



# CCHS Building Project Update

CC Regional School Committee

CCHS Building Committee

February 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



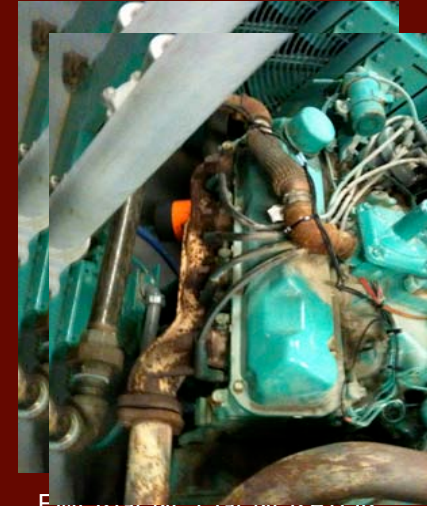
# CCHS Existing Conditions



STAND ALONE CLASSROOM TRAILER



NONCOMPLIANT, INACCESSIBLE AREAS



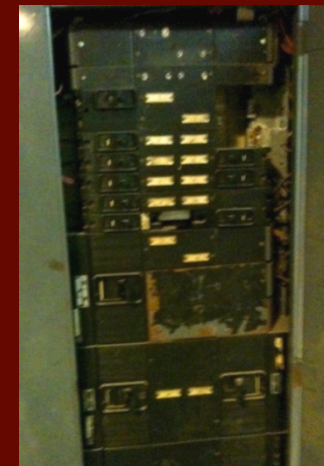
EMERGENCY GENERATOR



CABLE FROM RECENT ELECTRICAL FAILURE

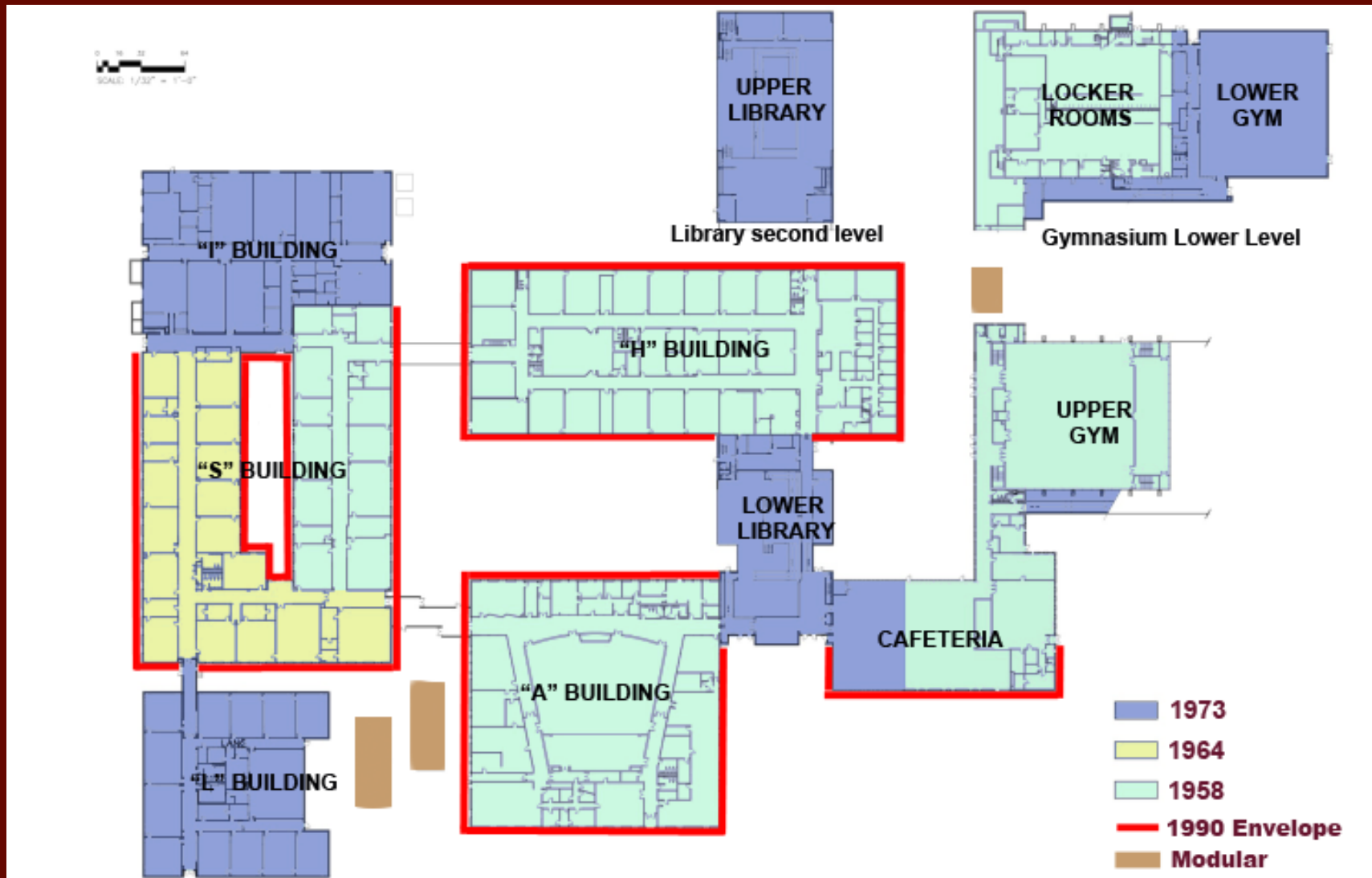


OUTDATED AND DETERIORATING ELECTRICAL PANELS





# CCHS 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

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

Sep '11-Dec '11

Detailed  
Design

2012

Construction  
Start

Fall 2012?

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

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

Reimbursable component \$75 to \$85M

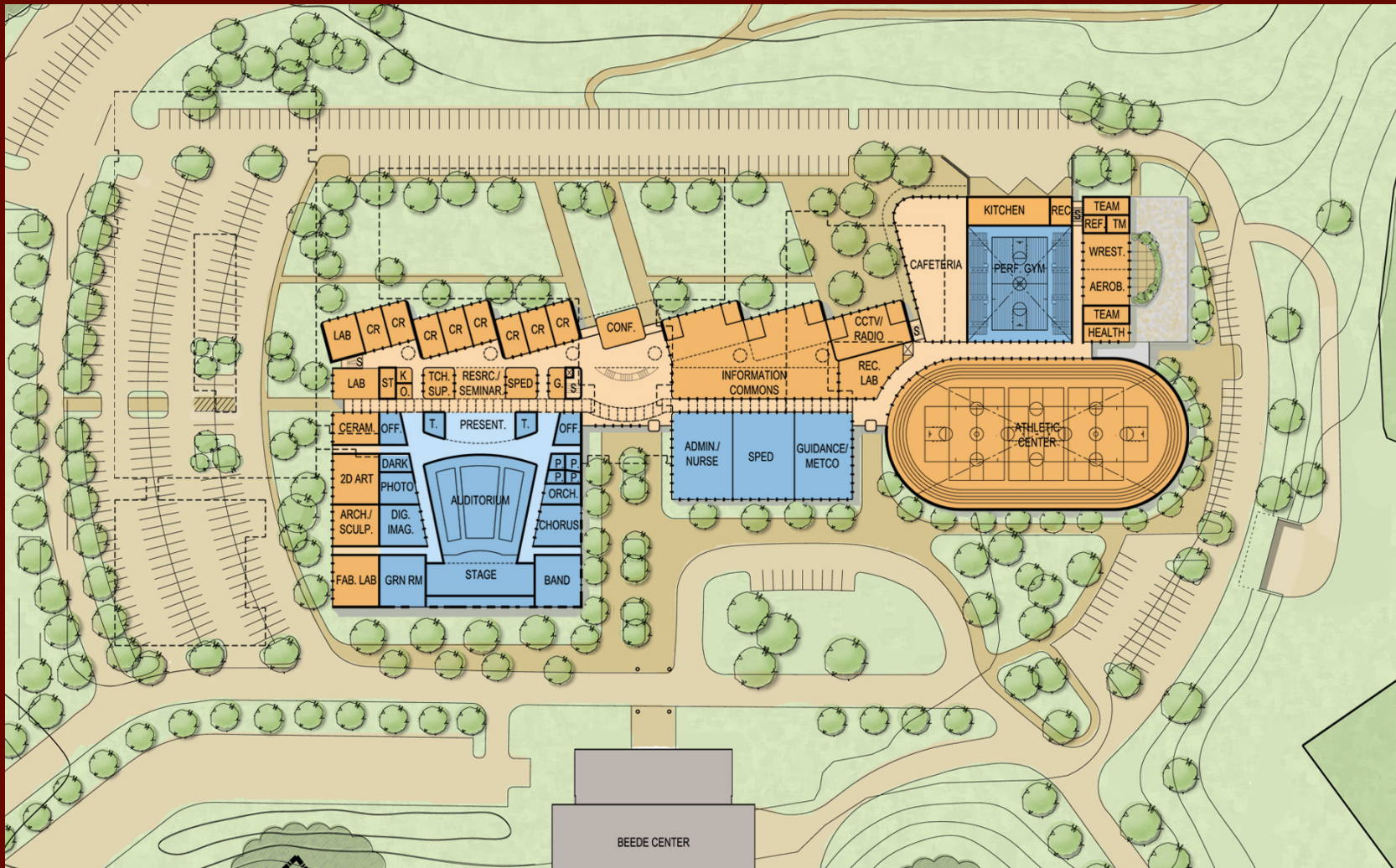
Reimbursement rate starts at 31%

- Points added for meeting design goals





# Master Plan Approach





# Master Plan Site Model (North)





# Master Plan: Site Model (South)





# Summary

## 3

Statements of Interest

CCHS BC has **partnered** with MSBA



# Summary

## 2

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

