

CCHS Amenities Building FAQ

Why Are We Building an Amenities Building?

The primary purpose of the new amenities building near Memorial Field is to provide ADA-compliant public restrooms, ensuring accessibility for all visitors. This project has been part of the campus completion plan since the high school opened in 2015 but was never built. The facility will include separate male and female restrooms, along with a dedicated gender-neutral accessible toilet to meet accessibility standards. Providing safe, accessible, and inclusive restroom facilities is a key reason for this investment.

In addition to restrooms, the building will feature a small concession area (with counter space, outlets, and a sink) for community use—though no major food prep appliances will be installed. There will also be storage space for recreational equipment.

What will the project cost?

Based on the design from Gale Associates, it is expected that the amenities building will cost between \$1,550,000 and \$1,850,000. The Concord Carlisle Regional School Committee expects to have more dialed-in costs by the end of April, well before Town Meeting in each town. Using the maximum cost of \$1,850,000 and the current assessment of 76.63% / 23.37%, the Concord share would be up to \$1,417,655 and the Carlisle share would be up to \$432,345.

How will the amenities building be constructed?

The amenities building will be constructed with Concrete Masonry Units (CMU), also known as cinder blocks. This option was picked over a wood frame because it will require less upkeep.

Where will the amenities building be located?

The amenities building will be located adjacent to Memorial Field, making it easily accessible to the lower fields including the football fields, the tennis courts, and the baseball and softball fields.

How big is the amenities building?

A refined design is expected by the end of April 2025, but currently the building is anticipated to be approximately 1,800 square feet. There is potential to reduce this with the final design.

Will the amenities building be heated?

In order to control costs, the amenities building will not have heat or air conditioning. As a result the building will also be winterized annually. This means the building will be closed to the public from Thanksgiving until March, depending on the weather.

Why isn't a pre-fab design being used?

The Concord Carlisle Regional School District contracted with Gale Associates to review various design options for the amenities building. They did present the possibility of using pre-fab structures, but this does not have the same longevity as a CMU build. While pre-fab will be cheaper from the start, it only has a lifespan of 10 years versus 50 years for the design selected. More importantly, at the end of its use, the majority of the pre-fab material cannot be used and will end up in a landfill.

Who will have access to the amenities building?

The amenities building will be available spring, summer and fall to anyone using the fields at CCHS. This includes CCHS sports teams as well as Concord Carlisle recreational groups and any other community events such as Kicks for Cancer and the Mighty Moose. It will also be available for members of the community and invited guests attending CCHS graduation each spring.

Why is this project important now?

The amenities building should have been constructed in 2015, but once the fields were in place there were no funds available. As such the lower fields have gone for a decade without fully accessible toilet facilities. In order to ensure our campus is accessible to all members of the community, it is time to complete this portion of the campus.

How will the project be funded?

Concord and Carlisle will each handle the funding differently. For Concord, the amenities building will be on the warrant at Town Meeting for the Town of Concord to borrow the amount of \$1,417,655 .

For Carlisle, the town prefers to use Community Preservation Act funds, as it did in 2015 when funding the fields. This means Carlisle can fund its portion of the fields using existing funds and not putting the burden on taxpayers. At Town Meeting there will be an article to approve up to \$432,345 in CPA funds for this project.

Why isn't Concord using Community Preservation Act funds?

Based on feedback from the last time the amenities building was considered, the Concord Carlisle Regional School Committee (CCRSC) needed to receive the design report from Gale Associates before approaching both Concord and Carlisle for funds. Unfortunately, the report was completed once the CPA application's September 2024 deadline had passed for Concord's June 2025 Town Meeting. While the RSC requested special consideration, the Community Preservation Committee did not feel comfortable establishing such a precedent. Regardless the CCRSC would like to move forward now

not just because construction costs will only increase each year but more importantly so that we have facilities that are accessible to all members of the Concord Carlisle community.

What is the cost of annual maintenance?

The anticipated annual maintenance is \$5,000 to \$10,000 per year.

Have any other funding options been considered?

The Concord Carlisle Regional School Committee established a subcommittee focused on campus completion. Prior to drafting the warrant articles for both towns, the group had conversations with the Town of Concord about whether any recreation funds might be available. The team also spoke with the offices of Representative Simon Cataldo, Senator Mike Barrett, and Congresswoman Lori Trahan. Unfortunately, to date no funding sources were identified for this project, which is why it is now coming to Town Meeting in both towns.

What happens if the amenities building is not approved at Town Meeting in Carlisle and Concord?

If the amenities building is not approved in one of the towns, then portable toilets will continue to be used near the field. While there is one handicap toilet, these facilities are not fully accessible to all members of the community and do not meet the needs of the campus during larger events such as CCHS graduation, Kicks for Cancer, and the Mighty Moose.