



ARTICLE 13: AMENITIES BUILDING

Ms. Rovelli moves that the Town appropriate \$1,417,655 to be expended under the direction of the Concord-Carlisle Regional School District School Committee, for the purpose of constructing an amenities building, as printed in the Briefing Book, at the Concord-Carlisle High School located at 500 Walden Street, Concord, Massachusetts; and that to meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow up to the appropriated amount pursuant to Mass. Gen. Laws. c. 44, § 7(1), or any other enabling authority; provided, however, that this approval shall be contingent upon passage of a Proposition 2½ debt exclusion referendum under Mass. Gen. Laws. c. 59 § 21C(k).

NOTE: 2/3 VOTE REQUIRED



Article 13: CCHS Amenities Building

- Cost per household: \$271 over 10 years
- Current ADA port-a-potties are not accessible
- Town of Concord sewer connection fees will be funded through Excess & Deficiency balance
- Carlisle's share is fully funded through CPC and funds must be encumbered by August 31, 2025 – meaning if Concord does not vote to approve, Carlisle's funds expire



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What is the Amenities Building?

- 1700 square foot cinder block building adjacent to Memorial Field
- The building will provide accessible facilities to people utilizing and visiting the lower fields at CCHS
- The building will consist of bathrooms, a small concessions area, and recreation storage





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- We are not in compliance with Massachusetts Plumbing Code
- Our District Strategic Plan demands an inclusive culture
- An ADA port-a-potty is not fully accessible
- CCHS Campus is used by the entire community, not just students.
 - We have many multigenerational families in Concord, Carlisle and Boston that attend our events.
 - Heavy use of fields by Concord Carlisle youth sports



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- Cost Escalation
 - In the the spring of 2021 the estimated cost was approximately \$1M
- Continued Violation of Plumbing Code and ADA Compliance
 - Fines and legal fees
 - Forced build, where we lose control of process
- Risk of Injury
 - Unstable ground and insufficient wheelchair turning space
- Non-Alignment with Strategic Plan
 - Sending a message to our students and community that the current solution is good enough



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- 2015 CCHS Opens/CC@Play/CPA Fields
- 2015-2017 Remediation of old landfill at Walden Street entrance
- 2017 School Committee forms Campus Advisory Committee
- 2017-2018 Campus Advisory Committee determines priority projects
 - Restrooms at football field
 - Solar on roof
 - Parking and paving
 - Track

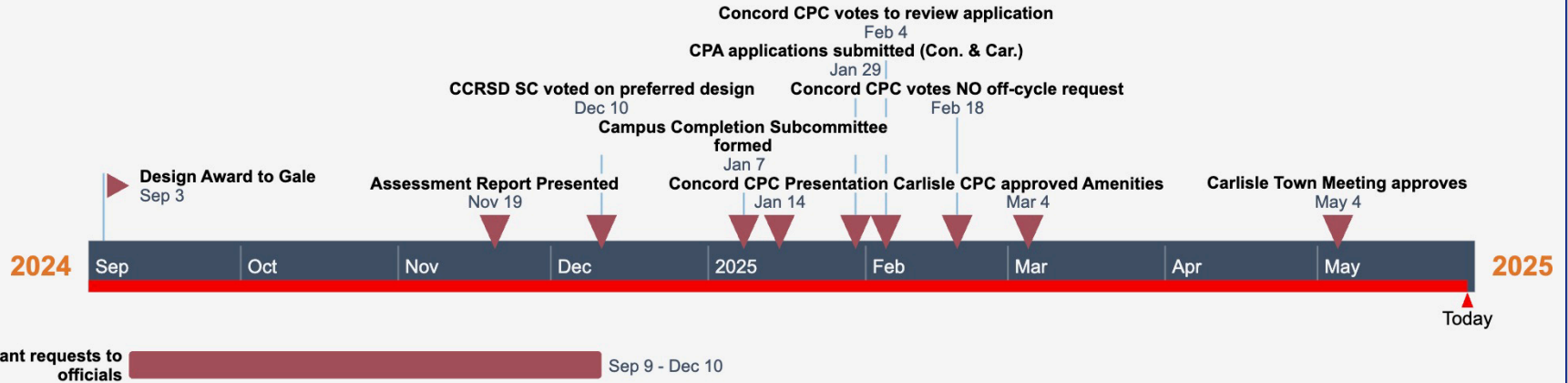


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- 2018-2019 School Committee forms Campus Oversight Committee
- 2019 CCHS Capital Article: Parking and Paving fails in Concord
- 2020 Debate to submit parking article, which did not move forward
- 2021 Review of CCHS Capital Needs by School Committee
- 2022 Warrant Article for paving passes Spring Town Meetings
- 2022 Concord ballot vote for paving passes
- 2023 RFP and Bid



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Considered Alternative Funding Sources

- State and Federal Grants
- Community Preservation Act Funds
- ARPA
- Free Cash



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FINANCIAL OVERVIEW

Estimated Costs	
Construction Costs	\$1,690,533
5% Contingency	\$84,527
Subtotal	\$1,775,060
Sewer Connection Fees	\$220,000
Total Project Costs	\$1,995,060

Funding Sources	
Carlisle CPA funds	\$432,345
Concord - borrowed funds	\$1,417,655
Subtotal - Town funding	\$1,850,000
CCRSB Capital Stabilization	\$350,000
Total Funding Sources	\$2,200,000



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