

Scituate Public Schools



Cushing - Hatherly Elementary School Project

School Building
Committee

Public Forum #7

March 6, 2024

VERTEX[®]

dW
DORE + WHITTIER



Agenda

- Introductions
- Schedule and Process Overview
- The Project Need
- How the Design Supports Education
- Project Budget
- Next Steps



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



VERITEX[®]

**Owner's Project
Manager (OPM)**



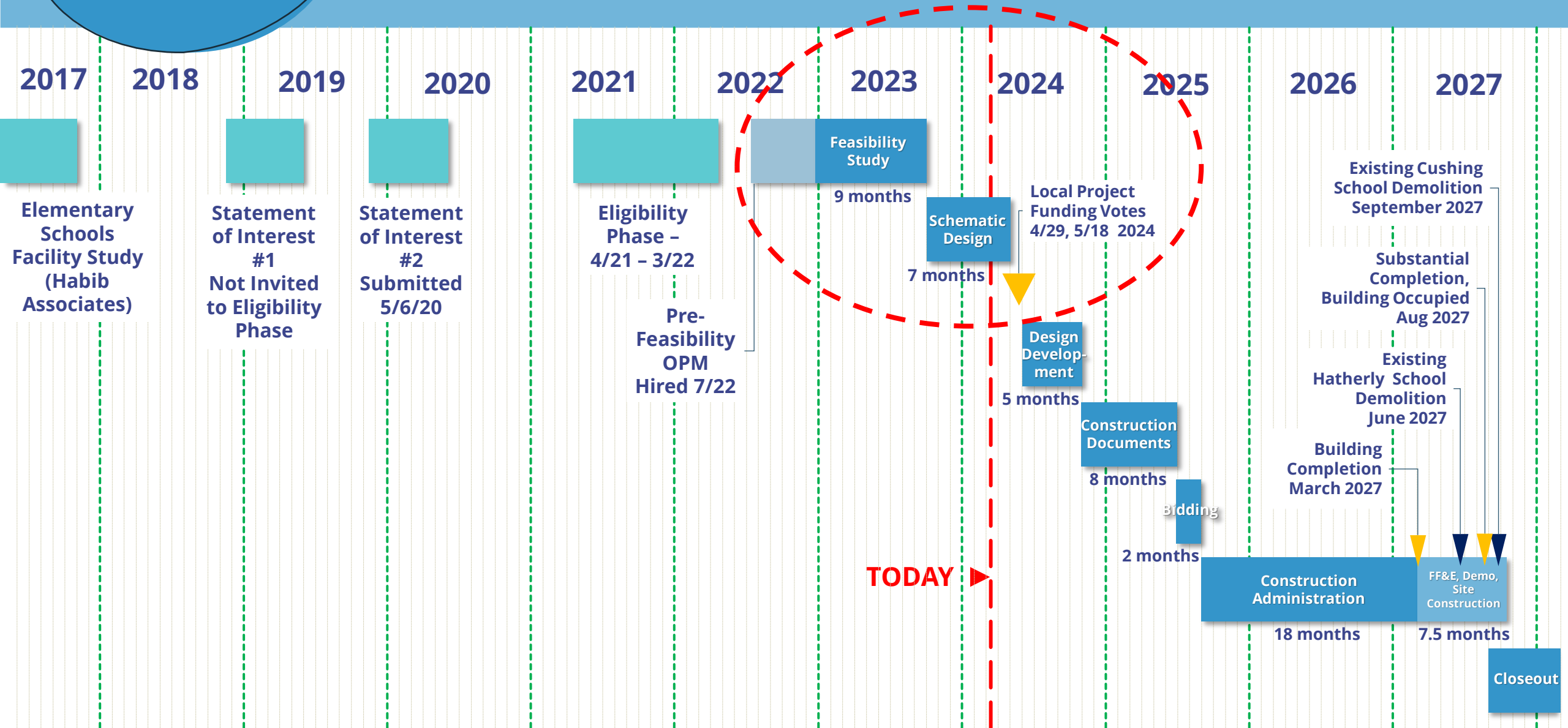
Designer (Architect)

Schedule and Process Overview



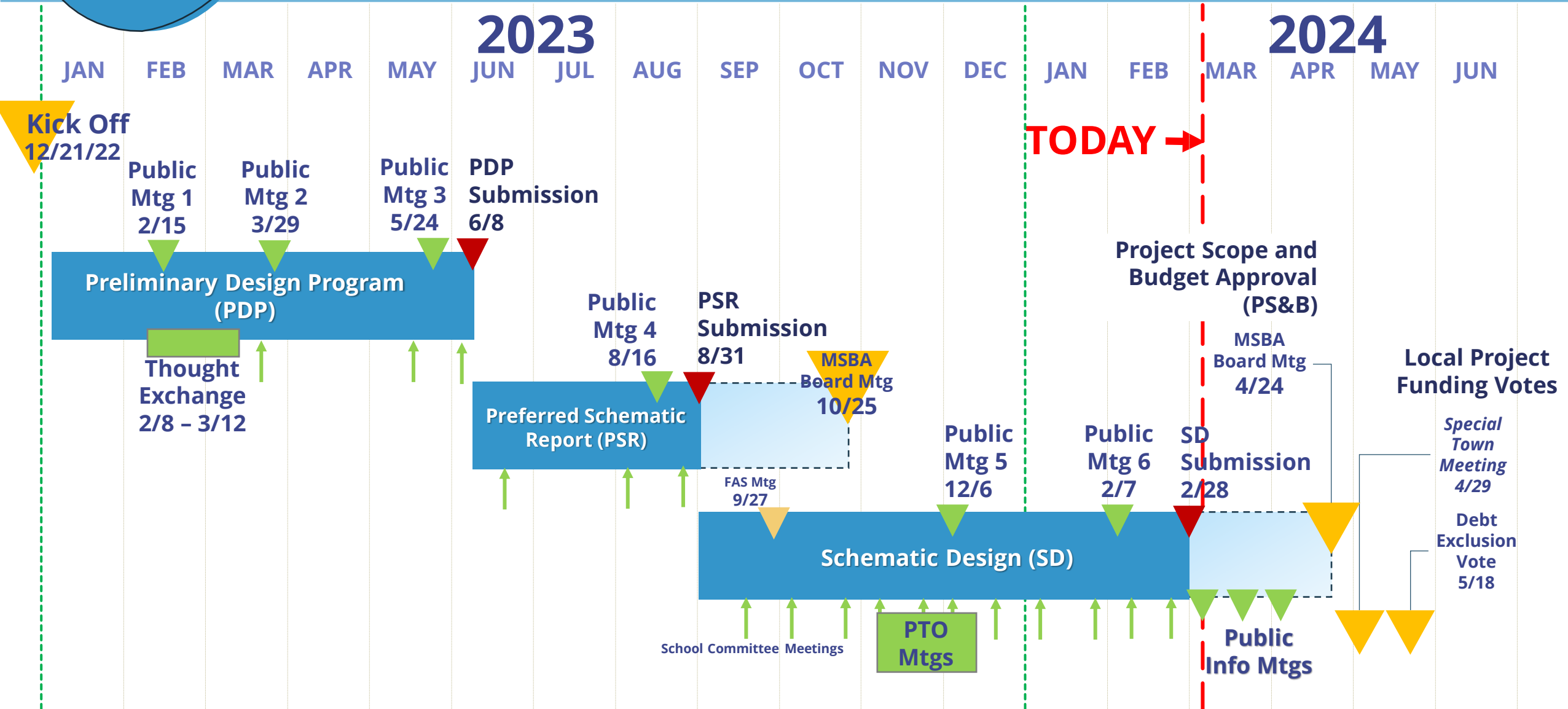
Scituate
Cushing - Hatherly
Elementary School

Overall Project Schedule



Scituate
Cushing -
Hatherly
Elementary
School

Feasibility Study– Schematic Design Updated Schedule

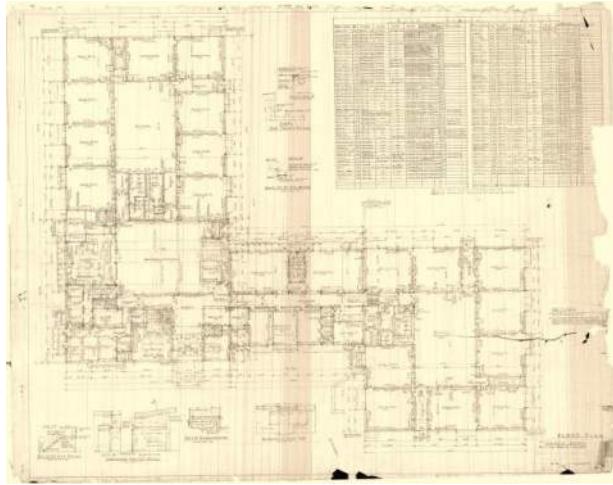


PROCESS: 23 Options Studied in Preliminary Design Phase

GRADE K-5	GRADE K-5 CONFIGURATION - (460 enrollment)											
1	2	3	4	5	6	7	8	9	10	11	12	
REPAIR ONLY (CIP) EXISTING HATHERLY + CUSHING	PHASED ADD-RENO K-5 HATHERLY	NEW CONSTRUCTION K-5 HATHERLY L NORTH CONCEPT	NEW CONSTRUCTION K-5 HATHERLY C NORTH CONCEPT	PHASED NEW CONSTRUCTION K-5 HATHERLY C WEST CONCEPT	PHASED NEW CONSTRUCTION K-5 HATHERLY E-W COURTYARD CONCEPT	NEW CONSTRUCTION K-5 HATHERLY N-S COURTYARD CONCEPT	NEW CONSTRUCTION K-5 HATHERLY T CONCEPT	PHASED ADD-RENO K-5 CUSHING	NEW CONSTRUCTION K-5 CUSHING C CONCEPT	NEW CONSTRUCTION K-5 CUSHING L CONCEPT	NEW CONSTRUCTION K-5 CUSHING COURTYARD CONCEPT	
GRADE PreK-5 CONFIGURATION - (460 + 100 PK enrollment)												
13	14	15	16	17	18	19	20	21	22	23		
PHASED ADD-RENO PreK-5 HATHERLY	NEW CONSTRUCTION PreK-5 HATHERLY L NORTH CONCEPT	NEW CONSTRUCTION PreK-5 HATHERLY C NORTH CONCEPT	PHASED NEW CONSTRUCTION PreK-5 HATHERLY C WEST CONCEPT	PHASED NEW CONSTRUCTION PreK-5 HATHERLY E-W COURTYARD CONCEPT	NEW CONSTRUCTION PreK-5 HATHERLY N-S COURTYARD CONCEPT	NEW CONSTRUCTION PreK-5 HATHERLY T CONCEPT	PHASED ADD-RENO PreK-5 CUSHING	NEW CONSTRUCTION PreK-5 CUSHING C CONCEPT	NEW CONSTRUCTION PreK-5 CUSHING L CONCEPT	NEW CONSTRUCTION PreK-5 CUSHING COURTYARD CONCEPT		

PROCESS: Six Options Studied in Preferred Schematic Phase

Repair Only - Option



1

New Construction Options



7 Grades K-5

18 Grades Pre K-5

Addition/Renovation Options



2 Grades K-5

13 Grades Pre K-5

New Construction Option



19 Grades Pre K-5

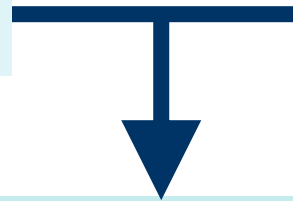
What is the project?



Hatherly Elementary School



Cushing Elementary School



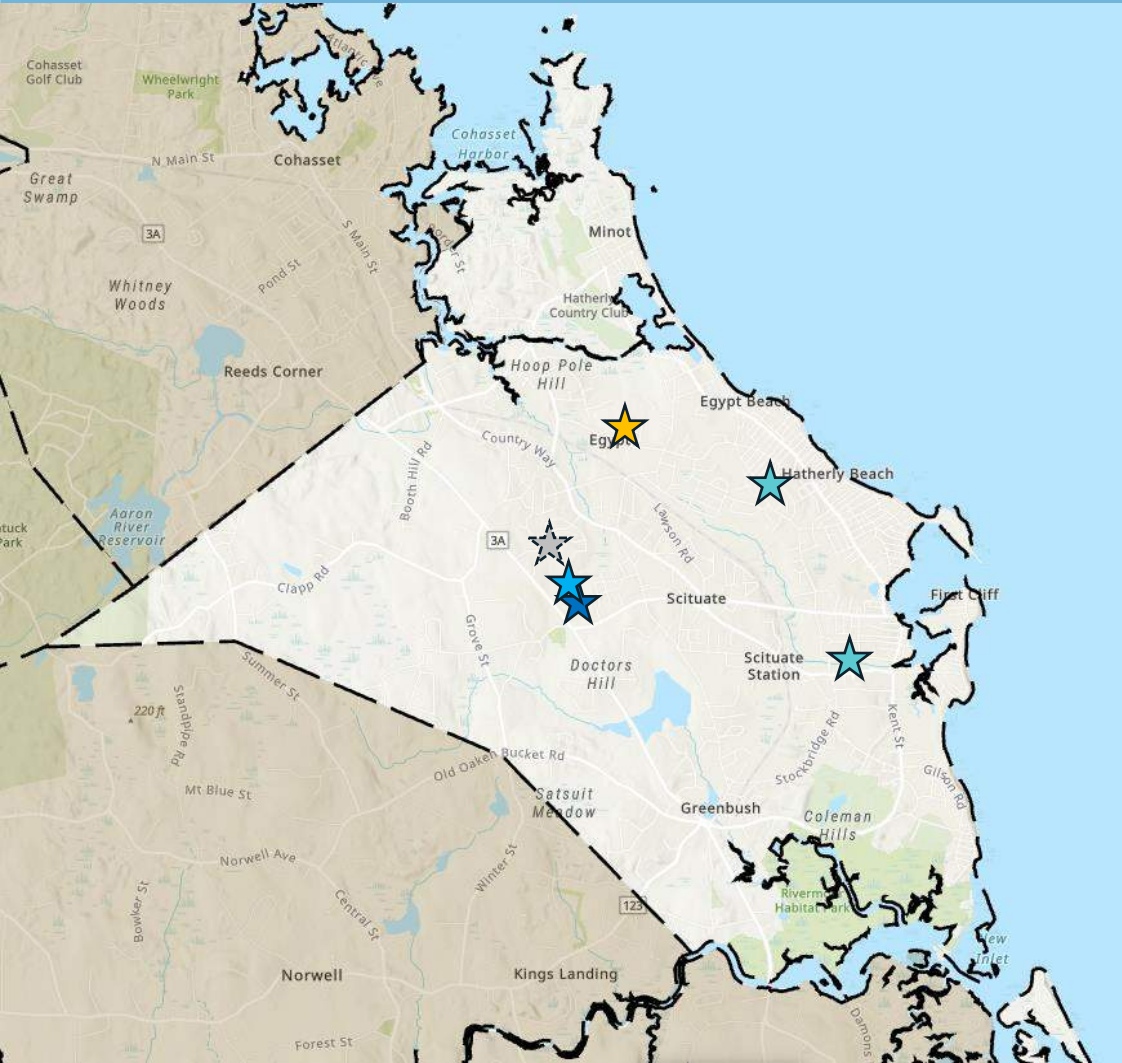
- A consolidated Grades K-5 school for **460** students
- In addition, there is Pre-K space for up to **100** students.
- Hatherly site was determined to be the most advantageous site location in the Preliminary Design phase.

MSBA Formula

As a part of the MSBA process, all elementary spaces were evaluated to determine the space available to be used in our current buildings which was used to formulate the space and enrollment capacity of the new building.

- **Total students: 618**
 - Cushing Elementary School - 368 students
 - Hatherly Elementary School - 250 students
- **Based on the space available in other elementary schools, what is the capacity for the new building project & how many students will need to be dispersed among other elementary schools?**
 - Capacity of the new building project = 460 students
 - $618 - 460 = 158$ students will need to be dispersed to current available spaces

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

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

Link:

[Analysis: Big strides are being made toward universal pre-K](#)



The Project Need

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.



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



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



Clogged site drains, poor soil drainage



Poor pavement condition, poor site circulation

Example Deficient Site Conditions



Peeling, rotted wood windows, poor insulation



Inadequate roof pitch, leaks

Example Deficient Exterior Conditions

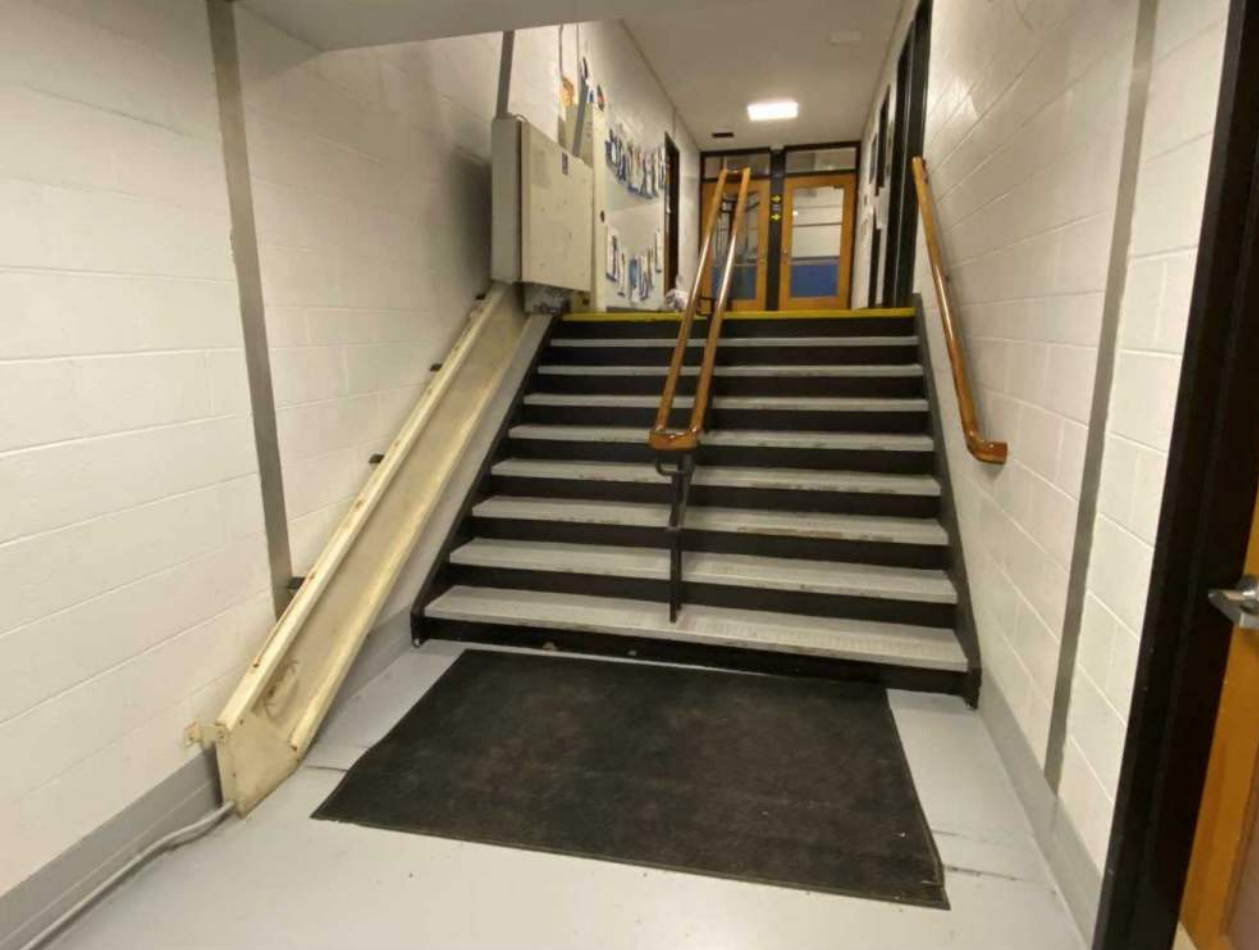


Moisture issues at brick, poor insulation



Decaying 20 year old Modulars

Example Deficient Exterior Conditions



Lift at Stair



Accessibility at toilet rooms

Example Deficient Accessibility Conditions



Inefficient, Aging Boilers



Original 1960's Electrical Switchgear

Example Deficient Systems Conditions



Roof leaks, roof decking not easily repairable



Insufficient Electrical Outlets

Example Deficient Interior Conditions



Undersized Classrooms, Lack of Storage



OT/PT in a Mechanical Closet – NOISE!

Example Deficient Educational Conditions



Open Plan Library, dividers for subdivision



Example divider space for small group work

Example Deficient Educational 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**
(If able to complete as a single project today)

Potential Cost Impacts

- Phased construction ~ 6 year duration
- Construction cost escalation over time
- Modular swing space required
- Multiple student moves / highly disruptive
- Does not meet educational program goals
- MSBA reimbursement unlikely
- Diverts capital planning funds from other schools

Likely Schedule:
New Build Project Completion
Fall 2027
- versus -
Repair Project Completion
Fall 2032



The Design and its Educational Features

Vision and Core Values



“The most cost effective and educationally appropriate building.”

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

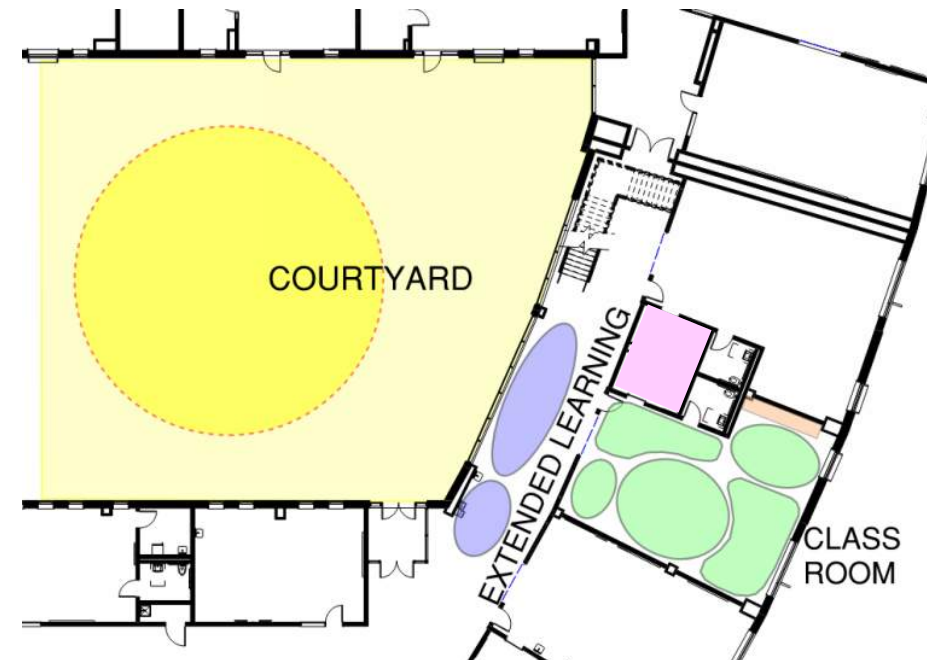
Programming and spaces that can deliver our children an excellent educational experience for the next 60 years.

How the Design Supports Education



Purposeful Innovation

- Flexible and Varied Environments for Different Activities (Indoor & Outdoor)



How the Design Supports Education

Purposeful Innovation

- Extended Learning Areas
- Maximize storage
- Indoor/Outdoor Connection

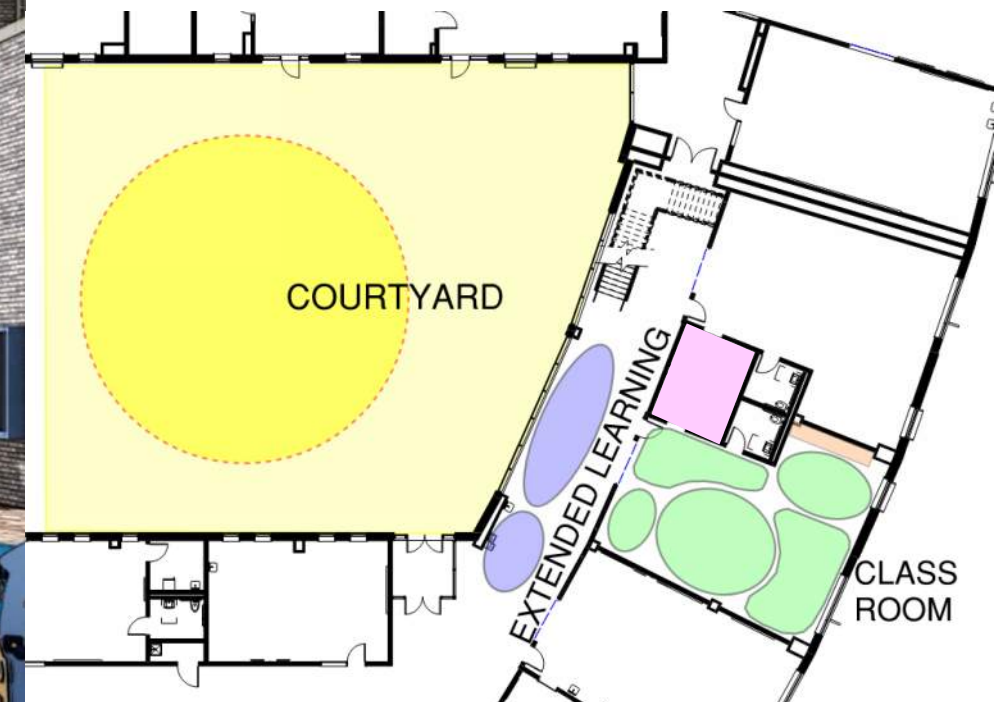


How the Design Supports Education



Purposeful Innovation

- Learning Places to Allow for Whole-Body Learning
- Safety

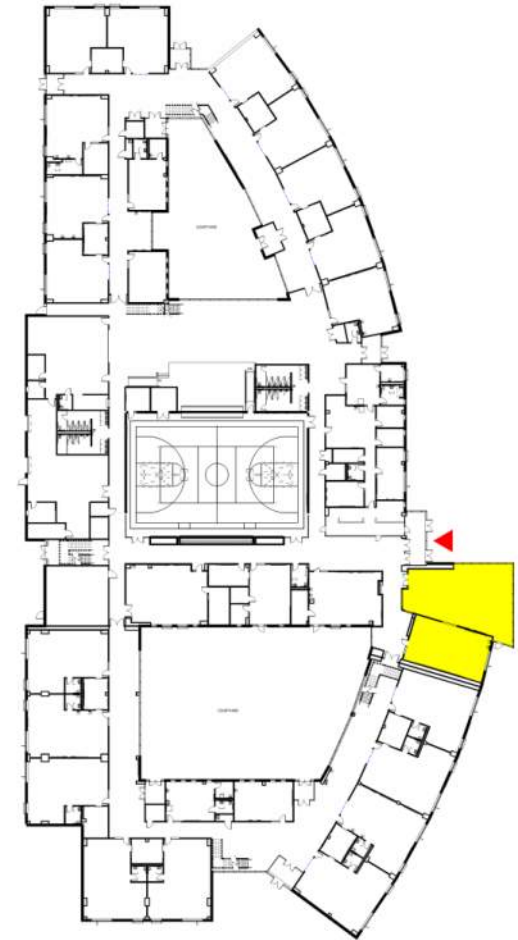


How the Design Supports Education



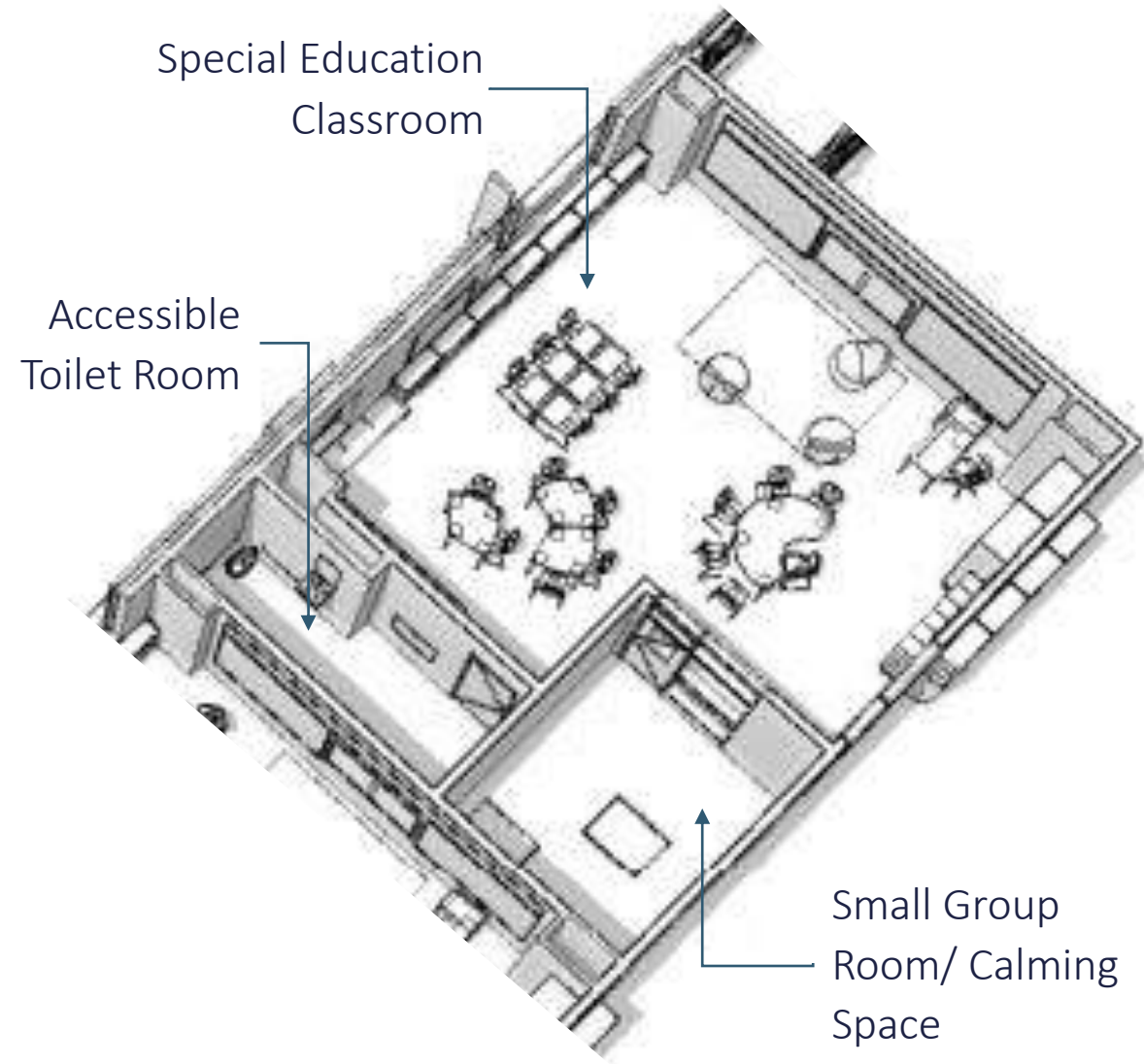
- Media Center as central, public “connective tissue”

Purposeful Innovation



Universal Design for Learning

- Visible Learning that Includes and Serves all Learners
- Shared Spaces between Classrooms
- Push-in Services (SEL, Special Education) & Inclusive Learning Spaces



How the Design Supports Education



How the Design Supports Education

Outdoor Connections

- Strong indoor/ outdoor connections



How the Design Supports Education

Outdoor Connections

- Age-Appropriate, Engaging, Varied Experiences for Outdoor Play and Exploration
- Safe Drop-off/Pick-up
- Gym with Fields Adjacent

Community Connections

- Secure and Welcoming Entrance
- Recognizing the Scituate seaside aesthetic



How the Design Supports Community

Community Connections

- Public Access to Flannery Field, Site Amenities, Playgrounds

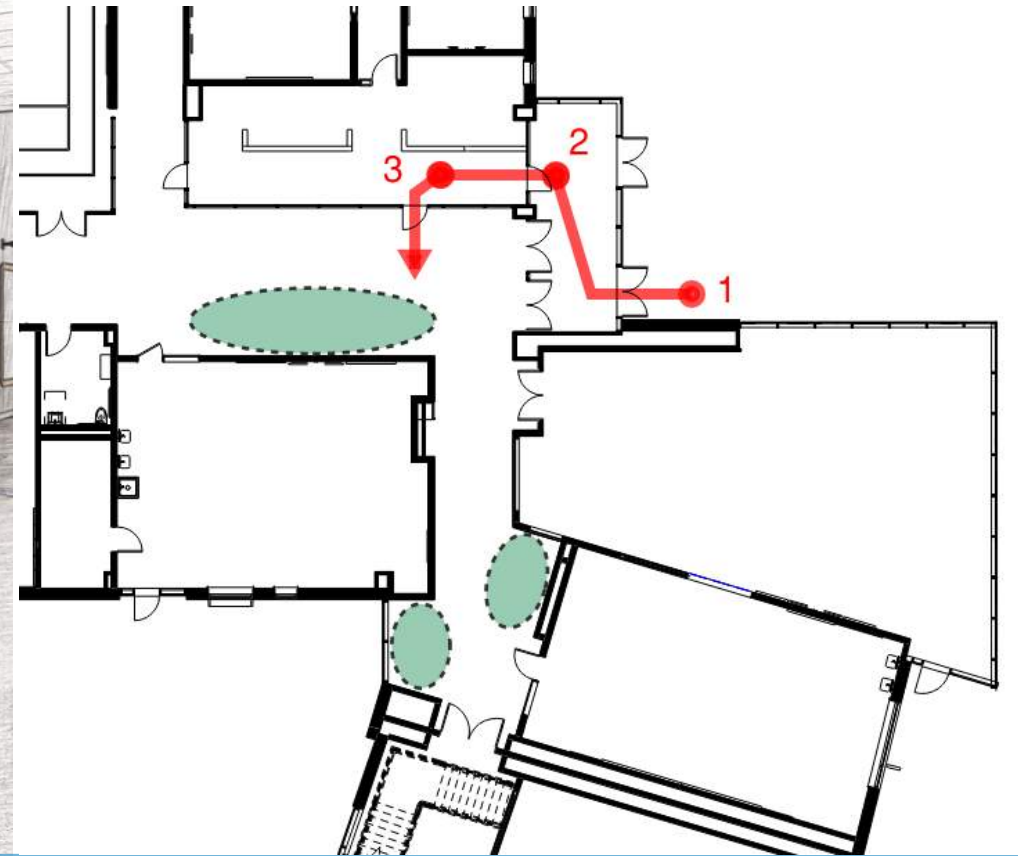


How the Design Supports Community



Community Connections

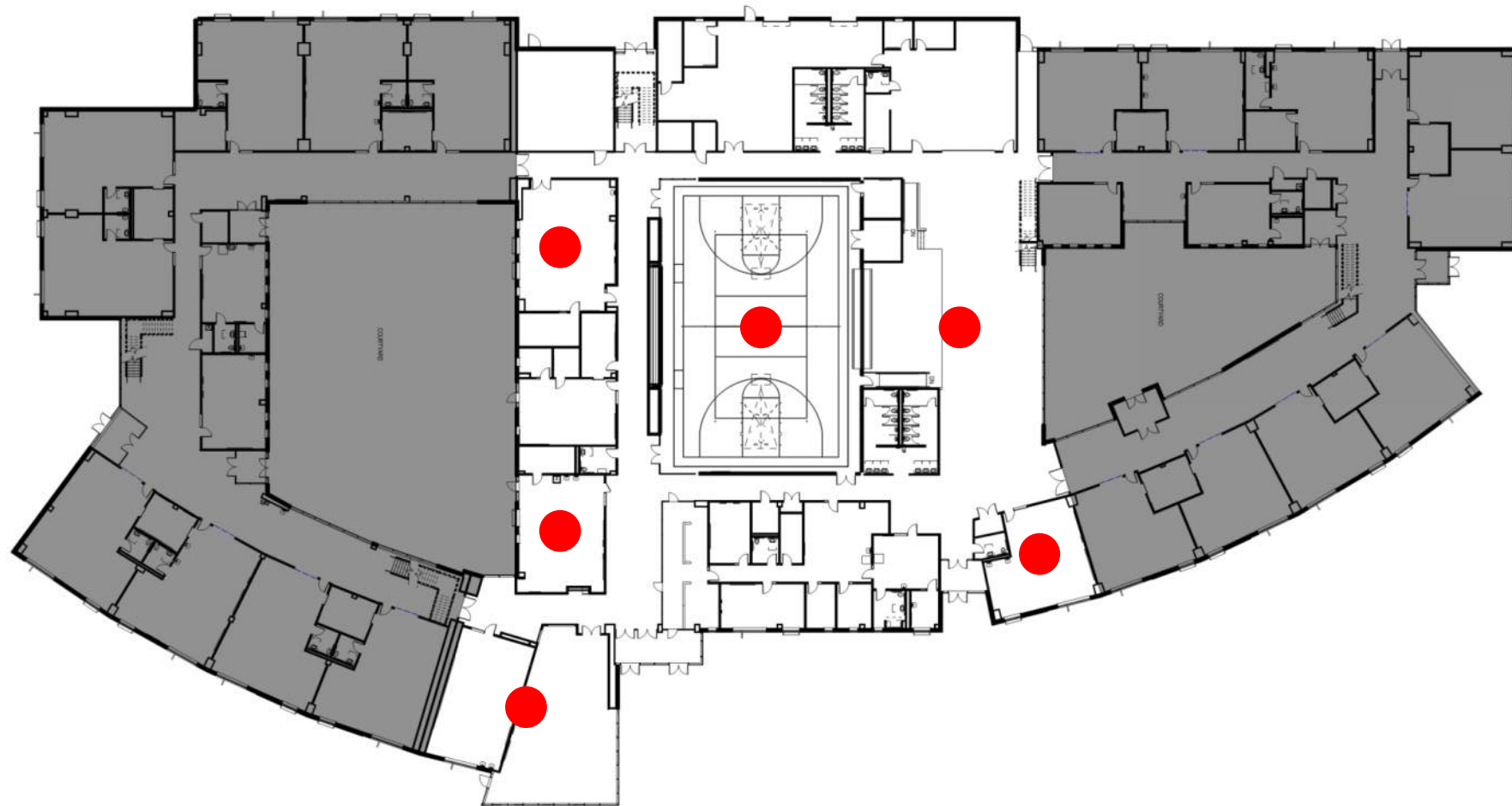
- Secure and Welcoming Entrance
- Family Reception/ Resource Space



How the Design Supports Community

Community Connections

- Separated public / private (safety and security)
- Public use of core spaces after hours



How the Design Supports Community

More Key Design Values



Site and Building Safety

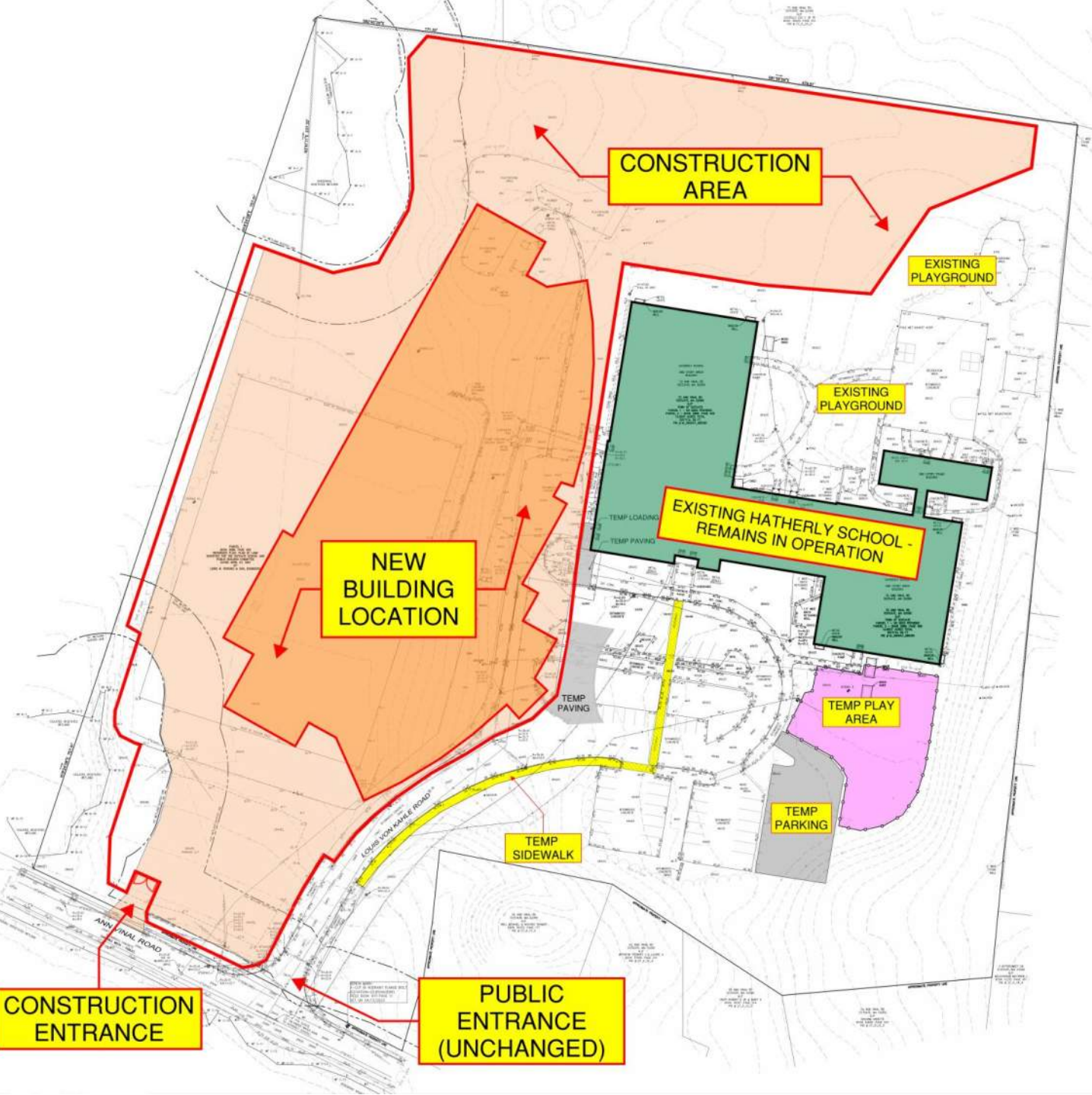
Concentric rings of awareness:

- Site boundary and territoriality
- Immediate site around the building
- Separation of Public and Private
- Strong Entry Sequence
- Administration in key location

More Key Design Values

Construction Logistics

- Site 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
- Controls on hours, traffic, and other impacts



- Cost
- Durable Materials and Systems
- Efficient Design and Detailing



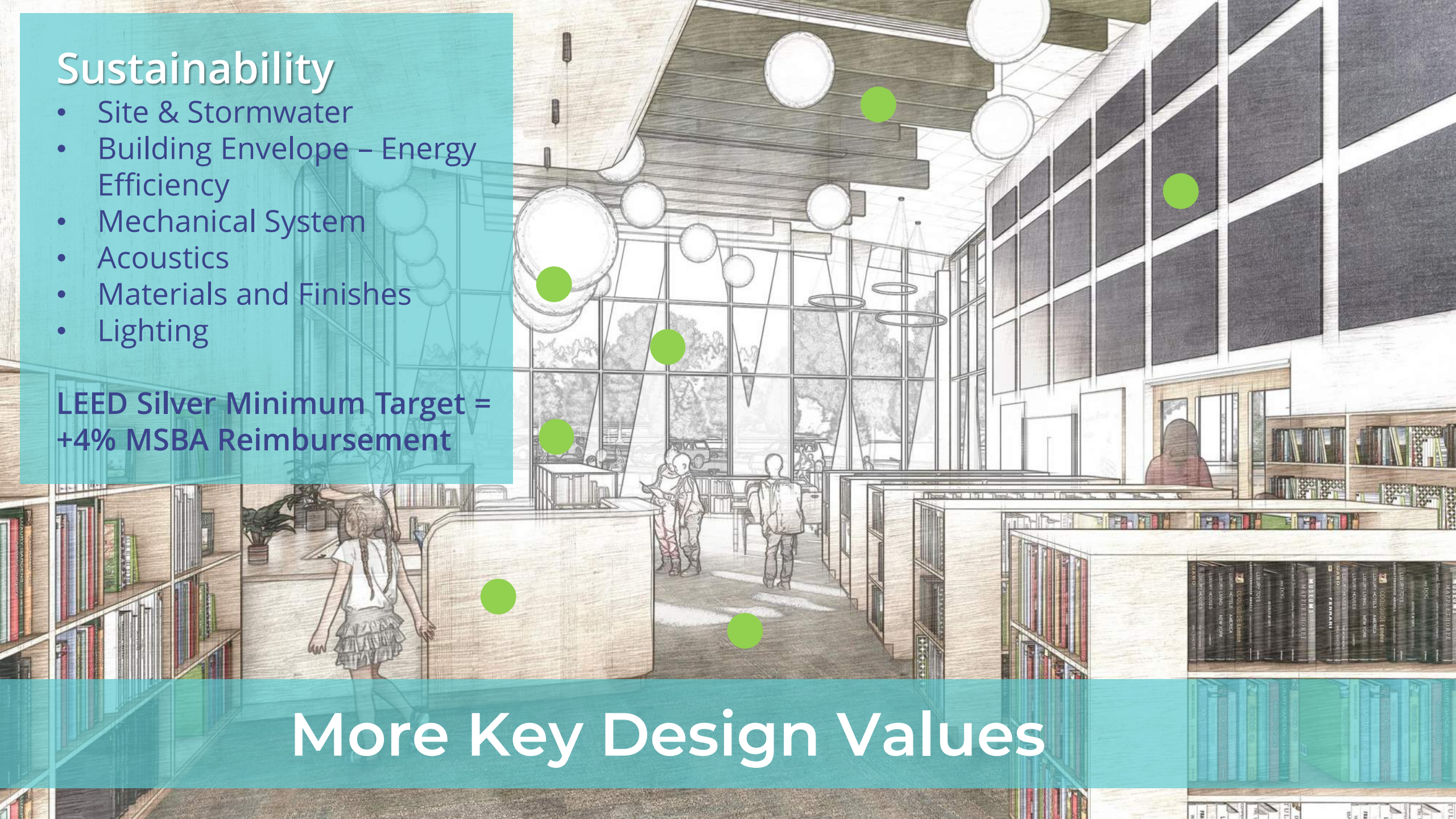
More Key Design Values

Sustainability

- Site & Stormwater
- Building Envelope – Energy Efficiency
- Mechanical System
- Acoustics
- Materials and Finishes
- Lighting

LEED Silver Minimum Target =
+4% MSBA Reimbursement

More Key Design Values



Project Budget



Project Budget Cost Control

Description	Added	Deducted	TOTAL
Starting SD Total Project Budget			\$ 124,337,000
Less Site VE (grading changes, grass field, materials)		\$ (2,641,000)	\$ 121,696,000
Less Structure VE (roof access changes, simplify entry)		\$ (1,016,000)	\$ 120,680,000
Less Envelope VE (reduce glazing, eliminate parapets)		\$ (1,991,000)	\$ 118,689,000
Less Interior VE (eliminate terrazzo, finish changes)		\$ (105,100)	\$ 118,583,900
Less MEP VE (dual fuel system, reduce fixture package)		\$ (2,597,000)	\$ 115,986,900
Less reduced soft costs		\$ (870,000)	\$ 115,116,900
Feasibility Study	\$ 1,100,000		\$ 116,216,900
Cushing Abatement and demo	\$ 2,793,000		\$ 119,009,900
Ann Vinal Force Main	\$ 425,000		\$ 119,434,900
Final Budget to MSBA			\$ 119,434,900

- PSR budget of \$120,100,000 did NOT include the \$1.1M for Feasibility, \$2.793M for Cushing or the \$425K for the force main.

Project Budget Detail

Preferred Schematic (PSR)	Amount
Construction Budget	\$ 92,400,000
Soft Costs - 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	\$ 94,922,834
Feasibility Study Agreement	\$ 1,100,000
Administration (OPM)	\$ 3,573,511
Architectural / Engineering	\$ 10,130,000
Miscellaneous Project Costs	\$ 1,160,000
FF&E and Technology	\$ 1,904,000
Construction Contingency	\$ 4,746,142
Owner's Contingency	\$ 1,898,457
Total Project Budget (SD)	\$ 119,434,943
Less anticipated grant (31%)	\$ (36,044,113)
Town Share	\$ 83,390,830

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 22% of Construction

Cushing-Hatherly Elementary School Finances 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	\$119,434,943
Estimated Taxpayer Share (Net of Estimated MSBA Reimbursement and Previously Funded Feasibility Study)	\$82,290,830
Estimated Taxpayer Impact on \$921,206 Home – 1st Year	\$863
Estimated Taxpayer Impact on \$921,206 Home - 25th Year	\$413
Estimated Total Taxpayer Impact Over 25 Year Period	\$15,879

(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.

NOTE: Data provided as of February 6, 2024 for informational purposes only.

Cushing-Hatherly Tax Impact Quick Reference Guide

<u>Assessed</u> Value of Property	Estimated Year 1 Impact (1)	Impact of Lower Interest Rate (2)			
		4.50%	4.25%	4.00%	3.75%
\$400,000	\$375	\$364	\$353	\$343	\$332
\$450,000	\$422	\$410	\$398	\$385	\$373
\$500,000	\$468	\$455	\$442	\$428	\$415
\$550,000	\$515	\$501	\$486	\$471	\$456
\$600,000	\$562	\$546	\$530	\$514	\$498
\$650,000	\$609	\$592	\$574	\$557	\$539
\$700,000	\$656	\$637	\$618	\$600	\$581
\$750,000	\$703	\$683	\$663	\$642	\$622
\$800,000	\$750	\$728	\$707	\$685	\$664
\$850,000	\$796	\$774	\$751	\$728	\$705
\$900,000	\$843	\$819	\$795	\$771	\$747
\$921,206 Average (3)	\$863	\$838	\$814	\$789	\$764
\$950,000	\$890	\$865	\$839	\$814	\$788
\$1,000,000	\$937	\$910	\$883	\$857	\$830
\$1,100,000	\$1,031	\$1,001	\$972	\$942	\$913
\$1,200,000	\$1,124	\$1,092	\$1,060	\$1,028	\$996
\$1,300,000	\$1,218	\$1,183	\$1,148	\$1,114	\$1,079
\$1,400,000	\$1,312	\$1,274	\$1,237	\$1,199	\$1,162
\$1,500,000	\$1,405	\$1,365	\$1,325	\$1,285	\$1,245
\$1,600,000	\$1,499	\$1,456	\$1,413	\$1,371	\$1,328
\$1,700,000	\$1,593	\$1,547	\$1,502	\$1,456	\$1,411
\$1,800,000	\$1,686	\$1,638	\$1,590	\$1,542	\$1,494
\$1,900,000	\$1,780	\$1,729	\$1,678	\$1,628	\$1,577
\$2,000,000	\$1,874	\$1,820	\$1,767	\$1,713	\$1,660
\$2,500,000	\$2,342	\$2,275	\$2,208	\$2,142	\$2,075

(1) The estimated first year impact based on a 25-year bond at 4.75% for the Town Share of \$82,290,830 which reflects the reduction of the estimated MSBA reimbursement and the previously funded feasibility study. First year impact is the highest and annual cost will decline every year after.

(2) The final interest rate obtained at the time of borrowing will dictate the impact on taxpayers. We are using a conservative estimate as the borrowing would not occur for several years, but it is also important to see the effect of a lower interest rate on the tax impact, if one were to be achieved.

(3) Average Property Value changes annually.

NOTE: Data provided as of February 6, 2024, and is for informational purposes only.

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



Next Steps:

- March 21 [REDACTED] Public Forum #8 [REDACTED] Cushing E.S.
- April 2 [REDACTED] Public Forum #9 [REDACTED] Senior Center
- April 24 [REDACTED] MSBA Board Meeting
- **April 29, 7 PM [REDACTED] Special Town Meeting Vote**
- **May 18, 8 AM [REDACTED] 6 PM [REDACTED] Debt Exclusion Vote**



QUESTIONS?

Project Website:

scit.org





Scituate Public School

VERTEX[®]

dw
DORE + WHITTIER



Thank You.

