

Access Road Reconstruction and Parking at CCHS

FEBRUARY 2019

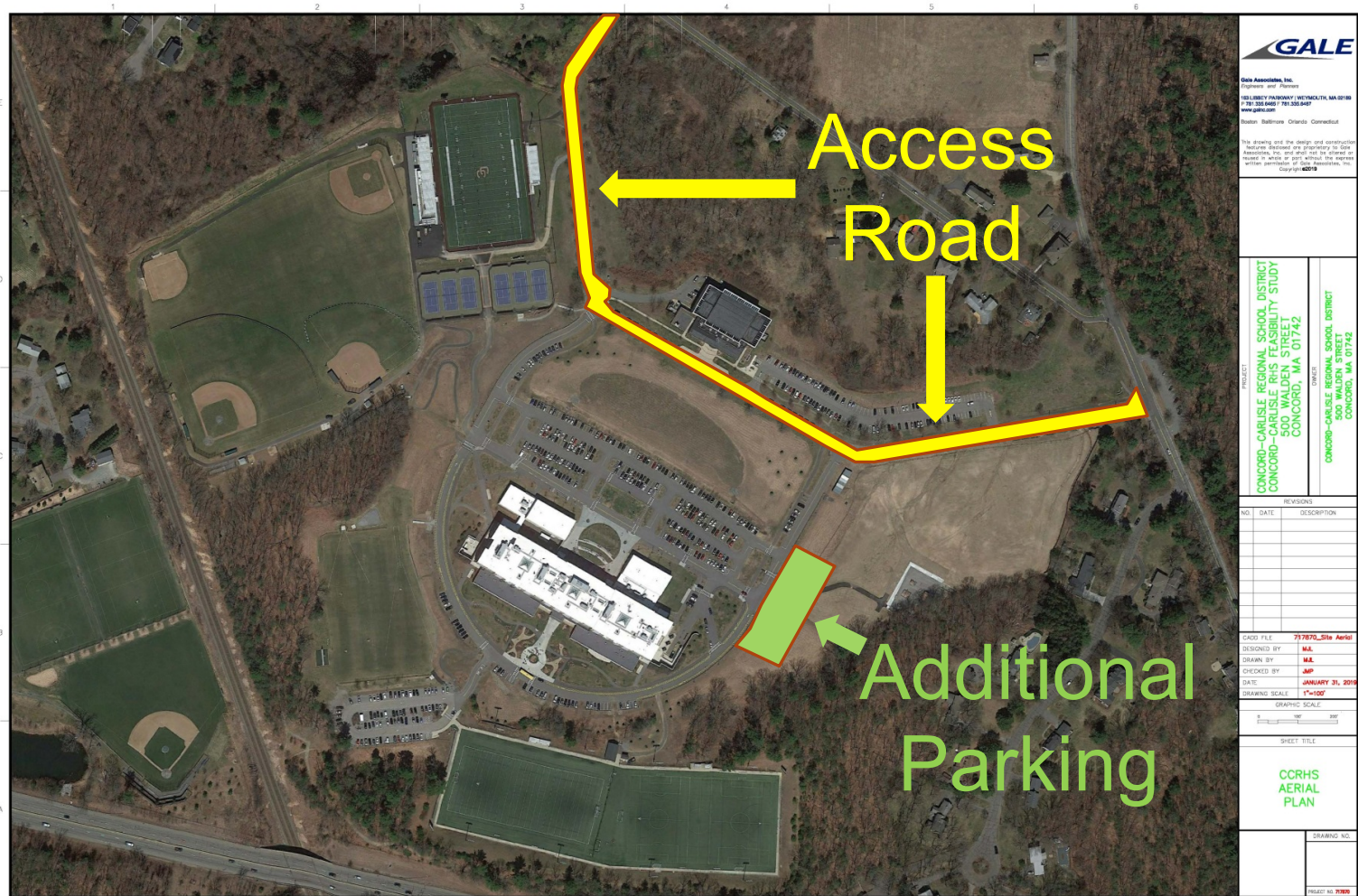
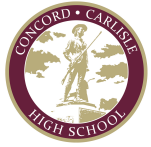
Overview



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 Reconstruction



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

Front Circle	7
Beede Center	8
Behind AD Office	14
Front Drive (L&A)	28
Lower Gym	34
Near WIQH	34
DLW Turf Fields	100

Student Lot 323

Old CCHS
Total = 548

135
Fewer
Spaces

4	Loading Dock
28	Side Roads
39	Loop Road
100	DLW Turf Fields

242 Main Lot

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 numbered to improve enforcement
- Carpool challenge was promoted

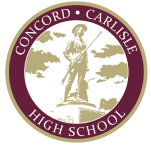


Parking

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

Campus Planning

- 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	<u>\$ 790,903*</u>
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