Town of Concord
Meeting Concord Finance Committee

AGENDA

November 18, 2024, at 6:00 PM
Concord Town House, 22 Monument Sq., 2nd Fl. Hearing Room
Notice of public meeting as required by M.G.L. Chpt.30A §18-28

HYBRID IN-PERSON AND VIRTUAL MEETING VIA ZOOM
Join the meeting: https://us02web.zoom.us/j/82418539970?pwd=OQ4OZjz65Luch1bHjjeroKVMoYgko1.1
Meeting ID: 824 1853 9970 Passcode: 479295 Dial in Toll-Free: 833-548-0282

Please be advised that this open meeting is being broadcast live via Zoom and MMN and recorded for playback online, video-on-demand viewing at https://concordma.gov/2409/Government. The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may be addressed. Items may be taken out of order and at times differ from those listed below. Other items not listed may also be brought up for discussion to the extent permitted by law. ***Video or call will be muted upon joining meeting please use the "raise your hand" feature in the zoom meeting to ask to speak. ATTENDEES ARE REMINDED THAT BY ATTENDING THIS MEETING THAT YOU CONSENT TO YOUR LIKENESS AND AUDIO BEING USED AND REBROADCAST BY MMN.***

6:00 PM	**1. Call to Order (Joint Meeting of Select Board, Finance Committee & Joint School Committee)**
6:05 PM	**2. FY26 Capital Budget Process** • Presentation of five-year financial forecast (FY26-FY30) • General Overview of ten-year Capital Improvement Plan (FY26-FY35)
7:15 PM	**3. Adjournment**

UPCOMING MEETINGS

Next Meeting: ***Thursday, November 21, 2024 @ 6:30 PM***

Concord Finance Committee
AGENDA ACTION REQUEST

November 18, 2024

1

Call to Order

Requested by: FC Chair **Action Sought: Open Meeting**

Proposed Motion(s)

None anticipated.

Additional Information

Board Action

Motion	*Second*	*In favor*	*Opposed*	*Disposition*

Concord Finance Committee
AGENDA ACTION REQUEST

November 18, 2024

2

Discuss FY26 Capital budget Process

Presentation of FY26-FY30 Financial Forecast and FY26-FY35 "unvetted" Capital Improvement Plan

Requested by: SB Chair **Action Sought: discussion dependent**

Proposed Motion(s)

None anticipated.

Additional Information

This meeting I the 2nd of 3 meetings regarding the FY26 Capital Budget process. The first meeting was held on August 19th, of which our internal working group, consisting of the Town Manager, CFO, Superintendent of Schools, and Asst. Supt. of Finance and Operations, presented an updated Tier proposal as well as proposed funding request. Tonight's meeting will be a FY26-FY30, and a presentation of the FY26-FY35 "unvetted" Capital Improvement Plan. The next tri-board meeting will be to present the FY26 recommended Capital Improvement plan and the updated FY26-FY35 plan.

Board Action

Motion	*Second*	*In favor*	*Opposed*	*Disposition*

THE TOWN OF
CONCORD
MASSACHUSETTS

FY26-FY30 Financial Forecast
for
FY26-FY35 Capital Improvement Plan
Overview of Request

Meeting of the Select Board, Finance Committee, and School Committee
Monday, November 18, 2024

Agenda

- FY26-FY30 Financial Forecast
- FY26-FY35 Capital Improvement Plan - Overview of all Request
  - Capital Outlay
  - Tier I
  - Tier II
  - Tier II

Five-Year Revenue Forecast

- Property Taxes
- State Aid
- Local Receipts
- Other Financing Sources

Property Taxes

Levy Limit Calculation	Estimated FY2025	Projected FY2026	Projected FY2027	Projected FY2028	Projected FY2029	Projected FY2030
Prior Year Levy Limit	$ 106,213,177	$ 110,152,006	$ 113,905,806	$ 117,753,451	$ 121,697,287	$ 125,739,720
Add: 2.5% Increase	$ 2,655,329	$ 2,753,800	$ 2,847,645	$ 2,943,836	$ 3,042,432	$ 3,143,493
Add: New Growth	$ *1,283,499*	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
Levy Limit	**$ 110,152,006**	**$ 113,905,806**	**$ 117,753,451**	**$ 121,697,287**	**$ 125,739,720**	**$ 129,883,213**
Add: Debt Exclusions	$ 10,114,676	$ 11,490,185	$ 10,957,677	$ 10,875,527	$ 10,044,027	$ 9,393,902
Maximum Allowable Levy	**$ 120,266,682**	**$ 125,395,991**	**$ 128,711,128**	**$ 132,572,814**	**$ 135,783,747**	**$ 139,277,115**
Projected Property Tax Use						
Base	$ 106,544,005	$ 110,143,926	$ 113,892,117	$ 117,720,103	$ 121,666,207	$ 125,704,899
Less: Debt Exclusions	$ 10,114,676	$ 11,490,185	$ 10,957,677	$ 10,875,527	$ 10,044,027	$ 9,393,902
Total Projected Tax Levy	**$ 116,658,682**	**$ 121,634,111**	**$ 124,849,794**	**$ 128,595,630**	**$ 131,710,234**	**$ 135,098,801**
Unused Levy Capacity	**$ 3,608,000**	**$ 3,761,880**	**$ 3,861,334**	**$ 3,977,184**	**$ 4,073,512**	**$ 4,178,313**
Total Tax Levy	**$ 116,658,682**	**$ 121,634,111**	**$ 124,849,794**	**$ 128,595,630**	**$ 131,710,234**	**$ 135,098,801**

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State Aid

		FY2025 Estimates	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
A. Education							
	Chapter 70	$ 4,240,305	$ 4,346,313	$ 4,454,970	$ 4,566,345	$ 4,680,503	$ 4,797,516
	Charter Tuition reimbursement	$ 26,106	$ 26,759	$ 27,428	$ 28,113	$ 28,816	$ 29,537
	Sub-Total, All education Items	**$ 4,266,411**	**$ 4,373,071**	**$ 4,482,398**	**$ 4,594,458**	**$ 4,709,319**	**$ 4,827,052**
B. General Government							
	Unrestricted General Government Aid	$ 1,428,463	$ 1,464,175	$ 1,500,779	$ 1,538,298	$ 1,576,756	$ 1,616,175
	Veterans Benefits	$ 36,003	$ 36,903	$ 37,826	$ 38,771	$ 39,741	$ 40,734
	Exemp: VBS and Elderly	$ 27,335	$ 28,018	$ 28,719	$ 29,437	$ 30,173	$ 30,927
	State Owned land	$ 894,439	$ 916,800	$ 939,720	$ 963,213	$ 987,293	$ 1,011,976
	Public Libraries	$ 49,638	$ 50,879	$ 52,151	$ 53,455	$ 54,791	$ 56,161
	Sub-Total, All General Government	**$ 2,435,878**	**$ 2,496,775**	**$ 2,559,194**	**$ 2,623,174**	**$ 2,688,754**	**$ 2,755,972**
C. Total Estimated Receipts		**$ 6,702,289**	**$ 6,869,846**	**$ 7,041,592**	**$ 7,217,632**	**$ 7,398,073**	**$ 7,583,025**
B. State Assessments and Charges							
	Air Pollution Districts	$ 9,603	$ 9,843	$ 10,089	$ 10,341	$ 10,600	$ 10,865
	Metropolitan Area Planning Council	$ 10,048	$ 10,299	$ 10,557	$ 10,821	$ 11,091	$ 11,368
	RMV Non-Renewal Surcharge	$ 5,980	$ 6,130	$ 6,283	$ 6,440	$ 6,601	$ 6,766
	Sub-Total, State Assessments	**$ 25,631**	**$ 26,272**	**$ 26,929**	**$ 27,602**	**$ 28,292**	**$ 28,999**
C. Transportation Authorities							
	MBTA	$ 447,439	$ 458,625	$ 470,091	$ 481,843	$ 493,889	$ 506,236
	Sub-Total, Transportation Assessment	**$ 447,439**	**$ 458,625**	**$ 470,091**	**$ 481,843**	**$ 493,889**	**$ 506,236**
E. Tuition Assessments							
	School Choice Sending Tuition	$ 19,604	$ 20,094	$ 20,596	$ 21,111	$ 21,639	$ 22,180
	Charter School Sending Tuition	$ 50,956	$ 52,230	$ 53,536	$ 54,874	$ 56,246	$ 57,652
	Sub-Total, tuition Assessments	**$ 70,560**	**$ 72,324**	**$ 74,132**	**$ 75,985**	**$ 77,885**	**$ 79,832**
F. Total Estimated Charges		**$ 543,630**	**$ 557,221**	**$ 571,151**	**$ 585,430**	**$ 600,066**	**$ 615,067**
Total State Aid		**$ 6,158,659**	**$ 6,312,625**	**$ 6,470,441**	**$ 6,632,202**	**$ 6,798,007**	**$ 6,967,957**

Local Receipts

	FY2025 Estimates	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
Local Receipts						
Motor Vehicle Excise	$ 3,766,902	$ 3,917,578	$ 4,074,281	$ 4,237,252	$ 4,406,742	$ 4,583,012
Farm Excise	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ 2,000,000	$ 1,750,000	$ 1,750,000	$ 1,750,000	$ 1,750,000	$ 1,750,000
Pilot Programs	$ 31,671	$ 33,254	$ 34,917	$ 36,663	$ 38,496	$ 40,421
Misc Revenue Non-Recc	$ 60,840	$ 60,840	$ 60,840	$ 60,840	$ 60,840	$ 60,840
Meals Tax	$ 471,872	$ 495,466	$ 520,239	$ 546,251	$ 573,564	$ 602,242
Room Occupancy	$ 537,828	$ 551,273	$ 565,055	$ 579,182	$ 593,661	$ 608,503
Jet Fuel	$ 475,000	$ 475,000	$ 475,000	$ 475,000	$ 475,000	$ 475,000
Opioid Settlement	$ -	$ -	$ -	$ -	$ -	$ -
In Lieu of Taxes	$ 25,000	$ 50,000	$ 100,000	$ 200,000	$ 400,000	$ 800,000
Migrant Aid	$ -	$ -	$ -	$ -	$ -	$ -
Unrealized Gains	$ 133,189	$ 133,189	$ 133,189	$ 133,189	$ 133,189	$ 133,189
Suppplemental Re Tax	$ 65,989	$ 65,989	$ 65,989	$ 65,989	$ 65,989	$ 65,989
sub-total, local receipts	**$ 7,568,291**	**$ 7,532,590**	**$ 7,779,510**	**$ 8,084,366**	**$ 8,497,481**	**$ 9,119,195**

Other Financing Sources

Funds From Other Sources						
Transfers	$ 2,731,331	$ 2,799,614	$ 2,869,605	$ 2,941,345	$ 3,014,879	$ 3,090,251
Fees	$ 1,462,819	$ 1,499,389	$ 1,536,874	$ 1,575,296	$ 1,614,678	$ 1,655,045
Rentals	$ 68,584	$ 68,721	$ 68,859	$ 68,997	$ 69,135	$ 69,273
Permits & Licenses	$ 1,736,164	$ 1,753,525	$ 1,771,061	$ 1,788,771	$ 1,806,659	$ 1,824,725
Misc Revenue	$ 225,904	$ 225,904	$ 225,904	$ 225,904	$ 225,904	$ 225,904
Fines	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Health Services Overhead	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
sub-total, funds from other sources	**$ 6,299,802**	**$ 6,422,154**	**$ 6,547,302**	**$ 6,675,312**	**$ 6,806,254**	**$ 6,940,198**

Five-Year Revenue Forecast

	FY2025 Estimates/Budgeted	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
REVENUES						
Property Taxes	$ 116,658,682	$ 121,634,111	$ 124,849,794	$ 128,595,630	$ 131,710,234	$ 135,098,801
Total State Aid	$ 6,158,659	$ 6,312,625	$ 6,470,441	$ 6,632,202	$ 6,798,007	$ 6,967,957
Total Local Receipts, and Other Sources	$ 13,868,092	$ 13,954,744	$ 14,326,812	$ 14,759,678	$ 15,303,735	$ 16,059,393
Total Revenues	**$ 136,685,433**	**$ 141,901,480**	**$ 145,647,048**	**$ 149,987,510**	**$ 153,811,977**	**$ 158,126,152**

Five-Year Expenditure Forecast

- Town Government
- Joint Accounts
- Schools
- Capital Outlay

Town Government

	FY2025 Estimates/Budgeted	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
EXPENSES						
Town Government						
General Government	$ 6,002,619	$ 6,226,724	$ 6,459,793	$ 6,702,184	$ 6,954,272	$ 7,216,443
Finance	$ 2,599,727	$ 2,703,716	$ 2,811,865	$ 2,924,339	$ 3,041,313	$ 3,162,965
Planning and Land Management	$ 2,628,721	$ 2,733,870	$ 2,843,225	$ 2,956,954	$ 3,075,232	$ 3,198,241
Human Services	$ 3,488,951	$ 3,628,509	$ 3,773,649	$ 3,924,595	$ 4,081,579	$ 4,244,842
Public Safety	$ 12,106,896	$ 12,591,172	$ 13,094,819	$ 13,618,611	$ 14,163,356	$ 14,729,890
Public Works	$ 5,112,219	$ 5,316,707	$ 5,529,376	$ 5,750,551	$ 5,980,573	$ 6,219,796
Unclassified	$ 806,506	$ 821,044	$ 835,945	$ 851,218	$ 866,874	$ 882,921
Total Town Government	**$ 32,745,639**	**$ 34,021,742**	**$ 35,348,671**	**$ 36,728,453**	**$ 38,163,198**	**$ 39,655,098**

- Our forecast assumes a +4.0% increase in expenditures

THE TOWN OF
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MASSACHUSETTS

Joint Accounts (Town & CPS)

	FY2025 Estimates/Budgeted	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
EXPENSES						
Joint Accounts (Town & Concord Public Schools)						
Group Insurance	$ 8,000,000	$ 9,176,160	$ 10,002,014	$ 10,902,196	$ 11,883,393	$ 12,952,899
Property/ Liability Insurance	$ 539,412	$ 593,353	$ 652,689	$ 717,957	$ 789,753	$ 868,728
Unemployment	$ 140,760	$ 143,575	$ 146,447	$ 149,376	$ 152,363	$ 155,410
Worker's Compensation	$ 176,149	$ 193,764	$ 213,140	$ 234,454	$ 257,900	$ 283,690
Social Security & Medicare	$ 1,028,735	$ 905,172	$ 950,430	$ 997,952	$ 1,047,849	$ 1,100,242
sub-total:	**$ 9,885,056**	**$ 11,012,024**	**$ 11,964,720**	**$ 13,001,935**	**$ 14,131,259**	**$ 15,360,969**
Retirement Assessment, General Fund	$ 4,349,746	$ 3,584,157	$ 3,727,523	$ 3,876,624	$ 4,031,689	$ 4,192,956
Retirement Assessment, Pension Reserve	$ 1,650,000	$ 1,580,403	$ 1,513,500	$ 1,842,608	$ 1,771,045	$ 1,697,035
sub-total:	**$ 5,999,746**	**$ 5,164,560**	**$ 5,241,023**	**$ 5,719,232**	**$ 5,802,734**	**$ 5,889,991**
Debt Service, Within Levy Limit						
A1. Town, Principal & Interest	$ 3,576,699	$ 4,533,436	$ 3,865,223	$ 3,362,344	$ 2,690,750	$ 2,379,750
A2. CPS, Principal & Interest	$ 806,651	$ 904,470	$ 819,852	$ 794,632	$ 665,250	$ 568,125
A3. Interest on Short-Term Notes	$ 70,000	$ -	$ -	$ -	$ -	$ -
sub-total:	**$ 4,453,350**	**$ 5,437,906**	**$ 4,685,075**	**$ 4,156,975**	**$ 3,356,000**	**$ 2,947,875**
Debt Service, Excluded from Levy Limit						
B1. Town, Principal & Interest	$ 303,794	$ 295,294	$ 187,000	$ 178,500		
B2. CPS, Principal & Interest	$ 6,286,880	$ 7,670,889	$ 7,246,675	$ 7,173,025	$ 6,520,025	$ 5,869,900
B3. Interest on Short-Term Notes		$ -	$ -	$ -	$ -	$ -
sub-total:	**$ 6,590,674**	**$ 7,966,183**	**$ 7,433,675**	**$ 7,351,525**	**$ 6,520,025**	**$ 5,869,900**
Total: Joint Accounts	**$ 26,928,826**	**$ 29,580,673**	**$ 29,324,493**	**$ 30,229,667**	**$ 29,810,018**	**$ 30,068,736**

Schools

	FY2025 Estimates/Budgeted	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
EXPENSES						
Schools						
Minuteman Tech.	$ 1,732,806.00	$ 1,802,118.24	$ 1,874,202.97	$ 1,949,171.09	$ 2,027,137.93	$ 2,108,223.45
Concord Public Schools	$ 46,515,714.00	$ 48,376,342.56	$ 50,311,396.26	$ 52,323,852.11	$ 54,416,806.20	$ 56,593,478.45
CCRSD	$ 26,140,908.00	$ 27,186,544.32	$ 28,274,006.09	$ 29,404,966.34	$ 30,581,164.99	$ 31,804,411.59
Total, Schools	$ 74,389,428	$ 77,365,005	$ 80,459,605	$ 83,677,990	$ 87,025,109	$ 90,506,113
Total Expenses	**$ 134,063,892**	**$ 140,967,419**	**$ 145,132,769**	**$ 150,636,110**	**$ 154,998,325**	**$ 160,229,947**

- Our forecast assumes a +4.0% increase in expenditures

THE TOWN OF
CONCORD
MASSACHUSETTS

Five-Year Budget Forecast

	FY2025 Estimates/Budgeted	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
REVENUES						
Property Taxes	$ 116,658,682	$ 121,634,111	$ 124,849,794	$ 128,595,630	$ 131,710,234	$ 135,098,801
Total State Aid	$ 6,158,659	$ 6,312,625	$ 6,470,441	$ 6,632,202	$ 6,798,007	$ 6,967,957
Total Local Receipts, and Other Sources	$ 13,868,092	$ 13,954,744	$ 14,326,812	$ 14,759,678	$ 15,303,735	$ 16,059,393
Total Revenues	**$ 136,685,433**	**$ 141,901,480**	**$ 145,647,048**	**$ 149,987,510**	**$ 153,811,977**	**$ 158,126,152**
EXPENSES						
Total Town Government	**$ 32,745,639**	**$ 34,021,742**	**$ 35,348,671**	**$ 36,728,453**	**$ 38,163,198**	**$ 39,655,098**
Total: Joint Accounts	**$ 26,928,826**	**$ 29,580,673**	**$ 29,324,493**	**$ 30,229,667**	**$ 29,810,018**	**$ 30,068,736**
Total, Schools	$ 74,389,428	$ 77,365,005	$ 80,459,605	$ 83,677,990	$ 87,025,109	$ 90,506,113
Total Expenses	**$ 134,063,892**	**$ 140,967,419**	**$ 145,132,769**	**$ 150,636,110**	**$ 154,998,325**	**$ 160,229,947**
Capital Outlay (3% goal)						
Town Budget	$ 32,745,639	$ 34,021,742	$ 35,348,671	**$ 36,728,453**	$ 38,163,198	$ 39,655,098
CPS Budget	$ 46,515,714	$ 48,376,343	$ 50,311,396	**$ 52,323,852**	$ 54,416,806	$ 56,593,478
Total	**$ 79,261,353**	**$ 82,398,084**	**$ 85,660,067**	**$ 89,052,305**	**$ 92,580,004**	**$ 96,248,576**
3% of Town/School Budget Combined	***$ 2,180,000***	**$ 2,471,943**	**$ 2,569,802**	**$ 2,671,569**	**$ 2,777,400**	**$ 2,887,457**
OPEB Assessment	**$ 1,364,609**	**$ 1,364,609**	**$ 1,364,609**	**$ 1,364,609**	**$ 1,364,609**	**$ 1,364,609**
Total Town Surplus/(Deficit)	**$ (923,068)**	**$ (2,902,491)**	**$ (3,420,132)**	**$ (4,684,777)**	**$ (5,328,357)**	**$ (6,355,862)**
Unused Levy Capacity	**$ 3,608,000**	**$ 3,761,880**	**$ 3,861,334**	**$ 3,977,184**	**$ 4,073,512**	**$ 4,178,313**
Projected Unused Levy Capacity	**$ 2,684,932**	**$ 859,389**	**$ 441,202**	**$ (707,593)**	**$ (1,254,845)**	**$ (2,177,548)**

Five-Year Budget Forecast Assumptions

Revenues

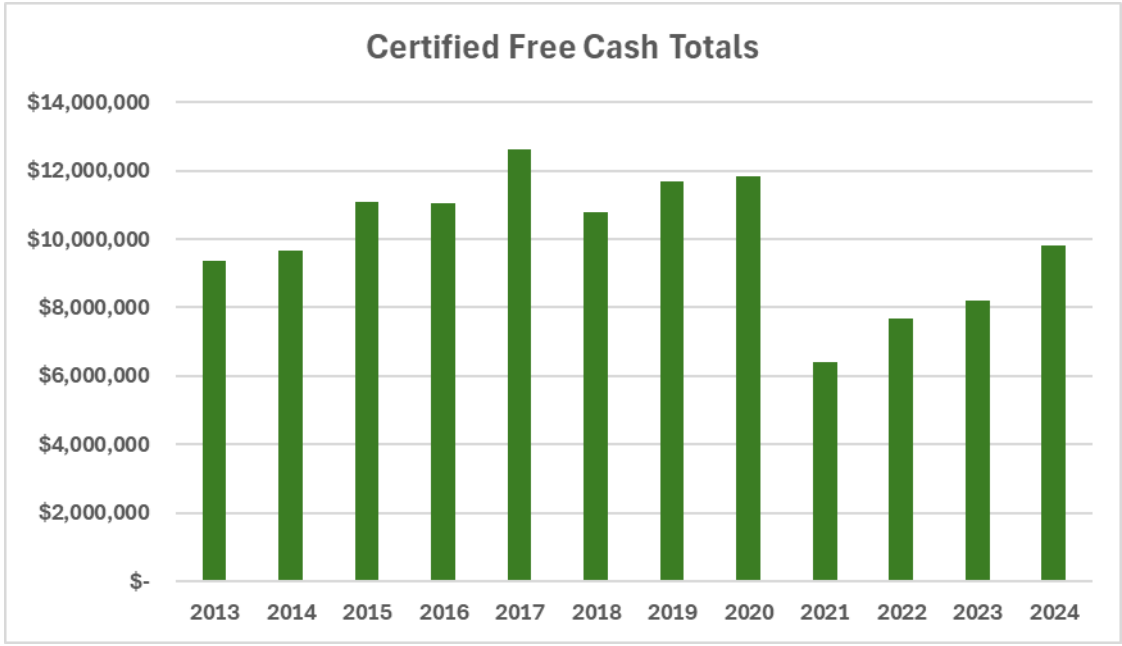
- New growth remains constant
- State Aid grows at 2.5% per year
- MV Excise grows at 4%
- Interest revenue decreases with interest rates

Expenses

- Town, CPS, CCRSD & MVRTHS grows at 4%
- Health Insurance adjusted for FY25 w/12% increase
- Property/Liability grows at 10%
- SS/Medicare – 5% growth after recognizing $175,000 savings in FY25

Free Cash

Year	Amount
2013	$ 9,357,662
2014	$ 9,664,489
2015	$ 11,084,916
2016	$ 11,040,933
2017	$ 12,605,955
2018	$ 10,798,936
2019	$ 11,683,672
2020	$ 11,839,956
2021	$ 6,398,206
2022	$ 7,695,461
2023	$ 8,190,415
2024	$ 9,820,395
2025	



Under sound financial policies, a community strives to generate free cash in an amount equal to three to five percent of its annual budget. This goal helps deter free cash from being depleted in any particular year, which enables the following year's calculation to begin with a positive balance.

10 Year Capital Improvement Plan

Town*

Requested

194 Capital Requests

$376,910,057 Total Capital Costs

CPS

Requested

54 Capital Request

$28,042,322 Total Capital Cost

**Town – Includes Town, CMLP, Water, Sewer, Recreation & Beede*

THE TOWN OF
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Town Capital Request Summary

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
General Government											
Information Systems	$ 633,200	$ 153,000	$ 186,000	$ 109,000	$ 112,000	$ 282,000	$ 158,200	$ 163,000	$ 176,000	$ 127,000	$ 2,099,400
Resource Sustainability	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000
Total	**$ 708,200**	**$ 153,000**	**$ 186,000**	**$ 109,000**	**$ 112,000**	**$ 282,000**	**$ 158,200**	**$ 163,000**	**$ 176,000**	**$ 127,000**	**$ 2,174,400**
Finance											
Finance Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Planning & Land Management											
Planning Administration	$ -	$ 275,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 275,000
Natural Resources	$ 40,000	$ 120,000	$ 15,000	$ 65,000	$ 15,000	$ 20,000	$ 95,000	$ 20,000	$ 20,000	$ 20,000	$ 430,000
Inspections	$ 100,000	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000
Health	$ 60,000	$ -	$ -	$ -	$ 70,000	$ -	$ -	$ -	$ -	$ -	$ 130,000
Economic Vitality & Tourism	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000
Total	**$ 350,000**	**$ 445,000**	**$ 15,000**	**$ 65,000**	**$ 85,000**	**$ 20,000**	**$ 95,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 1,135,000**
Human Services											
Library	$ 90,250	$ 32,000	$ 32,000	$ 34,000	$ 34,000	$ 34,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 396,250
Senior Services	$ 175,000	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ 375,000
Total	**$ 265,250**	**$ 32,000**	**$ 32,000**	**$ 34,000**	**$ 34,000**	**$ 234,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**	**$ 771,250**
Public Safety											
Police Department	$ 392,200	$ 320,000	$ 299,000	$ 221,000	$ 243,200	$ 147,000	$ 74,000	$ 9,000	$ 6,000	$ 6,000	$ 1,717,400
Fire Department	$ 1,260,652	$ 625,000	$ 414,000	$ 140,600	$ 66,500	$ 2,245,300	$ 309,000	$ 1,256,500	$ 1,947,800	$ 1,701,800	$ 9,967,152
Total	**$ 1,652,852**	**$ 945,000**	**$ 713,000**	**$ 361,600**	**$ 309,700**	**$ 2,392,300**	**$ 383,000**	**$ 1,265,500**	**$ 1,953,800**	**$ 1,707,800**	**$ 11,684,552**
Public Works											
Engineering	$ 8,738,300	$ 8,607,800	$ 9,240,700	$ 7,756,450	$ 9,122,375	$ 5,572,663	$ 5,876,692	$ 6,193,281	$ 6,522,393	$ 6,865,997	$ 74,496,651
Highway Maintenance	$ 840,000	$ 275,000	$ 950,000	$ 625,000	$ 305,000	$ 395,000	$ 1,590,000	$ 10,000	$ 730,000	$ 450,000	$ 6,170,000
Parks & Trees	$ 465,000	$ 505,000	$ 210,000	$ 135,000	$ 290,000	$ 340,000	$ 10,000	$ 10,000	$ 100,000	$ 340,000	$ 2,405,000
Cemetery	$ 400,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 760,000
Facilities	$ 4,397,500	$ 12,650,000	$ 89,975,000	$ 975,000	$ 975,000	$ 975,000	$ 975,000	$ 1,075,000	$ 6,025,000	$ 975,000	$ 118,997,500
Total	**$ 14,840,800**	**$ 22,077,800**	**$ 100,415,700**	**$ 9,531,450**	**$ 10,732,375**	**$ 7,322,663**	**$ 8,491,692**	**$ 7,328,281**	**$ 13,417,393**	**$ 8,670,997**	**$ 202,829,151**
Grand Totals	**$ 17,817,102.00**	**$ 23,652,800.00**	**$ 101,361,700.00**	**$ 10,101,050.00**	**$ 11,273,075.00**	**$ 10,250,963.00**	**$ 9,162,892.00**	**$ 8,811,781.00**	**$ 15,602,193.00**	**$ 10,560,797.00**	**$ 218,594,353.00**

Town – Non-General Fund

Department	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Beede Swim And Fitness Center	$ 1,656,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,656,000
Sewer Grand Total	$ 2,898,000	$ 8,763,000	$ 8,691,417	$17,725,188	$ 527,000	$ 548,000	$ 569,000	$ 592,000	$ 616,000	$ 641,000	$ 41,570,604
Total Water Distribution	$ 5,598,000	$31,767,300	$31,781,300	$11,342,000	$2,245,000	$2,353,000	$2,621,000	$2,596,500	$2,702,000	$2,810,000	$ 95,816,100
Total Electric Light Plant	$ 4,148,500	$ 2,637,500	$ 5,225,000	$ 260,000	$ 275,000	$1,460,000	$1,450,000	$1,260,000	$ 275,000	$1,610,000	$ 18,601,000
Total	**$14,300,500**	**$43,167,800**	**$45,697,717**	**$29,327,188**	**$3,047,000**	**$4,361,000**	**$4,640,000**	**$4,448,500**	**$3,593,000**	**$5,061,000**	**$157,643,704**

Tier I Capital

Per Concord Policy

	FY2025 Estimates/Budgeted	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected
Capital Outlay (3% goal)						
Total Budget	$ 132,141,017	$ 138,108,501	$ 145,303,971	$ 149,567,180	$ 155,172,288	$ 159,640,334
Capital Outlay at 3%	$ 3,964,231	$ 4,143,255	$ 4,359,119	$ 4,487,015	$ 4,655,169	$ 4,789,210
Capital Outlay at 2%	$ 2,642,820	$ 2,762,170	$ 2,906,079	$ 2,991,344	$ 3,103,446	$ 3,192,807
Appropriated Capital	$ 2,180,000					

Tier II Capital (Debt Service within Levy)

Per Concord Policy

$4,000,000 - $5,000,000 per year

Tier III Capital

Per Concord Policy

Debt Exclusion

Request Title	Request Groups	Department	FY 2026 Capital Cost	FY 2027 Capital Costs	FY 2028 Capital Costs	FY 2029 Capital Costs	FY 2030 Capital Costs	Total
New Public Safety Building	Public Works	Facilities	$ -	$ 3,500,000	$ 35,000,000	$ -	$ -	$ 38,500,000
New Public Works Building & Campus	Public Works	Facilities	$ -	$ 5,400,000	$ 54,000,000	$ -	$ -	$ 59,400,000
Road Pavement Management	Public Works	Engineer	$ 5,000,000	$ 5,250,000	$ 5,512,500	$ 4,788,000	$ 5,027,500	$ 25,578,000
Total			$ 5,000,000	$ 14,150,000	$ 94,512,500	$ 4,788,000	$ 5,027,500	$ 123,478,000

Capital Improvement Plan
Potential Excluded Debt Projects

Request Title	Request Groups	Department	FY 2026 Capital Cost	FY 2027 Capital Costs	FY 2028 Capital Costs	FY 2029 Capital Costs	FY 2030 Capital Costs	Total
New Public Safety Building	Public Works	Facilities	$ -	$ 3,500,000	$ 35,000,000	$ -	$ -	$ 38,500,000
New Public Works Building & Campus	Public Works	Facilities	$ -	$ 5,400,000	$ 54,000,000	$ -	$ -	$ 59,400,000
Road Pavement Management	Public Works	Engineer	$ 5,000,000	$ 5,250,000	$ 5,512,500	$ 4,788,000	$ 5,027,500	$ 25,578,000
Total			$ 5,000,000	$ 14,150,000	$ 94,512,500	$ 4,788,000	$ 5,027,500	$ 123,478,000

FY26 Town/School (by funding source)

FY2026								
	Capital Outlay	Tier1	Tier2	Tier3	Grants	Revolving	Other	Total
General Government								
Information Systems	$ 20,000	$ 613,200	$ -	$ -	$ -	$ -	$ -	$ 633,200
Resource Sustainability		$ 75,000	$ -	$ -	$ -	$ -	$ -	$ 75,000
Total	**$ 20,000**	**$ 688,200**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 708,200**
Finance								
Finance Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Planning & Land Management								
Planning Administration	$ -	$ -	$ 275,000.00	$ -	$ -	$ -	$ -	$ 275,000.00
Natural Resources	$ -	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ 40,000.00
Inspections	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	$ 100,000.00
Health	$ -	$ 60,000.00	$ -	$ -	$ -	$ -	$ -	$ 60,000.00
Economic Vitality & Tourism	$ -	$ 150,000.00	$ -	$ -	$ -	$ -	$ -	$ 150,000.00
Total	**$ -**	**$ 350,000.00**	**$ 275,000.00**	**$ -**				**$ 625,000.00**
Human Services								
Library	$ -	$ 90,250.00	$ -	$ -	$ -	$ -	$ -	$ 90,250.00
Senior Services	$ -	$ 175,000.00	$ -	$ -	$ -	$ -	$ -	$ 175,000.00
Total	**$ -**	**$ 265,250.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 265,250.00**
Public Safety								
Police Department	$ 47,000.00	$ 345,200.00	$ -	$ -	$ -	$ -	$ -	$ 392,200.00
Fire Department	$ 42,000.00	$ 283,731.00	$ 350,000.00	$ -	$ 34,921.00	$ 550,000.00	$ -	$ 1,260,652.00
Total	**$ 89,000.00**	**$ 628,931.00**	**$ 350,000.00**	**$ -**	**$ 34,921.00**	**$ 550,000.00**	**$ -**	**$ 1,652,852.00**
Public Works								
Engineering	$ -	$ 653,400.00	$ 3,084,900.00	$ 5,000,000.00	$ -	$ -	$ -	$ 8,738,300.00
Highway Maintenance	$ -	$ 45,000.00	$ 795,000.00	$ -	$ -	$ -	$ -	$ 840,000.00
Parks & Trees	$ -	$ 465,000.00	$ -	$ -	$ -	$ -	$ -	$ 465,000.00
Cemetery	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000.00	$ 400,000.00
Facilities	$ -	$ 307,500.00	$ 2,040,000.00	$ -	$ -	$ 2,050,000.00	$ -	$ 4,397,500.00
Total	**$ -**	**$ 1,470,900.00**	**$ 5,919,900.00**	**$ 5,000,000.00**	**$ -**	**$ 2,050,000.00**	**$ 400,000.00**	**$ 14,840,800.00**
Concord Public Schools								
Total	**$ -**	**$ 908,010.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 627,004.00**	**$ 1,535,014.00**
Grand Total	**$ 109,000.00**	**$ 4,311,291.00**	**$ 6,544,900.00**	**$ 5,000,000.00**	**$ 34,921.00**	**$ 2,600,000.00**	**$ 1,027,004.00**	**$ 18,092,102.00**

Concord Public Schools

Concord Public Schools
FY26 - FY35 Capital Plan - DRAFT

Key

yellow shaded sections are totals by school

green shaded sections are ideally funded by an energy perf mgmt contract, or green community grant

brown shaded items may be eligible for MSBA funds

School / Category	FY26	FY27	FY28	FY29	FY30	FY31 - 35	FY26 Requests
Alcott	**663,979**	-	**284,492**	**1,357,009**		**2,178,000**	
ADA Accessibility	20,475					-	ADA Accessiblity Panels in multiple locations for accessibility and compliance
Asphalt / paving				1,119,993		-	
Boilers - Perf Mgmt						240,000	
Building Exterior	12,600					16,000	Restore / replace sections of façade and exterior
Cafeteria Equipment						80,000	
Doors / Locks						136,000	
Flooring			12,012	55,016		524,880	
HVAC - Perf Mgmt	94,500	-		182,000		312,000	Replace heating controls system which are 20 years old, are outdated and do not allow the building to be adequately controlled; $15K of this is to replace an old split system in computer classroom
Lighting - Perf Mgmt	517,504					-	Replace all fluorescent lighting across the entire building with energy efficient lighting
Lighting Controls			156,000			-	
Plumbing - Perf Mgmt						32,000	
Roofing	18,900		116,480			837,120	Replace damaged sections of roofing
CMS	**350,000**						
Exterior site improvements	350,000						Irrigations for new CMS athletic fields
District	**30,000**	**31,000**	**16,000**	**16,500**	**17,000**	**170,000**	
Office Equipment	30,000	31,000	16,000	16,500	17,000	170,000	Copier replacement plan
Knox Trail	**56,000**						
Vehicle fleet / equipment	56,000						Replace old pneuamtic lifts in Knox Trail garage
Ripley	**108,945**	**573,300**	**634,566**	**451,100**	**1,311,890**	**856,798**	
Asphalt / paving					1,153,940	-	
Boilers			50,000				
Boilers - Perf Mgmt			157,500			-	
Building Exterior	93,945			335,920		26,000	Repairs to various sections of the façade and exterior

School / Category	FY26	FY27	FY28	FY29	FY30	FY31 - 35	FY26 Requests
Doors / Locks					125,450	-	
Electric				97,500		-	
Flooring		-				295,252	
HVAC - Perf Mgmt	15,000	-		-	32,500	119,250	Split system needed for IT server room
Lighting - Perf Mgmt						334,737	
Lighting Controls		-	100,421			22,048	
Miscellaneous		-	326,645			19,510	
Roofing		573,300		17,680		-	
Windows/ Glazing (interior)						40,000	
Thoreau	**216,440**	**637,670**	**174,200**	**97,500**	**1,052,177**	**1,209,300**	
Asphalt / paving					702,854	-	
Boilers - Perf Mgmt	-	91,000		97,500	312,000	-	
Building Exterior					23,400	-	
Cafeteria Equipment						80,000	
Doors / Locks						152,000	
Electric						41,600	
Flooring					13,923	700,500	
Lighting - Perf Mgmt		546,670	-			-	
Lighting Controls			97,500			-	
Miscellaneous						216,000	
Plumbing - Perf Mgmt			65,000			-	
Roofing	216,440		11,700			-	Thoreau roof is in the worst condition of elementary school buildings, requires new roofing and new roofing membrane, active leaks and constant repairs
Windows/ Glazing (interior)						19,200	
Vehicle	**75,000**	**100,000**		**105,000**		**315,000**	Pickup truck for bus mechanic for responding to service calls on the road; existing pickup is 15 yrs old
Willard	**34,650**	**-**	**681,460**	**1,687,530**	**1,028,340**	**1,521,476**	see building exterior below
Asphalt / paving				1,122,030		-	
Boilers - Perf Mgmt					292,500	-	
Building Exterior	34,650					16,000	Refurbish / Replace sections of building façade; repoint masonry and replace flashings, remove and replace sealant joints
Cafeteria Equipment						32,000	
Doors / Locks						88,000	
Exterior site improvements		-	74,620	409,500		-	

School / Category	FY26	FY27	FY28	FY29	FY30	FY31 - 35	FY26 Requests
Flooring			25,090			430,276	
HVAC - Perf Mgmt	-		39,000	58,500	642,500	24,000	
Lighting - Perf Mgmt			542,750			-	
Lighting Controls				97,500		-	
Roofing		-			93,340	931,200	
Grand Total	**1,535,014**	**1,341,970**	**1,790,718**	**3,714,639**	**3,409,407**	**6,250,574**	

Potential Energy Mgmt funded	627,004	637,670	804,250	338,000	1,279,500	1,061,987

Total w/out Energy Mgmt items	908,010	704,300	986,468	3,376,639	2,129,907	5,188,587

Thank you!

Questions?

Concord Public Schools
FY26 - FY35 Capital Plan - DRAFT

Key

yellow shaded sections are totals by school
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brown shaded items may be eligible for MSBA funds

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ADA Accessibility	20,475					-	ADA Accessiblity Panels in multiple locations for accessibility and compliance
Asphalt / paving				1,119,993		-	
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Building Exterior	12,600					16,000	Restore / replace sections of façade and exterior
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Doors / Locks						136,000	
Flooring			12,012	55,016		524,880	
HVAC - Perf Mgmt	94,500	-		182,000		312,000	Replace heating controls system which are 20 years old, are outdated and do not allow the building to be adequately controlled; $15K of this is to replace an old split system in computer classroom
Lighting - Perf Mgmt	517,504					-	Replace all fluorescent lighting across the entire building with energy efficient lighting
Lighting Controls			156,000			-	
Plumbing - Perf Mgmt						32,000	
Roofing	18,900		116,480			837,120	Replace damaged sections of roofing
CMS	**350,000**						
Exterior site improvements	350,000						Irrigations for new CMS athletic fields
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Office Equipment	30,000	31,000	16,000	16,500	17,000	170,000	Copier replacement plan
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Vehicle fleet / equipment	56,000						Replace old pneuamtic lifts in Knox Trail garage
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Boilers - Perf Mgmt			157,500			-	
Building Exterior	93,945			335,920		26,000	Repairs to various sections of the façade and exterior

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Electric				97,500		-	
Flooring		-				295,252	
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Building Exterior					23,400	-	
Cafeteria Equipment						80,000	
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Electric						41,600	
Flooring					13,923	700,500	
Lighting - Perf Mgmt		546,670	-			-	
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Miscellaneous						216,000	
Plumbing - Perf Mgmt			65,000			-	
Roofing	216,440		11,700			-	Thoreau roof is in the worst condition of elementary school buildings, requires new roofing and new roofing membrane, active leaks and constant repairs
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Asphalt / paving				1,122,030		-	
Boilers - Perf Mgmt					292,500	-	
Building Exterior	34,650					16,000	Refurbish / Replace sections of building façade; repoint masonry and replace flashings, remove and replace sealant joints
Cafeteria Equipment						32,000	
Doors / Locks						88,000	
Exterior site improvements		-	74,620	409,500		-	

School / Category	FY26	FY27	FY28	FY29	FY30	FY31 - 35	FY26 Requests
Flooring			25,090			430,276	
HVAC - Perf Mgmt	-		39,000	58,500	642,500	24,000	
Lighting - Perf Mgmt			542,750			-	
Lighting Controls				97,500		-	
Roofing		-			93,340	931,200	
Grand Total	**1,535,014**	**1,341,970**	**1,790,718**	**3,714,639**	**3,409,407**	**6,250,574**	

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Total w/out Energy Mgmt items	908,010	704,300	986,468	3,376,639	2,129,907	5,188,587

CONCORD PUBLIC SCHOOLS
CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT

120 MERIAM ROAD CONCORD, MA 01742 PHONE 978-318-1500 FAX 978-318-1537 www.concordps.org

To: School Committee, Concord-Carlisle Regional School District

From: Dr. Laurie Hunter, Superintendent
Robert Conry, Assistant Superintendent of Finance and Operations

Date: October 22, 2024

Subject: CCRSD Capital Planning – FY26

District Administration anticipates undertaking a complete assessment of facilities and grounds at CCHS in the time range of 2027 – 2028. In the meantime, capital needs have been identified through internal discussions with Administration, and in School Committee meeting deliberations. Below is a summary of the identified capital priorities for CCRSD over the next few years.

Amenities Building
An Amenities Building adjacent to the CCHS Football / Athletic field on the lower part of campus as a potential capital request. An engineer, Gale Associates, Inc., has been engaged to investigate various options, and present them to the School Committee later this Fall, and to move forward with a full set of bid-ready design specifications for the selected option. This work is anticipated to be completed in March 2025.

At this time, the Administration believes it would be ideal to bring this forward as a capital request for FY27, to allow time for an updated cost estimate of the selected design, and also to allow time to pursue other funding sources (Community Preservation Funds, or other grants) to help defray the costs of this project.

Outdoor Track Facility
The initial discussion on this topic have indicated that this project would be something that the district sought to obtain funding primarily through fundraising efforts. As such, it is not included currently as a cost in the capital plan.

Memorial Field – Turf Replacement
It is anticipated the existing turf has at least a couple years remaining of useful life. The district will investigate whether there are funding sources available to help defray the cost of repairs, and other internal funding sources that may be able to help offset the cost, for example, the facilities rental revolving fund, or athletic revolving funds. Cost estimates will be obtained by leveraging information learned from the Doug White field turf replacement project and shared with the Committee during FY27 budget planning.

CONCORD PUBLIC SCHOOLS
CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT

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HVAC Replacement

As the large Roof Top Units age, some will fail and need to be replaced. At this point in time, these costs are being absorbed in the operating budget, however, due the number of units, and cost involved, these may need to be factored into future capital planning. Replacing one of the larger RTU's can cost around $40,000 for the equipment alone, and there are many units on the roof, and costs can add up. Building a surplus balance in the Facilities Rental Revolving Fund that is carried over from year to year would be an ideal way to fund these projects, however, it will take time to grow that fund, and there may also be a need to use those funds to cover unexpected maintenance costs that exceed the operating budget and cannot be offset in other parts of the budget.

Capital Stabilization Fund

We would like to highlight for consideration the inclusion of annual contributions to a Capital Stabilization fund into the regular budget planning process. One of the cited issues from town officials was the difficulty of absorbing large one-time expenses, or an ongoing capital assessment related to a capital project at CCHS. Having a capital stabilization fund to offset capital projects would mitigate this issue. Determining how to fund it is a separate conversation that would need to occur with School Committee and Town Officials.

Amenities Building Assessment and Design
Interim Assessment Report

Concord-Carlisle High School
November 7, 2024

GALE

S3 DESIGN

Contents

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.

Prepared by:

Architecture

150 Wood Road, Suite 1000
Braintree, MA 02184

Civil Engineering

300 Ledgewood Place, Suite 300
Rockland, MA 02370

MEP Engineering

52 Temple Place
Boston, MA 02111

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.

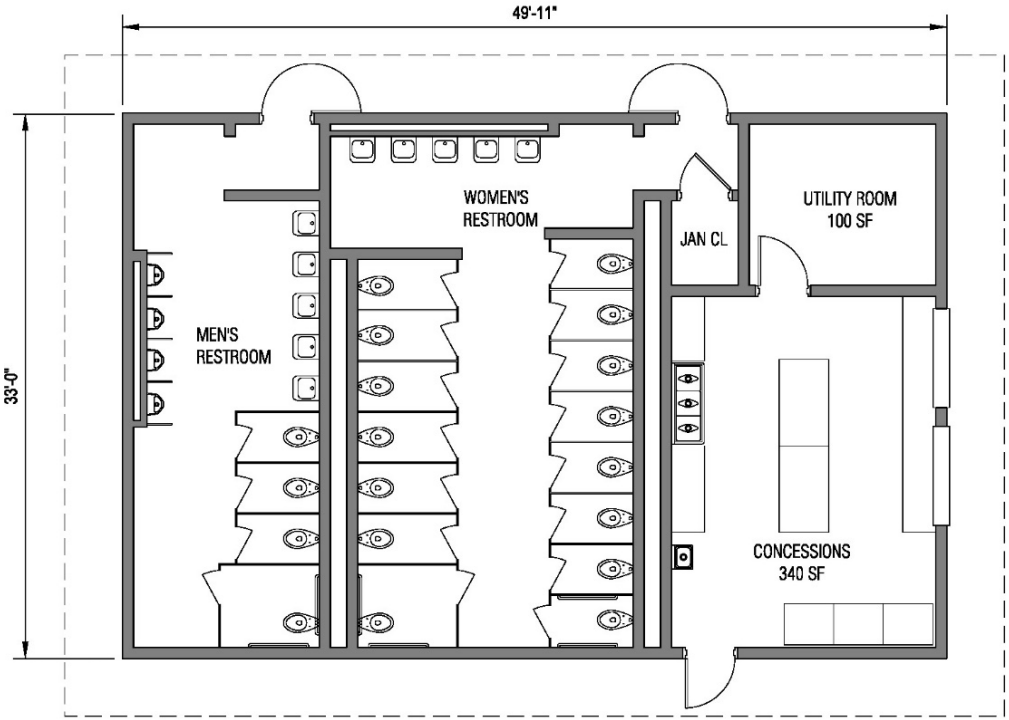
The previously completed feasibility study was used as the starting point of the discussion, from which the following goals were confirmed.

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 typical ratio.

CCHS Amentities 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**			
1800 Total	**Females**			**Males*** up to 67% can be urinals			**Female**		**Male**	
		CALCULATION	ROUND UP		CALCULATION	ROUND UP	CALC.	ROUND UP	CALC.	ROUND UP
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**

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.

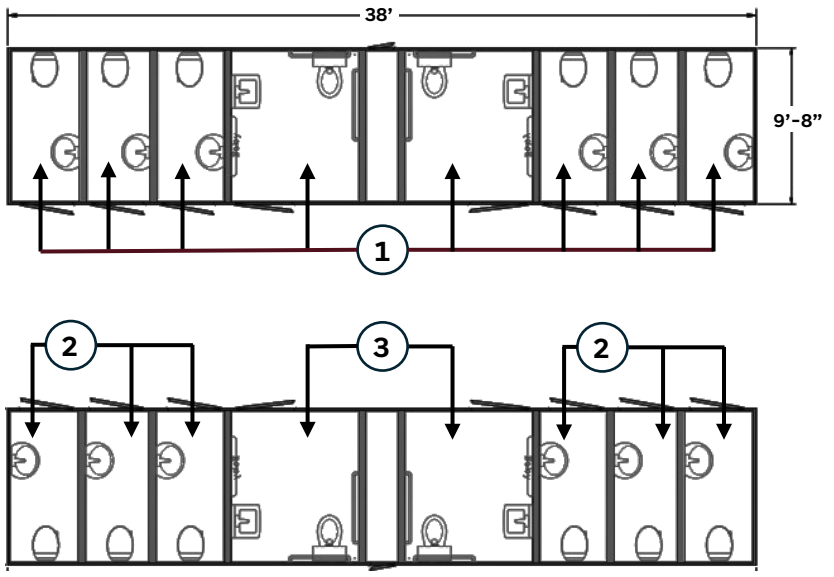
OPTION 1
Semi-Permanent, skid pre-fab units

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.

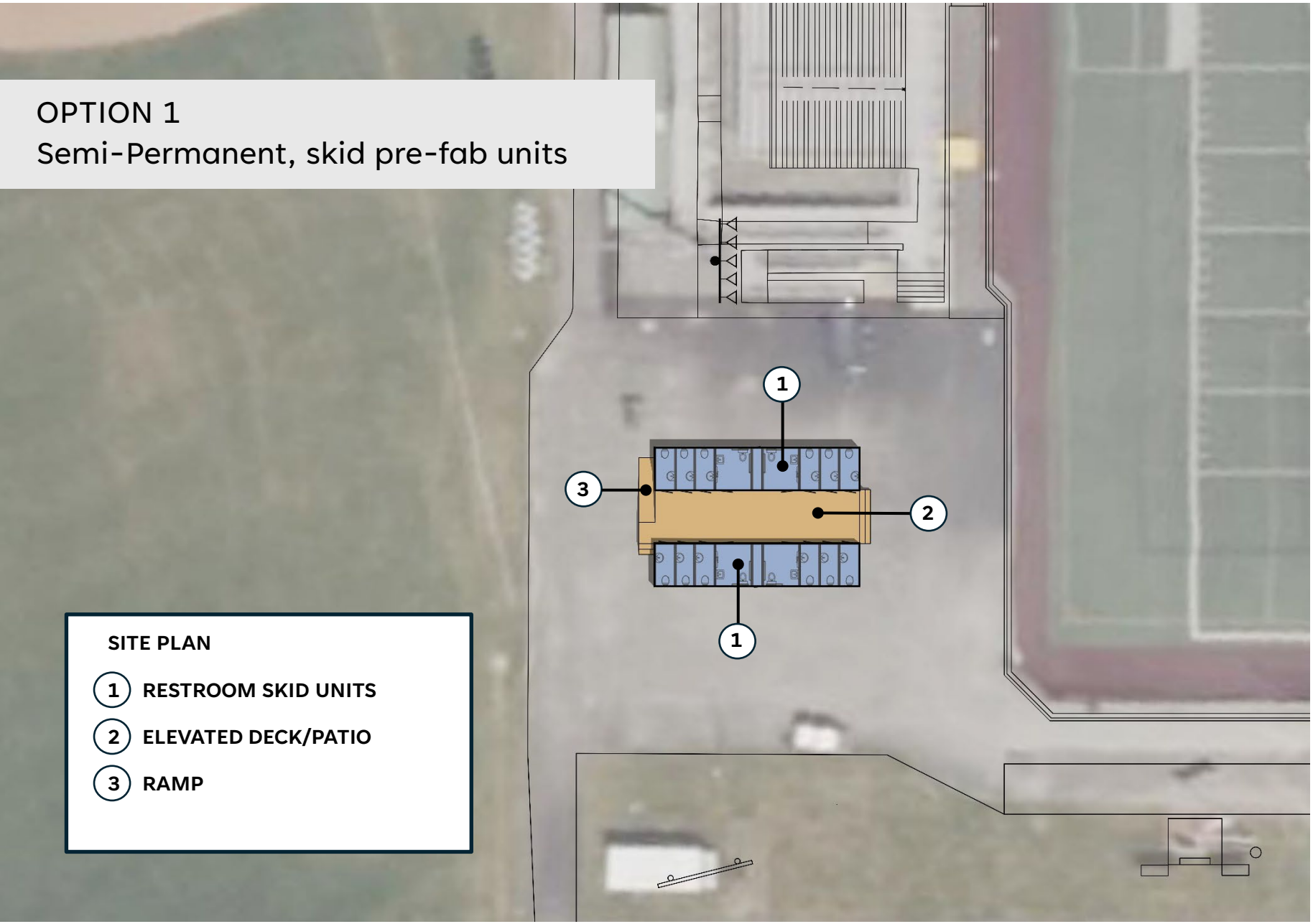
To meet the restroom count, two eight (8) fixture units are recommended. These units each include two (2) accessible restrooms which could be designated as shown to meet the restroom count required for each gender.

Floor Plan **Interior Area: 754 SF**



1. **WOMEN’S RESTROOM**
2. **MEN’S RESTROOM**
3. **SINGLE-USER/FAMILY RESTROOM**

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)

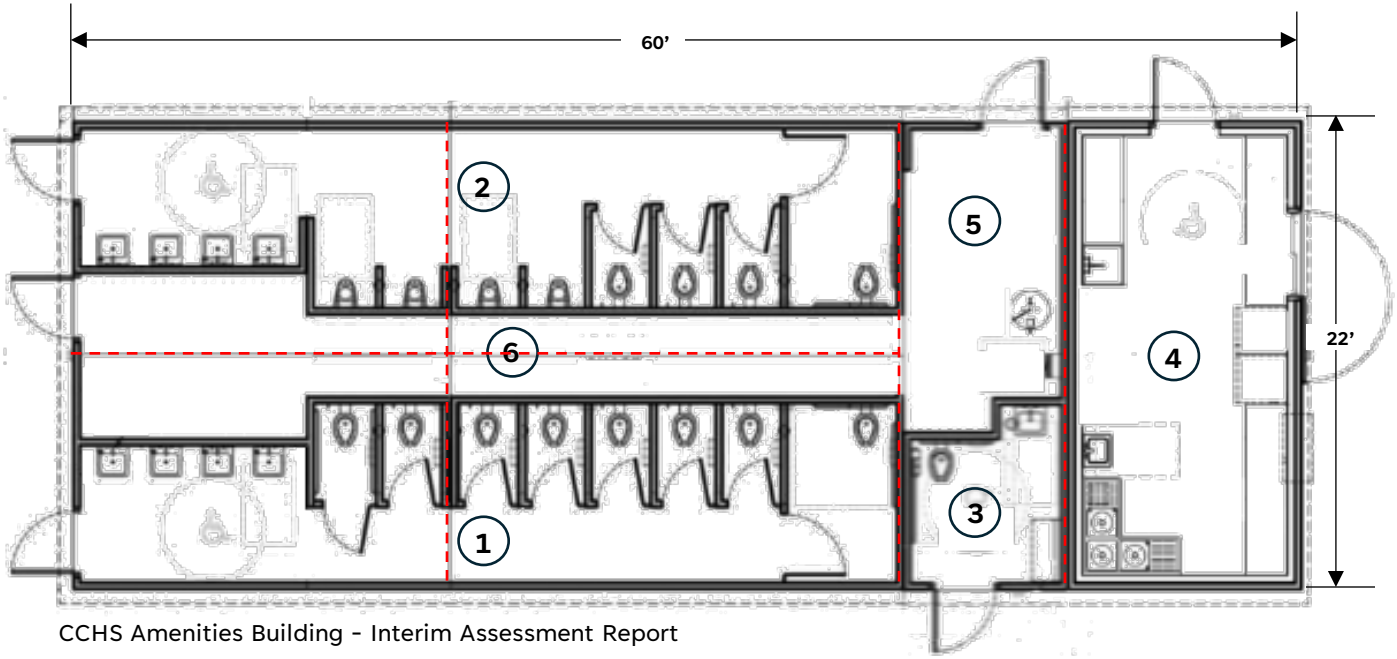
Permanent foundation / vinyl wrap

Deck and wood screens

OPTION 2
Modular Construction

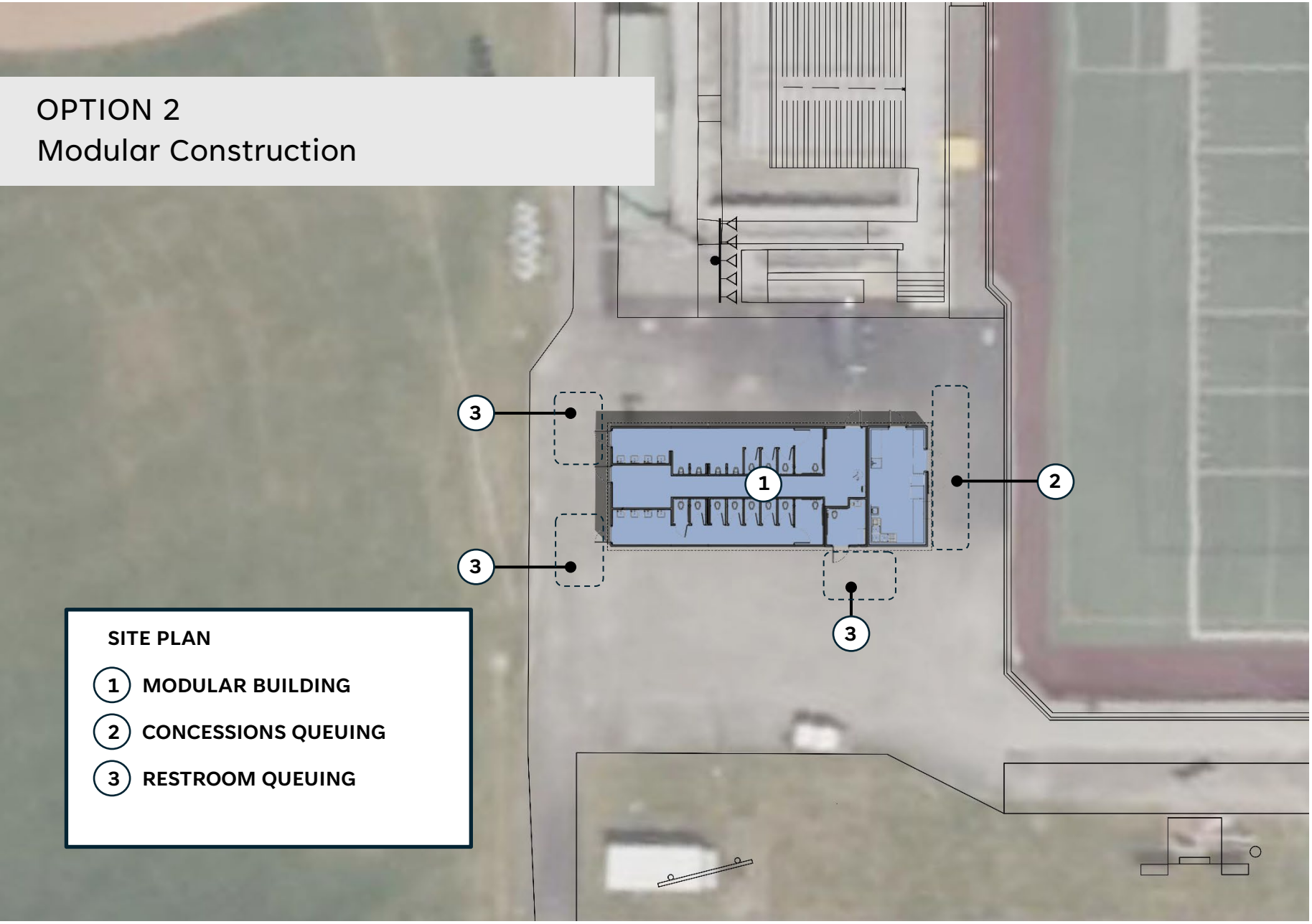
Modular construction is an option that can provide the full program. Depending on the manufacturer, this approach can be highly customized, however this will impact the cost. For this study, we assembled a floor plan based on standard units to provide the program at the lowest cost. The red dashed lines 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

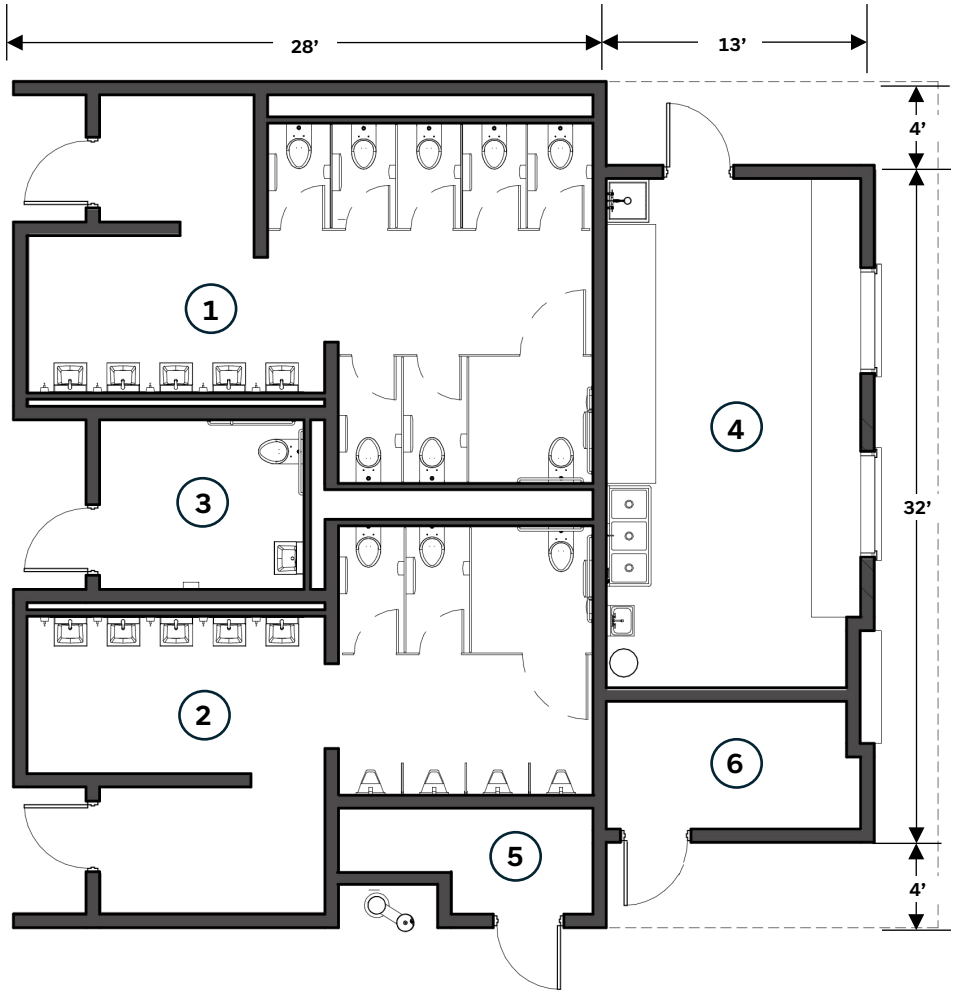
OPTION 3
Traditional design/bid/build

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.

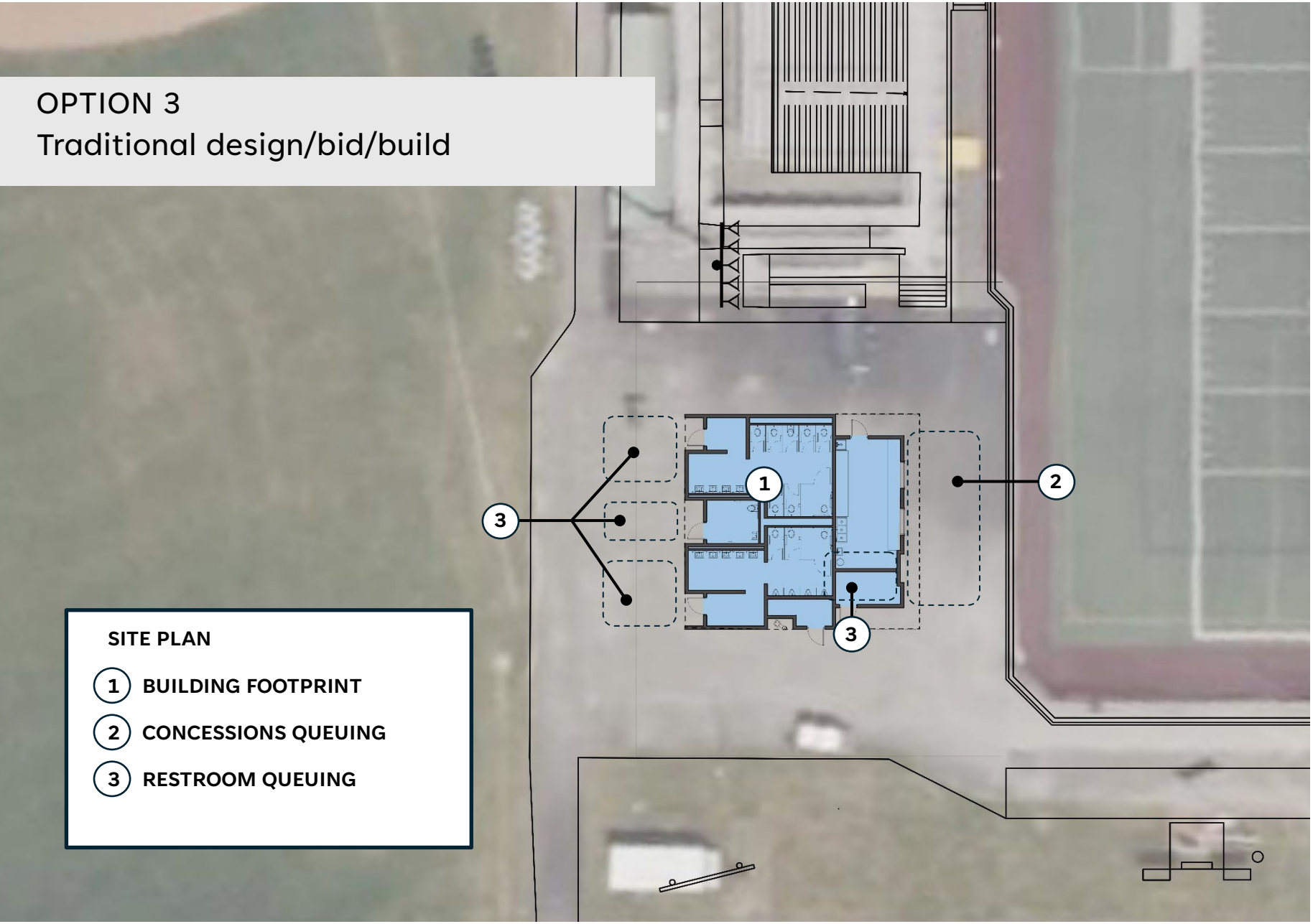
1. **WOMEN'S RESTROOM**
2. **MEN'S RESTROOM**
3. **SINGLE-USER RESTROOM**
4. **CONCESSIONS**
5. **WATER SERVICE ROOM**
6. **ELECTRICAL ROOM**

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

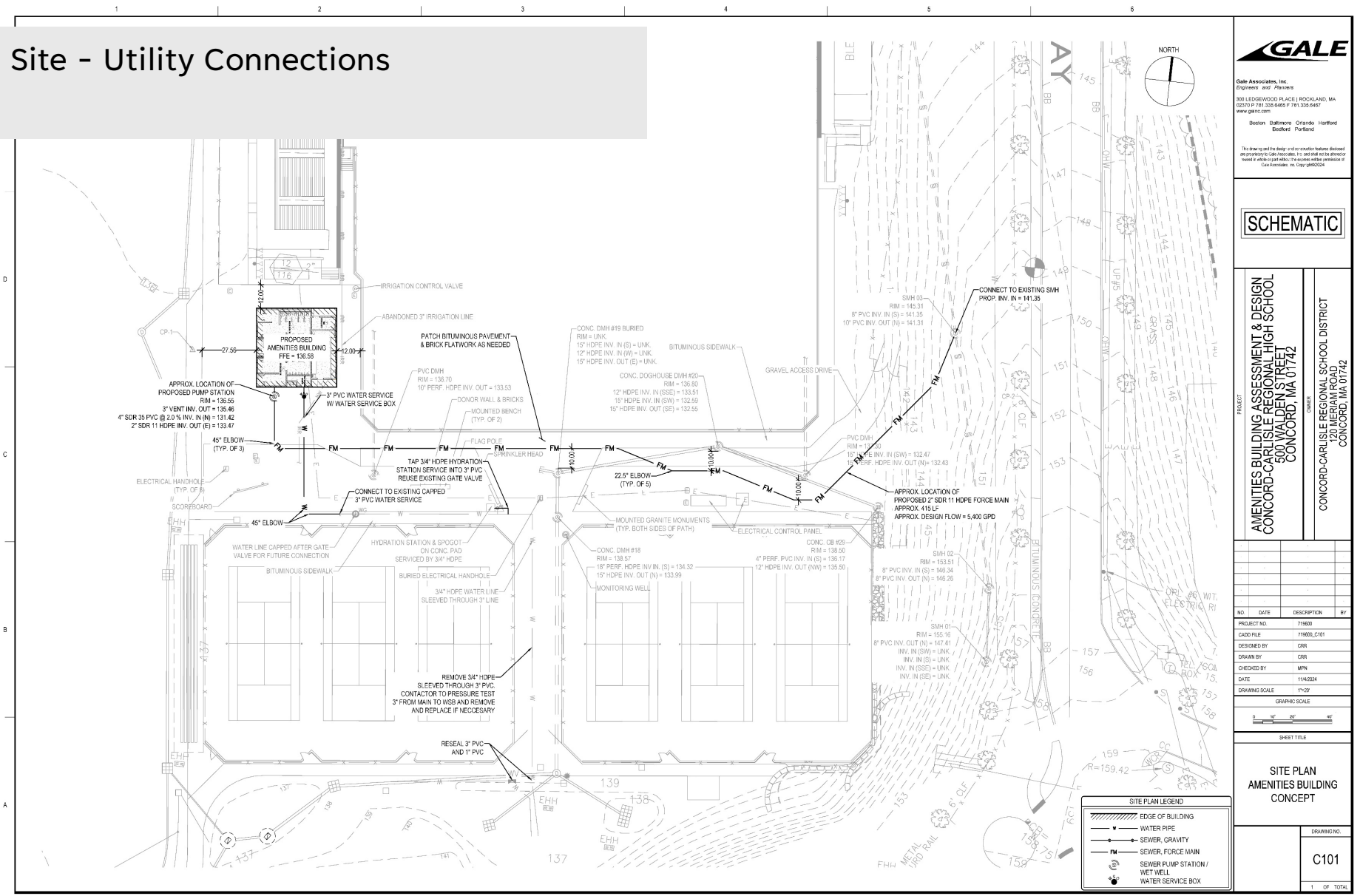
- Wood frame stud walls
  - Siding exterior
  - Tile / FRP panel /painted GWB interior
- Heat and AC – fully insulated (energy code)
  - **3C-1** Add Heating Only
  - **3C-2** Add Heating and Cooling

Architectural Concrete Block

Wood Frame / Siding

Wood Frame / Board + Batten

Site - Utility Connections



GALE

Gale Associates, Inc.
Engineers and Planners

300 LEDGEWOOD PLACE | ROCKLAND, MA 02370 P 781.335.6465 F 781.335.6467
www.gainc.com

Boston Baltimore Orlando Hartford Bedford Portland

SCHEMATIC

PROJECT
AMENITIES BUILDING ASSESSMENT & DESIGN
CONCORD-CARLISLE REGIONAL HIGH SCHOOL
500 WALDEN STREET
CONCORD, MA 01742

OWNER:
CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT
120 MERIAM ROAD
CONCORD, MA 01742

NO.	DATE	DESCRIPTION	BY
PROJECT NO.		719600	
CADD FILE		719600_C101	
DESIGNED BY		CRR	
DRAWN BY		CRR	
CHECKED BY		MPN	
DATE		11/4/2024	
DRAWING SCALE		1"=20'	

GRAPHIC SCALE
0 10' 20' 40'

SHEET TITLE
SITE PLAN
AMENITIES BUILDING
CONCEPT

DRAWING NO.
C101
1 OF TOTAL

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

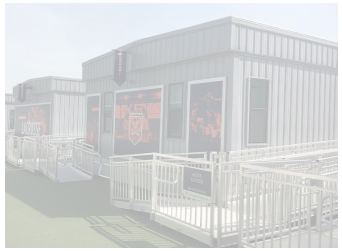
Disadvantages:
- Longer on-site construction schedule
- Seasonal building (Thanksgiving game)
- Can feel utilitarian

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



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 Concession 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 Concession 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:
$1,450,000 - $1,750,000

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

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 with graphics/branding	*duration*	2024 Nov	2024 Dec	2025 Jan	2025 Feb	2025 Mar	2025 Apr	2025 May	2025 June	2025 Jul	2025 Aug	2025 Sept	2025 Oct	2025 Nov
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 with graphics/branding + screens	duration	2024 Nov	2024 Dec	2025 Jan	2025 Feb	2025 Mar	2025 Apr	2025 May	2025 June	2025 Jul	2025 Aug	2025 Sept	2025 Oct	2025 Nov
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	duration	2024 Nov	2024 Dec	2025 Jan	2025 Feb	2025 Mar	2025 Apr	2025 May	2025 June	2025 Jul	2025 Aug	2025 Sept	2025 Oct	2025 Nov
Bidding/Procurment 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 CMU or frame w/ siding	duration	2024 Nov	2024 Dec	2025 Jan	2025 Feb	2025 Mar	2025 Apr	2025 May	2025 June	2025 Jul	2025 Aug	2025 Sept	2025 Oct	2025 Nov
Building/Site Design	90 days													
Bidding	30 days													
Permitting	30 days													
Construction	180 days													

Option 3C-1 + 3C-2: DESIGN/BID/BUILD frame w/ siding - heat, cooling	duration	2024 Nov	2024 Dec	2025 Jan	2025 Feb	2025 Mar	2025 Apr	2025 May	2025 June	2025 Jul	2025 Aug	2025 Sept	2025 Oct	2025 Nov
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.

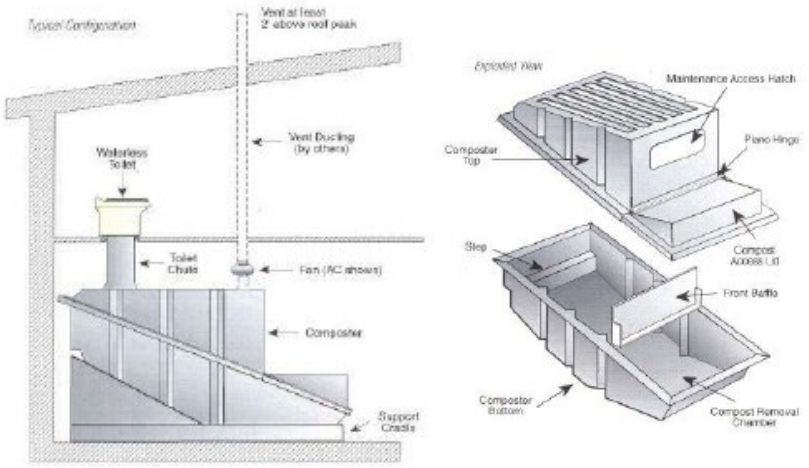
Based on our team's research and experience, the list of approved units only includes one system (Clivus Multrum) that would be appropriate for this application. Our team has experience with a successful installation of this system. However, it was only used on two second-floor toilets, due to the way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