

Scituate Public Schools



Cushing - Hatherly Elementary School Project

School Building
Committee

Public Forum #6

February 7, 2024

VERTEX[®]

DW

dw
DORE + WHITTIER



Agenda

- Introductions
- Schedule Overview
- The Project Need
- Site Planning Update
- Building Design Update
- Interior Design Update
- Project Budget
- Next Steps
- *OPTIONAL BUILDING TOUR*

DW



The Project Team



Scituate Public Schools



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

**Program Administrator &
Funding Partner**

School Committee

School Building Committee

VERTEX[®]

Owner's Project
Manager (OPM)

dW

DORE + WHITTIER

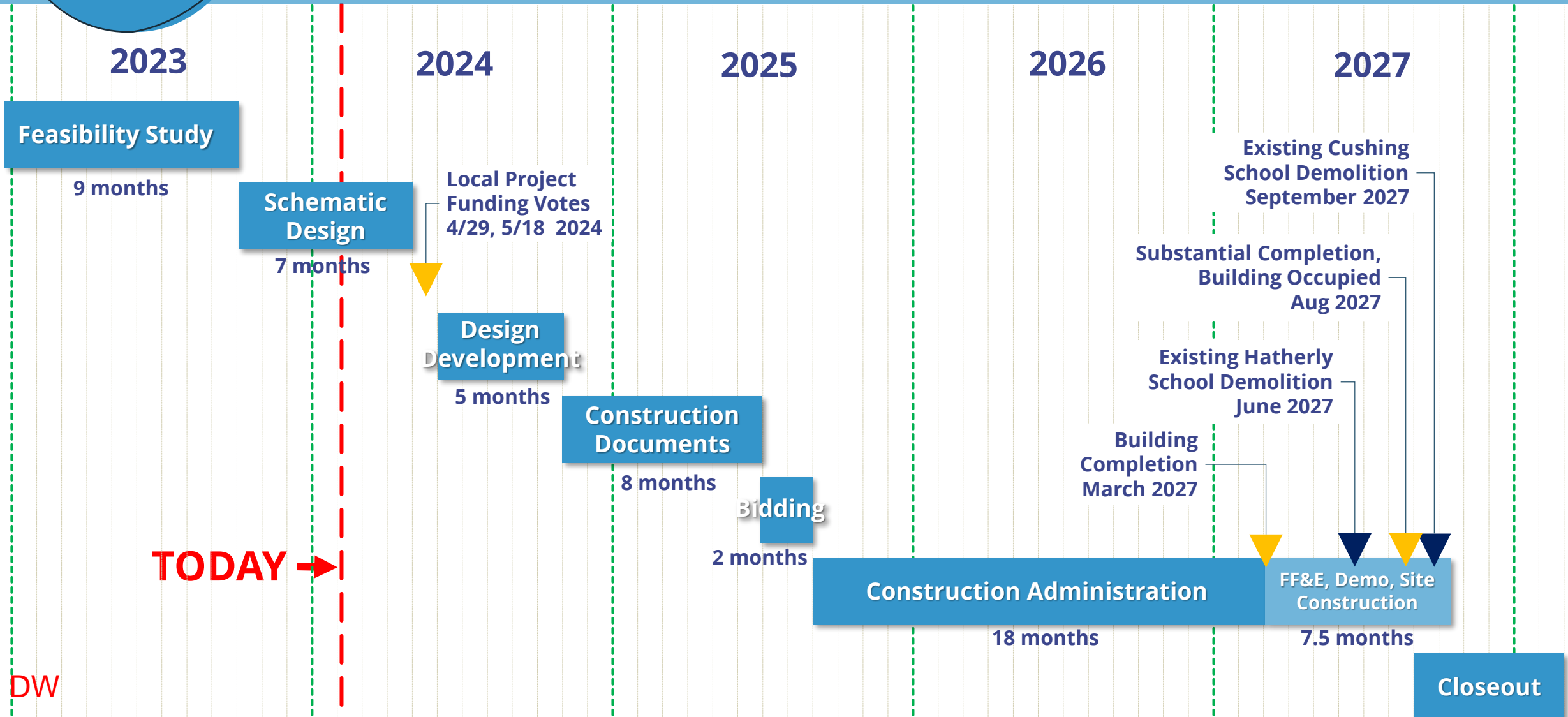
Designer (Architect)



Schedule and Process

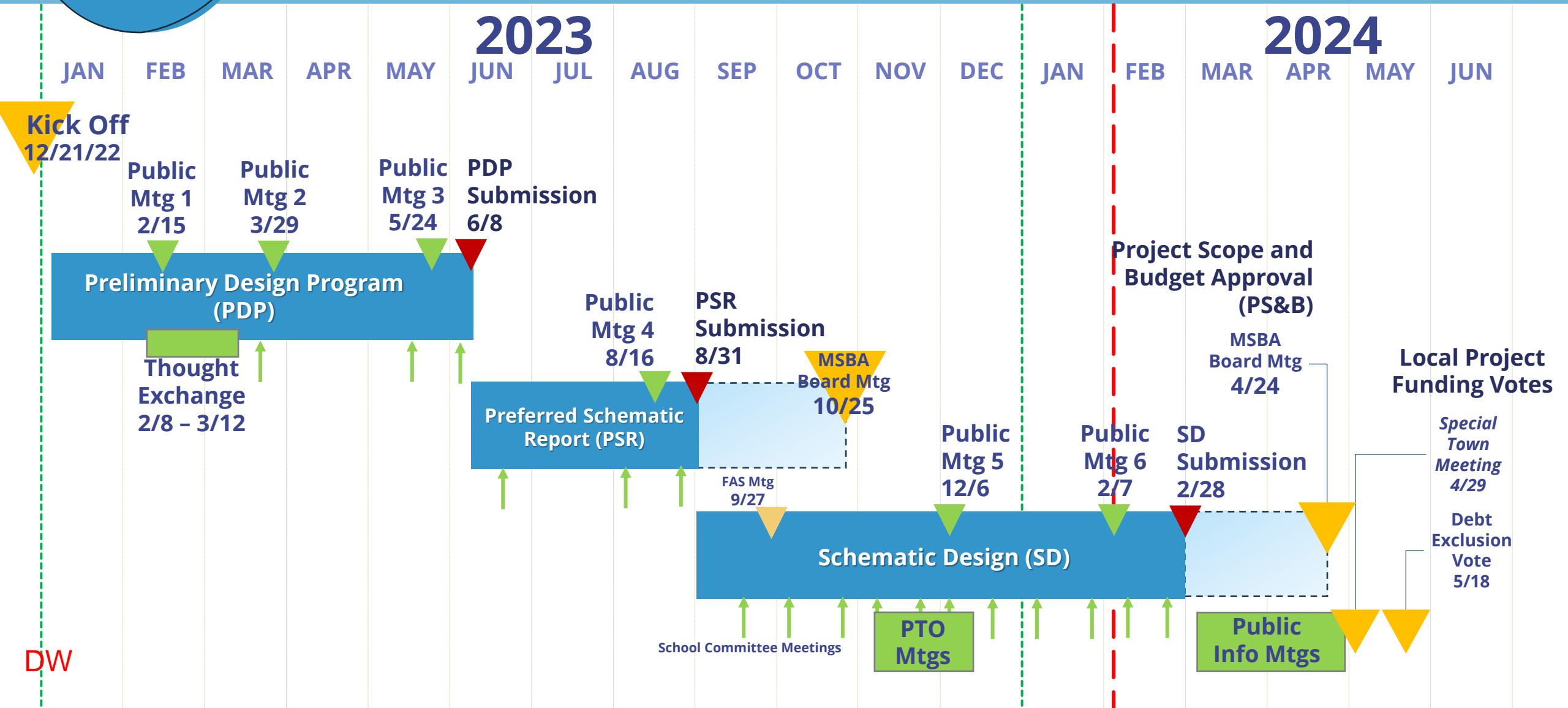


Overall Project Schedule



Scituate
Cushing -
Hatherly
Elementary
School

Feasibility Study– Schematic Design Updated Schedule



DW



The Project Need

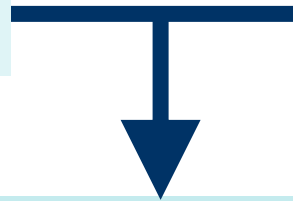
What is the project?



Hatherly Elementary School



Cushing Elementary School



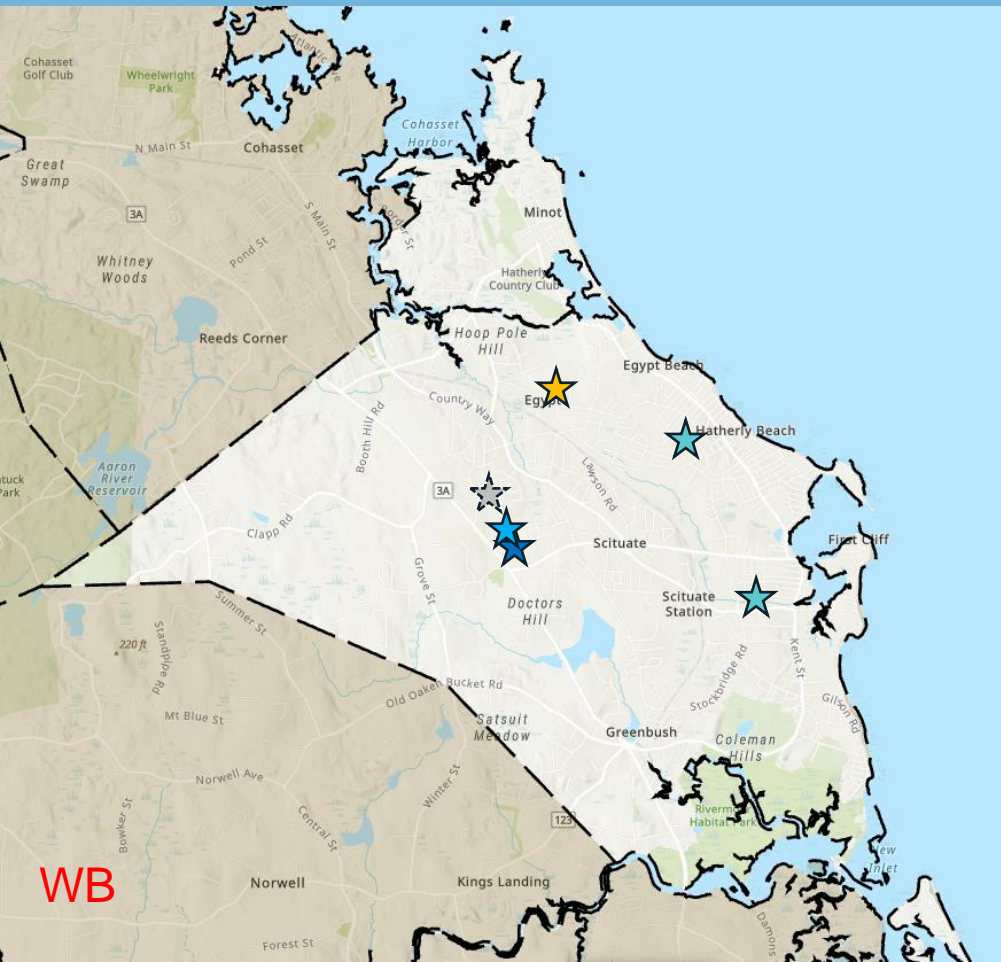
- A consolidated Grades K-5 school for **460** students
- In addition, there is Pre-K space for up to **100** students.
- Hatherly site was determined to be the most advantageous site option in the Preliminary Design phase.

Why is Pre-K in the project?



- Pre-K classroom space **IS REIMBURSABLE** by the MSBA
- Expanded access to PreK addresses the issue of student wait lists.
- Universal Pre-K is a priority of the Governor, and funds have been committed.

Redistricting



Guiding Principles:

- Inclusive Process
 - People will be heard.
 - “Seaside Chats”
- Minimize Social/ Emotional Impact on Children
 - Keep Families Together
 - Try to Keep Neighborhoods Together
- Communication

Needs Identified at Hatherly and Cushing Schools

- Spaces undersized or missing
- Inappropriate space uses and adjacencies
- Lack of meeting space
- Modular classrooms still in use
- **Basic building systems need total replacement or significant upgrade**

Hatherly was determined by the MSBA to have the **greatest need** of the four district elementary schools.

TH



**Hatherly Elementary School
1962 (61 yrs)**



**Cushing Elementary School
1964 (59 yrs)**



Poor pavement condition, poor site circulation

Example Deficient Site Conditions

Clogged site drains, poor soil drainage



Peeling, rotted wood windows, poor insulation



Inadequate roof pitch, leaks

Example Deficient Exterior Conditions



Moisture issues at brick, poor insulation



Decaying 20 year old Modulars

Example Deficient Exterior Conditions



Lift at Stair



Accessibility at toilet rooms

Example Deficient Accessibility Conditions



Inefficient Boilers



Original 1960's Electrical Switchgear

Example Deficient Systems Conditions



Roof leaks, roof decking not easily repairable



Insufficient Electrical Outlets

Example Deficient Interior Conditions

Ongoing Maintenance at all Scituate Schools

Wampatuck Floors	\$250,000	SHS Floors – Phases I, II, III	\$615,000
Wampatuck Library Floor	\$10,000	SHS Locker Room Reno Phase I & II	\$1,993,000
Wampatuck Parking Lot	\$303,600	SHS Roof Repair/ Replacement	\$650,000
Wampatuck Portico	\$229,000	SHS Rooftop HVAC Unit	\$38,000
		SHS HVAC Controllers Phase 1 of 3	\$165,000
Jenkins Roof	\$950,000	Coby Cutler Fitness Center Refresh	\$100,000
Jenkins Playground	\$400,000		
Jenkins Stairs	\$50,000	Campus Beautification (Annual)	\$9,990
		District Technology Infrastructure:	\$450,000
Cushing & Hatherly Smoke Detectors	\$50,000	<ul style="list-style-type: none"> • Chromebooks • Teacher laptops • Wireless Access Ports • Interactive Display Panels 	
Cafeteria Equipment (from Revenue)	\$325,000		

TOTAL \$6,588,590

The Costs of Repair-Only

\$62.0M repair-only costs for **Cushing + Hatherly**

- Phased project necessary = 6 year duration
- Modular swing space required
- 6 years x 5% escalation per year = 30%
- $\$62.0\text{M} \times 30\% = \mathbf{\$80.6\text{M}}$ – **100% Town Share**
- NEW BUILDING - $\mathbf{\$82.9\text{M}^*}$ **Town Share with MSBA reimbursement**

- *Schedule:*

*New Build Project Completion
Fall 2027*

- versus -

*Renovation Project Completion
Fall 2032*

- *Highly disruptive to student learning*
- *No educational or space improvements*
- *Diverts maintenance funding from other buildings*

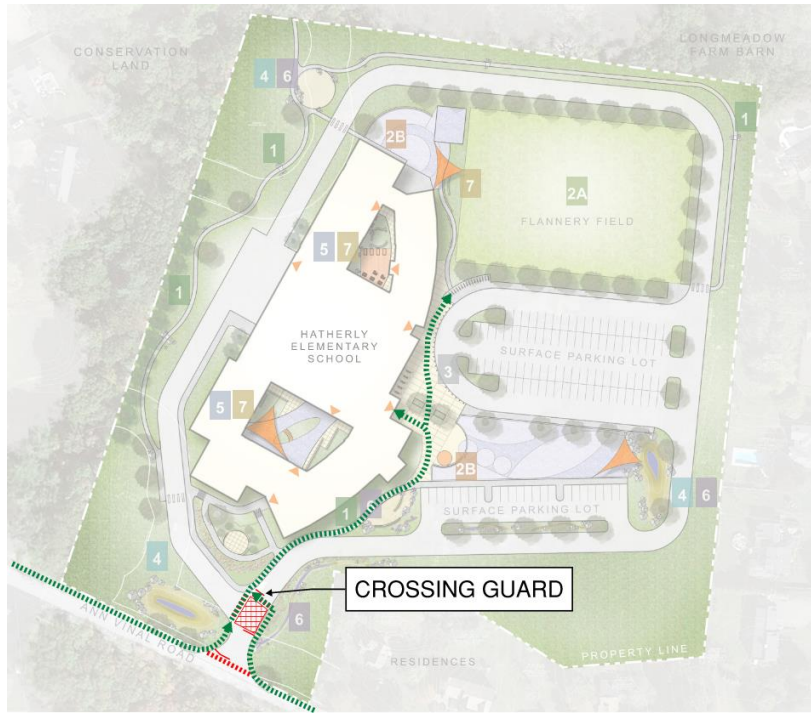
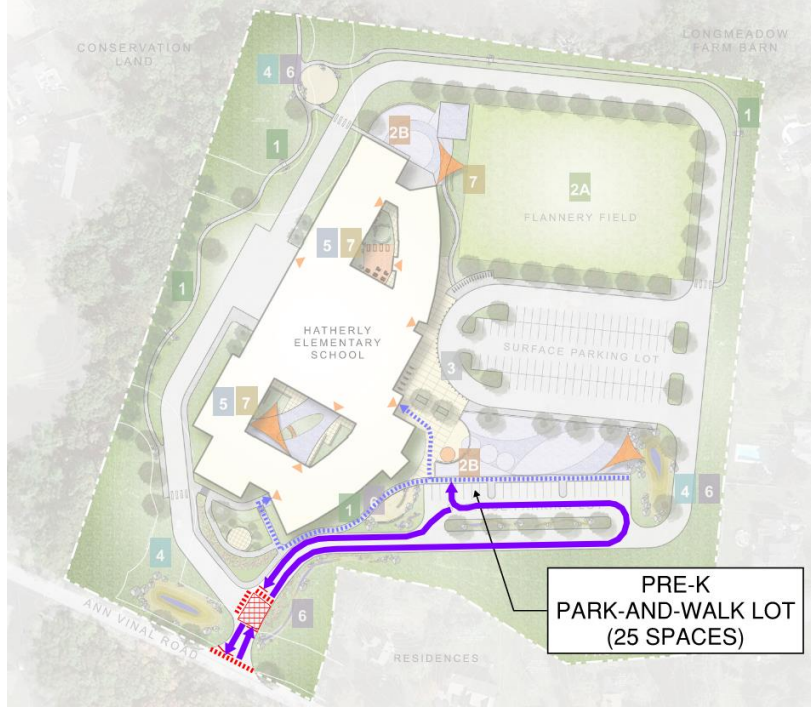
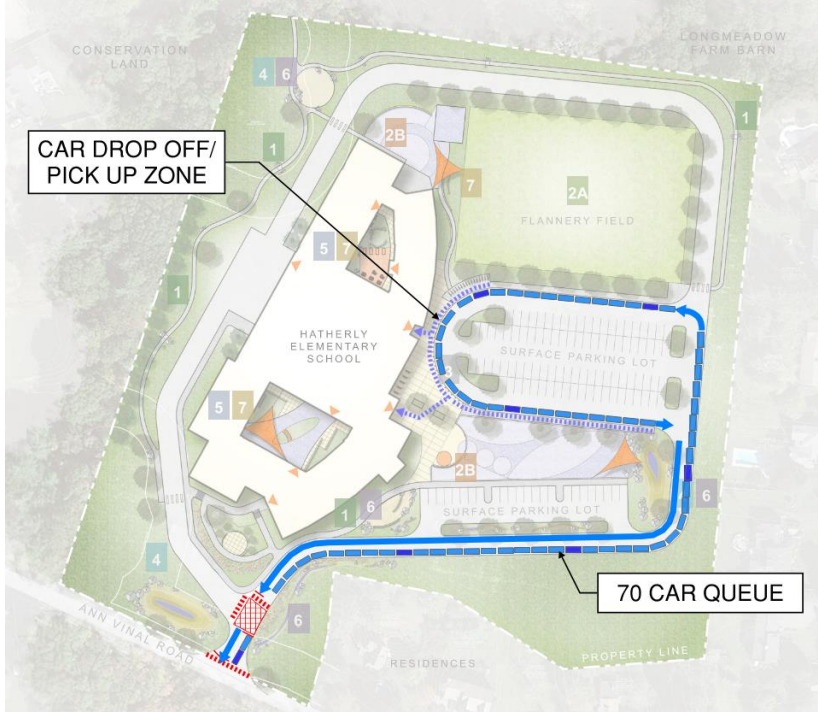
WB * Projected Town Share - Subject to change when Project Budget is finalized

Site Planning Updates



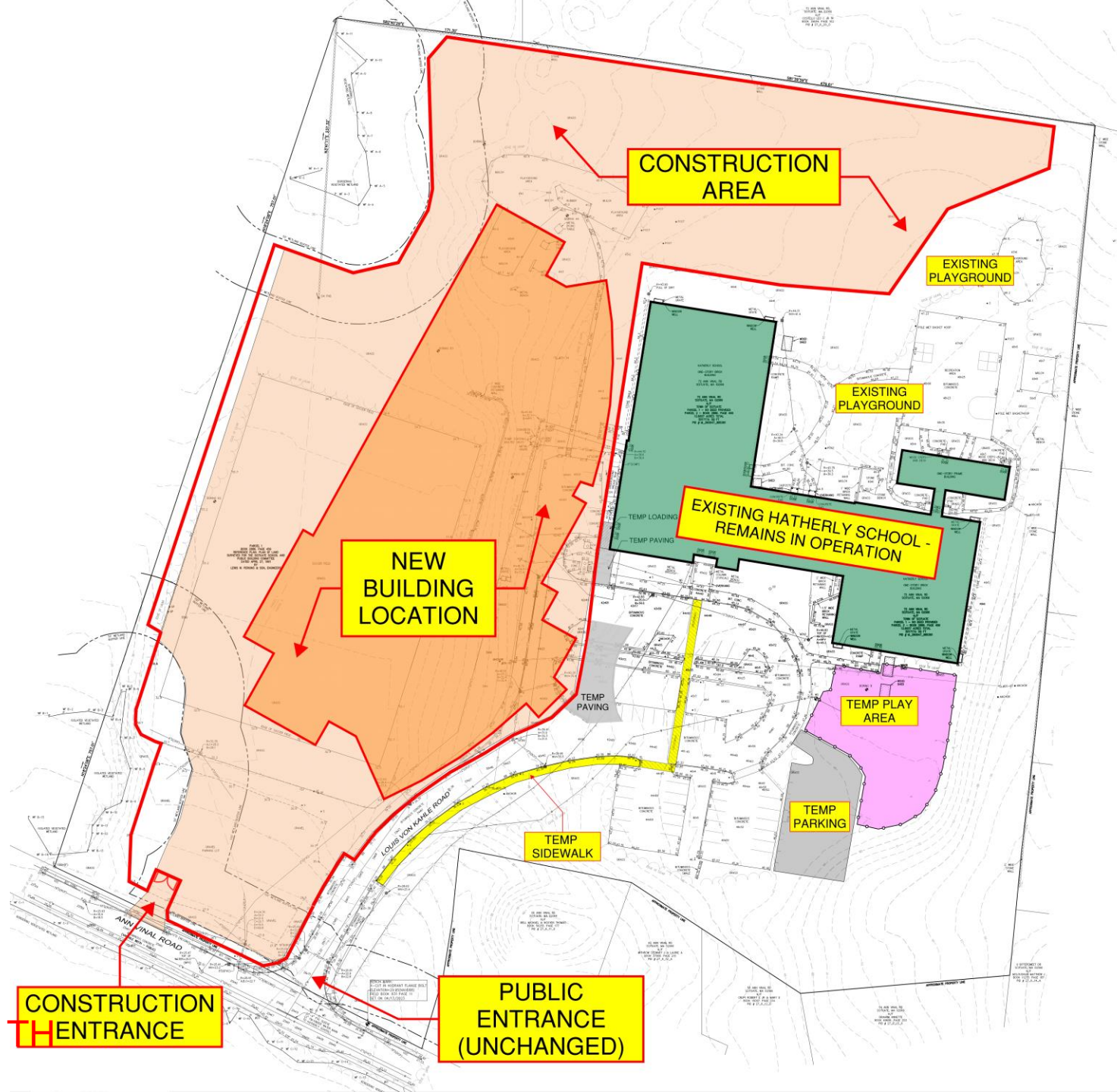


LANDSCAPE CONCEPT SITE PLAN



SITE CIRCULATION PLANS

SITE CONSTRUCTION PLAN



- Allows school to remain open, avoiding internal renovations or disruptive relocation, temporary modular classrooms
- Avoids wetlands
- Construction and public traffic separated
- New temporary sidewalk keeps kids away from fence
- Temp facilities provided to replace those lost in the back
- Access and egress maintained on west side of existing building

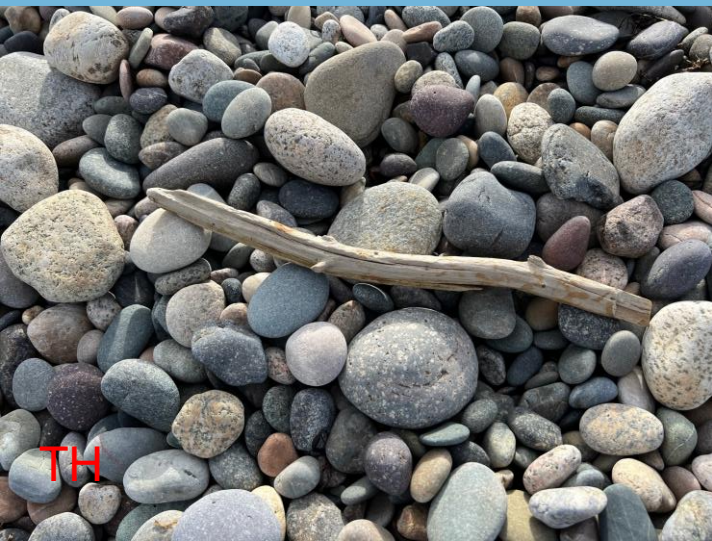


Exterior Design Updates

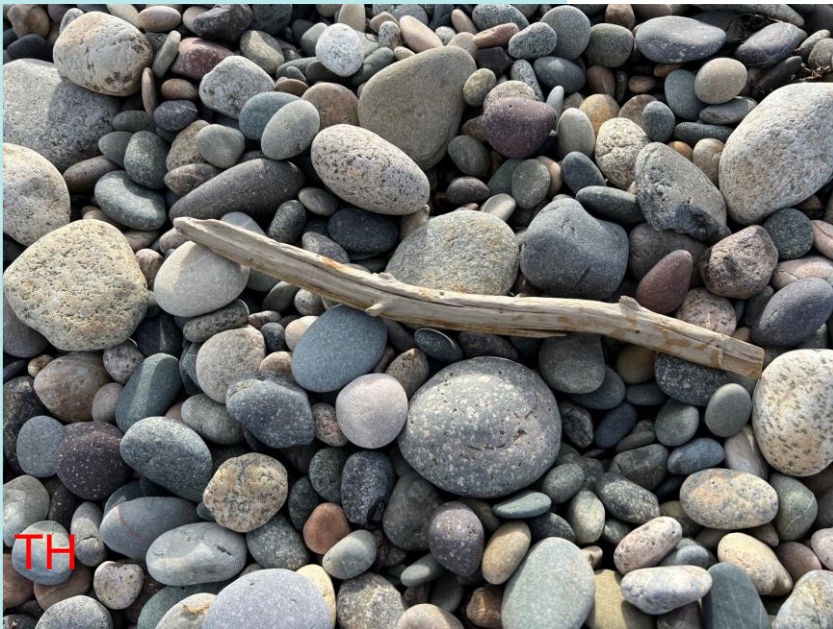
Vision & Core Values

“The most cost effective and educationally appropriate building.”

- Purposeful Innovation
- Universal Design for Learning
- Community Connections
- Outdoor Connections
- Site and Building Safety



Inspirational
Imagery
from
Scituate
coast





Site Entry view from Ann Vinal Road



Main Entrance view from Playground



View of Main Entrance & Drop-Off



Aerial view from East



TH

Aerial view from Northeast



View of Lower Elementary Wing and Library



SCHOOL

View of Lower Elementary Wing



Interior Design Updates



TH

Main Entry Lobby and Family Reception Area



TH

Gallery



Library



TH

Library



Cafeteria and Stage



TH

Cafeteria and North Courtyard



TH Extended Learning Area

Project Budget



Project Budget Detail

Preferred Schematic (PSR)	Amount
Construction Budget	\$ 92,400,000
Soft Costs at 30% of Construction	\$ 27,720,000
Total Project Budget (PSR)	\$ 120,120,000
Less anticipated grant (28%)	\$ (33,633,600)
Town Share	\$ 86,486,400

Schematic Design (SD)	Amount
Construction Budget	\$ 94,788,100
Feasibility Study Agreement	\$ 1,100,000
Administration (OPM)	\$ 3,573,511
Architectural / Engineering	\$ 10,981,691
Miscellaneous Project Costs	\$ 1,160,000
FF&E and Technology	\$ 1,904,000
Construction Contingency	\$ 4,739,405
Owner's Contingency	\$ 1,895,762
Total Project Budget (SD)	\$ 120,142,469
Less anticipated grant (31%)	\$ (37,245,163)
Town Share	\$ 82,897,306

Differences from PSR to SD:

- Construction Budget now includes the Cushing abatement, demo and site restoration (\$2.8M)
- Budget includes Ann Vinal Road force main work (\$360K for construction; \$75K for design)
- Soft costs decreased from 30% to 26% of Construction (21% of overall budget)

Cushing Hatherly Elementary School Project

At a Glance

The new consolidated Cushing Hatherly Elementary School is being presented to voters as a debt exclusion. A debt exclusion requires a 2/3rds vote of town meeting and a majority vote at the ballot. A debt exclusion is a TEMPORARY tax increase to pay for the costs of a project. The temporary tax increase declines over the repayment period and completely goes away once the debt is fully repaid.

Total Project Cost to be voted upon by voters	\$120,200,000
Estimated Taxpayer Share Net of Estimated Massachusetts School Building Authority Reimbursement	\$82,938,000
Estimated Taxpayer Impact on \$921,206 Home – 1st Year	\$869
Estimated Taxpayer Impact on \$921,206 Home - 25th Year	\$416
Estimated Total Taxpayer Impact Over 25 Year Period	\$16,070

- (1) **Please note these are estimates and subject to change.** The average assessed home value in Scituate is currently \$921,206 and changes annually.
- (2) Project cost estimates based on a 25 year bond.
- (3) The Town's financial advisor has recommended we assume a **conservative** 4.75% interest rate.

What a **YES** vote at Town Meeting and the Ballot means to the project:

- The Town executes a Project Funding Agreement with the MSBA for the proposed grant amount, for the approved Project Scope and Budget
- Project Design continues through Bidding of the project in the summer of 2025
- Construction commences in the summer / fall of 2025
- The new Cushing/Hatherly School is open for students in September of 2027

What a **NO** vote at Town Meeting or the Ballot means to the project:

- The Town does not proceed further in the MSBA process as the approved Project Scope and Budget was not supported by its residents
- The funds expended thus far (over \$1M before reimbursement) are gone and would need to be spent again if the district were to pursue another MSBA grant
- The Town must submit a new Statement of Interest for future consideration by MSBA. Scituate would likely be a lower priority than other towns due to the failed vote.
- Cushing and Hatherly deferred capital needs will take precedence over other school capital projects for the foreseeable future **at an estimated current repair cost of \$30M for each school in today's dollars**
- The rejected solution will continue to grow in cost at approximately 5% per year
- Real facility-driven educational needs in Hatherly and Cushing Schools will continue to be unmet



Cushing Hatherly Elementary School

Project Timeline

Milestone	Date	Months from Prior Milestone
Statement of Interest (SOI) submitted	05/06/2020	-
Invited to Eligibility	04/21/2021	11
Invited to Feasibility	03/22/2022	11
OPM on board (approximate)	07/2022	4
Designer on board (approximate)	01/2023	6
Schematic Design (SD) submission	02/28/2024	14
Total time SOI to SD		46 months

- The current SOI deadline is April 12, 2024, so any new SOI would be 12 additional months after that (because the deadline would be missed).
- Assuming another MSBA invitation, it would therefore take five (5) years to get back to this same place.
- The current \$120.1M project in 2024 would be \$153.3M in 2029 at 5% escalation per year.

Average Cost per Square Foot per Year from MSBA Website

Year	\$/SF (avg)	Increase (%)	Data Type
2014	\$331	5.8%	Bid
2015	\$374	13.0%	Bid
2016	\$359	-4.0%	Bid
2017	\$401	11.7%	Bid
2018	\$420	4.7%	Bid
2019	\$428	1.9%	Bid
2020	\$478	11.7%	Bid
2021	\$509	6.5%	Bid
2022	\$604	18.7%	Bid
2023	\$654	8.3%	Bid
2024	\$717	9.6%	SD
2025	\$790	10.2%	SD

- SD cost data are estimates, meant to be the “middle of the pack”
- Cost data is for all project types – Elementary, Middle, and High Schools – in all locations.

Next Steps:

- February 28 – Submit Schematic Design package to the MSBA
- March 6 - Public Forum #7 – Town Library
- March 21 - Public Forum #8 – Cushing E.S.
- April 2 - Public Forum #9 – Senior Center
- April 24 – MSBA Board Meeting
- April 29 – Special Town Meeting Vote
- May 18 – Debt Exclusion Town Vote



QUESTIONS? Project Website:

scit.org





Scituate Public Schools

VERTEX[®]

dw
DORE + WHITTIER

ALL



Thank You.

