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Appendix I



TOWN OF CONCORD

COMMUNITY PRESERVATION COMMITTEE

141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

PLANNING & LAND MGT
TOWN OF CONCORD, MA

Application for CPC Funding

Due no later than 12:00 noon on Friday, September 19, 2025

Applicant*: Concord-Carlisle Regional School District
Federal Tax Id. No.*: 04-6006384
Co-Applicant (if applicable): _____

Project Name*: CCHS Amenities Building Project

Location/Address (if applicable): _____

Purpose*: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget*:

Amount of CPC Funds Requested: \$ 1,417,655

Amount from Other Funding Sources: \$ 432,345

Total Project Budget: \$ 1,850,000

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|---|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Map (if applicable) | <input checked="" type="checkbox"/> Copy of IRS determination letter (Non-profit Organizations only)* |
| <input checked="" type="checkbox"/> Narrative * | <input checked="" type="checkbox"/> Completed W-9 Form (Non-profits only)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input checked="" type="checkbox"/> Copy of Audit or most recent Financial (electronically) Information (Non-profits only)* |
| <input checked="" type="checkbox"/> Detailed Project Budget * | <input checked="" type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Feasibility Assessment | |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) | |
| <input checked="" type="checkbox"/> Timeline * | |

Project Contact Person*: Robert Conry
Project Contact Address*: 120 Meriam Road, Concord, MA
Project Contact Phone*: 978-831-2256 Email*: RCONRY@CONCORDPS.ORG

Authorized Signature of Applicant*: Lauren Hunter

Authorized Signature of Property Owner* (if different): _____

* Required

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

CONCORD PUBLIC SCHOOLS

CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT

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I. **CPC Cover Sheet**

See Cover Page.

II. **Summary of Project Request**

The Concord-Carlisle Regional School District (CCRS) is seeking to build a community use ADA compliant bathroom facility at CCHS with proximity to multiple tennis courts, Memorial Field (inclusive of where games, competitions, and graduation take place), baseball and softball fields, and large-scale events like Mighty Moose, Kicks for Cancer, and other multi-generational community events. Memorial Field is used by school athletic programs and community groups for a variety of programs including football, soccer, lacrosse and field hockey. Also referred to as an amenities building, this structure was not built as part of the campus in 2015 and is one of the key missing components on the school's campus completion plan. Because the fields are used by both the high school as well as for youth recreation and other community events, this building will serve not only high school students and coaches but also recreation league participants and community spectators. This will provide an inclusive and accessible environment for visitors to CCHS, consistent with district and town goals of inclusivity and accessibility. The funding category is "Recreation" and the amount being requested is \$1,417,655.

III. **Map**

Enclosed as Attachment A is an Aerial Map of depicting the existing conditions and proposed location of the Amenities Building.

Enclosed as Attachment B is an aerial map from the design engineering firm, showing building placement on campus, and an architectural rendering of the proposed structure.

The development will remain within the existing limits of the parcel.

IV. **Narrative & Statement of Need**

The Concord Carlisle Regional School District (CCRS) believes it is important to build an amenities building to provide a permanent structure for bathrooms, concessions, a small space for athletic trainers, and storage. This is particularly important because in addition to being out of compliance with MA building codes, the portable restrooms are not fully ADA compliant and as a result are not accessible to all members of the community.

When CCHS opened in 2015, upgrades to the existing fields were not part of the original budget. A non-profit organization raised \$5M to complete the fields. However, not enough funds

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were raised for bathroom and concession facilities, and a decade later the campus continues to use three portable restrooms.

In 2018, when Gale Associates completed a campus feasibility study, they highlighted that “when permanent grandstands are constructed, the Massachusetts Building Code requires that permanent bathroom facilities be installed within 500 feet of the grandstands. Per the Massachusetts State Plumbing Code and assuming a waiver for a 50 percent reduction, which is typically granted by the plumbing board there are 15 toilets required for women, and 4 toilets and 4 urinals required for men.”

A few years later, the CCRSD contracted Gale Associates to assess the requirements for an amenities building, and they presented their recommendations in Fall 2024. Gale Associates explored the feasibility of modular trailer restrooms, pre-fab modular buildings, and a traditional build. Exploring the options, including both the build costs and the lifetime of the structures, the Regional School Committee voted to move forward with a CMU build with an estimated cost of \$1,550,000 to \$1,850,000. The useful life and long term cost of the selected option had a useful life of fifty years, and over a fifty-year period, would have the lowest annual cost of the options presented. Also, it is worth noting that the plumbing code had changed since the prior study, and the number of restrooms required declined significantly.

Attached to this application is the full interim report from Gale Associates. To summarize, the building will include:

- 1,800 square feet made of concrete block walls
- Seasonal building with no heat or AC
- Concession space consisting of counters, electricity and a sink
- Women’s, men’s and single-user restroom as dictated by the MA State Plumbing Code
- Small storage space

V. Meeting CPC Selection Criteria

We believe this project aligns well with the selection criteria for CPC projects, as summarized below.

c) The project was support by the Concord Select Board, and Finance Committee and at Town Meeting. It failed at the ballot. One of the common feedback themes that it would be preferable for CPC funds to be requested, rather than requesting the funding via a capital article.

d) It protects and enhances existing recreation space

e) Community members with disabilities are an underserved population that would have an improved experience at events at this location

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g. CCRSD has strong administrative and financial management capabilities. One recently approved CPC project is underway, on Thoreau campus, and being managed in phases to ensure comprehensive review of work by contractors.

h. The district's administrative team has extensive experience managing capital projects successfully and to completion, including the Concord Middle School (\$100M+), the CCHS Access Road (\$1.2M), Thoreau HVAC Replacement (\$800K+) and many other projects. The scope of this project is well within the capabilities of the district, and would be additionally supported by a qualified design firm, Gale Associates, Inc.

i. The applicant has site control and is the property owner

j. Demonstrated financial need – While this project had broad support at Town Meeting (where it was approved in both towns) and by town boards in both towns, the capital article failed at the ballot in Concord.

k. The funding will require multiple funding sources in order to proceed; in addition to requesting CPC funds from the Town of Concord, CCRSD has set aside capital stabilization funds to help support the overall project, and is also requesting CPC funds from the Town of Carlisle. Carlisle did approve the use of CPS funds at its 2025 Town Meeting, contingent upon Concord approving funding by August 21, 2025. As a result, the CPC funds need to be requested again from Carlisle and we are optimistic for continued support.

l. The feasibility report is attached

m. The district has qualified maintenance and custodial staff that can support the facility.

q. The project incorporates design features that reduce the impact on the environment including but not limited to reduced energy consumption, enhanced energy and water conservation and the use of recyclable materials.

b. The project's consistency with the current Town of Concord Community Preservation Committee Plan and Town-wide planning efforts and reports that have received broad-based scrutiny and input. Specifically, the 2018 Envision Concord: Bridge to 2030 Comprehensive Long Range Plan's Systems Checklist (which can be found on Page 240):

<https://www.concordma.gov/DocumentCenter/View/15258/Section-5---ImplementationActions>

- Livability & Values: (5) – This initiative promotes inclusion and equity

- Mobility & Accessibility (2) - This initiative increases accessibility and mobility choices

- Environmental Sustainability – The proposed plan was developed to minimize environmental impact

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- Fiscal Sustainability – The project is a one-time cost, with multiple funding sources identified. Ongoing costs are minimal and supported by the district’s Maintenance and Custodial staff.

This project also aligns with items in the DRAFT 2024 Recreation Department Strategic Plan.

- Increase Connectivity To and Accessibility within Recreational Facilities
- Clarify the Visitor Experience and Lean In to Inclusivity
- Supported by the quote below included in the Recreation Dept. report.

"Field facilities are poor compared to other towns that often have bathroom access and often access to food. Fields with spectators in other towns often have covered seating to protect rom sun or rain."

VI. Budget

The request to the Community Preservation Committee is one of multiple funding sources for this project. The total budget for the construction of a new amenities building is estimated at \$1,850,000, with \$1,417,655 being requested from Concord CPC funds, and \$432,345 will be requested from Carlisle CPC funds. In addition, \$350,000 has been set aside in CCRSD’s Capital Stabilization fund to cover the potential additional cost of sewer connection fees to the Town of Concord Sewer Department. All of the project costs are classified as “Recreation”.

Various options were considered; the selected option is expected to have a useful life of fifty years, and will be the most durable and cost effective option over the long term.

VII. Feasibility

The Concord Carlisle School Committee commissioned Gale Associates to conduct a feasibility study for all construction options for restrooms. The following is from their final report issued on November 7, 2024.

To meet the expressed program goals, the Gale team recommends that a version of Option 3 (traditional design, bid, build) procurement/construction method be used for realizing the building. There are still several decisions to be made within this overall Option, however we feel it balances the program, cost, and quality to provide the best long-term value.

Options 1A and 1B investigated skid-type trailer modular restrooms. While this option does present a lower cost, it does not provide a concession stand, and it presents challenges for meeting code for permanent restrooms. In addition, these units have only a 10 year lifespan.

Option 2 investigated a pre-fab modular approach to the building. Based on the information we gathered it does not provide a lower cost. Combined with the fact that this process presents some procurement and customization challenges it does not seem like there are any tangible advantages over one of the Option 3 approaches.

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VIII. Statement of Sustainability

When examining design options, the RSC opted to not pursue the semi-permanent, skid prefab units (option 1 in the Gale report). While this option was significantly cheaper than the other options, the lifespan of the units is only 10 years versus 50 years for the traditional build. The RSC was also advised that minimal parts of the units could be reused, with the units ultimately going to a landfill at the end of its lifespan. The lack of alignment with sustainability principles was one of factors in the RSC voting against this option and in favor of the CMU build.

The RSC also has agreed that heat and air conditioning are not needed in the building, which will result in minimal impact to energy usage at the school.

Compostable toileting system was evaluated but is not a good fit with this space. Due to the high water table, there is very limited space to store waste and greywater on site below ground level. In addition, this would add significant ongoing upkeep with fiscal impact due to the requirements associated with those systems, which are typically located in rural or less busy locations.

IX. Outreach Strategy

The RSC has been discussing the Amenities Building with the Select Boards and Financial Committees in both Concord and Carlisle. These boards ultimately supported the proposal in advance of 2025 Town Meetings in both towns. In our discussions with these groups we have stressed that while this building will bring us into compliance with building codes, more importantly it will help that all members of the community will have access to accessible bathrooms when visiting the lower fields at CCHS.

The CCRSD has had many conversations over the past year with the Concord Recreation Commission, the Concord Disability Commission, as well as youth sports organizations from both Concord and Carlisle.

X. Timeline

Feasibility and Design (bid-ready documents) already completed

Town Meeting 2026 – Secure the Funding

Fall 2026 – Bid the Project, Select Contractor

Spring 2027- Summer 2027 - Construction

XI. Site Plan - See attachments.

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XII. Letters of Support - See attachments.

EXHIBIT A

Amenities Building Assessment and Design
Interim Assessment Report

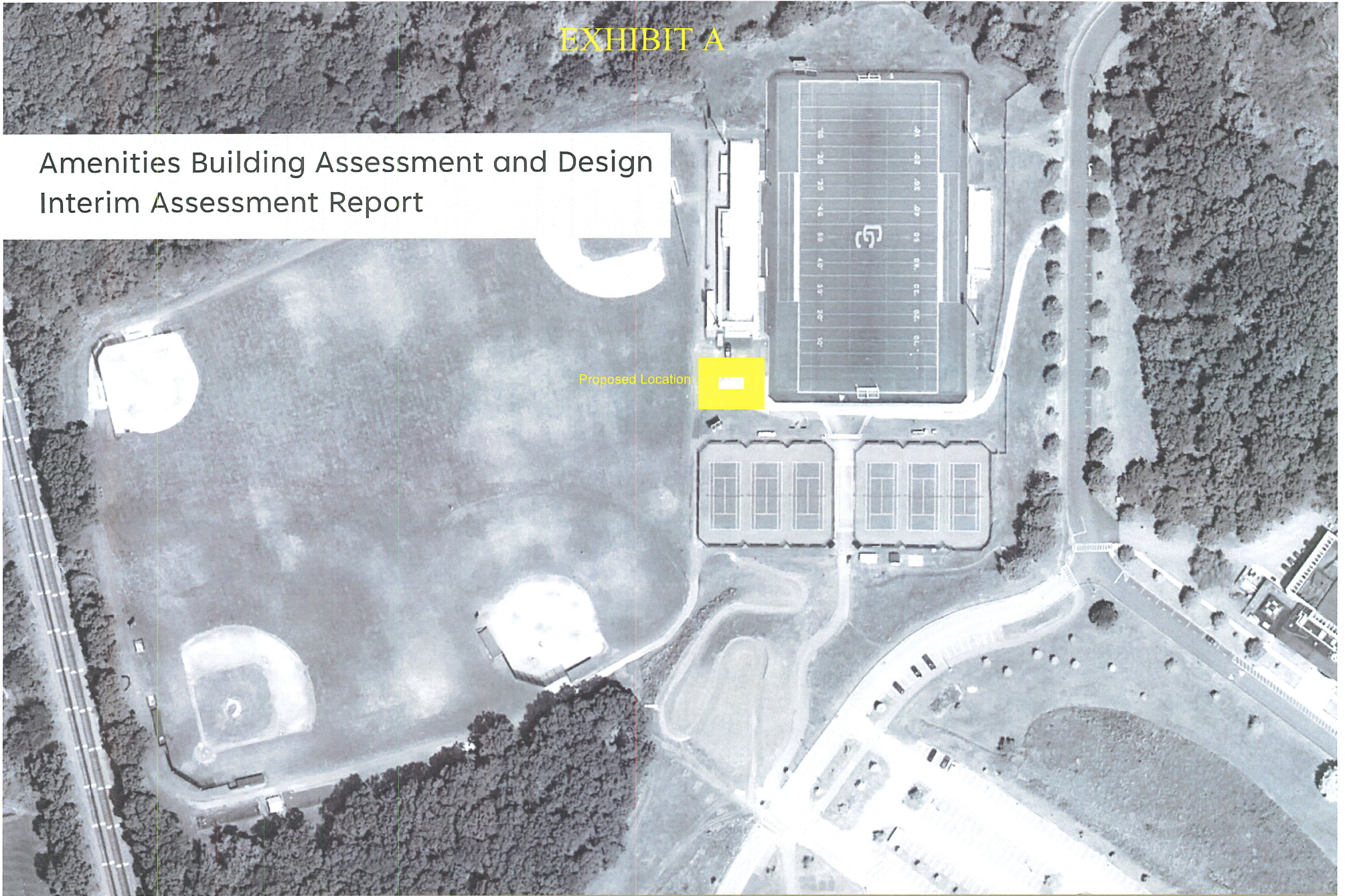


EXHIBIT B

CONCORD-CARLISLE REGIONAL SCHOOL 500 WALDEN ST, CONCORD MA 01742 100% DESIGN



ARCHITECTURAL DRAWING INDEX

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
01 GENERAL			
0101	COVER SHEET	05/02/2025	
0102	ABBREVIATIONS & LEGEND	05/02/2025	
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0202	FOUND. TIE & REINFORCING PLAN	05/02/2025	
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0205	UTILITY PLAN & SEWER FORCE MAIN/TRENCH	05/02/2025	
0206	SEWER LANDING/STAIRCASE	05/02/2025	
0207	VEHICLE RAMPING PLAN - AMPLIFICATION	05/02/2025	
0208	DETAIL SHEET TOP 4	05/02/2025	
0209	DETAIL SHEET TOP 4	05/02/2025	
0210	DETAIL SHEET TOP 4	05/02/2025	
0211	DETAIL SHEET TOP 4	05/02/2025	
03 STRUCTURAL			
0301	TECHNICAL NOTES (1 OF 2)	05/02/2025	
0302	TECHNICAL NOTES (2 OF 2)	05/02/2025	
0303	FLOOR AND WALL FRAMING AND LEVEL PLANS	05/02/2025	
0304	ROOF FRAMING PLAN & ROOF TRUSS DETAILS	05/02/2025	
0305	FLOOR-WALL SECTION AND DETAILS (1 OF 2)	05/02/2025	
0306	FLOOR-WALL SECTION AND DETAILS (2 OF 2)	05/02/2025	
0307	WALL SECTION	05/02/2025	
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0309	WALL SECTION AND DETAILS	05/02/2025	
0310	DETAILS	05/02/2025	
0311	FOUNDATION - BESS/PIERS	05/02/2025	
0312	FOUNDATION - STRIPS/PIERS - SPRINGS	05/02/2025	
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0405	EXTERIOR SECTIONS	05/02/2025	
0406	WALL SECTIONS	05/02/2025	
0407	WALL SECTIONS	05/02/2025	
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0409	WALL SECTIONS AND DETAILS	05/02/2025	
0410	DETAILS	05/02/2025	
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0412	EXTERIOR ELEVATIONS - STRIPS/PIERS - SPRINGS	05/02/2025	
0413	FOUNDATION PILES	05/02/2025	
0414	FOUNDATION ACCESSORY FOUNDATION & COILS CONNECTION	05/02/2025	
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E004	ELECTRICAL - LEVEL FLOOR POWER PLAN	05/02/2025	
E005	ELECTRICAL - LEVEL FLOOR RAMP PLAN	05/02/2025	

Gale Associates, Inc.
Engineers and Planners
300 LEDGE WOOD PLACE | SUITE 300
ROCKLAND, MA 02370
P: 781.335.8465 | F: 781.335.8467 | www.gale.com

S3
100% DESIGN

100% DESIGN

CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT
120 MERRIMACK ROAD, CONCORD, MA 01742

SITE PLAN



PROJECT DIRECTORY

OWNER:
CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT
120 MERRIMACK ROAD CONCORD, MA 01742
CONTACT:
ROBERT CONRY
ASSISTANT SUPERINTENDENT OF FINANCE AND OPERATIONS,
TEL: 978.318.1502

ARCHITECT:
S3 DESIGN, INC.
150 WOOD ROAD, SUITE 1000
BRANTREE, MA 02194
CONTACT:
SALVATORE CANCELLLO, AIA
PRINCIPAL
TEL: 781.848.8804

PRIME CONSULTANT/CIVIL ENGINEER:
DALE ASSOCIATES
300 LEDGEWOOD PLACE, SUITE 300
ROCKLAND, MA 02370
TEL: 781.335.8465
CONTACT:
KYLE RORWAI
PROJECT DESIGNER
TEL: 781.335.8465

M.E.P.:
GALE CONSULTING ENGINEERS
52 TEMPLE PLACE
BOSTON, MA 02111
CONTACT:
CAROL SMYTH, P.E., P.M.
SENIOR P.M.
TEL: 857.444.8614

SITE PLAN NOT TO SCALE



TEL: FAX:	781.335.8465	781.335.8467
PROJECT NO.:	24028	
OWNER:		
DESIGNER:	MK	
DATE:	05/02/2025	
PROJECT:	SC	
DRAWN BY:		
CHECKED BY:		

COVER SHEET

G001

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
 requester. Do not
 send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Concord-Carlisle Regional School District
	2	Business name/disregarded entity name, if different from above.
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) Municipal Government
	4	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>
	5	Address (number, street, and apt. or suite no.). See instructions. 120 Meriam Rd
	6	City, state, and ZIP code Concord, MA 01742
7	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number	
OR	
Employer identification number	
0 4 - 6 0 0 6 3 8 4	

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 11/26/2024
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

ST-2

MASSACHUSETTS DEPARTMENT OF REVENUE

CERTIFICATE OF EXEMPTION



Certification is hereby made that the organization herein named is an exempt purchaser under General Laws, Chapter 64H, Sections 6(d) and (e). All purchases of tangible personal property by this organization are exempt from taxation under said chapter to the extent that such property is used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation. Willful misuse of this Certificate of Exemption is subject to criminal sanctions of up to 1 year in prison and \$10,000 (\$50,000 for corporations) in fines. (See reverse side).

Concord-Carlisle Regional School District
120 Meriam Road
Concord, Ma. 01742

EXEMPTION NUMBER E 046-006-384

ISSUE DATE 01-04-89

CERTIFICATE EXPIRES ON None

NOT ASSIGNABLE OR TRANSFERABLE

Stephen W. Kidder
COMMISSIONER OF REVENUE



Statement from the Concord DEI Commission
Town of Concord, MA
Approved June 24, 2025

In Support of the Amenities Building at Concord-Carlisle High School

The Concord Diversity, Equity, and Inclusion Commission affirms its strong support for the amenities building approved at Town Meeting for Concord-Carlisle High School.

This project reflects our shared commitment to equity, accessibility, and dignity for all students, families, and community members who use these public spaces. Every student deserves safe, inclusive, and fully accessible facilities, regardless of ability, gender, or background.

Investing in this infrastructure is a step toward creating a more welcoming and equitable learning environment for our youth and a more connected community for all.

We thank Concord residents for prioritizing access, equity, and care in our public spaces.

William Sones
40 Marthas Point Rd
Concord, MA 01742

Community Preservation Coalition
141 Keyes Rd., 1st Floor
Concord, MA 01742

September 1, 2025

Commission Members,

I am writing you to urge you to work to utilize Community Preservation Coalition funds for the proposed amenities building at CCHS. The lack of willingness to create a process that would enable the CPC to utilize these funds for this building is frustrating to this taxpayer (as they have in Westford and other towns).

I am a CCHS graduate and played multiple sports at CCHS. My father was a disabled veteran and access to what is now called Memorial Field was always difficult, to say the least, for a man in a wheelchair. Unfortunately, the new Memorial Field continues to present daunting challenges for any family / fans who have physical challenges (including many elderly who want to support their family and friends). The current bathroom situation is truly embarrassing. As Justin Moy pointed out in the town meeting earlier this year, the amenities building would enable fans such as him to attend events / games with comfort and dignity.

I know the special election did not go the way of the amenities building and I won't some of the issues surrounding the lead up to that vote. But the CPC has the ability to do the right thing for the family and friends of CCHS students that want to attend important events / games (such as CCHS graduation). My sons' elderly grandmother was not able to attend graduation or other events due to the lack of proper bathroom facilities. I'd hate to see more families / friends that are hesitant to attend these important life events.

I urge you to work to free up CPC funds for this purpose.

Thank you for your consideration.

Best,



William Sones

Amenities Building Assessment and Design Interim Assessment Report



Concord-Carlisle High School
November 19, 2024



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Executive Summary

This report outlines considerations, recommendations, and alternative options for a stand-alone amenities building at the Concord-Carlisle Regional High School.

To meet the expressed program goals, the Gale team recommends that a version of Option 3 (traditional design, bid, build) procurement/construction method be used for realizing the building. There are still several decisions to be made within this overall Option, however we feel it balances the program, cost, and quality to provide the best long-term value.

Options 1A and 1B investigated skid-type trailer modular restrooms. While this option does present a lower cost, it does not provide a concession stand, and it presents challenges for meeting code for permanent restrooms.

Option 2 investigated a pre-fab modular approach to the building. Based on the information we gathered it does not provide a lower cost. Combined with the fact that this process presents some procurement and customization challenges it does not seem like there are any tangible advantages over one of the Option 3 approaches.

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The Site



Project Discovery

During the discovery phase of the project, the needs, goals, and desired outcomes were further defined by the District's building-based staff.

The previously completed feasibility study was used as the starting point of the discussion, from which the following goals were confirmed.

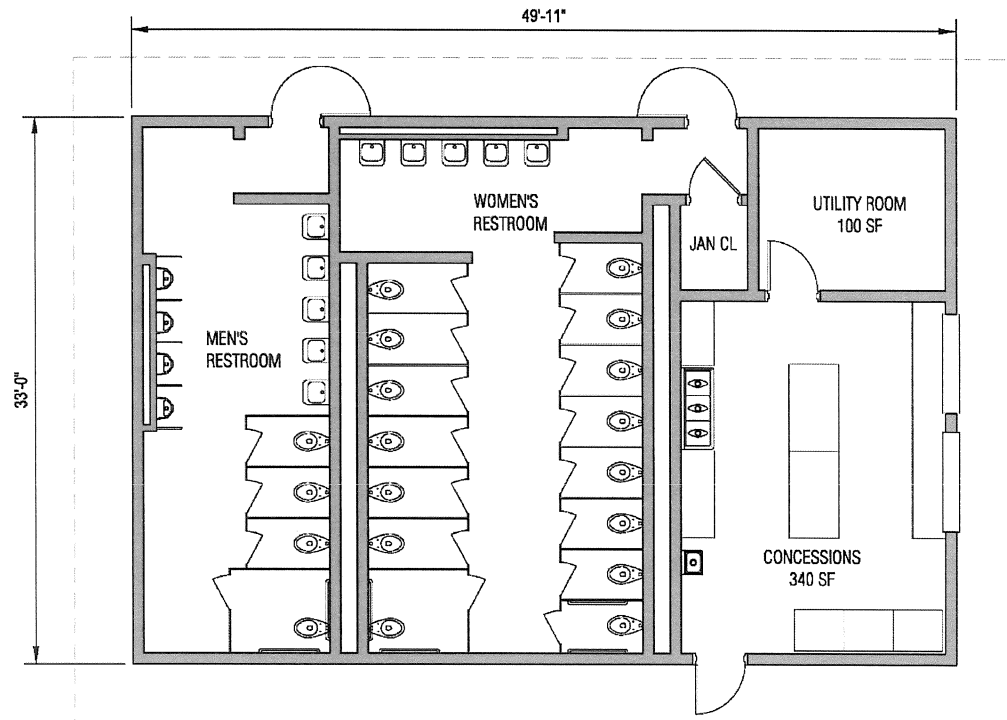
PROJECT GOALS:

- One option should be based on the schematic design developed during the feasibility study of the CCHS campus.
- All options to meet the definition of 'permanent restrooms' as required by MA building code and provide code-required number of restroom fixture counts.
- All options are to have code-required accessible restrooms.
- One option should test the possibility of a lower-cost alternative.

PREVIOUSLY COMPLETED FEASIBILITY STUDY

Floor Plan

Area: 1,650 SF



Code Changes/Requirements

Since the feasibility study was completed, an update to the Uniform MA State Plumbing Code (248 CMR 10.00) became effective on December 8, 2023, and compliance with the new Tenth Edition of the MA State Building Code (CMR 780) will be required for all permit applications received after January 1, 2025.

While most of the code updates do not have a significant impact on the design of the building, the updated Plumbing Code includes significant changes to the restroom fixture quantities required for this type of facility.

The previous version of the Plumbing Code required: 30 WC's and 9 sinks for women, 15 WC's (50% urinals allowed) and 9 sinks for men. Understanding that this requirement was excessive for a high school facility, MA Board of State Examiners of Plumbers and Gas Fitters typically would approve a 50% reduction waiver. This was the approach recommended in the study which resulted in the building being planned to have 15 WC's and 5 sinks for women, 8 WC's (50% urinals allowed) and 5 sinks for men.

The new Plumbing Code assigns different fixture count requirements based on the level of competition of the facility. This recognizes a reduced need for restrooms at the high school level and is consistent with previous waivers that the MA Board of State Examiners of Plumbers and Gas Fitters typically would approve.

One issue is that the sink count requirements were not reduced in the code update, however, we have received a waiver for reducing the sink count in another similar project under the new code and are recommending the same approach for this project.

The requirements and calculations for the required restrooms under the current Uniform MA State Plumbing Code (248 CMR 10.00), and our recommendation for pursuing a waiver for the quantity of sinks are on the following page.

Code Changes/Requirements

The total fixed-seat spectator capacity for Stadium Field is 1,800 people. For this capacity, the code requires; 9 WC's and 12 sinks for women, 7 WC's (67% urinals allowed) and 12 sinks for men. For WC's the building is sized to meet the code having 8 WC's for women, 1 WC single-user restroom, 3 WC's and 4 urinals for men.

The code requirement for more sinks than toilets has been recognized as a code issue through approval of recent waivers granting a reduction. The waiver proposed in this study is for a reduction to 5 sinks for women, 1 sink in single-user restroom, and 5 sinks for men. This puts the sink count at 2/3 of the toilet/urinal count, which is a more

CCHS Amenities Building - Fixture Count NEW CODE

Plumbing Fixture requirements

248 CMR 10 - Uniform State Plumbing Code

Mass. Register #1510, effective 12/8/2023)

Reference: 10.10 Table 1: Minimum Facilities for Building Occupancy		Toilets				Lavatories			
		Females		Males		Female		Male	
Secondary School		up to 300	1 per 60	up to 360	1 per 120	1 per	75	1 per	75
Outdoor Stadiums		over 300	1 per 150	over 360	1 per 150	1 per	75	1 per	75

Occupancy	Toilets						Lavatories			
	Females			Males* <small>up to 67% can be urinals</small>			Female		Male	
	CALCULATION	ROUND UP		CALCULATION	ROUND UP	CALC.	ROUND UP	CALC.	ROUND UP	
1800 Total										
900 Each Gender	300	5	5	360	3	3	12	12	12	12
	600	4	4	540	3.6	4				
REQUIRED TOTALS	9			7			12		12	
Recommended Plumbing Code Waiver (sinks 2/3 of toilet count)	no waiver			no waiver			6		5	
PREVIOUS CODE REQUIRED TOTAL	30			15			9		9	
Plumbing Code Waiver (50% of Toilets)	15			8			5		5	

Program Confirmation

Once the overall project goals, and code implications were reviewed, the team confirmed the building program needs. A base program was defined that included the minimum program spaces that all options should include. Additional program elements were identified that would be needed to meet the primary goals that were defined for the project.

BASE PROGRAM:

Women's Restroom: Compliant accessible restroom with code required number of fixtures modified by appropriate waiver request.

Men's Restroom: Compliant accessible restroom with code required number of fixtures modified by appropriate waiver request.

Single-User Restroom: Compliant accessible gender-neutral/family single fixture restroom. This restroom will count towards the code fixture count required for women.

Utility Rooms: Water service/electrical rooms as required.

FULL PROGRAM:

Outdoor Water Fountain: Compliant accessible water fountain/bottle filler.

Concessions: Warming kitchen to heat/serve/sell pre-prepared and packaged food and drinks

Options Tested

OPTION 1 Semi-Permanent, Skid pre-fab units



Portable and trailer restrooms were investigated, but these solutions do not meet the code requirement for permanent restrooms.

Skid pre-fab units, if mounted to a foundation and connected to a sanitary waste system are acceptable to the MA Plumbing Board as 'permanent' if the local building inspector gives approval. An accessible walkway/deck system will be needed, and screening can improve the aesthetics.

OPTION 2 Modular Construction



Modular construction would need to follow the alternate procurement process in M.G.L. c. 149, § 44E(4).

Modular construction can meet the program and code requirements of the project. For this delivery process, typically a GC acquires the permit, builds the foundation, slab, and makes the final utility connections. The modular building company builds, delivers, and places the building. There are some material choices and options that can be customized.

OPTION 3 Traditional design/bid/build



This option is based on the previously completed feasibility study, and can provide the full program needs, and be fully code compliant.

This option has the most design customization possible to meet the aesthetic needs of the project.

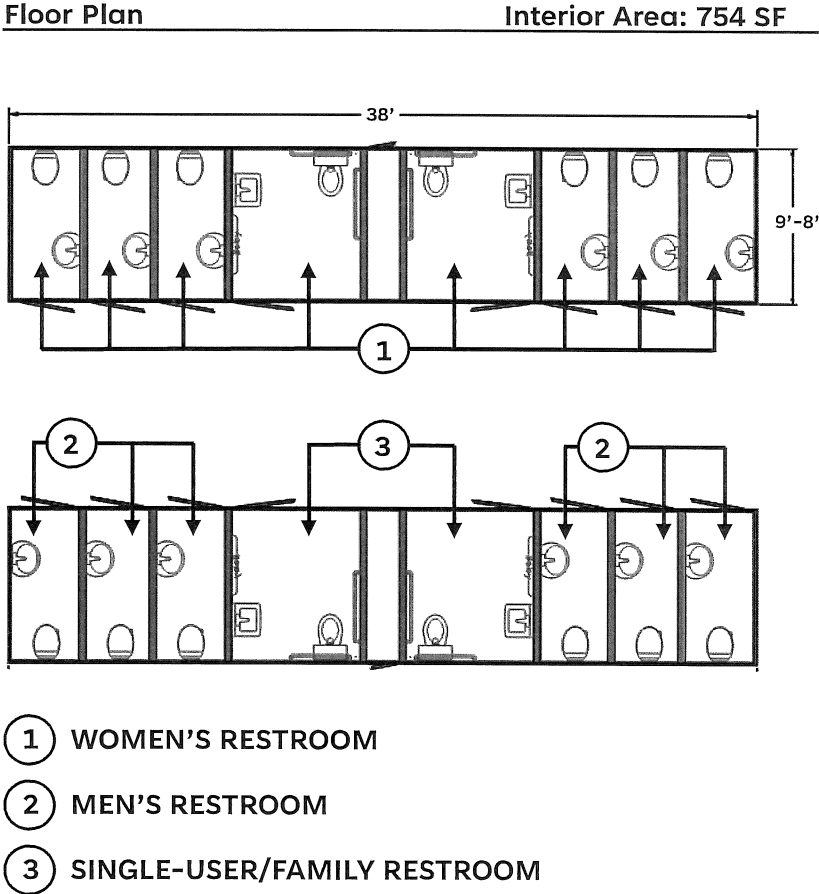
OPTION 1

Semi-Permanent, skid pre-fab units

This option investigates the potential to have a lower cost than traditional construction but does have some trade-offs. Modular skid-type restroom units can be permanently mounted to a foundation.

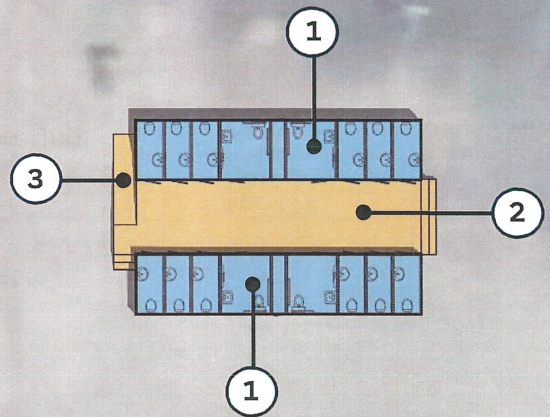
For this study, the option does not include a concessions area. Concession trailers are common, but skid-type 'permanent' units would need to be custom manufactured, and present challenges in meeting the more stringent Health Department requirements for permanent food service kitchens. The team discussed that if this option moved forward, the current concessions would be continued with the option of bringing in a food truck for larger events.

To meet the restroom count, two eight (8) fixture units are recommended. These units each include two (2) accessible restrooms which could be designated as shown to meet the restroom count required for each gender.



OPTION 1

Semi-Permanent, skid pre-fab units



SITE PLAN

- ① RESTROOM SKID UNITS
- ② ELEVATED DECK/PATIO
- ③ RAMP

OPTION 1

Skid pre-fab units – on foundation

While the aesthetic look of this option presents a challenge, there are things that can be done to improve the design. These examples show some ideas of how these skid-type trailer units can be made to look more permanent.

OPTION 1A – Vinyl Wrap Graphics

- School branding could be used
- Ramp makes access feel more permanent

OPTION 1B – Deck and screen walls

- Use the need for an elevated walkway to bring natural materials
- Screen units to create a sense of place



Basic skid-unit (not on foundation)



Permanent foundation / vinyl wrap



Deck and wood screens

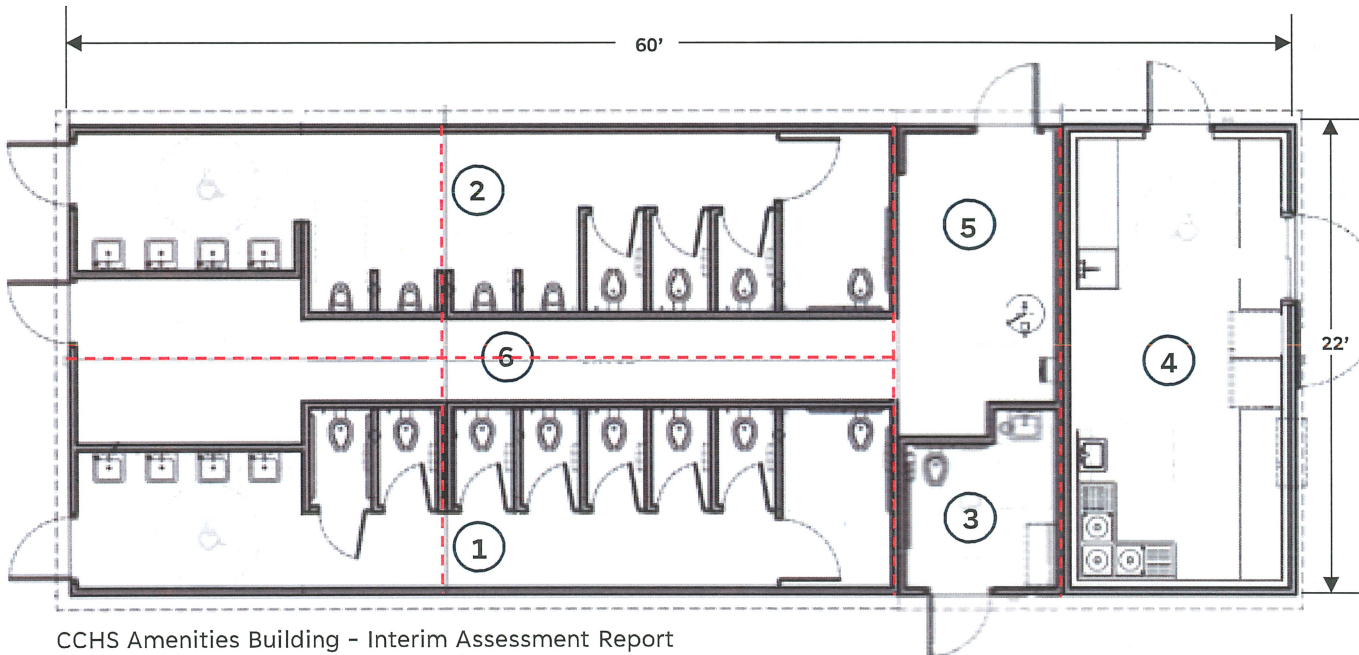
OPTION 2 Modular Construction

Modular construction is an option that can provide the full program. Depending on the manufacturer, this approach can be highly customized, however this will impact the cost. For this study, we assembled a floor plan based on standard units to provide the program at the lowest cost. The red dashed lines indicate each module. As stated earlier this approach would need to be procured under M.G.L. c. 149, § 44E(4). These procedures apply to

the acquisition and installation of modular buildings, including the solicitation and evaluation of proposals, the award of contracts, and the installation of modular units. Site preparation work, construction of foundations and attachment of modular buildings to utilities can be included as part of the modular building procurement or can be bid separately through the conventional construction bidding procedures.

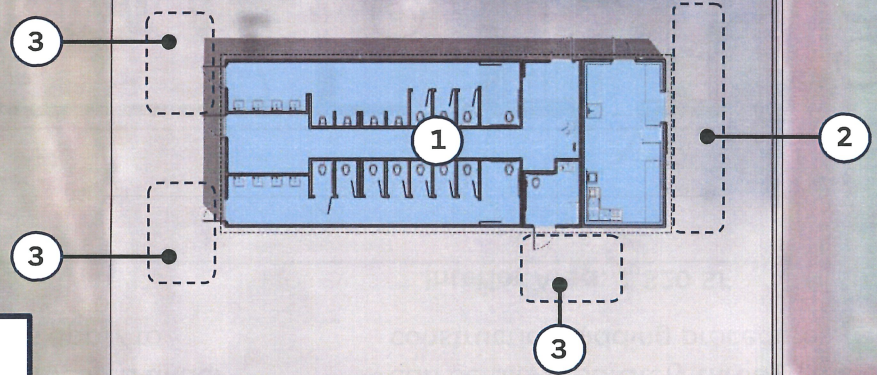
Floor Plan

Interior Area: 1,320 SF



- ① WOMEN'S RESTROOM
- ② MEN'S RESTROOM
- ③ SINGLE-USER RESTROOM
- ④ CONCESSIONS
- ⑤ UTILITY ROOM
- ⑥ UTILITY CHASE

OPTION 2
Modular Construction



SITE PLAN

- ① MODULAR BUILDING
- ② CONCESSIONS QUEUING
- ③ RESTROOM QUEUING

OPTION 2 Modular Construction

The size and number of modules needed to achieve this project's program will likely impact the cost savings typically seen in this type of construction. In addition, the fixtures inside the building will need to be listed for use in Massachusetts, which also adds cost.

There are several customizations that can enhance the appearance over the standard modular building. While these customizations will also increase the cost, some examples have been provided for reference.

The cost range provided for Option 2 represents the cost range to be expected with the low-end representing a standard configuration and the upper range some level of customization. The manufacturer that assisted in providing costs noted that the pricing would need to be confirmed with the level of customizations that were requested.



Standard Concrete Block



Porch, some added materials/details



Porch, with additional added materials/detail

OPTION 3

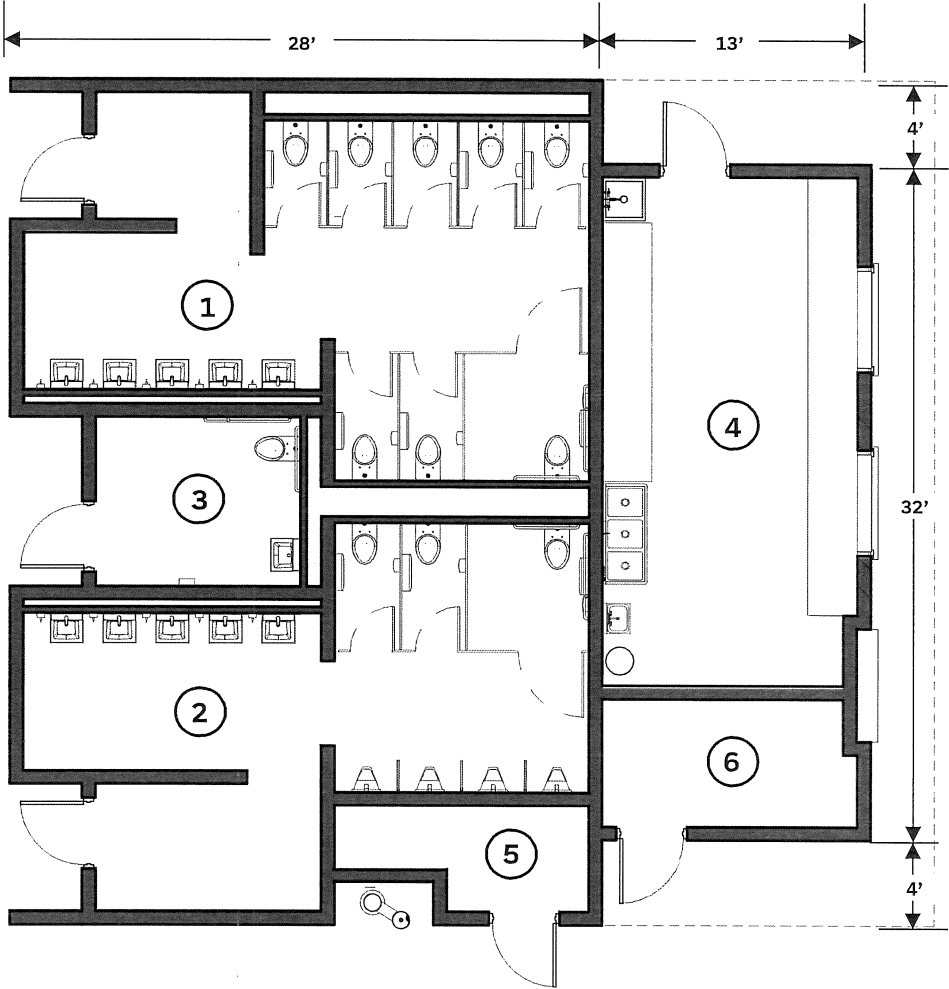
Traditional design/bid/build

This design option modifies the feasibility study plan with the reduced number of plumbing fixtures per updated code. The program has not significantly changed. However, the updated configuration of the building creates better spectator access, allows views of the field from the concessions area, and provides ample space for service vehicle access around the perimeter.

- ① WOMEN'S RESTROOM
- ② MEN'S RESTROOM
- ③ SINGLE-USER RESTROOM
- ④ CONCESSIONS
- ⑤ WATER SERVICE ROOM
- ⑥ ELECTRICAL ROOM

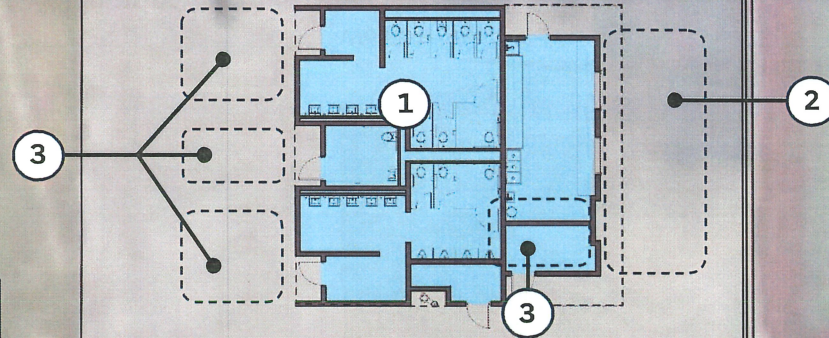
TOTAL AREA: 1,450 GSF

Floor Plan Interior Area: 1,450 SF



OPTION 3

Traditional design/bid/build



SITE PLAN

- ① BUILDING FOOTPRINT
- ② CONCESSIONS QUEUING
- ③ RESTROOM QUEUING

OPTION 3

Traditional design/bid/build

If this option is selected, the building look, materials and details will be developed and refined in the next design phase. As part of the interim study, the design team was asked to investigate the following alternates for Option 3.

OPTION 3A – Architectural Concrete Block, seasonal

- Single wythe concrete block walls
 - Decorative CMU exterior
 - Painted CMU interior
- Seasonal building
- Ventilation, no heat or AC

OPTION 3B – Wood Frame, seasonal

- Wood frame stud walls
 - Siding exterior
 - Tile / FRP panel /painted GWB interior
- Seasonal building
- Ventilation, no heat or AC

OPTION 3C – Wood Frame, year round

- Wood frame stud walls
 - Siding exterior
 - Tile / FRP panel /painted GWB interior
- Heat and AC – fully insulated (energy code)
 - **3C-1** Add Heating Only
 - **3C-2** Add Heating and Cooling



Architectural Concrete Block



Wood Frame / Siding



Wood Frame / Board + Batten

HVAC System Considerations

Seasonal Building:

The majority of secondary school amenities buildings are seasonal, designed with a plumbing system that can be drained and winterized. Late November games can be a challenge, however portable heaters are typically used to keep the building temperature from falling below freezing in late November.

Providing heat triggers the requirements of the stretch energy code. The primary challenge this presents is that it eliminates a single wythe CMU for the exterior wall. This simple system is commonly used due to its ability to provide a low-maintenance structure that can provide a durable interior and exterior wall finish in one system. The energy code's insulation requirements require a more complex wall system which increases the cost of these buildings. While heat certainly can make the building more comfortable, it is only needed for a short time during the outdoor sports season. Winterizing these buildings is still more energy efficient than conditioning year-round, even with the most efficient systems and thermal envelope.

In a seasonal building, a small heater is used to maintain 50°F in the water utility room. If conditioning the spaces is desired, and within the budget, CCHS can either provide heating alone or both heating and cooling as described here:

Seasonal Building:

- Exhaust ductwork from each space to a rooftop exhaust fan – 2,350 cfm.
- Louvers at each room to provide ventilation air and makeup the exhaust air.
- 3 kW unit heater for the utility room.
- Temporary space heaters can be used in November.
- Building drained down and winterized.

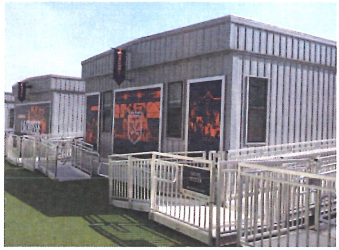
Add Heating Only:

- 2,350 cfm ERV with outside air and exhaust air ductwork to each space. Unit shall have a 50 kW heating coil.
- Supplemental 8 kW coil for the Concessions area.
- 3 kW unit heater for the utility room.
- Option to winterize or keep open.

Add Heating/Cooling:

- 2,350 cfm ERV with outside air and exhaust air ductwork to each space. Unit shall have a 35 kW heating coil.
- 3 kW unit heater for the utility room.
- 2 Ton Heat Pump type split unit for Concessions.
- 1.5 Ton Heat Pump type split unit for Men's Room.
- 1.5 Ton Heat Pump type split unit for Women's Room.
- Alternate to individual splits – 5 Ton Heat Pump type VRF system with 3 terminal units.
- Option to winterize or keep open.

Budgetary Cost Comparison



Option 1A:
Skid pre-fab units
with graphics

Estimated Cost*:
\$445,000 – \$534,000

Advantages:

- Lower cost
- Shorter schedule
- Small upcharge for heat/AC
- Simple to winterize

Disadvantages:

- Requires AHJ approval as 'permanent bldg.'
- +/- 10-year life-span
- MA plumbing code requires customization
- Look and feel
- No Concessions stand
- Multiple procurements /contractors



Option 1B:
Skid pre-fab units
with screening

Estimated Cost*:
\$538,000 – \$646,000

Advantages:

- Lower cost
- Shorter schedule
- Small upcharge for heat/AC
- Simple to winterize
- Aesthetics can be improved through simple screening

Disadvantages:

- Requires AHJ approval as 'permanent bldg.'
- +/- 10-year life-span
- MA plumbing code requires customization
- Look and feel
- No Concessions stand
- Multiple procurements /contractors



Option 2:
Modular Construction

Estimated Cost*:
\$1,600,000 – \$1,900,000

Advantages:

- Provides full program
- Durability/Maintenance
- Duration of on-site construction shorter
- Many customization options

Disadvantages:

- MA plumbing code requires customization
- Multiple procurements /contractors
- Does not appear less expensive
- Long lead times possible
- Seasonal building (Thanksgiving game)



Option 3A:
CMU
design/bid/build

Estimated Cost*:
\$1,550,000 – \$1,850,000

Advantages:

- Provides full program
- Overall design flexibility/aesthetics
- Durability/Maintenance
- Single source GC procurement/responsibility
- All elements will meet MA code/school standards

Disadvantages:

- Longer on-site construction schedule
- Seasonal building (Thanksgiving game)
- Can feel utilitarian



Option 3B:
Frame
design/bid/build

Estimated Cost*:
\$1,420,000 – \$1,700,000

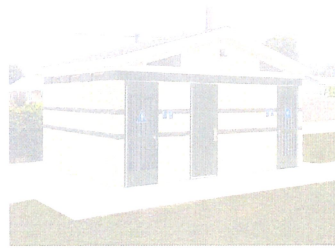
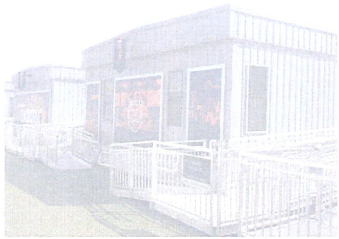
Advantages:

- Provides full program
- Overall design flexibility/aesthetics
- Less utilitarian feel
- Single source GC procurement/responsibility
- All elements will meet MA code/school standard

Disadvantages:

- Longer on-site construction schedule
- Seasonal building (Thanksgiving game)
- Less durable

**Includes hard construction cost only. Project budget should include additional amount for soft costs and owner contingency.*



Option 1A:
Skid pre-fab units
with graphics

Option 1B:
Skid pre-fab units
with screening

Option 2:
Modular Construction

Option 3A:
CMU
design/bid/build

Option 3B:
Frame
design/bid/build

Estimated Cost:
\$445,000 - \$534,000

Estimated Cost:
\$538,000 - 646,000

Estimated Cost:
\$1,600,000 - \$1,900,000

Estimated Cost:
\$1,550,000 - \$1,850,000

Estimated Cost:
\$1,450,000 - \$1,750,000

Advantages:

Advantages:

Advantages:

Advantages:

Advantages:

- Lower cost
- Shorter schedule
- Small upcharge for heat/AC
- Simple to winterize

- Lower cost
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- Aesthetics can be improved through simple screening

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Disadvantages:

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- +/- 10 year life-span
- MA plumbing code requires customization
- Look and feel
- No Concession stand
- Multiple procurements /contractors

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- Seasonal building (Thanksgiving game)
- Can feel utilitarian

- Longer on-site construction schedule
- Seasonal building (Thanksgiving game)
- Less durable

3C-1 heating add:
+ \$55,000 - \$65,000
3C-2 heating/AC add:
+ \$90,000 - \$105,000

Draft Schedule Comparison

Option 1A: SKID/TRAILER RESTROOMS		Months													
with graphics/branding		duration	1	2	3	4	5	6	7	8	9	10	11	12	13
Foundation/site design - documentation	30 days														
Deck and screen design - documentation	30 days														
Bidding/foundation - Bidding/Procuring units	30 days														
Permitting	30 days														
Unit Manufacture worst case (lead time can vary significantly)	60-120 days														
Foundation Construction/utilities:	45 days														
Unit Delivery Install (includes utility connections)	15 days														
Deck, ramp, stair construction	30 days														
Option 1B: SKID/TRAILER RESTROOMS		Months													
with graphics/branding + screens		duration	1	2	3	4	5	6	7	8	9	10	11	12	13
Foundation/site design - documentation	30 days														
Deck and screen design - documentation	30 days														
Bidding/foundation - Bidding/Procuring units	30 days														
Permitting	30 days														
Unit Manufacture worst case (lead time)	200 days														
Foundation Construction/utilities:	45 days														
Unit Delivery Install (includes utility connections)	15 days														
Deck, ramp, stair, screen construction	45 days														
Option 2: MODULAR RESTROOMS		Months													
CMU or frame w/ siding		duration	1	2	3	4	5	6	7	8	9	10	11	12	13
Bidding/Procurement Modular building Manufacturer	30 days														
Modular Building design customization	30 days														
Foundation/site design (owners engineers)	45 days														
Permitting	30 days														
Modular Building Manufacture (NTP + approved architectural submittal)	240 days														
Bidding: site/foundations contractor	30 days														
Foundation Construction/utilities	45 days														
Modular Delivery Install	15 days														
Final utility connections	15 days														
Option 3A + 3B: DESIGN/BID/BUILD		Months													
CMU or frame w/ siding		duration	1	2	3	4	5	6	7	8	9	10	11	12	13
Building/Site Design	90 days														
Bidding	30 days														
Permitting	30 days														
Construction	180 days														
Option 3C-1 + 3C-2: DESIGN/BID/BUILD		Months													
frame w/ siding - heat, cooling		duration	1	2	3	4	5	6	7	8	9	10	11	12	13
Building/Site Design	90 days														
Bidding	30 days														
Permitting	30 days														
Construction	210 days														

Composting Toilet Analysis

Under the Title 5 Regulations (310 CMR 15.000), MassDEP must approve an innovative/alternative septic-system technology before it can be used in Massachusetts. General Use systems must provide a level of environmental protection at least equivalent to that of a conventional on-site system designed in accordance with Title 5. Since a composting toilet is a plumbing fixture, the Board of Registration of Plumbers and Gas Fitters must also approve the units.

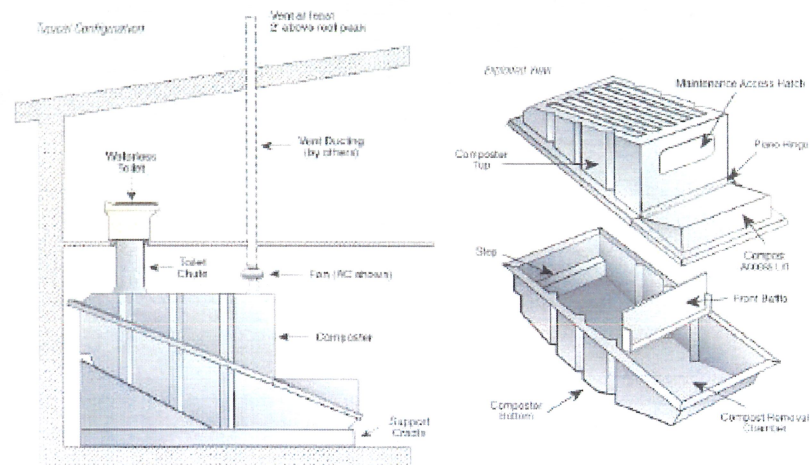
Based on our team's research and experience, the list of approved units only includes one system (Clivus Multrum) that would be appropriate for this application. Our team has experience with a successful installation of this system. However, it was only used on two second-floor toilets, due to the way in which the system works.

This system uses gravity to drain toilets to a tank below. The tank processes the waste, and the treated effluent is then pumped into the sanitary system. The tanks would require a full basement with an access bulkhead under the building to house the area needed for the tanks. The largest tanks available would likely only serve 2-3 toilets and have a footprint of 6'x9'.

The composting system is fairly low maintenance but additional building systems are needed to keep it operating efficiently. These include:

- A moistening system feeding the tanks
- Effluent removal pump system
- Dedicated ventilation system
- Fire suppression system (ABC dry chemical)

System diagram:



Composting Toilet Analysis

Budgetary Cost:

Additional cost for basement: \$90,000

Additional cost for composting system: \$190,000

Total estimated added cost: \$280,000



Basement for Composting Tanks

