



# MSBA Feasibility Study and Schematic Design at CCHS

CCHS Building Committee  
October 2010



# CCHS Facility Master Plan

Charged by voters at Town Meeting 2009 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



# Project Goals

## Overarching Goal: Sustainable Building Design

- ★ **75 year** comprehensive approach
- ★ **Re-use** and repurpose where possible
- ★ **Green** design that is efficient, maintainable and supports the educational mission of CCHS

Consistent with MSBA

Consistent with community values of Concord  
and Carlisle



# 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 Problems

Overcrowding, building design flaws and antiquated safety systems put building occupants at risk

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 EPDM 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



OUTDATED AND DETERIORATING ELECTRICAL PANELS



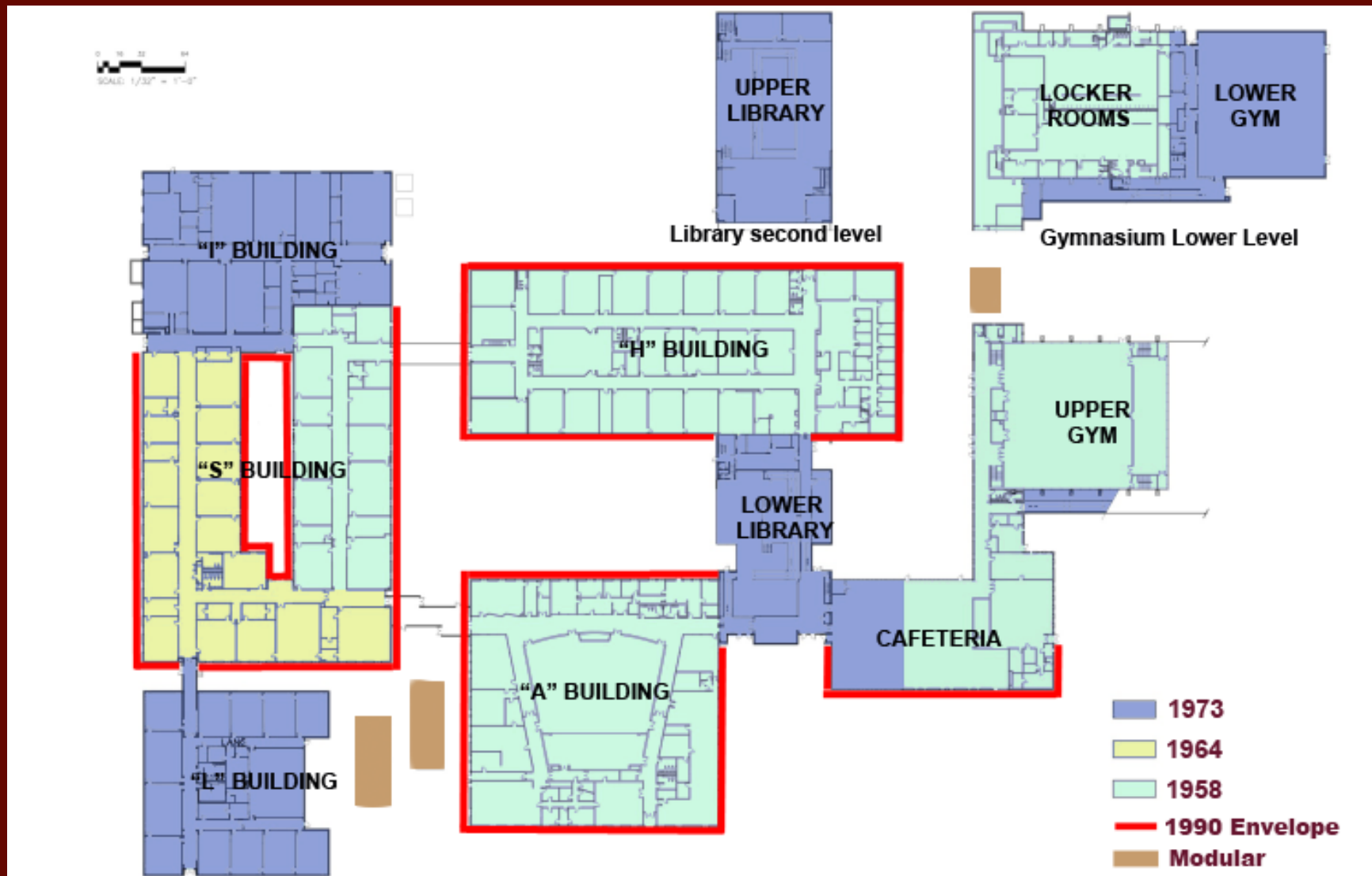
SCIENCE LABS: OUTDATED AND NONCOMPLIANT



NONCOMPLIANT, INACCESSIBLE AREAS



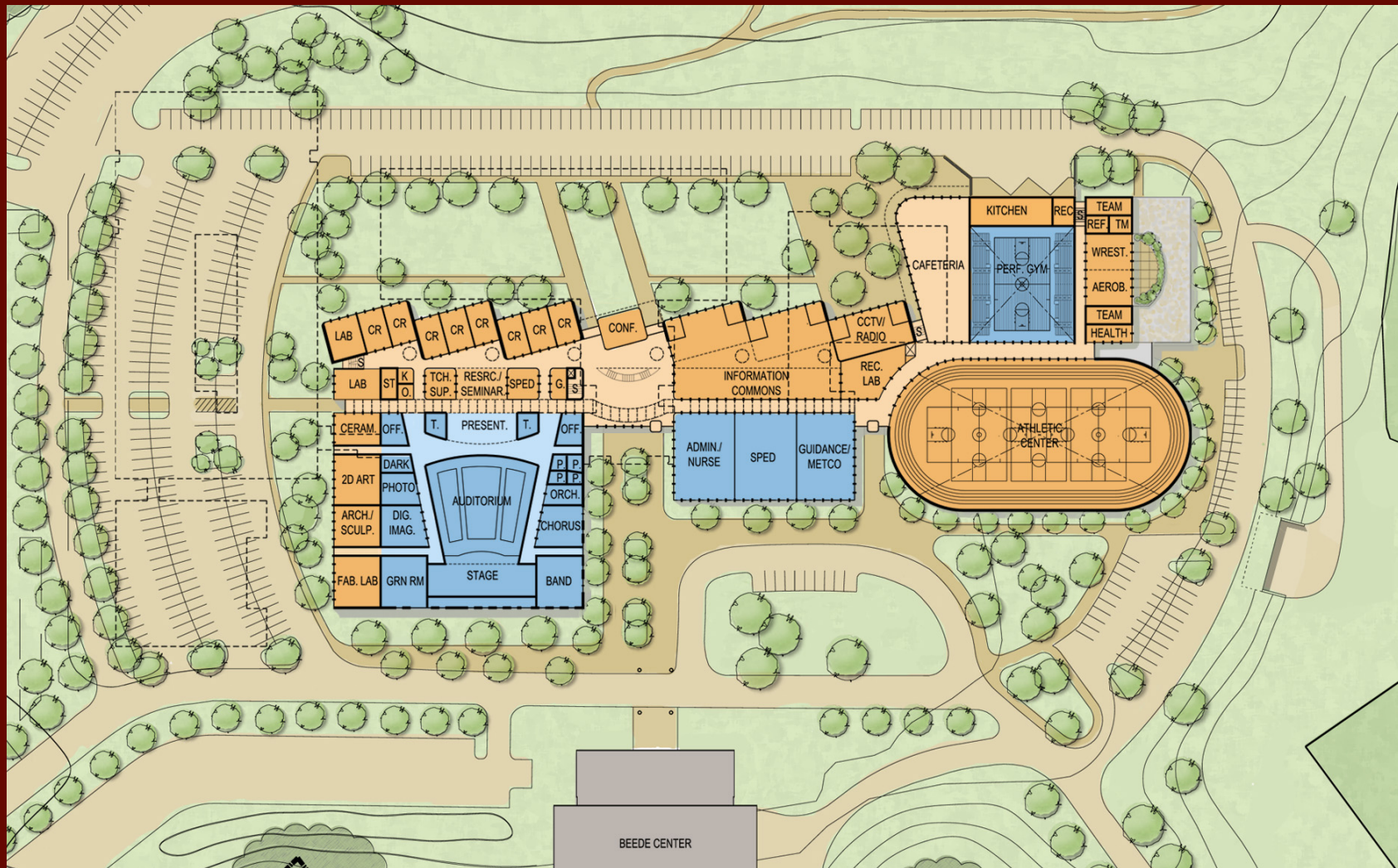
# CCHS Existing Conditions





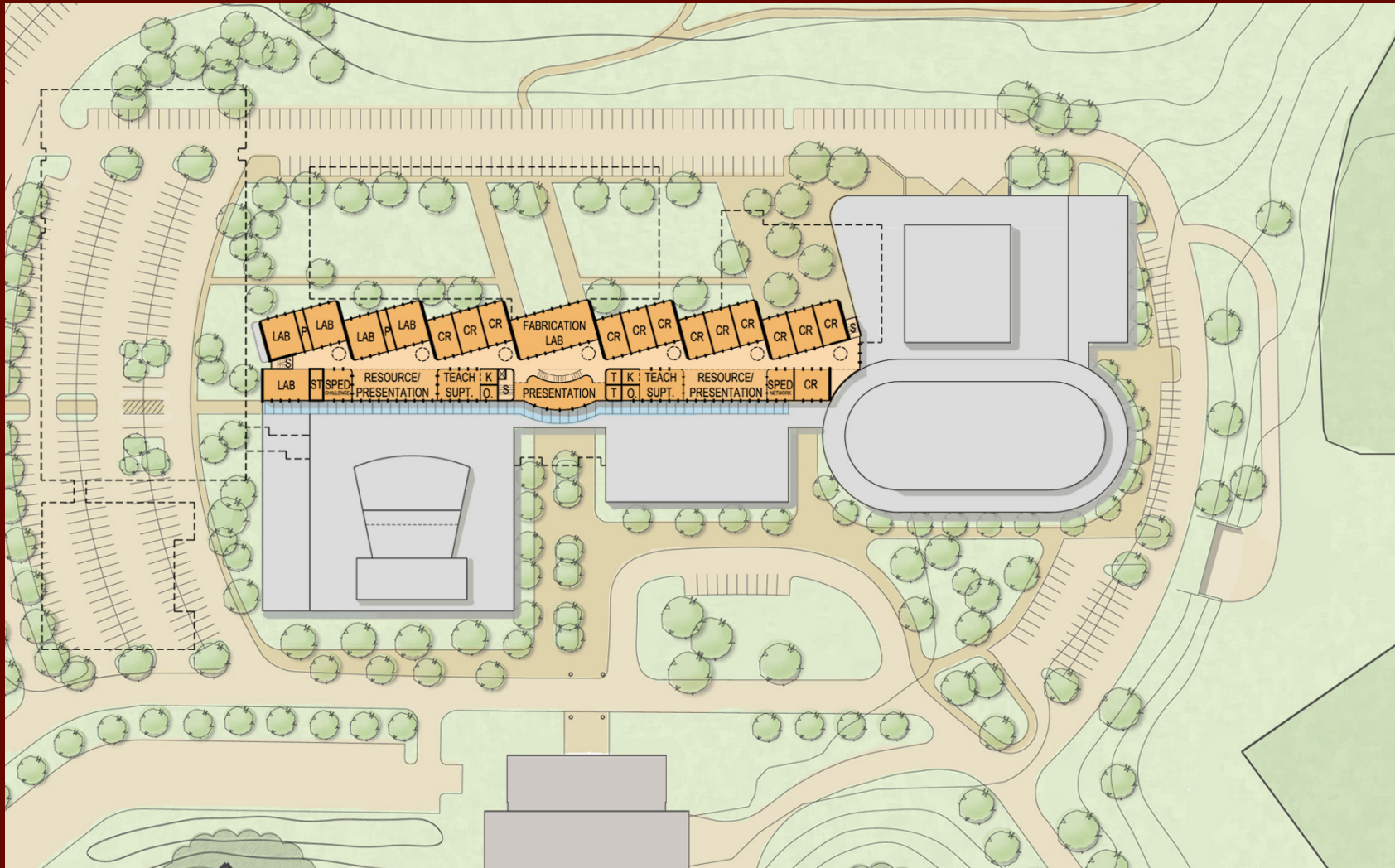


# Master Plan Approach





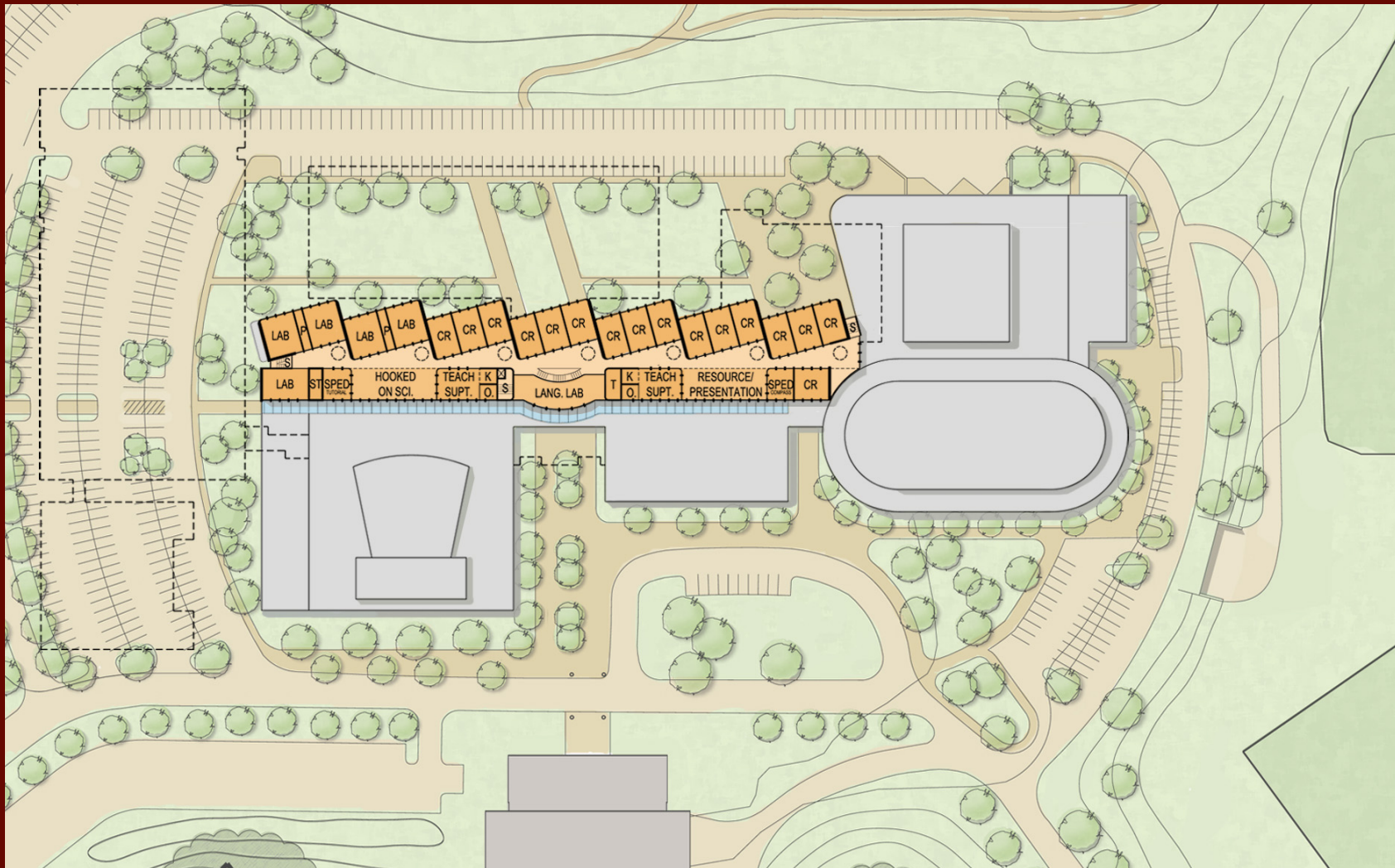
# Master Plan Approach







# Master Plan Approach





# Master Plan Site Model (North)







# Master Plan: Site Model (South)





# MSBA Partnership

MSBA re-visited CCHS over the summer and concluded significant rebuild is necessary

Moved from “repair” category to Feasibility Study phase  
Sept 29<sup>th</sup>

State will support \$75 - 85 M project scope (exclusive of field house)

Next step: hire Owner’s Project Manager

Goal: present project Town Meeting November 2011