Scituate Public Schools

Cushing - Hatherly Elementary School Project

School Building Committee

Public Forum #8

March 21, 2024

VERTEX®

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

School Committee

School Building Committee

Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Program Administrator & Funding Partner

VERTEX®

Owner's Project Manager (OPM)

DORE + WHITTIER

Designer (Architect)

Schedule and Process Overview

What is the project?

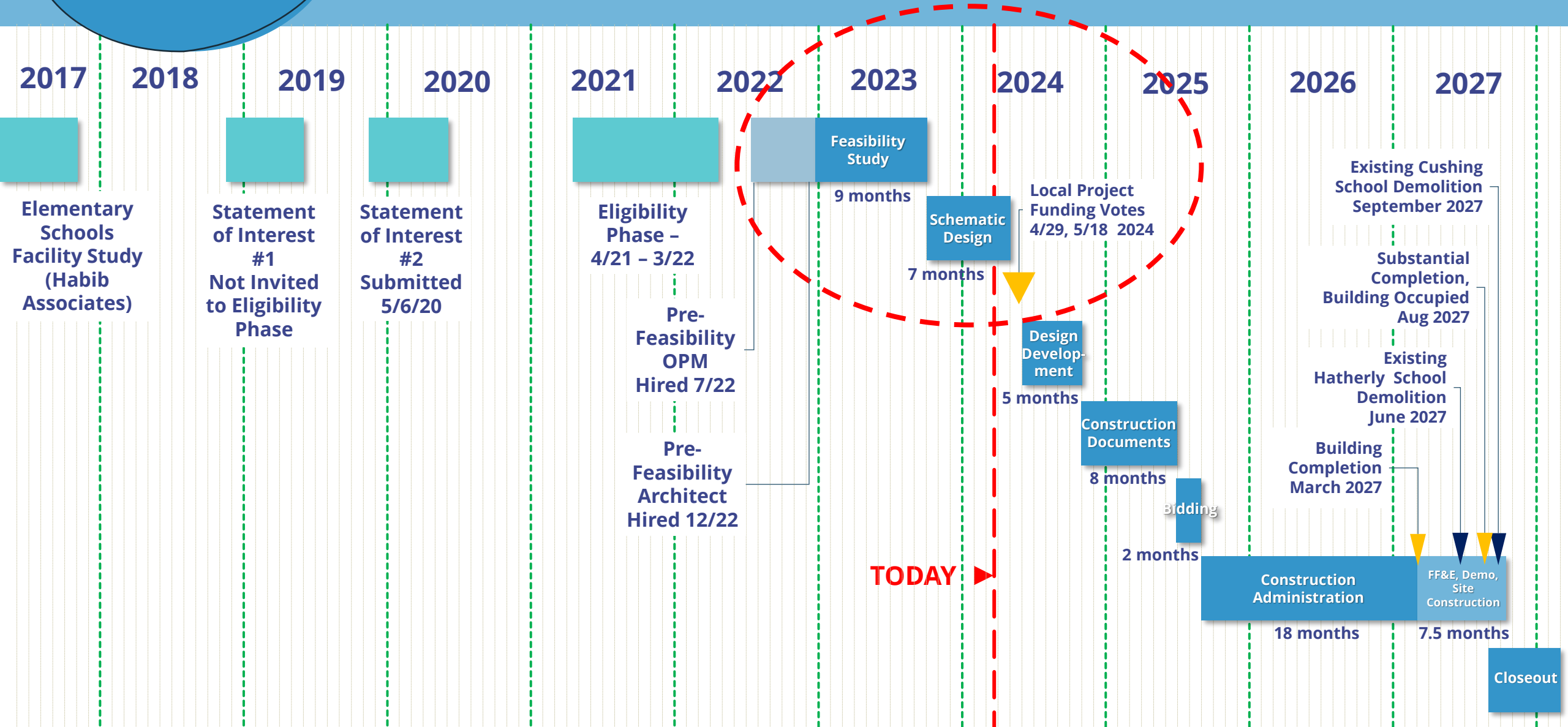
Hatherly Elementary School

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.**

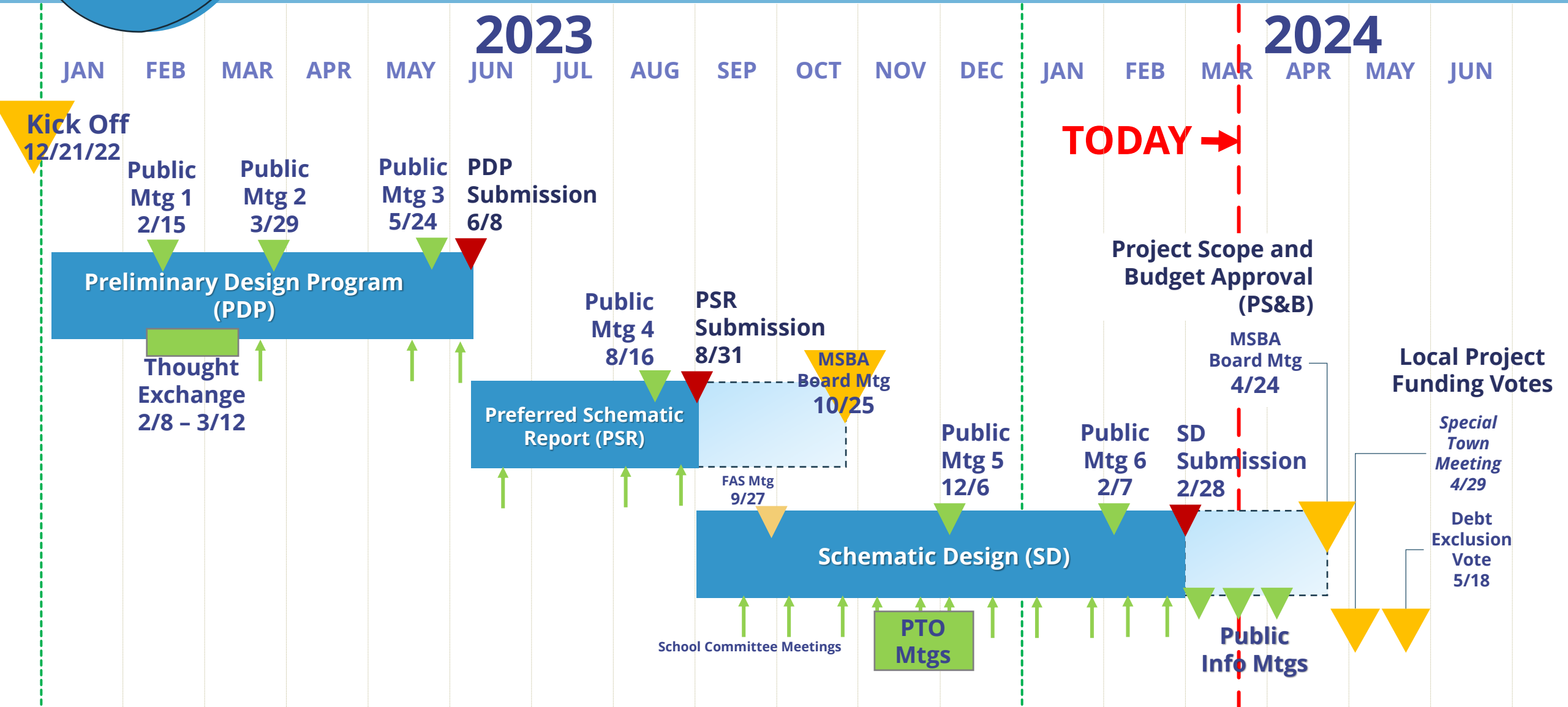
Scituate
Cushing - Hatherly
Elementary School

Overall Project Schedule



Scituate Cushing - Hatherly Elementary School

Feasibility Study– Schematic Design
Updated Schedule

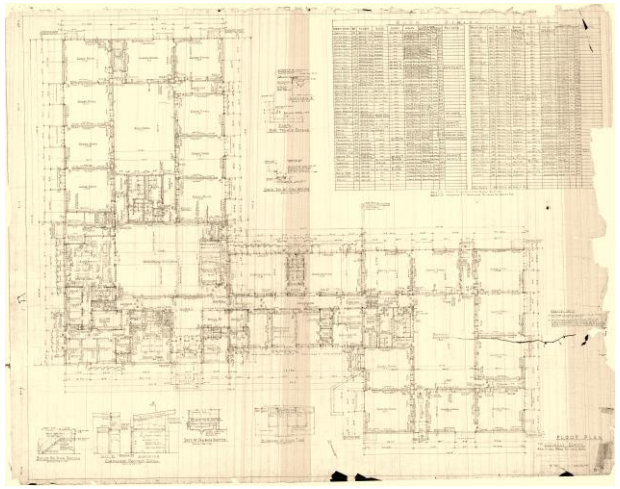


PROCESS: (23) Options Studied in Preliminary Design Program Phase

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 CONSTRUCT K-5 HATHERLY L NORTH CONCEPT	NEW CONSTRUCT K-5 HATHERLY C NORTH CONCEPT	PHASED NEW CONSTRUCT K-5 HATHERLY C WEST CONCEPT	PHASED NEW CONSTRUCT K-5 HATHERLY E-W COURTYD CONCEPT	NEW CONSTRUCT K-5 HATHERLY N-S COURTYD CONCEPT	NEW CONSTRUCT K-5 HATHERLY T CONCEPT	PHASED ADD-RENO K-5 CUSHING	NEW CONSTRUCT K-5 CUSHING C CONCEPT	NEW CONSTRUCT K-5 CUSHING L CONCEPT	NEW CONSTRUCT K-5 CUSHING COURTYD CONCEPT
ESTIMATED PROJECT COST ($Millions)	**$63.3**	**$106.5**	**$99.6**	**$101.1**	**$101.8**	**$105.2**	**$104.9**	**$102.3**	**$107.5**	**$102.8**	**$101.3**	**$106.9**

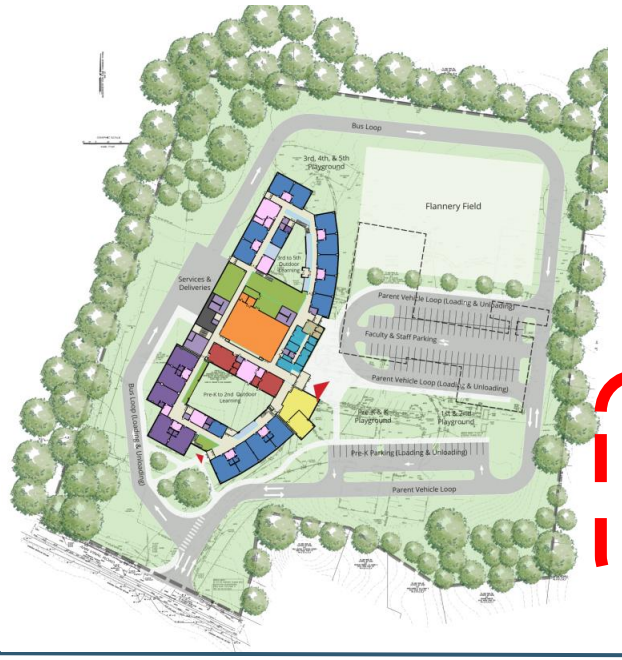
	GRADE PreK-5 CONFIGURATION - (460 + 100 PK enrollment)										
	13	14	15	16	17	18	19	20	21	22	23
	PHASED ADD-RENO PK-5 HATHERLY	NEW CONSTRUCT PK-5 HATHERLY L NORTH CONCEPT	NEW CONSTRUCT PK-5 HATHERLY C NORTH CONCEPT	PHASED NEW CONSTRUCT PK-5 HATHERLY C WEST CONCEPT	PHASED NEW CONSTRUCT PK-5 HATHERLY E-W COURTYD CONCEPT	NEW CONSTRUCT PK-5 HATHERLY N-S COURTYD CONCEPT	NEW CONSTRUCT PK-5 HATHERLY T CONCEPT	PHASED ADD-RENO PK-5 CUSHING	NEW CONSTRUCT PK-5 CUSHING C CONCEPT	NEW CONSTRUCT PK-5 CUSHING L CONCEPT	NEW CONSTRUCT PK-5 CUSHING COURTYD CONCEPT
ESTIMATED PROJECT COST ($Millions)	**$117.0**	**$109.1**	**$110.8**	**$111.4**	**$115.2**	**$114.9**	**$112.1**	**$117.9**	**$112.6**	**$110.8**	**$116.9**

PROCESS: Six Options Studied in Preferred Schematic Phase



Repair Only - Option

1 **$62.0**



New Construction Options

7 **$112.2**

18 **$120.1**

Addition/Renovation Options

2 **$114.5**

13 **$122.2**

New Construction Option

19 **$116.6**

Costs shown are $ millions

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

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

Photo credits: Springfield Universal PreK Program, MassLive 2/4/24

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

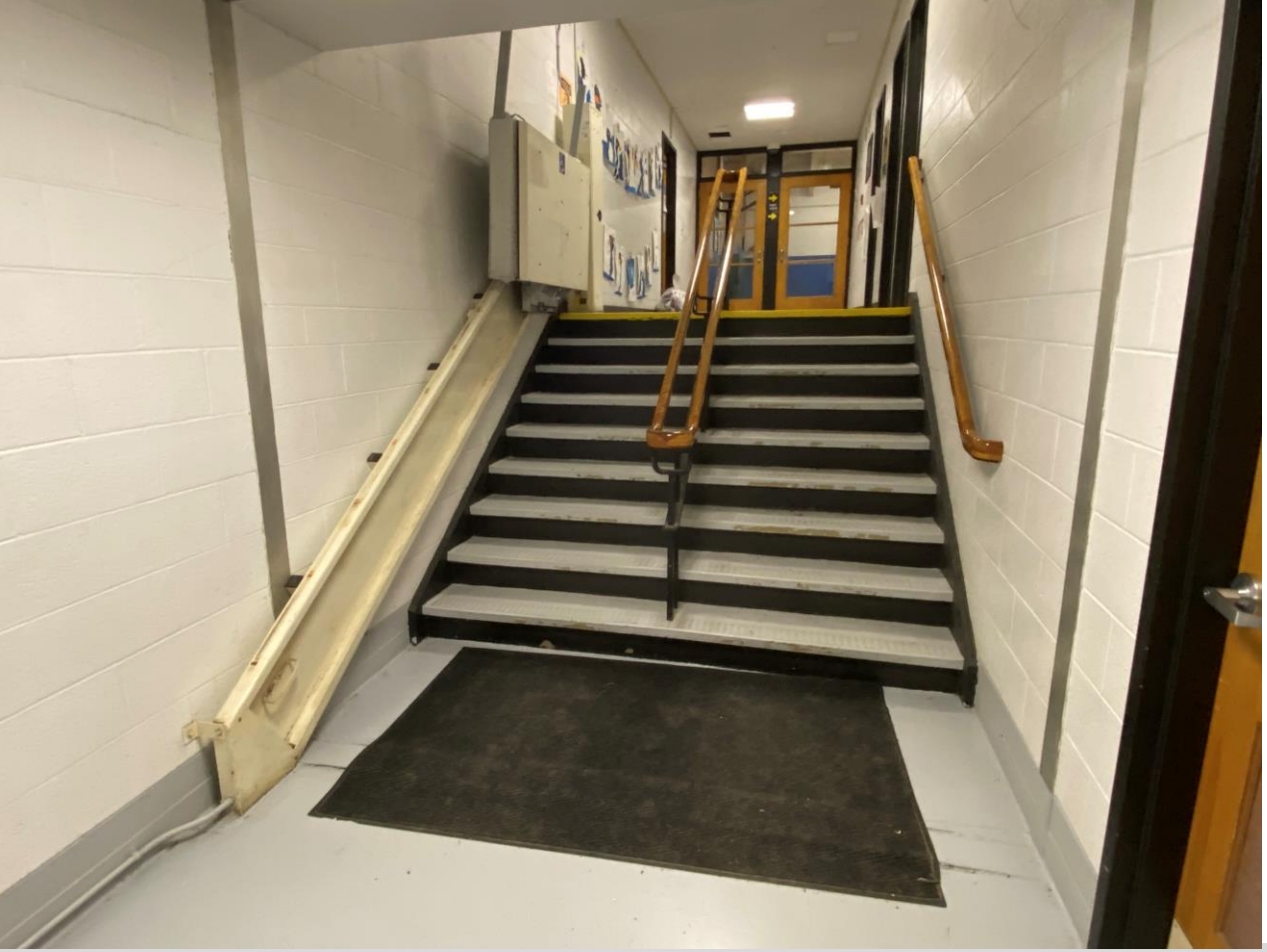
Inadequate roof pitch, leaks

Example Deficient Exterior Conditions

Moisture issues at brick, poor insulation

Decaying 24 year old Modulars

Example Deficient Exterior Conditions



Lift at Stair

Accessibility at toilet rooms

Example Deficient Accessibility Conditions

Non-accessible, poor condition classroom sinks

Non-accessible stage platform at Cafeteria

Example Deficient Accessibility Conditions

Inefficient, Aging Boilers

Original 1960's Electrical Switchgear, Controls

Example Deficient Systems Conditions

Roof leaks, roof decking not easily repairable

Insufficient Electrical Outlets, power strips used

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*
Wampatuck Library Floor	*$10,000*
Wampatuck Parking Lot	*$303,600*
Wampatuck Portico	*$229,000*
Jenkins Roof	*$950,000*
Jenkins Playground	*$400,000*
Jenkins Stairs	*$50,000*
Cushing & Hatherly Smoke Detectors	*$50,000*
Cafeteria Equipment (from Revenue)	*$325,000*

SHS Floors – Phases I, II, III	*$615,000*
SHS Locker Room Reno Phase I & II	*$1,993,000*
SHS Roof Repair/ Replacement	*$650,000*
SHS Rooftop HVAC Unit	*$38,000*
SHS HVAC Controllers Phase 1 of 3	*$165,000*
Coby Cutler Fitness Center Refresh	*$100,000*
Campus Beautification (Annual)	*$9,990*
District Technology Infrastructure:	*$450,000*

- *Chromebooks*
- *Teacher laptops*
- *Wireless Access Ports*
- *Interactive Display Panels*

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

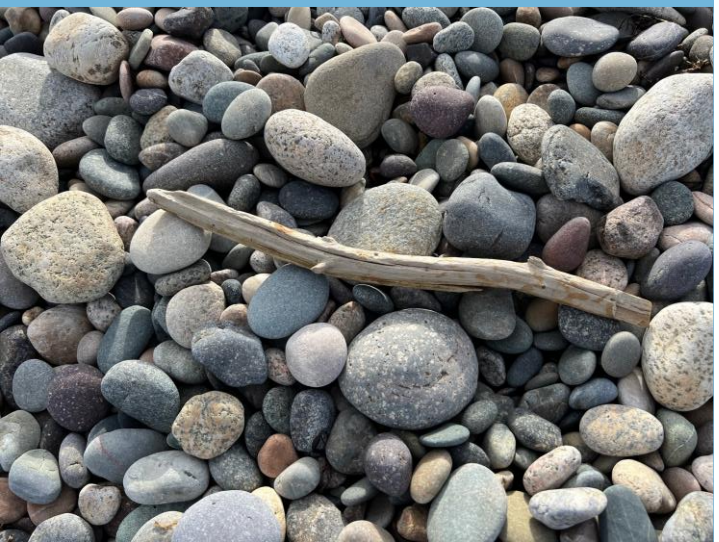
- versus –

Repair Project Completion

Fall 2032

The Design and its Educational Features

Vision and Core Values



"The most cost effective and educationally appropriate building."

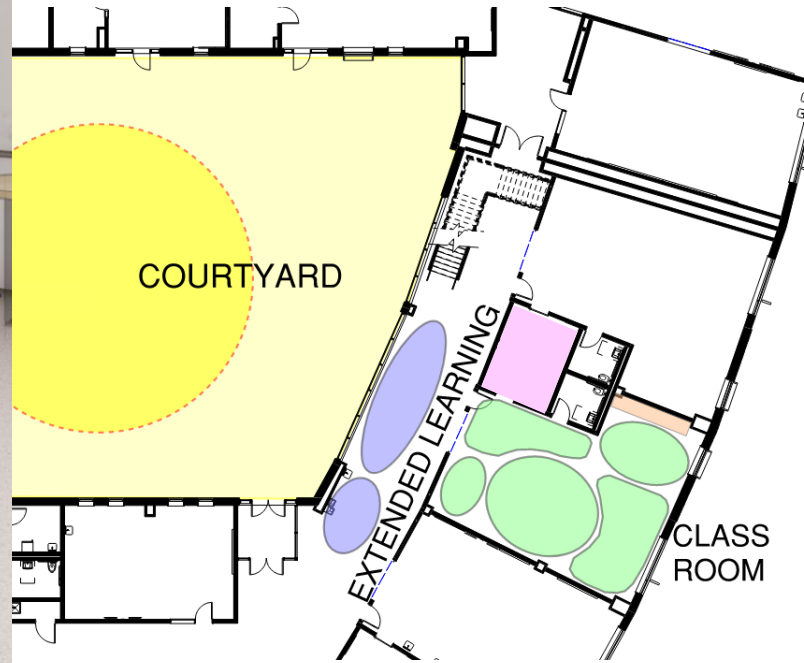
- Purposeful Innovation
- Universal Design for Learning
- Community Connections
- Outdoor Connections
- Site and Building Safety

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

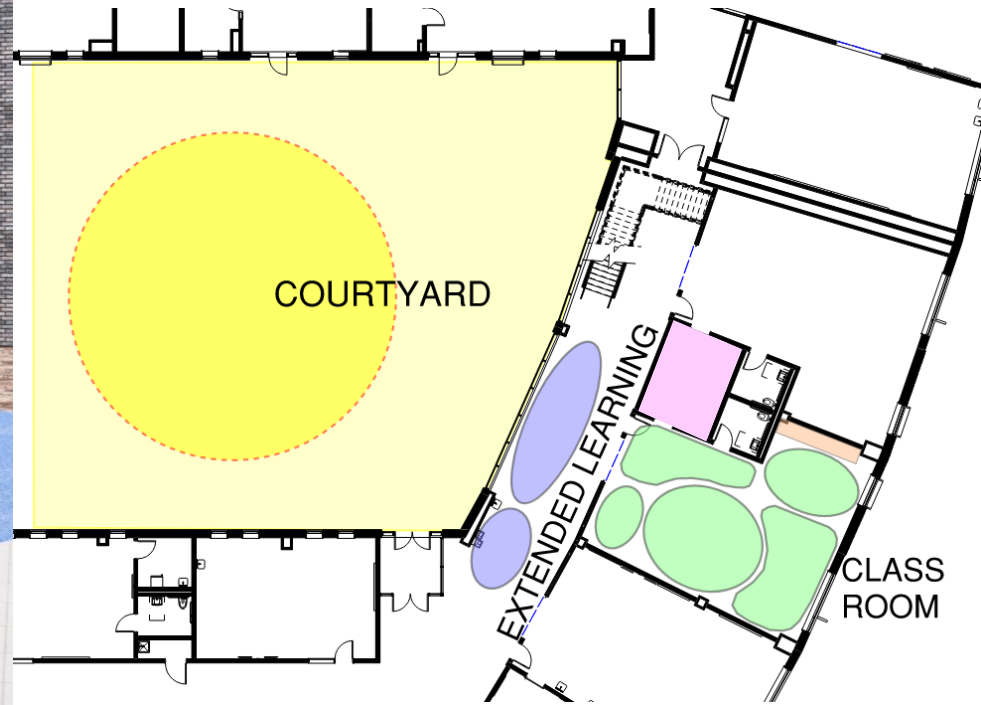
Purposeful Innovation

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

How the Design Supports Education

Purposeful Innovation

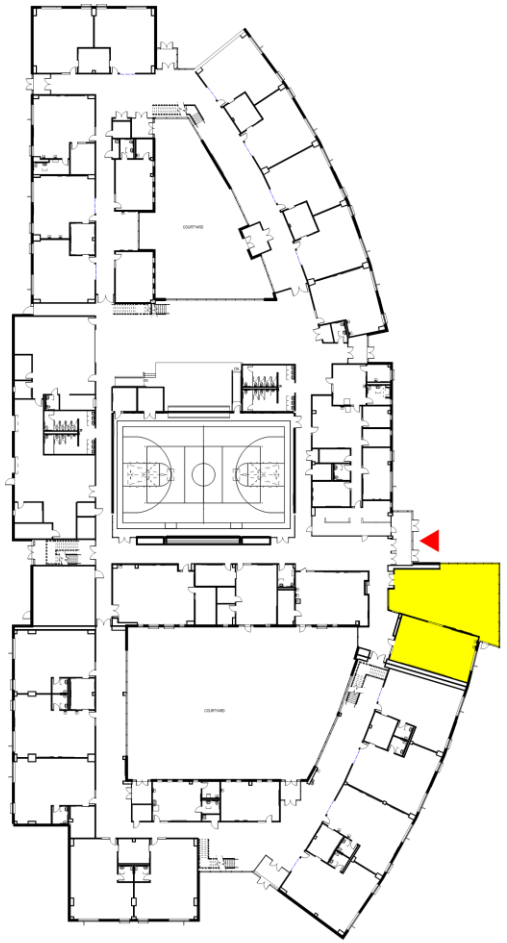
- Learning Places to Allow for Whole-Body Learning
- Safety

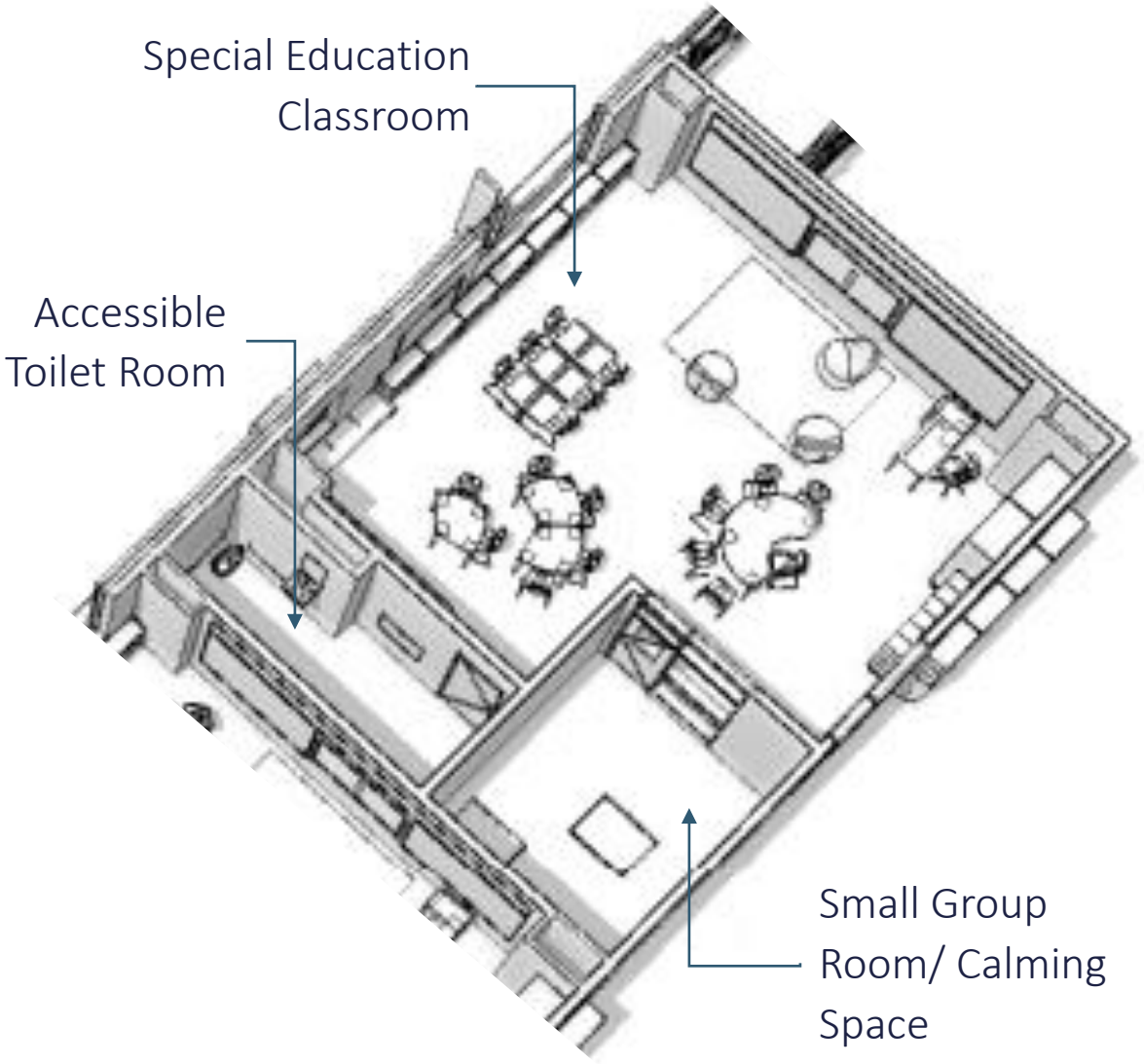


How the Design Supports Education

- Media Center as central, public “connective tissue”

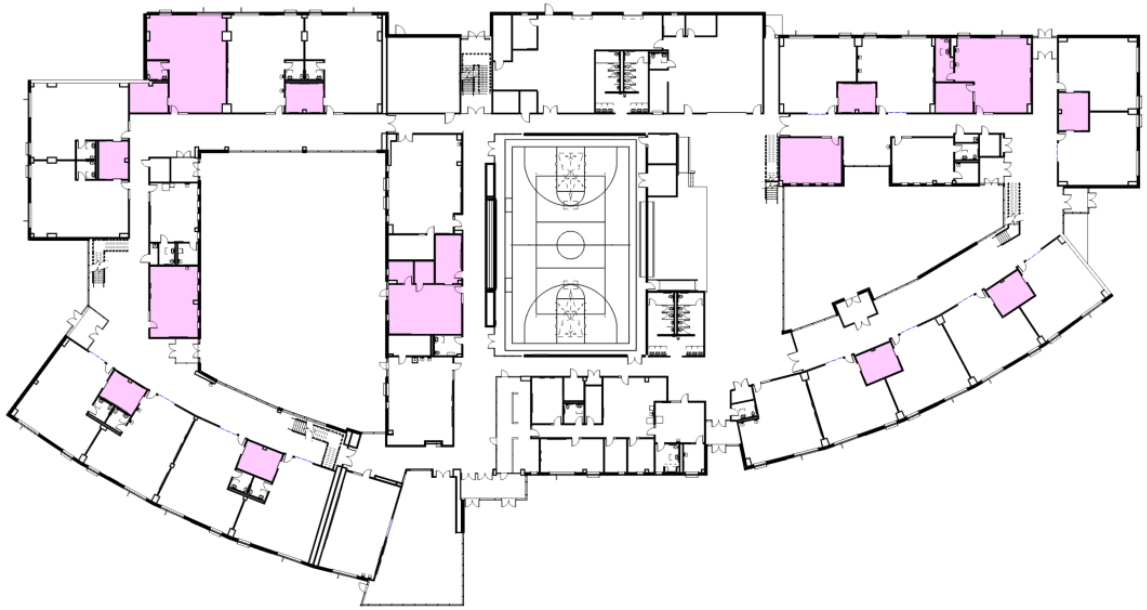
Purposeful Innovation





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

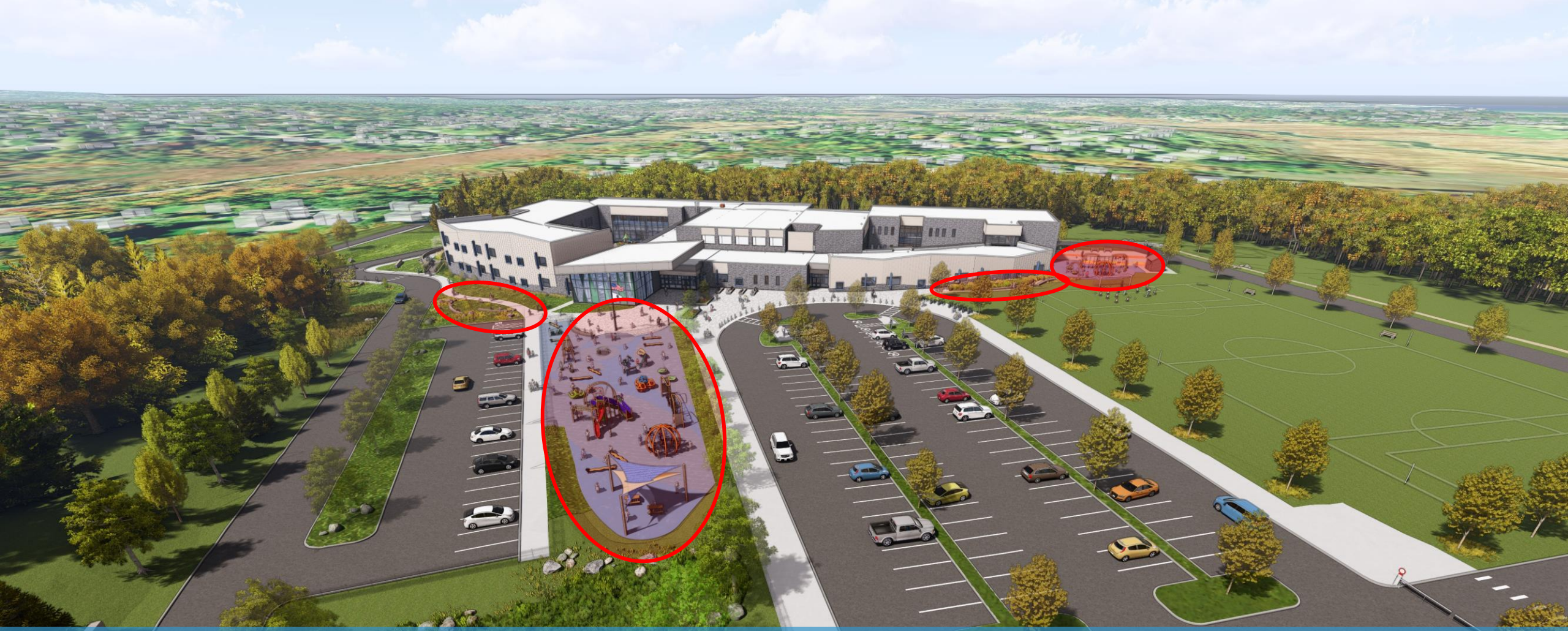
How the Design Supports Education

Outdoor Connections

- Strong indoor/ outdoor connections

How the Design Supports Education

Outdoor Connections



How the Design Supports Education

Outdoor Connections

- Age-Appropriate, Engaging, Varied Experiences for Outdoor Play and Exploration

How the Design Supports Education

Outdoor Connections

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

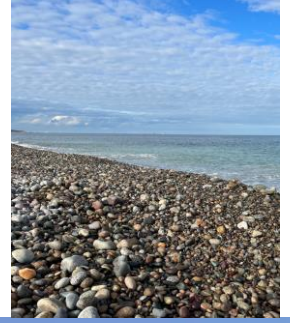
How the Design Supports Education

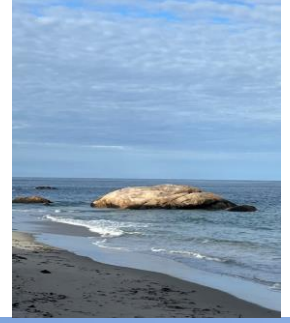
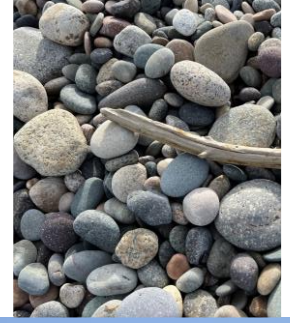
Outdoor Connections

- 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

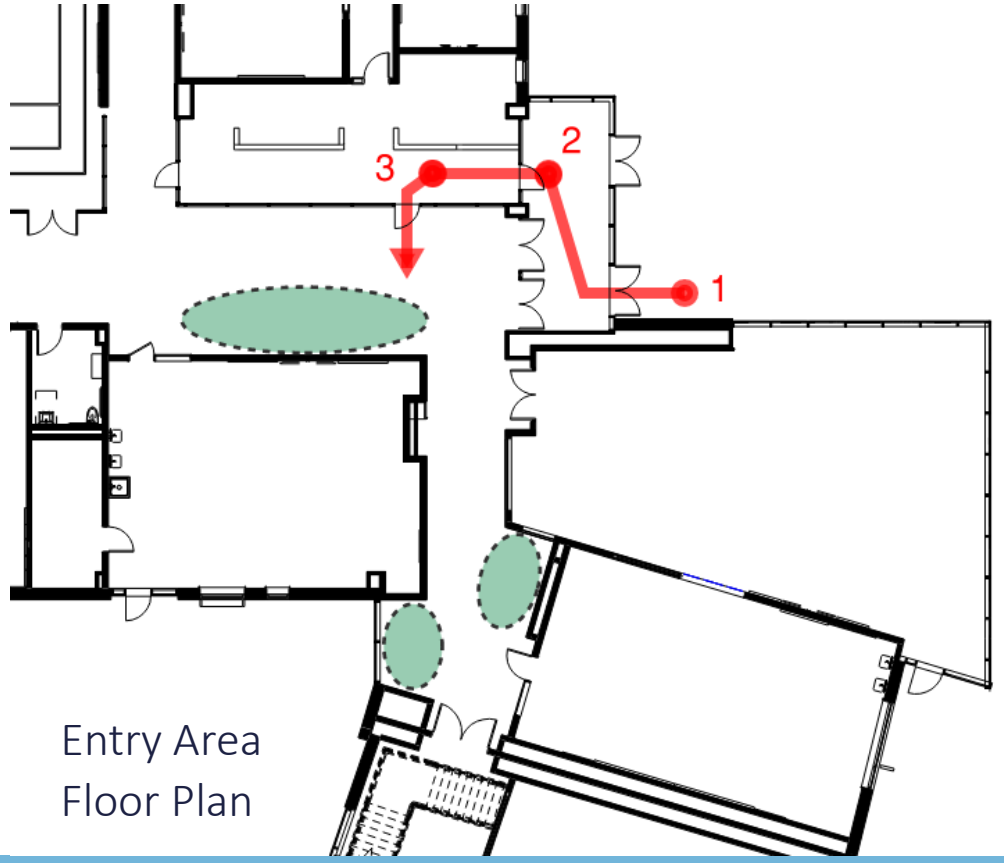
- Public Access to Flannery Field, Site Amenities, Playgrounds

How the Design Supports Community

Family Reception Area at Main Lobby

Community Connections

- Secure and Welcoming Entrance
- Family Reception/ Resource Space



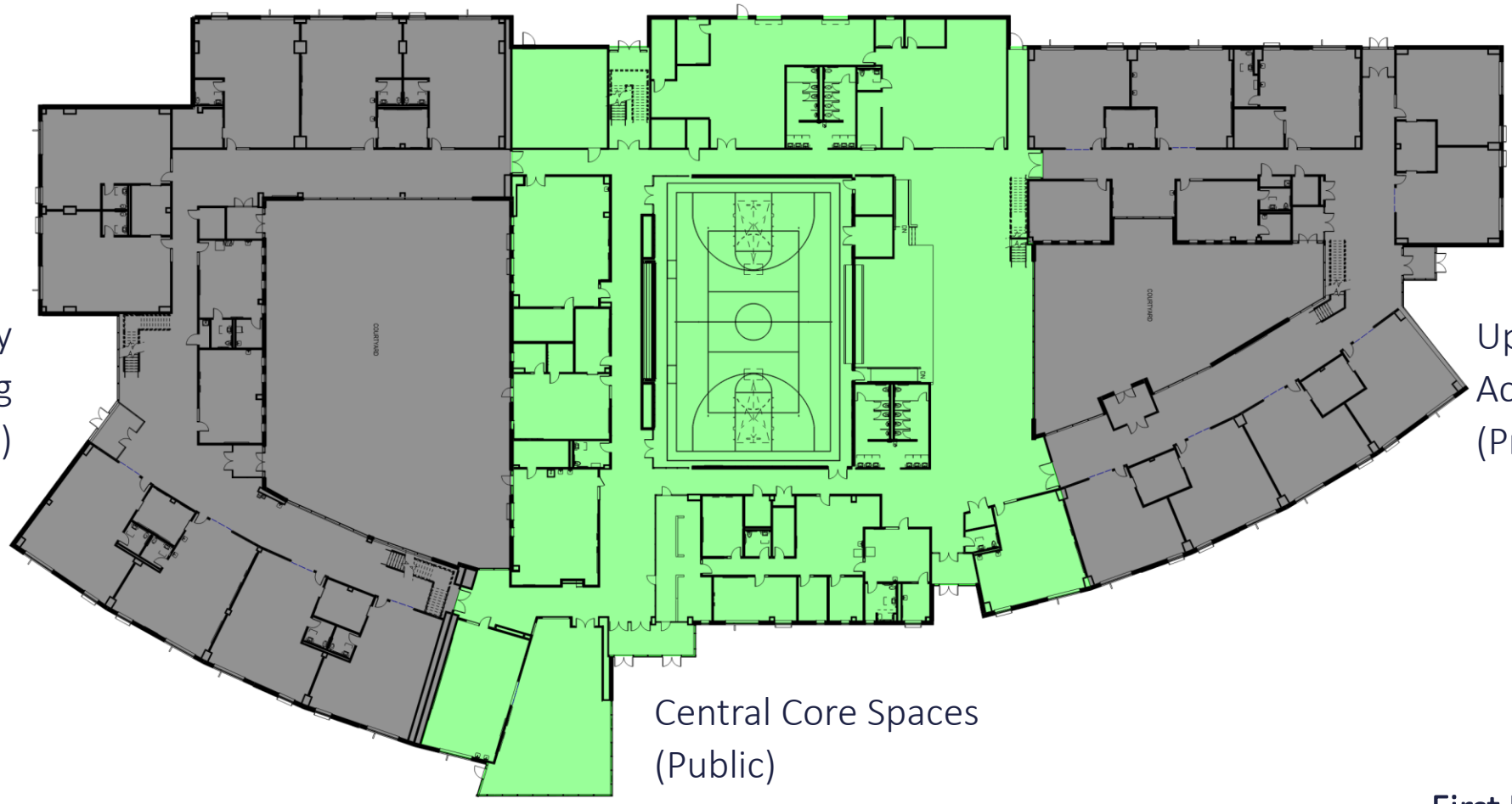
Entry Area
Floor Plan

How the Design Supports Community

Community Connections

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

Lower Elementary Academic Wing (Private)



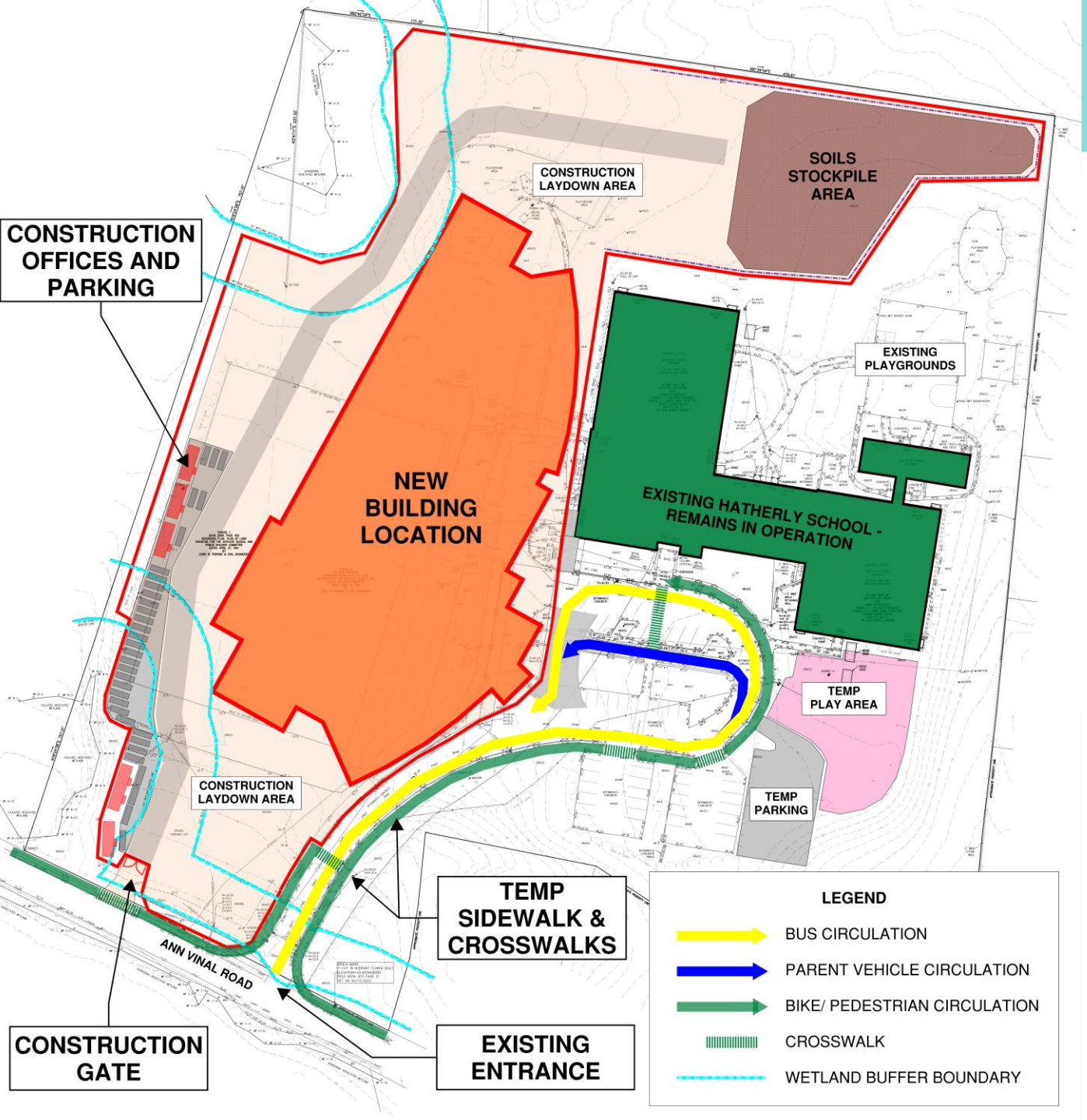
Upper Elementary Academic Wing (Private)

Central Core Spaces (Public)

First Level Floor Plan

How the Design Supports Community

More Key Design Values



Construction Safety & Logistics

- Phased Site Plan
- Entire Construction Site Fenced
- Construction and public traffic separated
- Controls on construction impacts
- Site Circulation Plan
- Temporary Facilities Plan

- 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 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	$ 94,922,834
Soft Costs at 25.8% of Construction	$ 24,512,109
Total Project Budget (SD)	**$ 119,434,943**
Less anticipated grant (30%)	$ (35,814,280)
Town Share	**$ 83,620,663**

Differences from Preferred Schematic Report (PSR) to Schematic Design (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 25.8% of Construction

Cushing-Hatherly Elementary School Finances at a Glance

Total Project Cost to be voted upon	**$119,434,943**
Estimated Taxpayer Share (Net of Estimated MSBA Reimbursement and Previously Funded $1.1M Feasibility Study)	**$82,520,663**
Estimated Taxpayer Impact on $921,206 Home – 1st Year Estimated Taxpayer Impact on $921,206 Home - 25th Year	**$866 $414**
Estimated Total Taxpayer Impact Over 25 Year Period	**$15,988**

(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

Assessed Value of Property	Estimated Year 1 Impact (1)	*Impact of Lower Interest Rate (2)*			
		4.50%	*4.25%*	*4.00%*	*3.75%*
$400,000	**$376**	*$365*	*$354*	*$344*	*$333*
$450,000	**$423**	*$411*	*$399*	*$387*	*$375*
$500,000	**$470**	*$456*	*$443*	*$430*	*$416*
$550,000	**$517**	*$502*	*$487*	*$473*	*$458*
$600,000	**$564**	*$548*	*$532*	*$515*	*$499*
$650,000	**$611**	*$593*	*$576*	*$558*	*$541*
$700,000	**$658**	*$639*	*$620*	*$601*	*$583*
$750,000	**$705**	*$685*	*$664*	*$644*	*$624*
$800,000	**$752**	*$730*	*$709*	*$687*	*$666*
$850,000	**$799**	*$776*	*$753*	*$730*	*$707*
$900,000	**$846**	*$821*	*$797*	*$773*	*$749*
$921,206 Average (3)	**$866**	*$841*	*$816*	*$791*	*$767*
$950,000	**$893**	*$867*	*$842*	*$816*	*$791*
$1,000,000	**$940**	*$913*	*$886*	*$859*	*$832*
$1,100,000	**$1,034**	*$1,004*	*$975*	*$945*	*$916*
$1,200,000	**$1,127**	*$1,095*	*$1,063*	*$1,031*	*$999*
$1,300,000	**$1,221**	*$1,187*	*$1,152*	*$1,117*	*$1,082*
$1,400,000	**$1,315**	*$1,278*	*$1,240*	*$1,203*	*$1,165*
$1,500,000	**$1,409**	*$1,369*	*$1,329*	*$1,289*	*$1,248*
$1,600,000	**$1,503**	*$1,460*	*$1,417*	*$1,375*	*$1,332*
$1,700,000	**$1,597**	*$1,552*	*$1,506*	*$1,460*	*$1,415*
$1,800,000	**$1,691**	*$1,643*	*$1,595*	*$1,546*	*$1,498*
$1,900,000	**$1,785**	*$1,734*	*$1,683*	*$1,632*	*$1,581*
$2,000,000	**$1,879**	*$1,826*	*$1,772*	*$1,718*	*$1,665*
$2,500,000	**$2,349**	*$2,282*	*$2,215*	*$2,148*	*$2,081*

(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:

- April 2 - Public Forum #9 – Senior Center
- April 24 – MSBA Board Meeting

Voting Information:

- **Monday, April 29, 7 PM – Special Town Meeting**
- **Saturday, May 18, 8 AM – 6 PM – Annual Town Election (Debt Exclusion Vote)**
- Both events are at Scituate High School Gymnasium

QUESTIONS?

Project Website:

scit.org

MSBA PROJECT

Scituate Public Schools

VERTEX®

DORE + WHITTIER

Thank You.