



CCHS Building Project Update

CC Regional School Committee

CCHS Building Committee

May 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

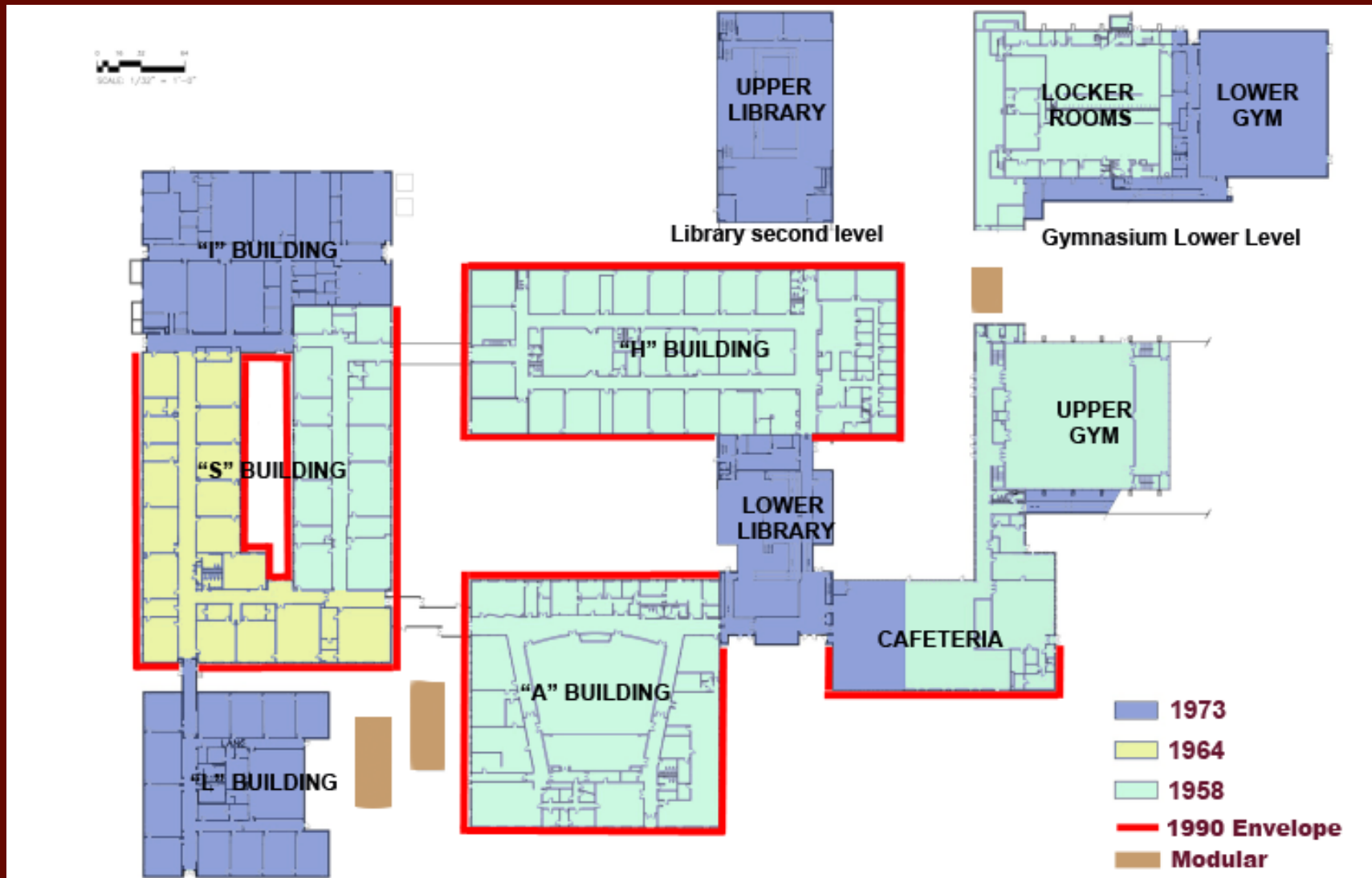


OUTDATED AND DETERIORATING ELECTRICAL PANELS





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

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

June '11

Schematic
Design

Summer '11

Approval/
Funding

Sep '11

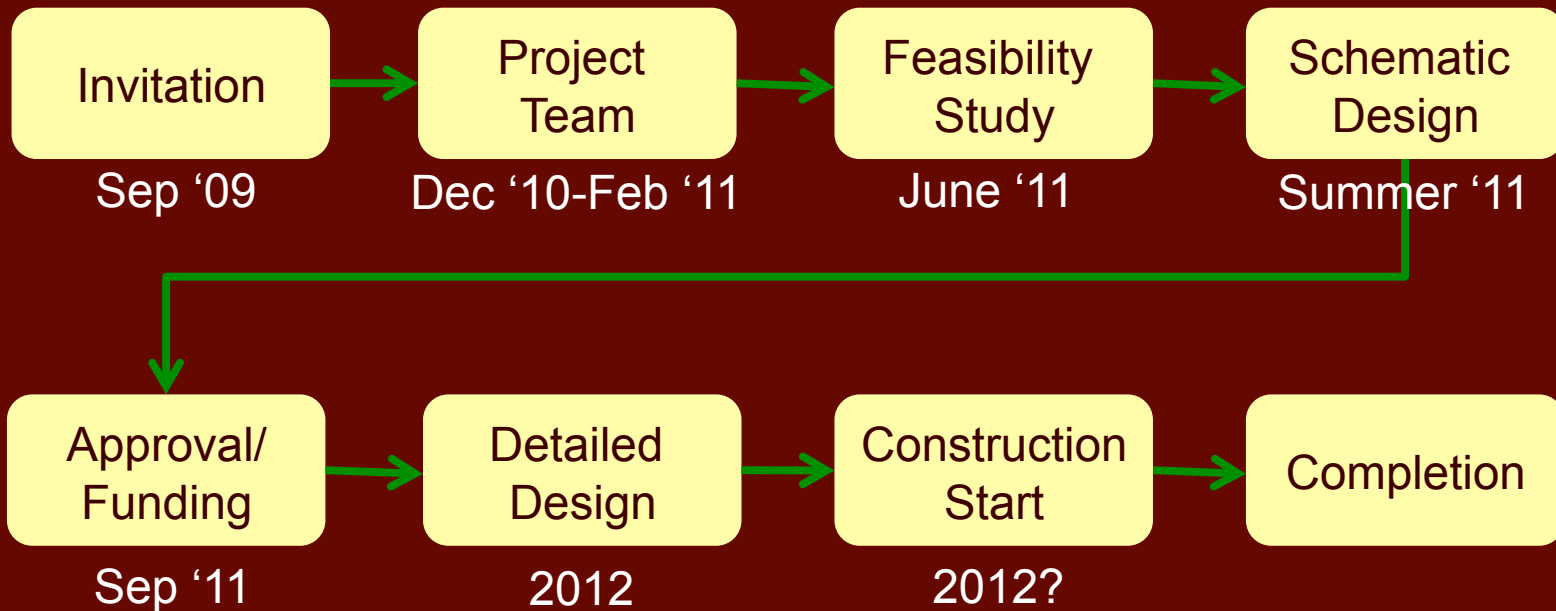
Detailed
Design

2012

Construction
Start

2012?

Completion





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

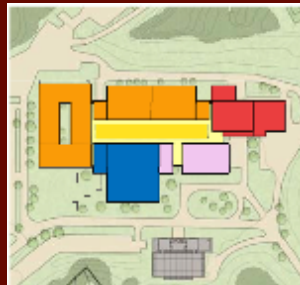




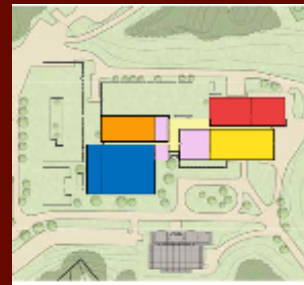
Design Approaches



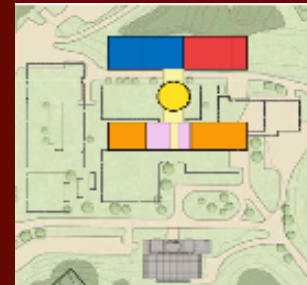
Option 1 – No Build
(repairs)



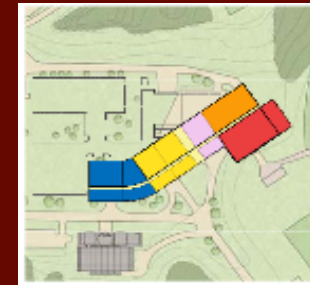
Option 3 – Full
Renovation w/ Additions
(Infill Courtyards, Remove 'L' & 'I')



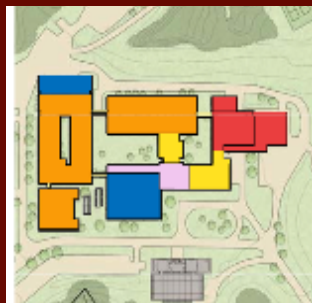
Option 5 – Minor
Renovation /Major
Additions
(Keeps 'A' and Gyms)



Option 7 – Phased New
Building 3 Steps



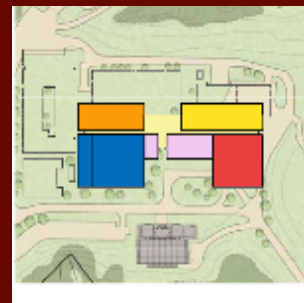
Option 9 – Phased New
Building 2 Steps



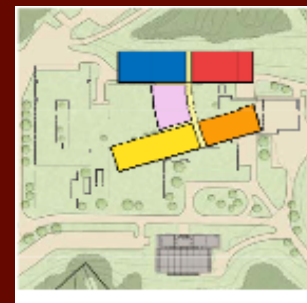
Option 2 – Full Renovation
w/ Minor Additions
(Keep All Buildings)



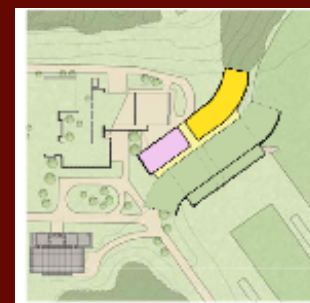
Option 4 – Major
Renovation/Major
Additions
(Keep 'A', 'H', & Cafe)



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



Option 8 – Phased New
Building 3 Steps



Option 10 – New Building
1 Step



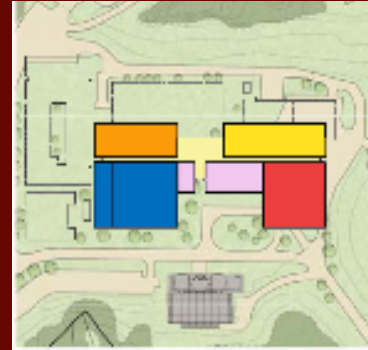
Design Analysis



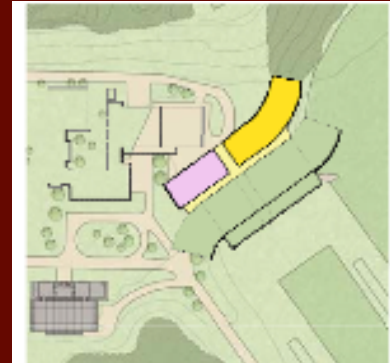
Option 1 – No Build
(repairs)



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



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



Option 10 – New Building
1 Step

estimated
cost time

38 Months

\$69.6 Million

46 Months

\$98.2 Million

44 Months

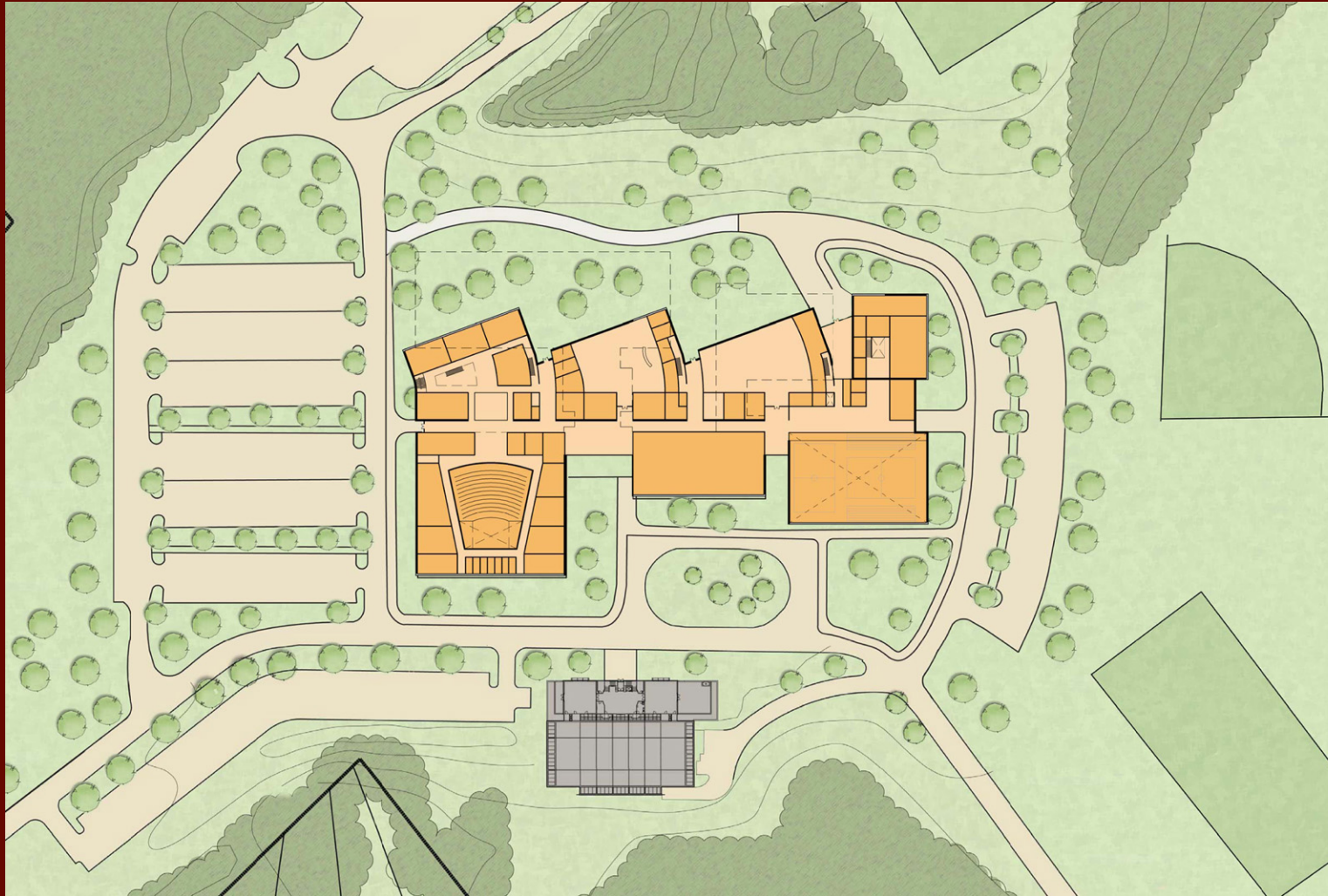
\$97.7 Million

32 Months

\$91.0 Million

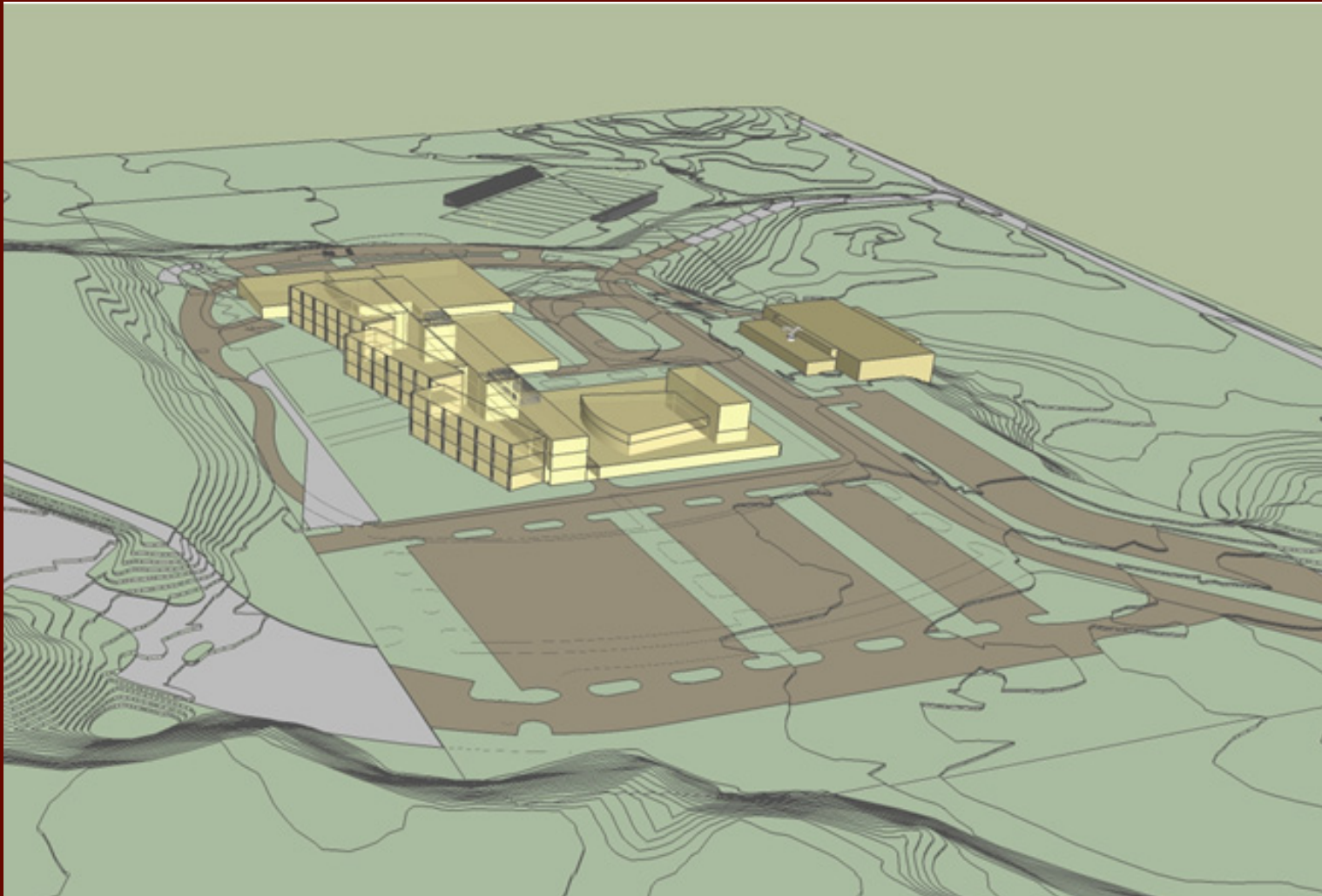


Option 6: Major Addition/Renovation



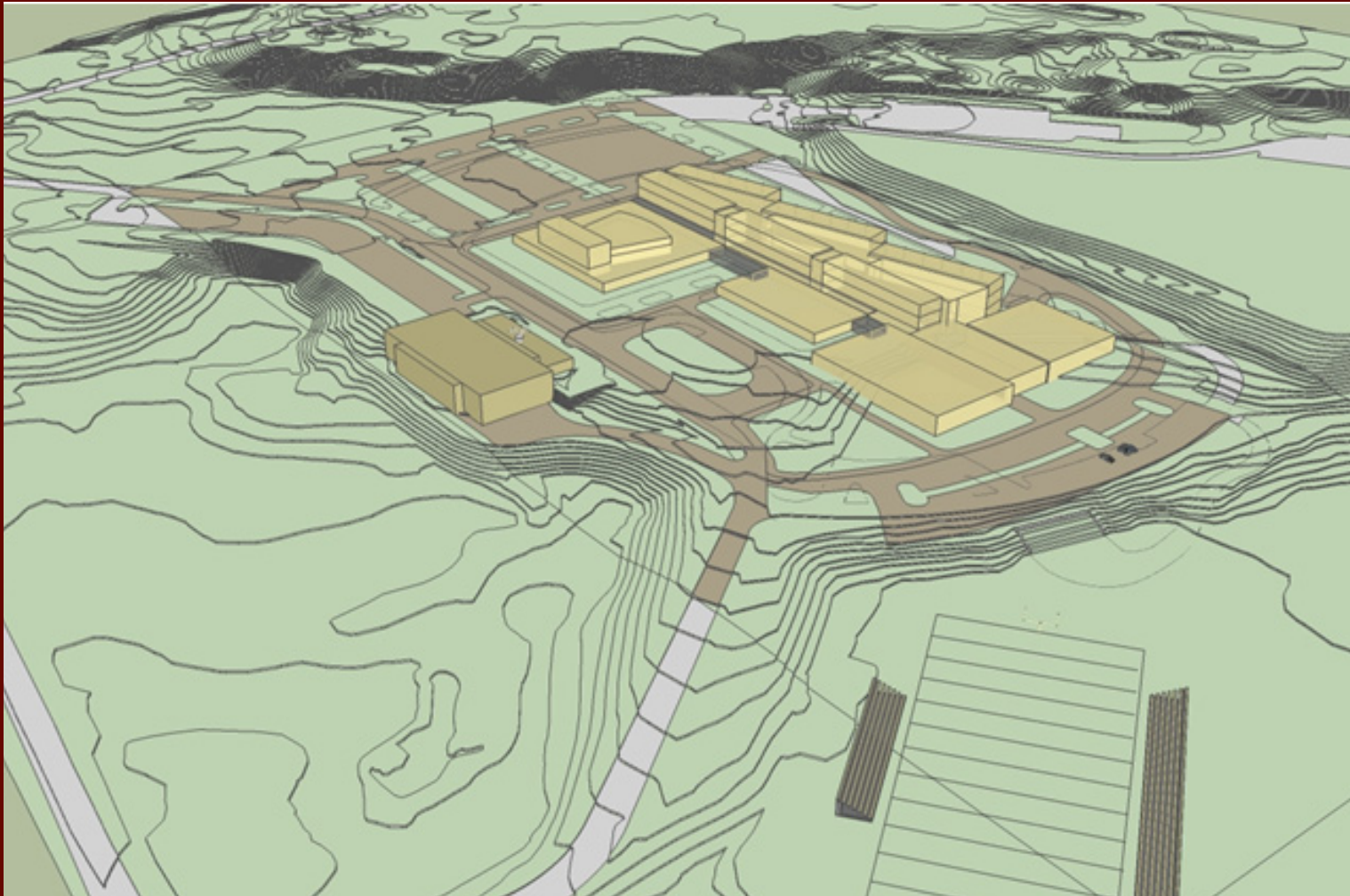


Option 6: South



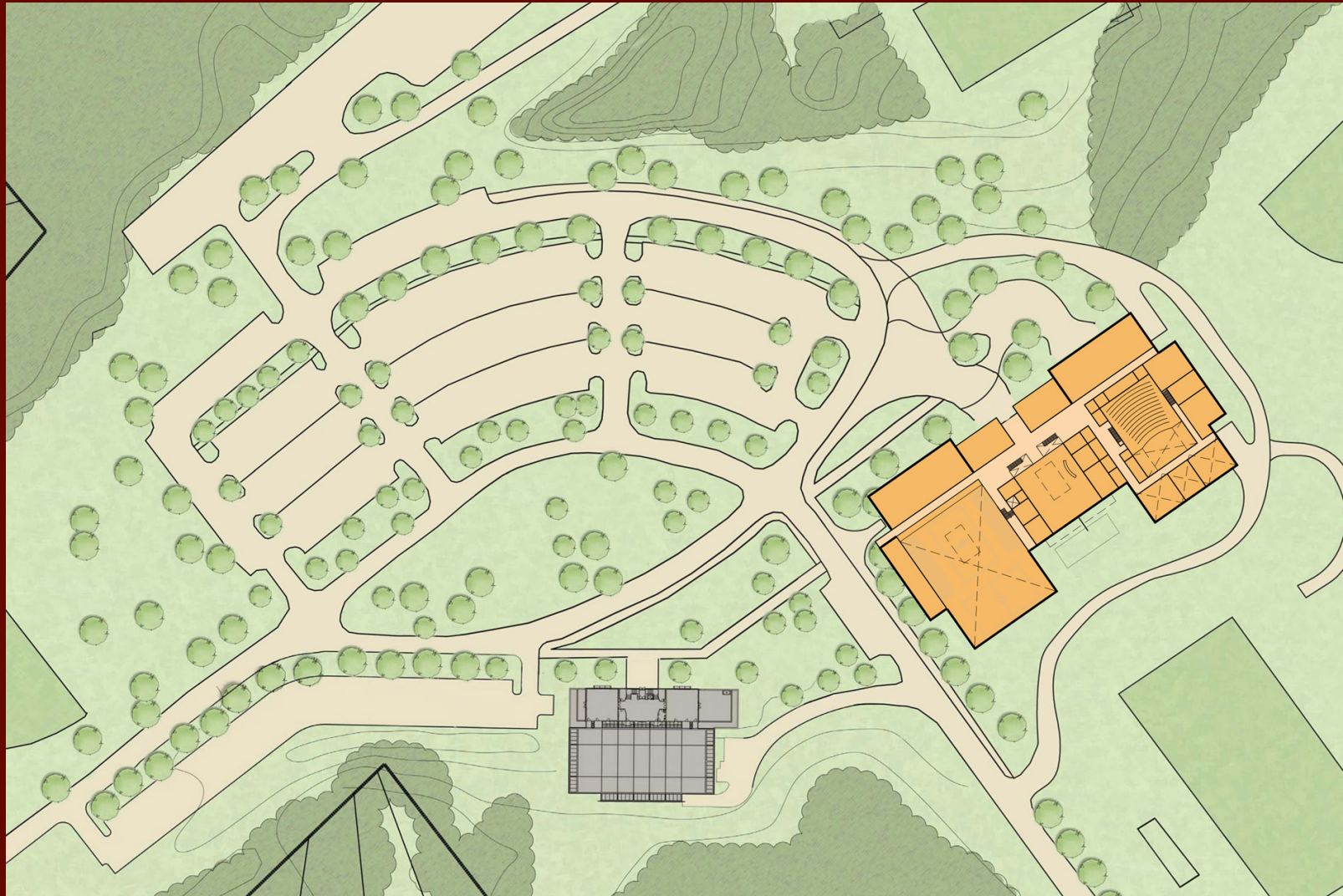


Option 6: North



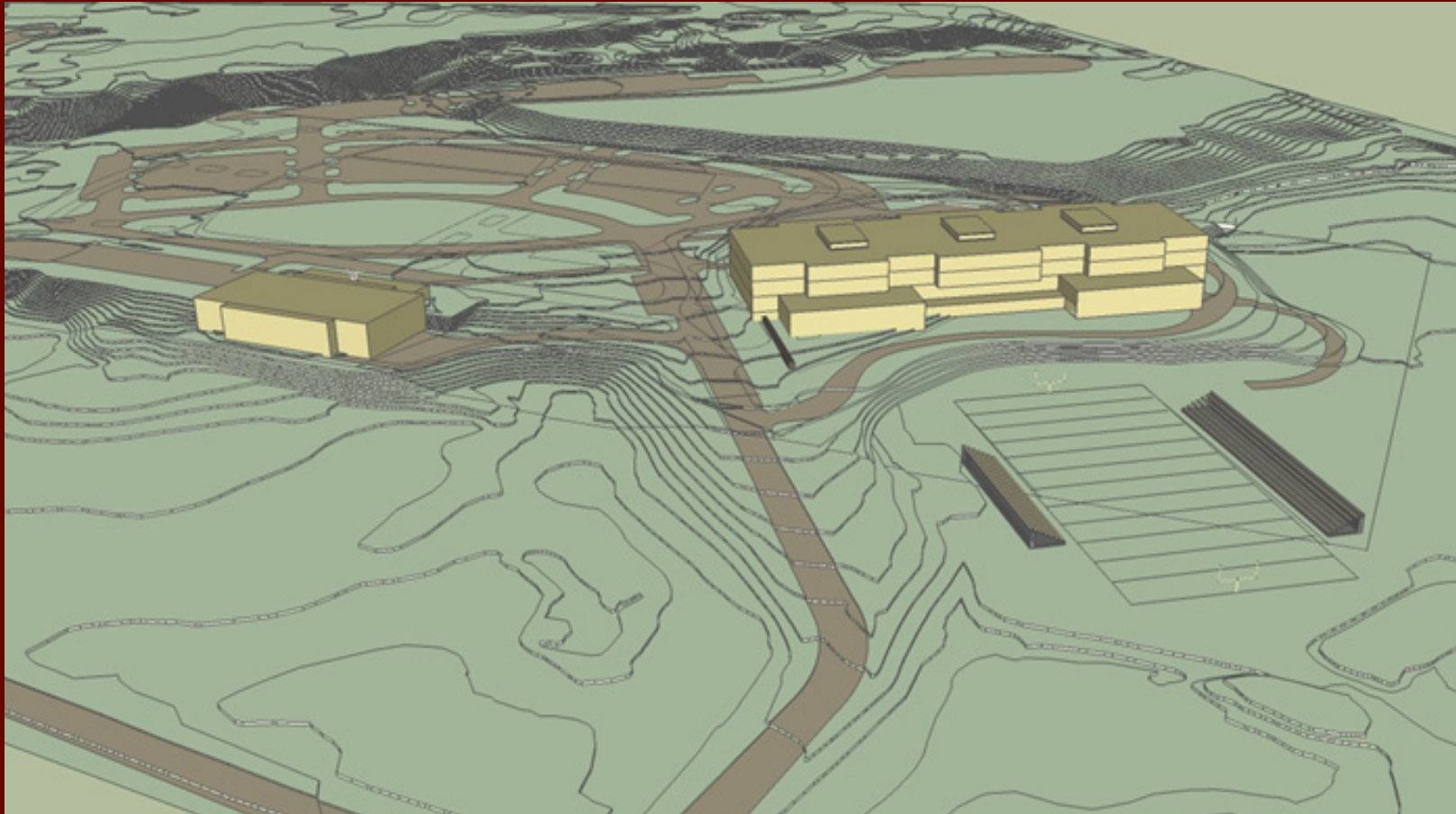


Option 10: New Construction



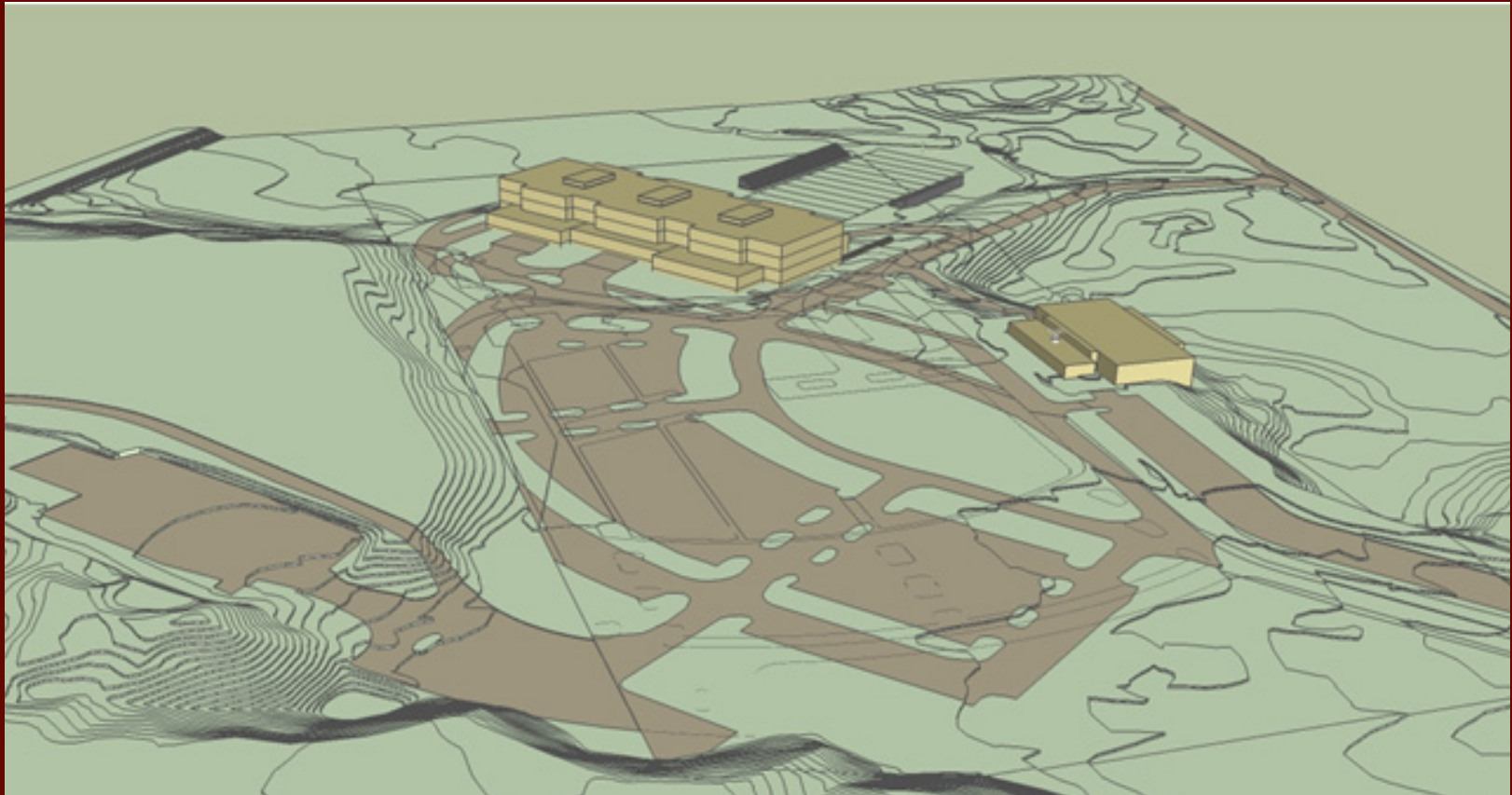


Option 10: North





Option 10: South





Design Options Summary



Option 6

Combination of construction/renovation
\$98 Million
44 Months



Option 10

100% new construction
\$91 Million
32 Months



Cost and Reimbursement

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

Our Ed Spec: 242,000 sq. ft. building

Reimbursement rate
starts at 31%

- Points added for meeting design goals





Why Now?

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





Next Steps

- | | <u>When?</u> |
|--|--------------|
| • “Preferred Option” is selected | June |
| • MSBA approves “Schematic Design” | Sept |
| • Concord and Carlisle vote | Nov |
| – at Town Meeting <u>in both towns</u> | |
| – at the Polls <u>in both towns</u> | |
| • MSBA signs funding agreement | Jan |
| • Project begins | |



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