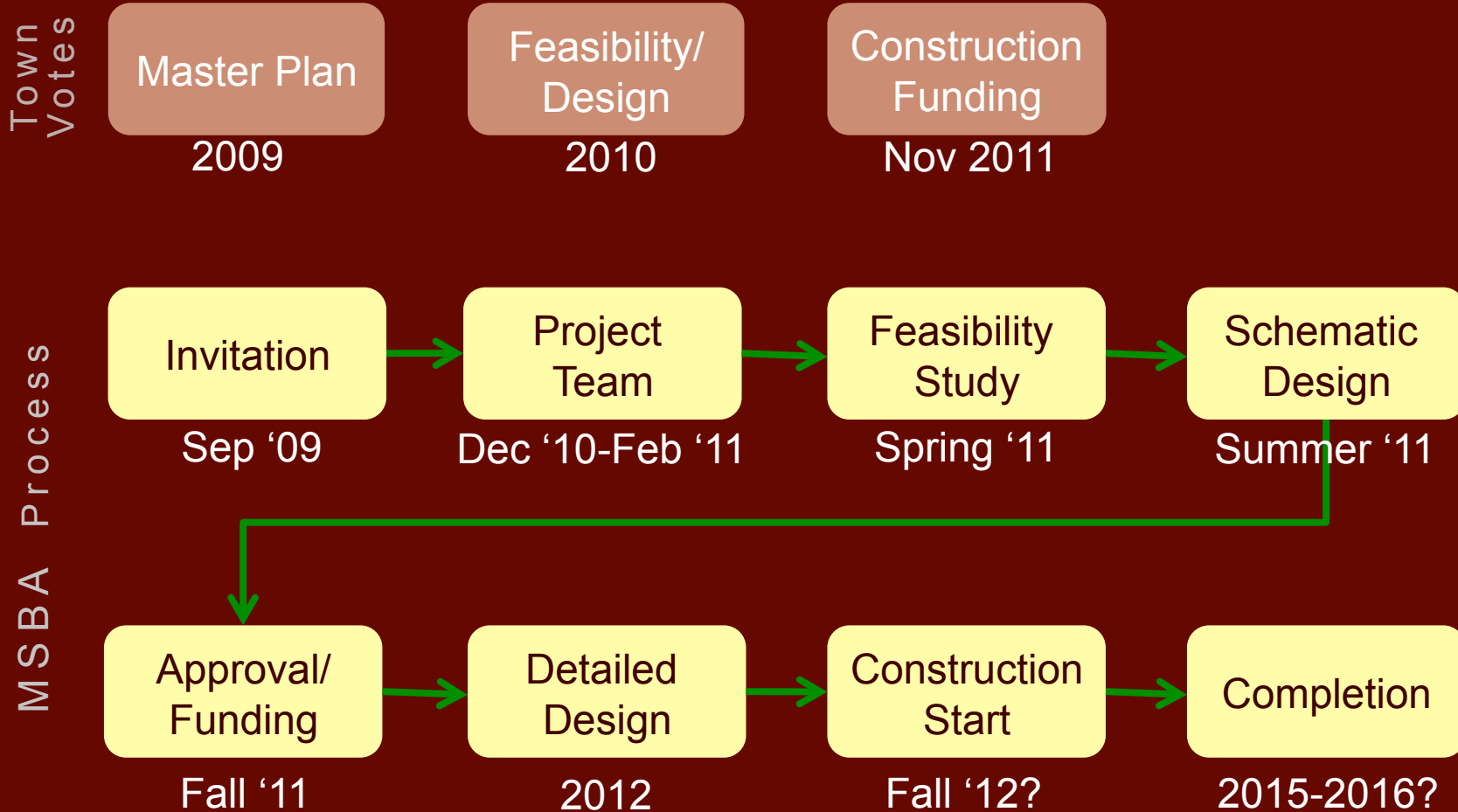
Objective: To provide the community with clear and direct options for addressing needs at CCHS

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





Building Project Goals

Support student learning

Address significant building deficiencies

- ★ **Long-term, comprehensive** approach
- ★ **Green** design that is efficient, maintainable

Be fiscally responsible

Be consistent with MSBA
and community values of
Concord and Carlisle





Education Specification

	Existing	Master Plan	MSBA	Proposed
Student population	1,221	1,250	1,225	1,225
Gross Square Footage	233,800*	288,813**	221,725	247,241
Difference vs. Existing	=	+ 55,013	- 12,075	+ 13,441
Difference vs. Proposed	- 13,441	+ 41,572	- 25,516	=

*Includes temporary spaces (trailers)

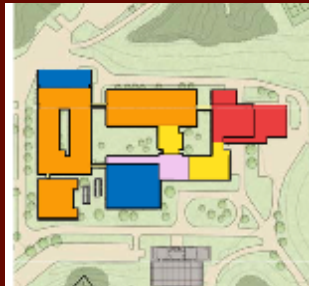
**Includes proposed field house



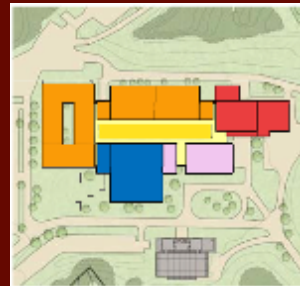
Design Approaches



Option 1 – No Build
(repairs)



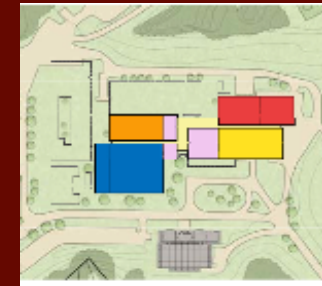
Option 2 – Full Renovation
w/ Minor Additions
(Keep All Buildings)



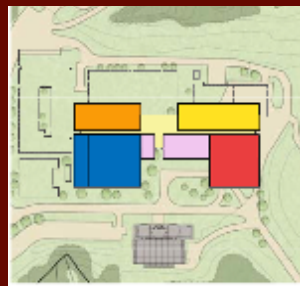
Option 3 – Full
Renovation w/ Additions
(Infill Courtyards, Remove 'L' & 'I')



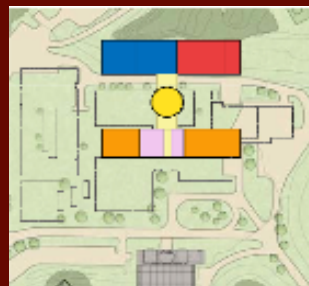
Option 4 – Major
Renovation/Major
Additions
(Keep 'A', 'H', & Cafe)



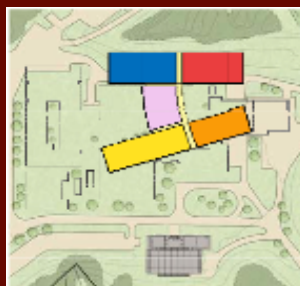
Option 5 – Minor
Renovation /Major
Additions
(Keeps 'A' and Gyms)



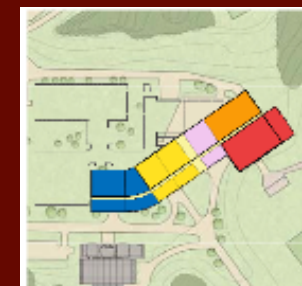
Option 6 – Minor
Renovation /Major
Additions
(Keeps 'A' and Cafe)



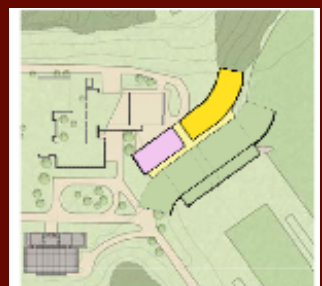
Option 7 – Phased New
Building 3 Steps



Option 8 – Phased New
Building 3 Steps



Option 9 – Phased New
Building 2 Steps



Option 10 – New Building
1 Step



Cost and Reimbursement

State calculated range: \$75 to \$85M
based on 221,725 sq. ft. building

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

1

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

CCHS Building Committee on Facebook

To support and advocate for the project go to:

www.committee4cchs.org

I'm 4 CCHS on Facebook