

Scituate Public Schools



Cushing - Hatherly Elementary School Project

School Building
Committee

Public Forum #9

April 2, 2024

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Agenda

- Introductions
- Schedule and Process Overview
- The Project Need
- How the Design Supports Education
- Stormwater Planning
- 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

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



DORE + WHITTIER

Designer (Architect)

Schedule and Process Overview



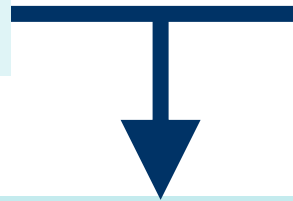
What is the project?



Hatherly Elementary School



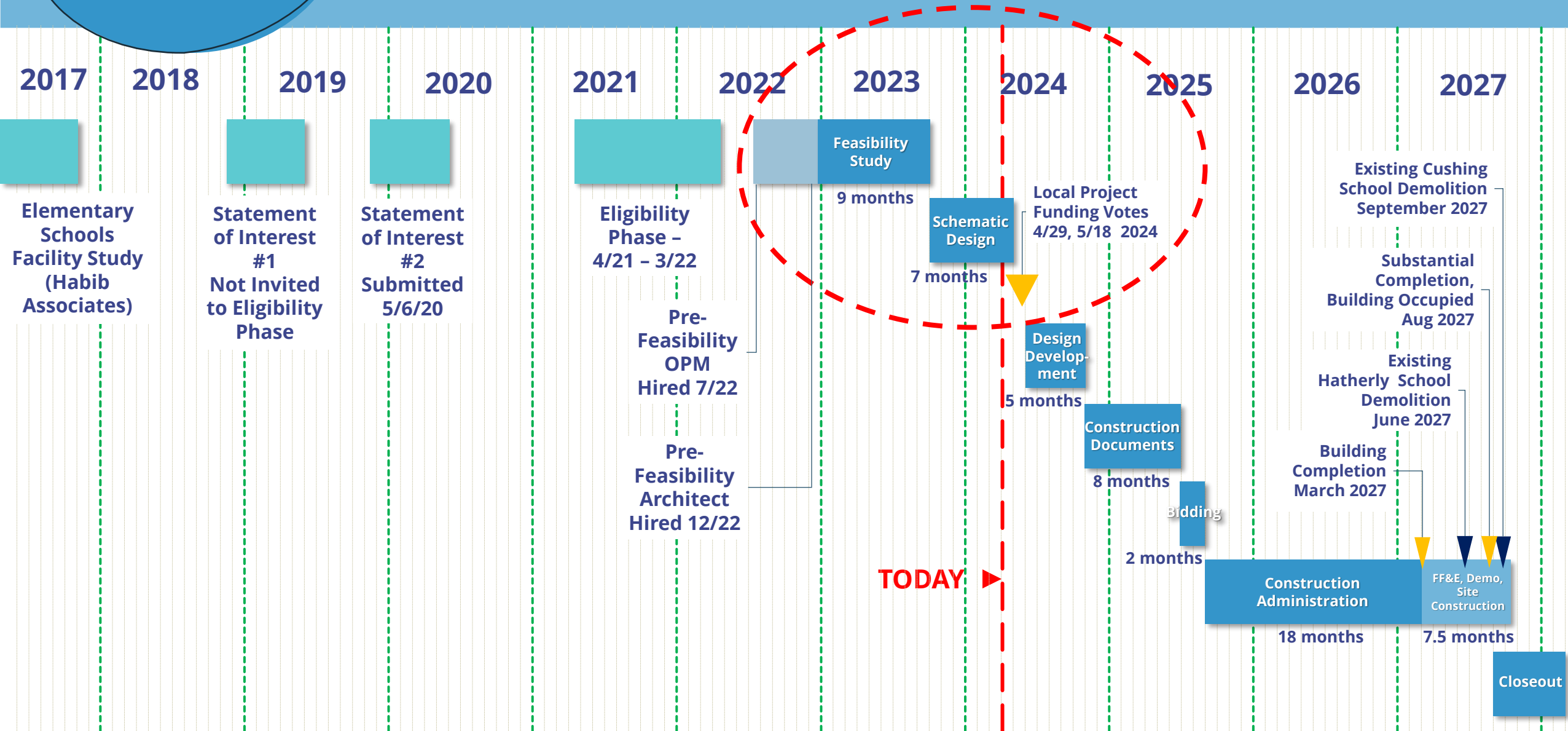
Cushing Elementary School



- 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.

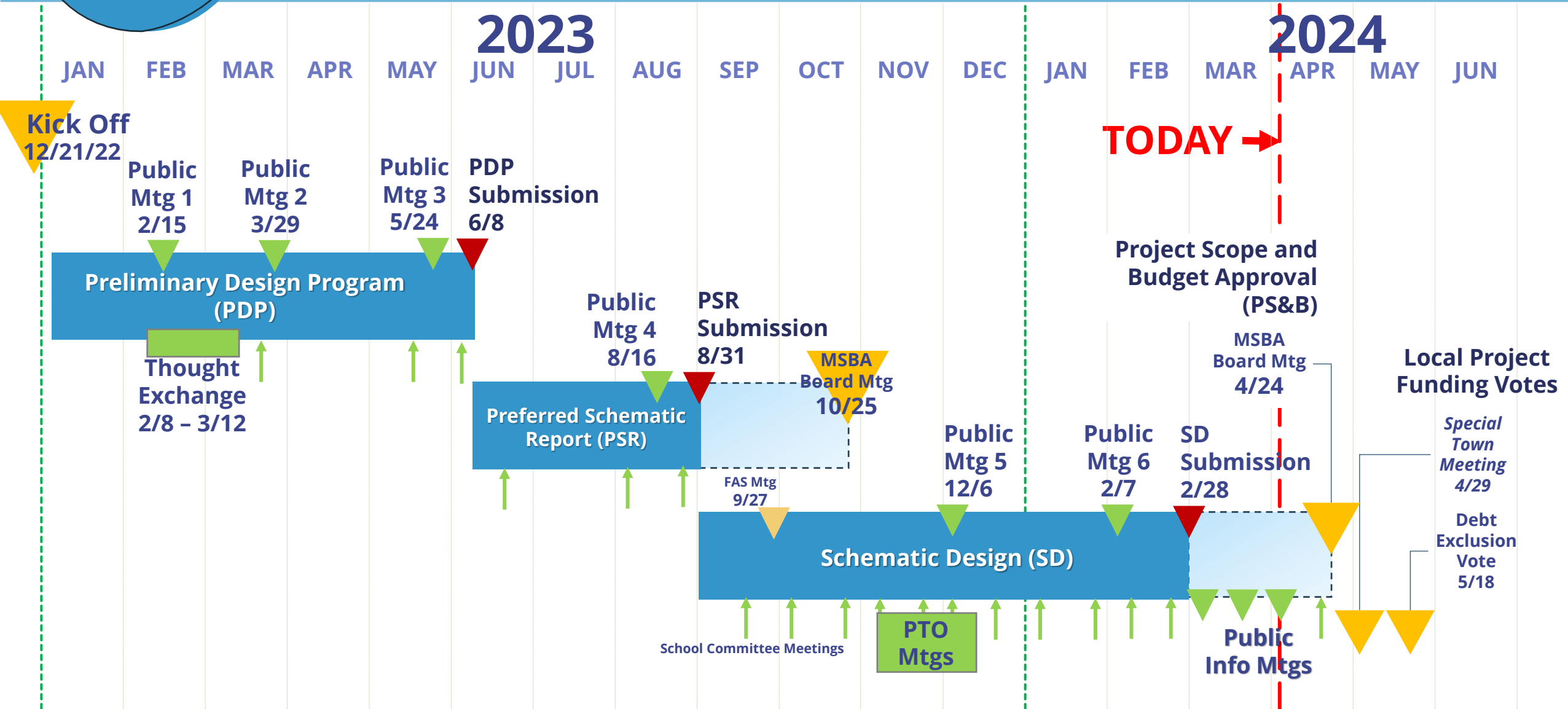
Scituate
Cushing - Hatherly
Elementary School

Overall Project Schedule



Scituate
Cushing -
Hatherly
Elementary
School

Feasibility Study– Schematic Design Updated Schedule



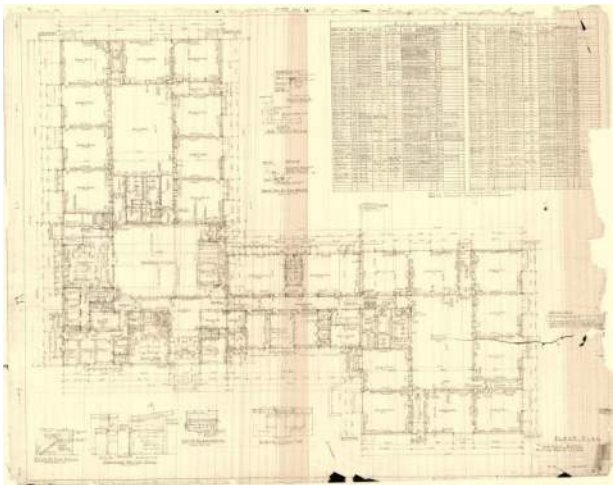
PROCESS: (23) Options Studied in Preliminary Design Program Phase

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	
\$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
\$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



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**

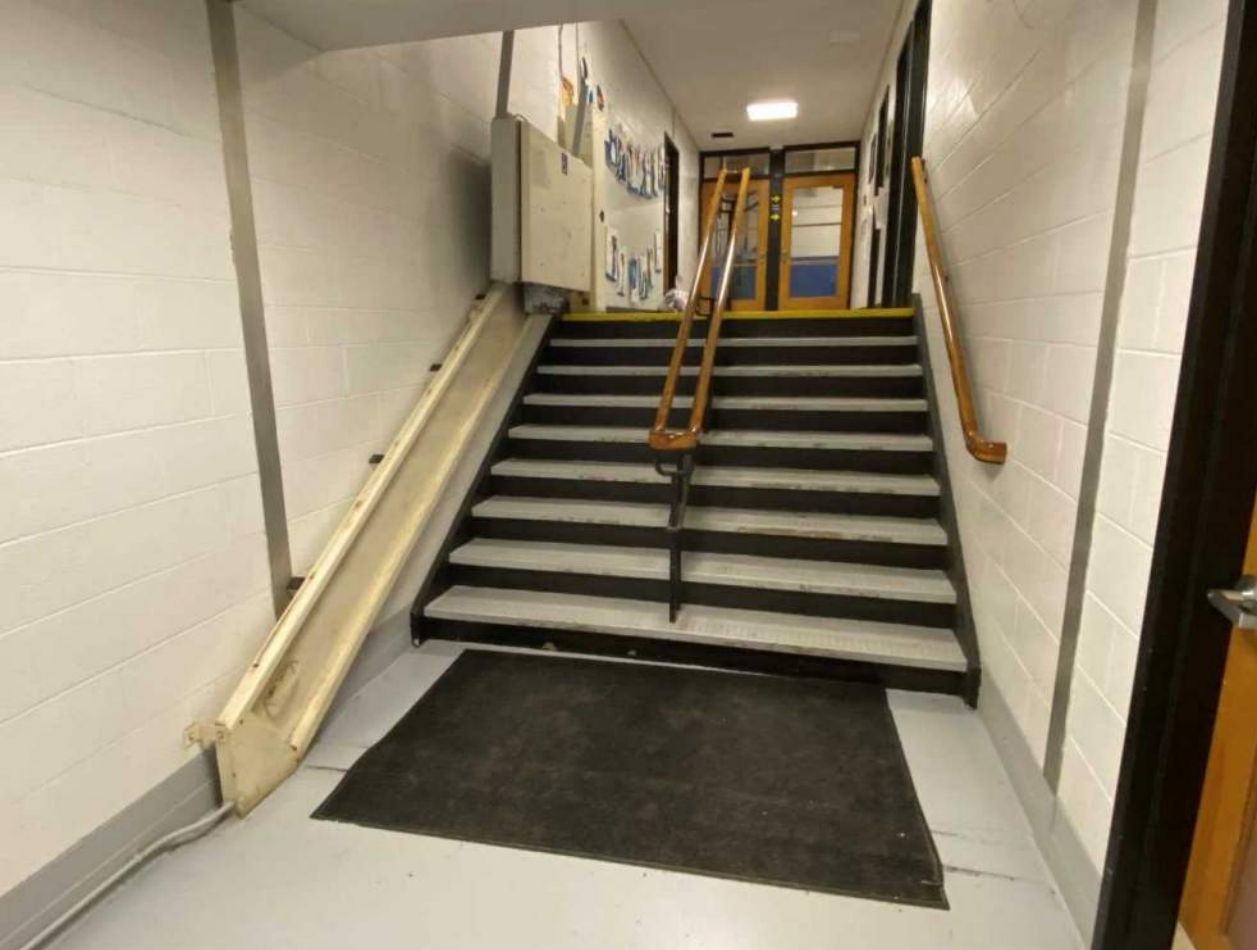


Moisture issues at brick, poor insulation



Decaying 24 year old Modulares, Access issues

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	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	• <i>Chromebooks</i>	
		• <i>Teacher laptops</i>	
Cafeteria Equipment (from Revenue)	\$325,000	• <i>Wireless Access Ports</i>	
		• <i>Interactive Display Panels</i>	

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

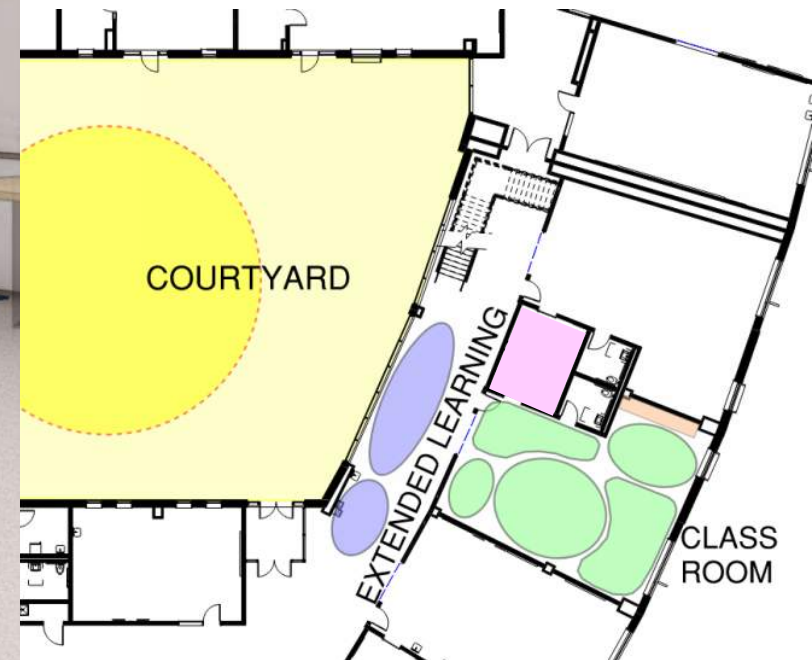
Programming and spaces that can deliver our children an excellent educational experience for the next 60 years.

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

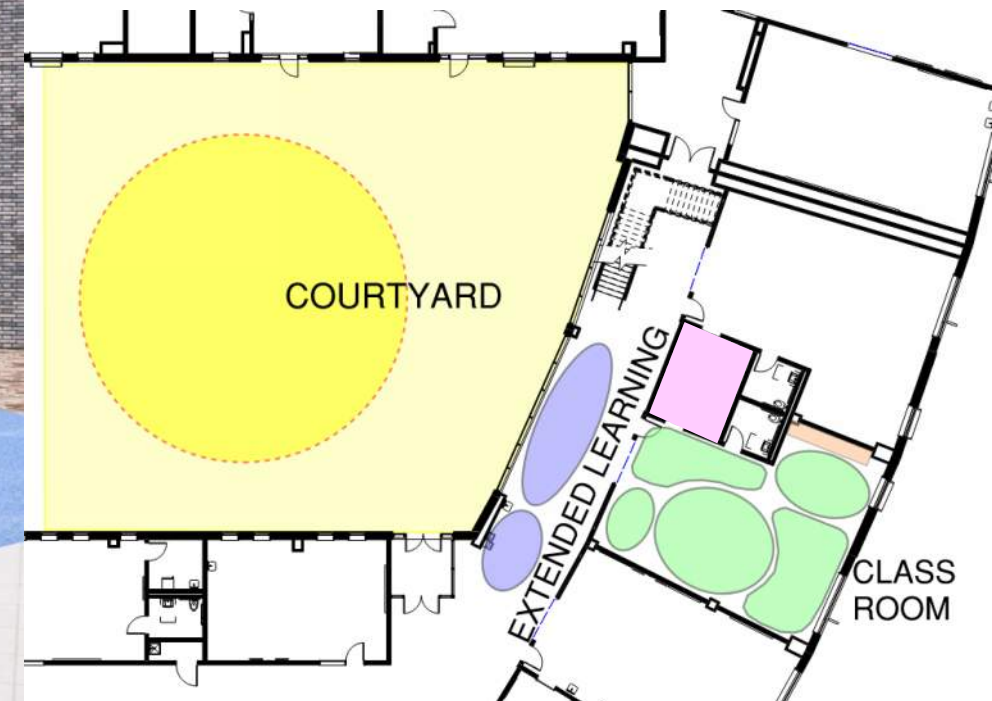


How the Design Supports Education



Purposeful Innovation

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

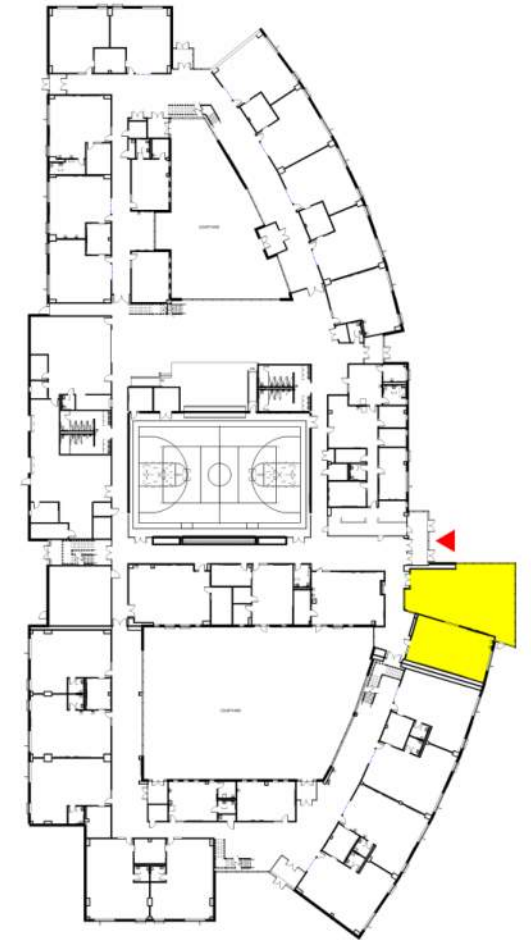


How the Design Supports Education



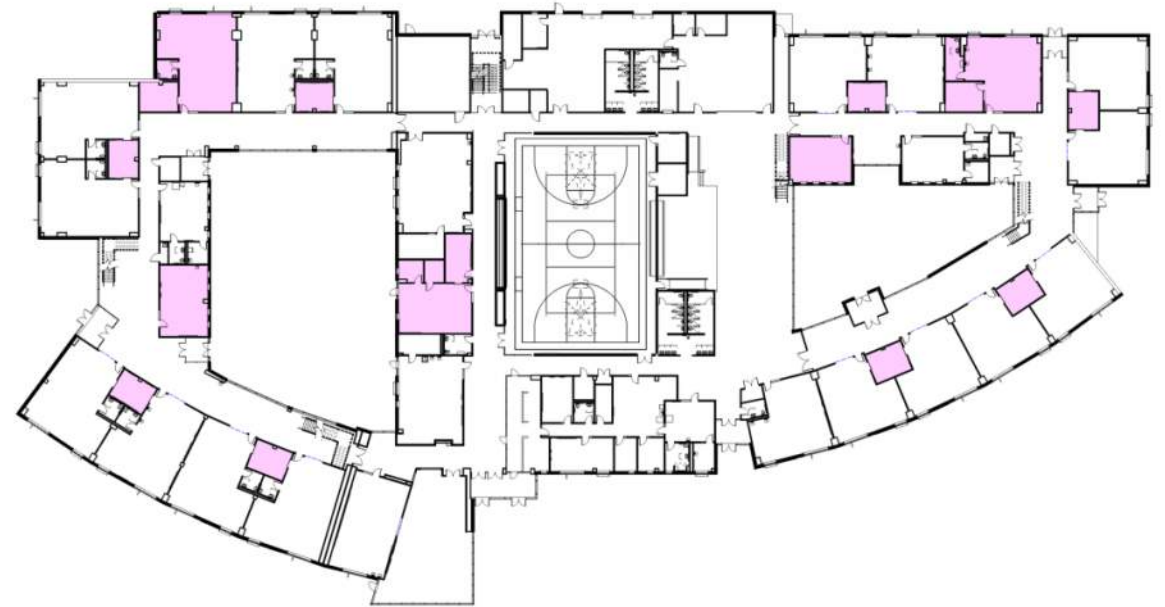
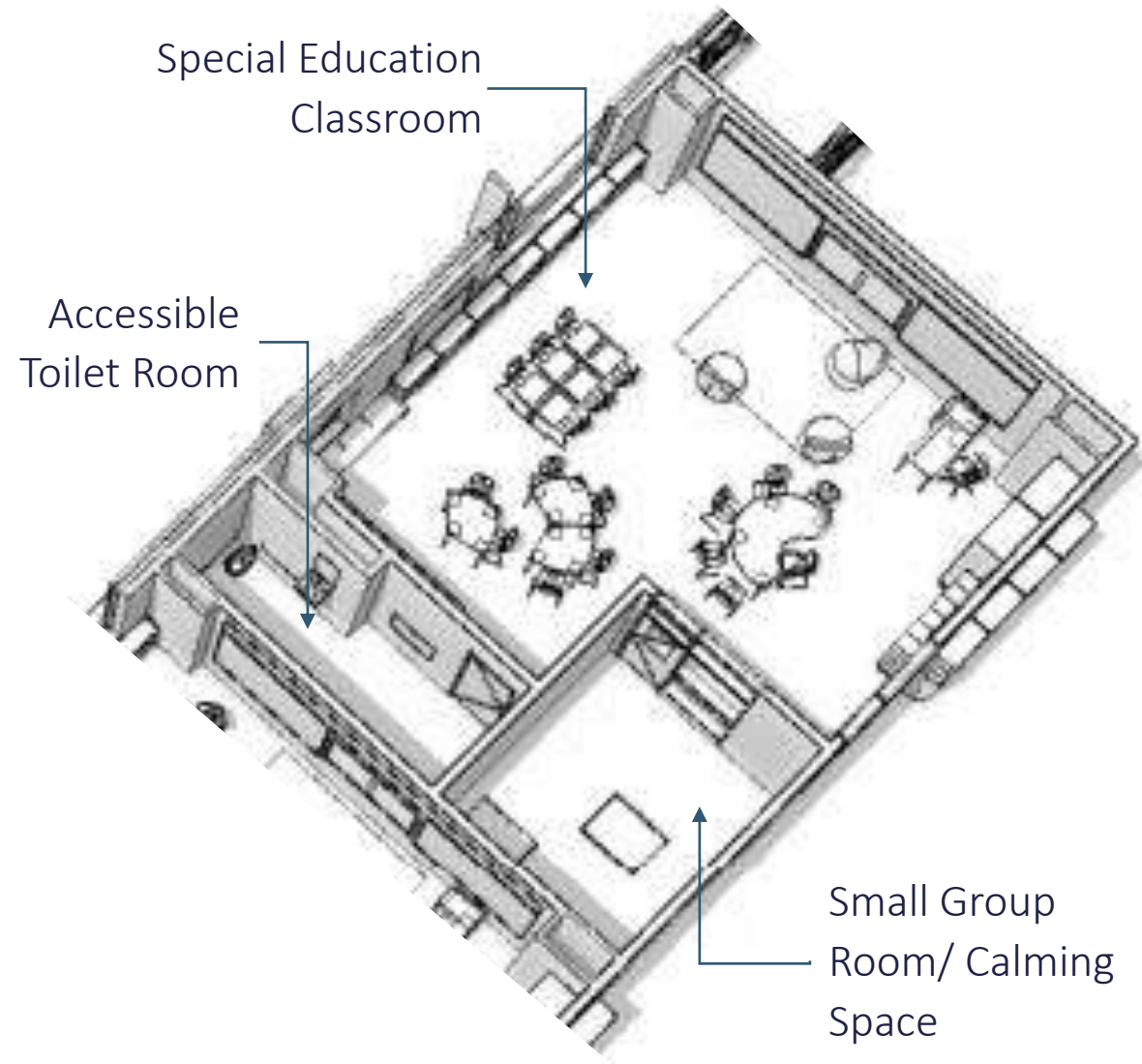
- Media Center as central, public “connective tissue”

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

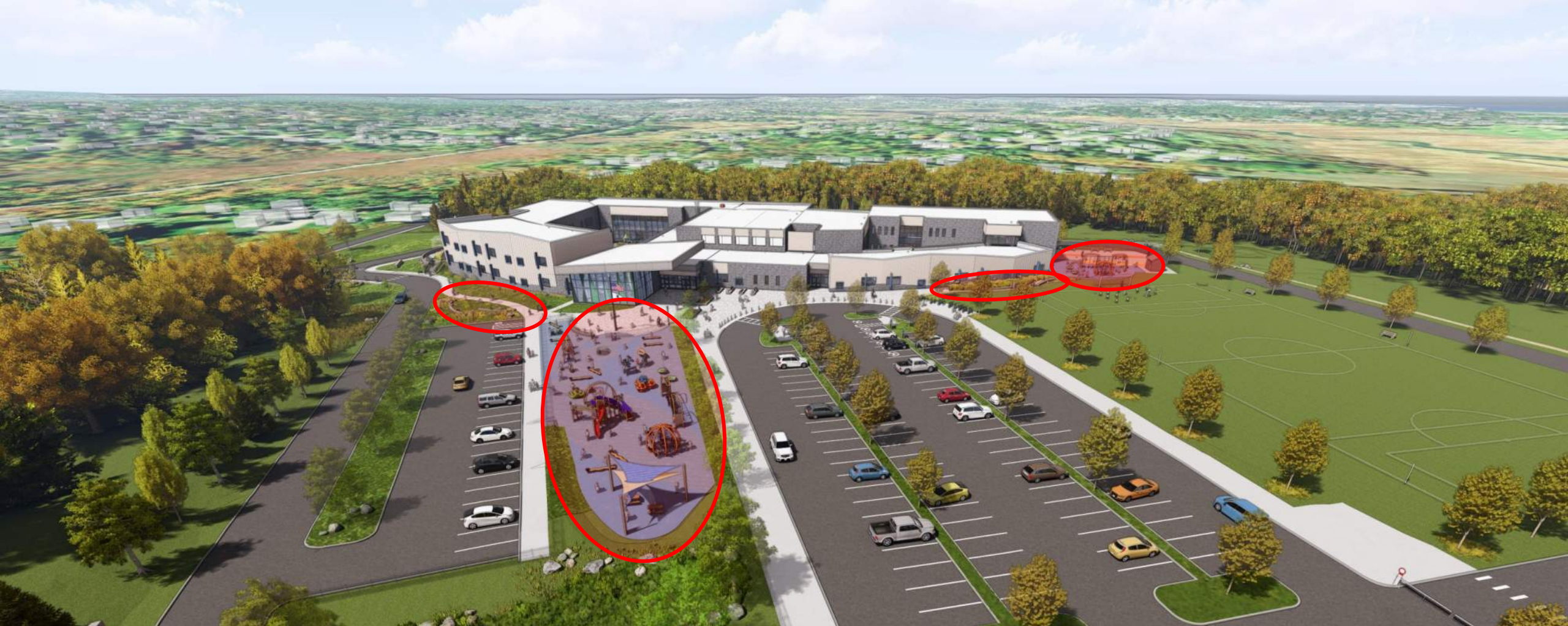
Outdoor Connections

- 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



An aerial architectural rendering of a school campus. The central building is a modern, multi-story structure with large glass windows and a flat roof. To the left of the building is a large, colorful playground with various slides and climbing structures. Adjacent to the playground is a parking lot with several cars parked. To the right of the building is another parking lot, followed by a large green sports field with yellow boundary lines. The entire campus is surrounded by lush green trees and landscaping. In the background, a vast, flat landscape stretches towards the horizon under a blue sky with scattered clouds.

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
- Public Access to Flannery Field, Site Amenities, Playgrounds



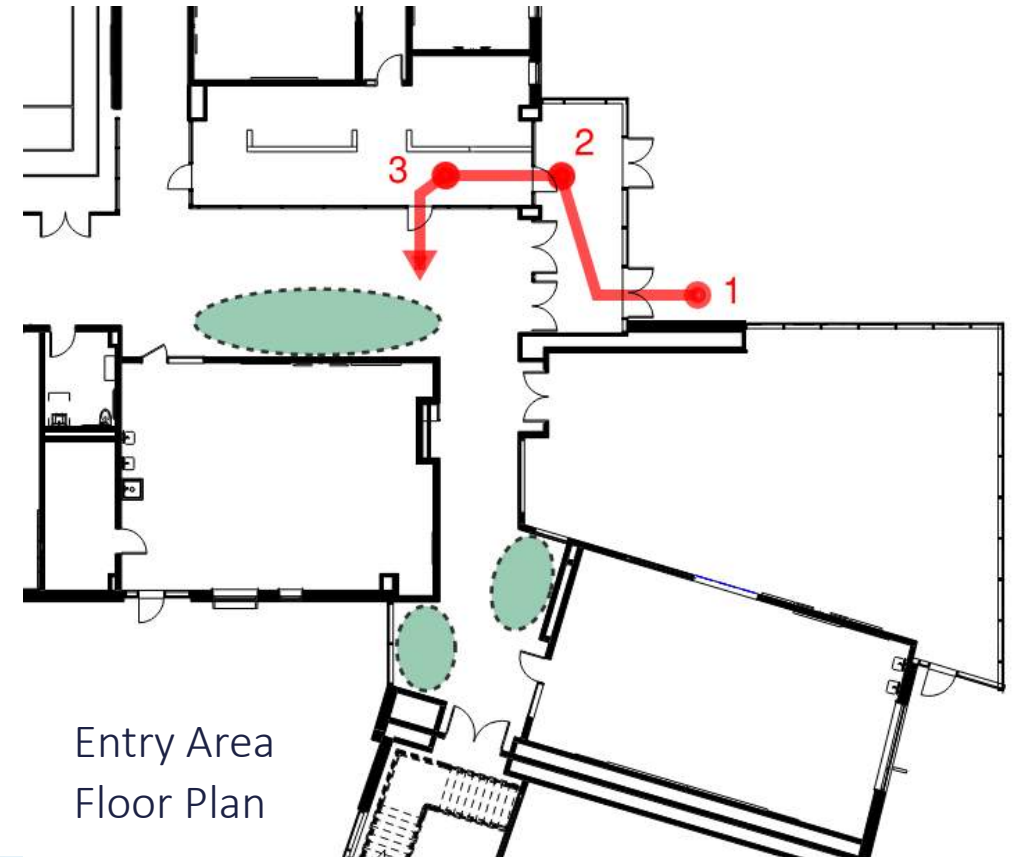
How the Design Supports Community



Family Reception Area at Main Lobby

Community Connections

- Secure and Welcoming Entrance
- Family Reception/ Resource Space

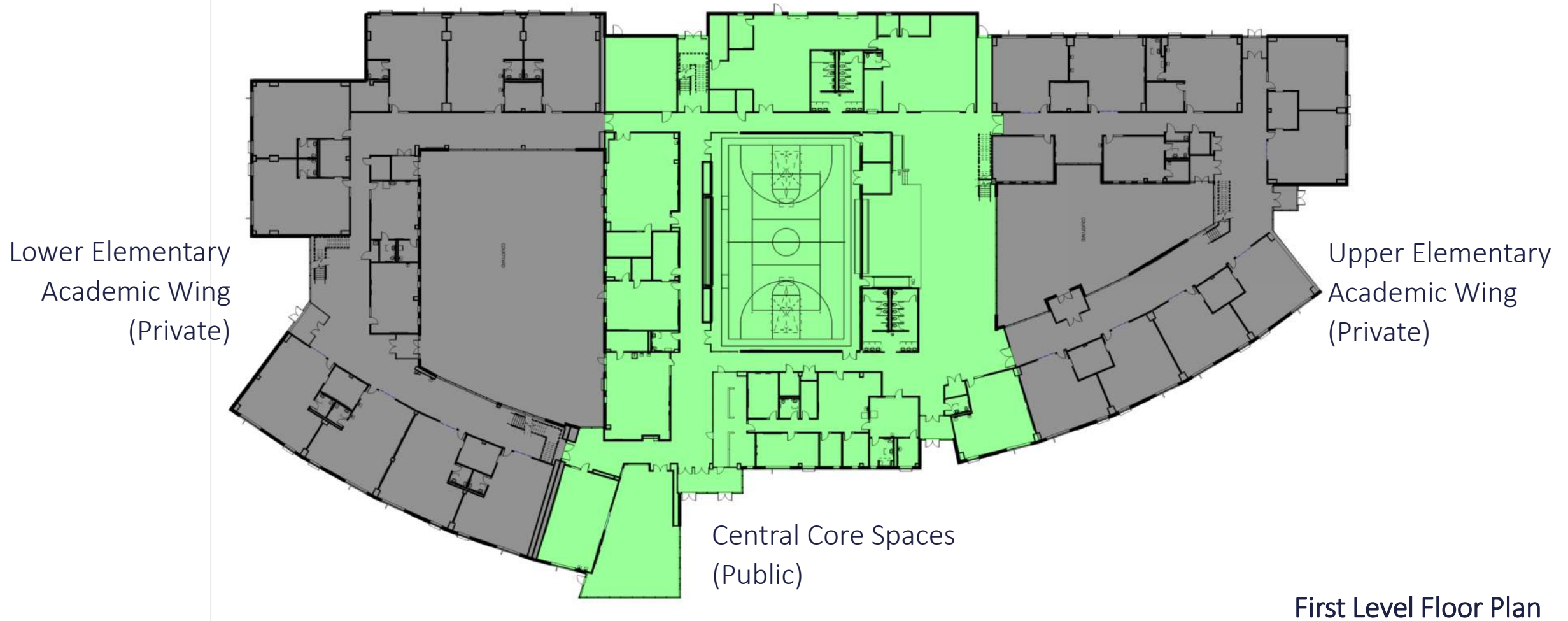


Entry Area
Floor Plan

How the Design Supports Community

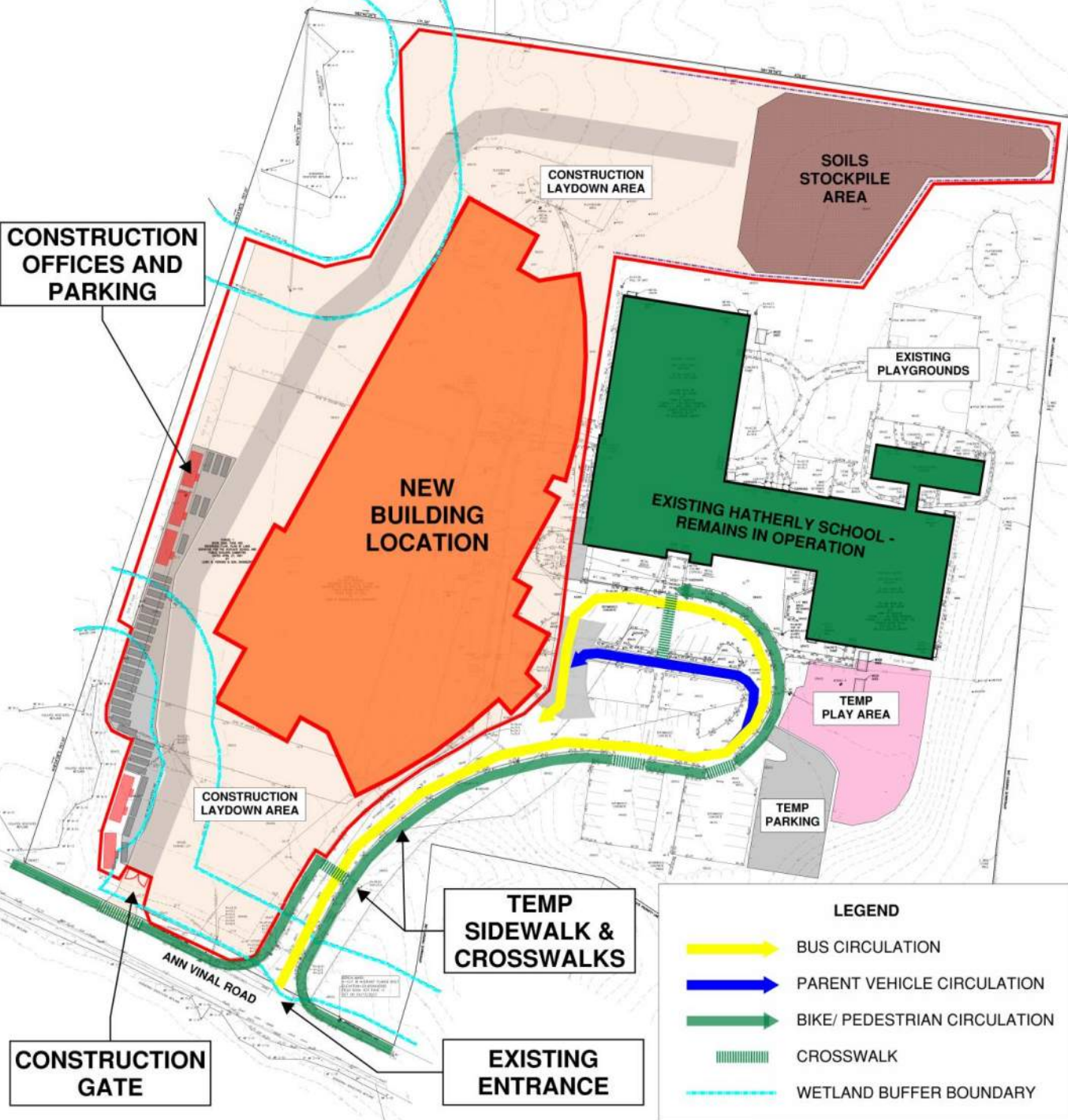
Community Connections

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



How the Design Supports Community

Construction Safety and 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
 - 50-60 + year lifespan
- Efficient Design and Detailing



Durability and Longevity

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

**LEED Silver Minimum Target
+4% MSBA Reimbursement**

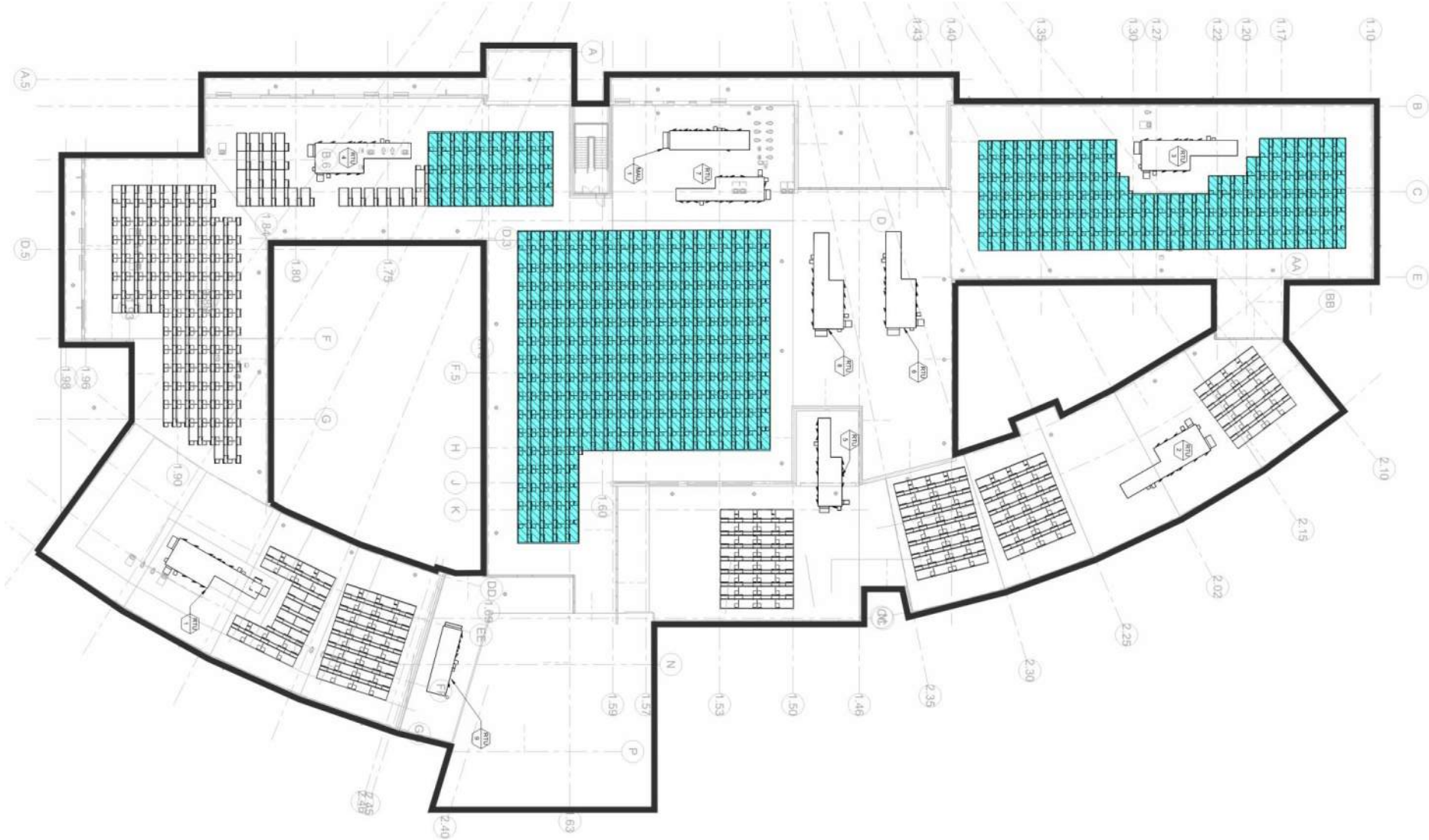


Green Building/ Sustainability

Green Building/ Sustainability

Solar PV Array:

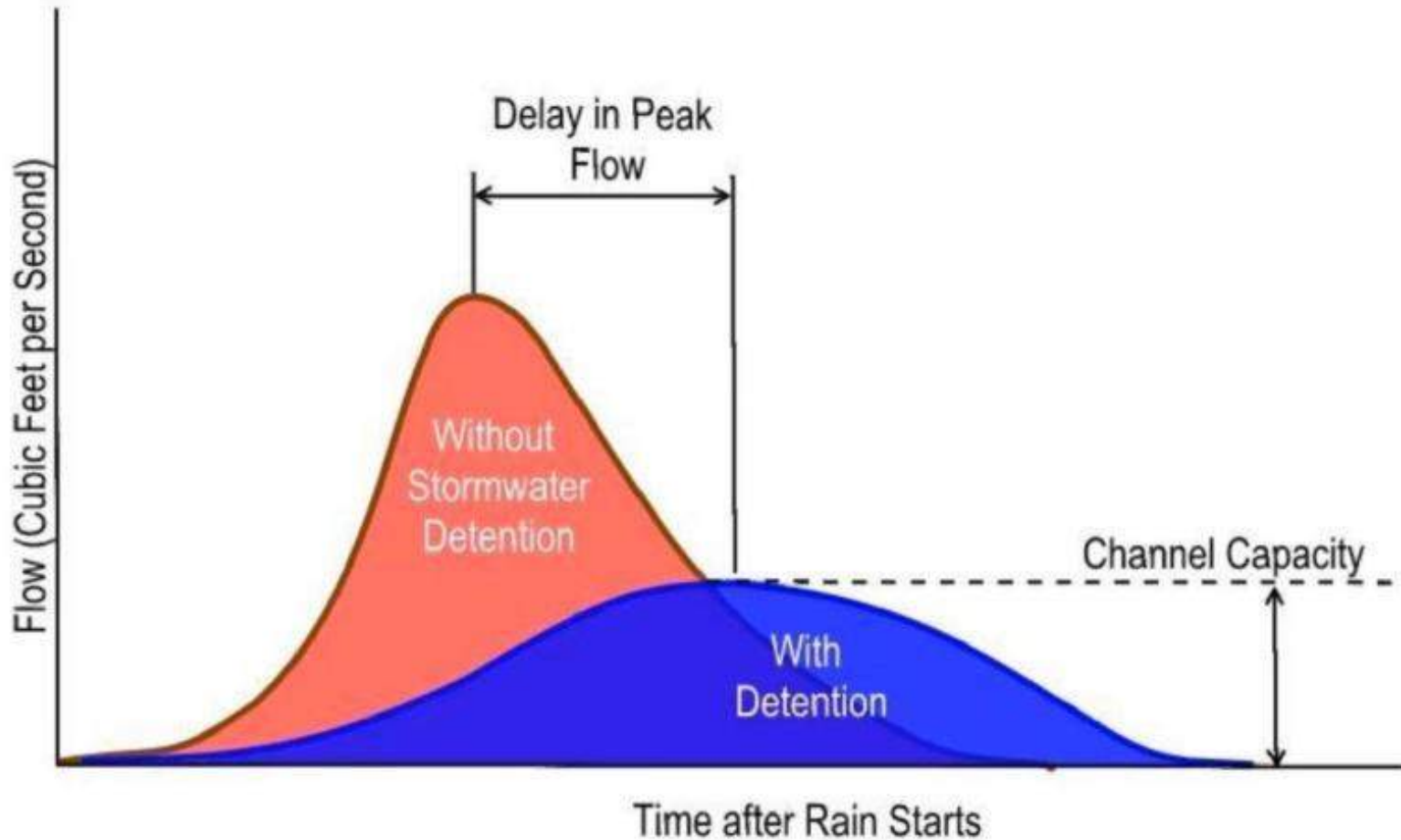
- 170kW minimum size array, required by the energy code, will fit on roof (blue shaded)
- Additional arrays of up to 277kW (another 107kW) will fit on the roof.



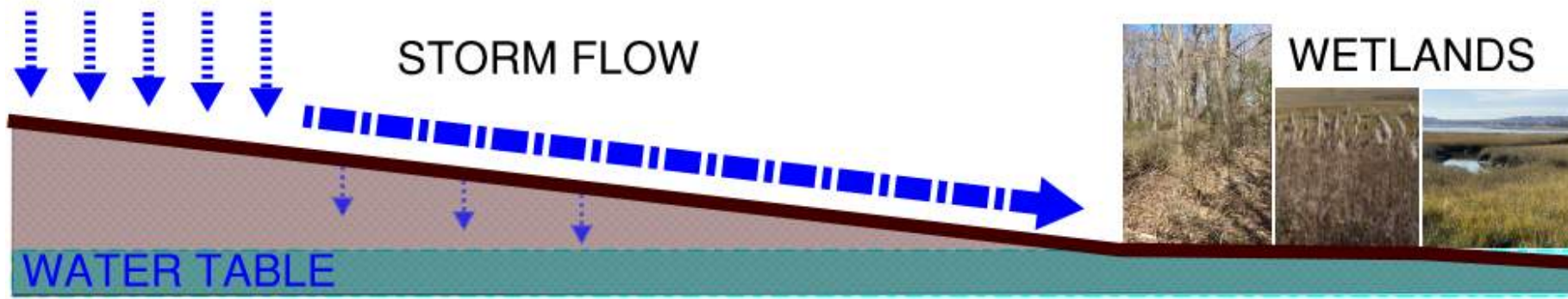


Stormwater Planning

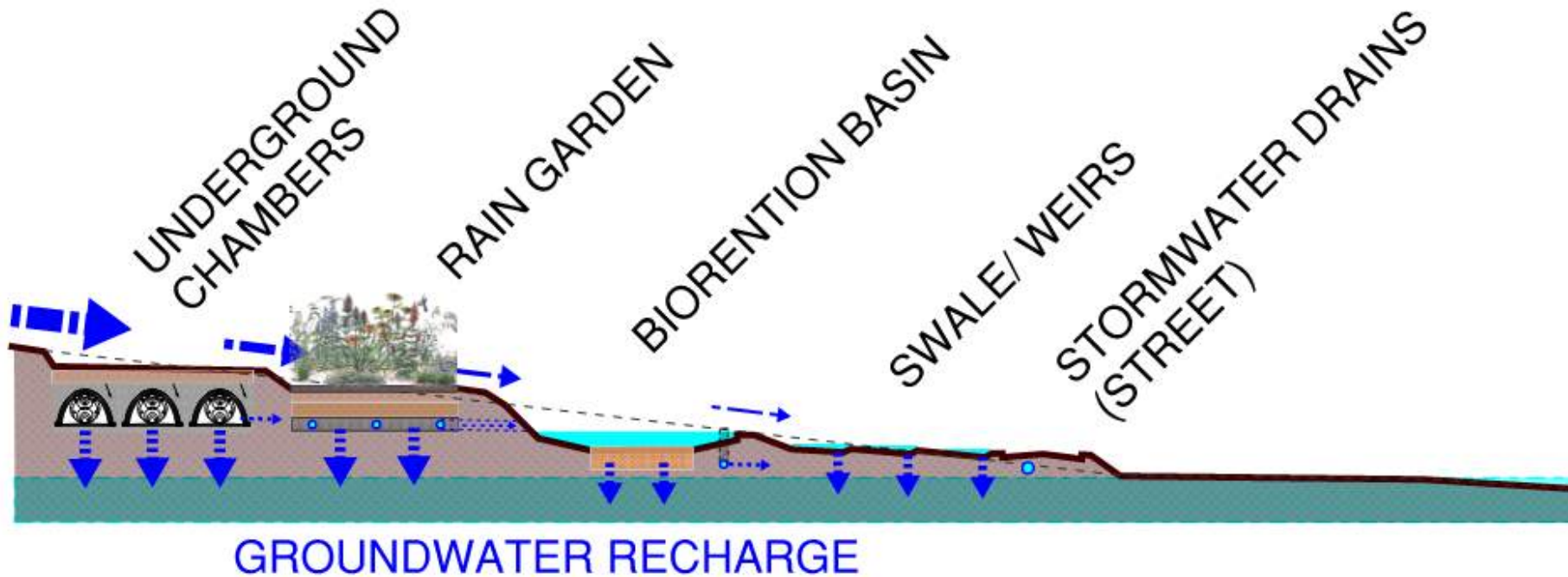
Stormwater Planning



- Must take care of ALL stormwater on site
- Managing RATE and VOLUME of stormwater that flows into system
- Planning for typical storms (>1") and more intense storms (2-3+")
- Detention/ Retention concept: **STORE** the stormwater onsite, then release it **SLOWLY** back into the system after the peak of the storm has passed.
 - Groundwater recharge
 - Off-peak release into system



UNDEVELOPED CONDITION



DEVELOPED CONDITION

Stormwater Planning

- SLOW DOWN flows
- Groundwater recharge
- Off-peak release into system

Stormwater Design

Detention → Recharge System Components

- SLOW DOWN flows
- Groundwater recharge
- Off-peak release into system



Underground Chambers



Water Quality Swales



Bio-Retention Basins

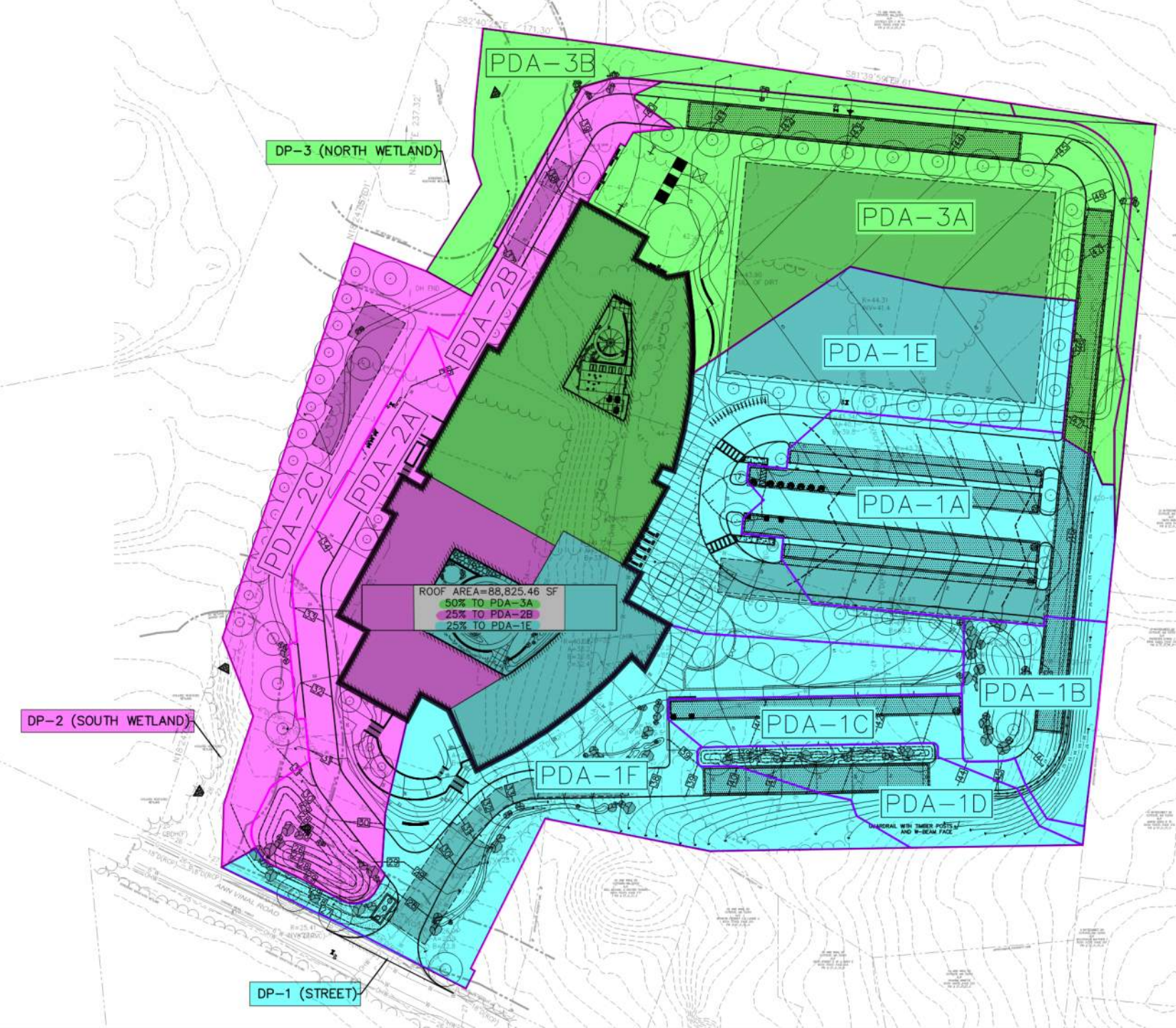


Surface Detention Basins

Stormwater Design

(3) Design Points

- Stormwater quantity divided proportionally according to receiving capacity
- Stormwater quantity for major storm capable of being stored on site before being released **SLOWLY** to landscape systems
- All stormwater goes through structures that:
 - slow velocity
 - settle out solids improving water quality
 - detain flow for delayed release to ground, wetlands, or street



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	Schematic Design (SD)	Amount
Construction Budget	\$ 92,400,000	Construction Budget	\$ 94,922,834
Soft Costs at 30% of Construction	\$ 27,720,000	Soft Costs at 25.8% of Construction	\$ 24,512,109
Total Project Budget (PSR)	\$ 120,120,000	Total Project Budget (SD)	\$ 119,434,943
Less anticipated grant (28%)	\$ (33,633,600)	Less anticipated grant (30%)	\$ (35,814,280)
Town Share	\$ 86,486,400	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 – 1 st Year Estimated Taxpayer Impact on \$921,206 Home - 25 th 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.

<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	\$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

Cushing-Hatherly

Tax Impact

Quick Reference Guide

(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.

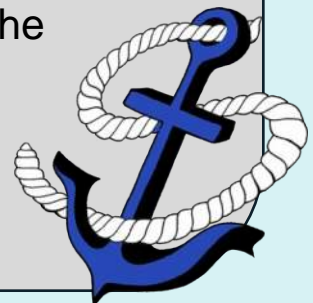
NOTE: Data provided as of February 6, 2024, and is for informational purposes only.

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 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





Scituate Public School

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Thank You.