Access Road Reconstruction and Parking at CCHS

FEBRUARY 2019
Overview

Article 16 requests approval for funds for the following on the CCHS Campus

- Reconstruct the access road
- Install lighting along the access road
- Repair sidewalks and curbing
- Create additional parking
Overview

Access Road

Additional Parking
Gale also evaluated the campus access road as part of the campus feasibility study

- Thoreau Street entrance is in poor condition with cracks and patches through the extent of the apron
- Significant ponding with damaged, cracked, and uneven pavement at the Walden Street entrance
- The entire length of the access road has alligator cracks, patches, and potholes
- Tensile strength of the access road is failing and there may be a substandard base material
- Sidewalks and curbing are cracked and in need of replacement
Access Road Reconstruction

- Broken and spalled pavement on sidewalks
- Sunk utility covers
- Multiple patches and significant cracking

Concerns have continued regarding the safety of the road and the sidewalks and limited ADA Accessibility
Access Road Reconstruction

Multiple patches and significant cracking
Access Road Reconstruction

Gale Associates’ study provided the specifications to bring road into compliance

- Reconstruction includes new gravel subbase, compaction, and paving of road
- Reconstruction includes new granite curbing, ADA curb cuts, lighting, and drainage improvements
- Estimated cost is $1,224,812
## Background

### 2015 April
- Moved into new CCHS building
- Demolition of old building begins
- Old parking lot still in use

### 2015 November
- New parking lot comes online
- Remediation of old parking lot begins
- Campus has 135 fewer parking spaces
- Has resulted in considerable stress for families and administration
Parking

Parking Spaces – Old vs. New CCHS

Old CCHS
Total = 548

New CCHS
Total = 413

We propose to restore 104 spaces
Parking

Since 2015, multiple actions have been taken to overcome the parking deficit

**Parking Management**

- SC urged a “wait and see” approach
- Faculty parking moved to upper turf lot
- School rented spaces from Beede Center
- Spaces were number to improve enforcement
- Carpool challenge was promoted
Parking

Since 2015, much consideration has been given to considering options for the campus.

- Campus Advisory Committee formed in 2017
- Campus Oversight Committee formed in 2018
- Gale Associates engaged to conduct feasibility study in 2018
- Campus Sustainability Committee formed 2019
Parking

Despite best efforts, parking capacity remains inadequate

- Many drivers (juniors) no longer can have spaces
- Students arrive extra early to grab spots; defeats the purpose of the later start time
- Lack of visitor spaces results in taking of student spaces (IEP Meeting, PA Meetings, Ed Fund Meetings)
- Insufficient capacity for large community events
- Continued stress for students and families
- Huge distraction and time consumer for administration
Parking

Why must students drive to school? Why can’t they take the late bus?

- Off campus sports CCHS teams – hockey, fencing and golf
- After school jobs
- Caring for siblings (especially single parent households)
- Club sports – soccer, cross-country skiing, rowing, fencing, etc
- Music lessons and performances – often in Boston
- Parking cannot continue to be treated only as a privilege
Parking

Gale Associates’ study proposed a location and size of a future parking lot

- 104 additional spaces
- Estimated cost of $790,903
- Would not impede future development of a track and field on the remediated landfill site
- Would not impede future development of an amenities building
2019 Town Meeting – Article 16

- School Committee is requesting $2,000,000 to complete both projects
- Actual costs could be less. CCRSD will only borrow an amount necessary to fund actual project costs with debt service commencing in FY21
- While the estimates Gale provided for both were stand alone, combining Parking and Access Road Reconstruction provides economies of scale
- Based on FY20 assessment ratios and a 10 year repayment schedule, estimated FY21 assessment impact are:

  $210,700 for Concord
  $69,300 for Carlisle
2019 Town Meeting – Article 16

Access Road Reconstruction $1,224,812*
Restore 104 Parking Spaces $790,903*
Total $2,015,715

*The estimates Gale provided for both of these projects were stand alone projects. We believe combining Parking and Access Road Reconstruction provides economies of scale and will result in savings