

Scituate Public Schools

Cushing - Hatherly Elementary School Project

School Building
Committee

Public Information
Session #3

May 24, 2023

VERTEX[®]

dw
DORE + WHITTIER



Agenda

- Process and Schedule
- Evaluation of Options
- Review of the Options
- Cost Range for Options
- Discussion and Feedback
- Next Steps

- *Optional tour of the Hatherly building*



Introducing 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)

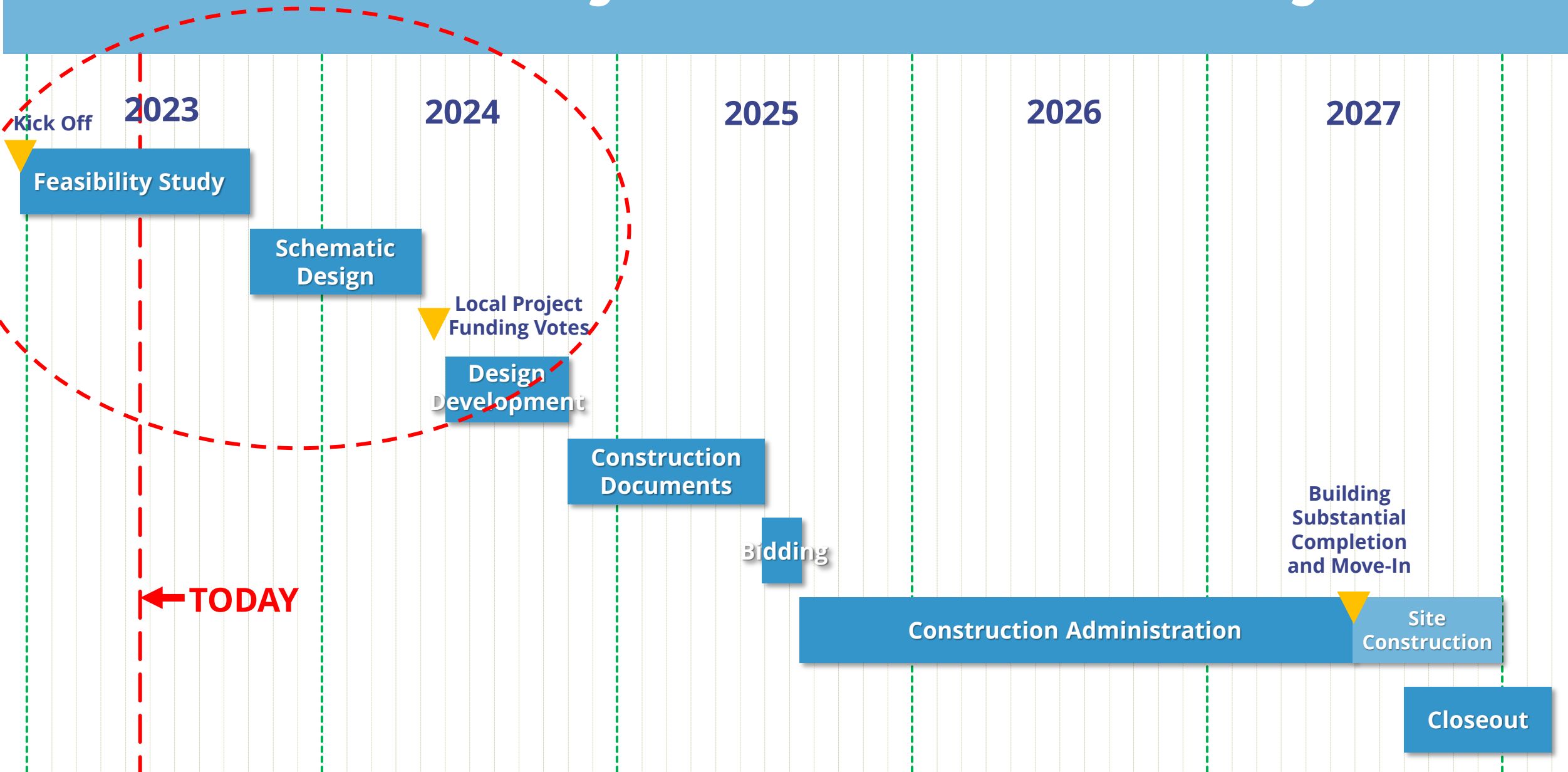
dW

DORE + WHITTIER

Designer (Architect)

Schedule, Process, and the Project Need

Overall Project Schedule ~5 years



Needs identified at Hatherly and Cushing Schools

- Both schools experience space deficiencies in their educational programs, particularly Special Education, Art, PE, and Music.
- Both have inappropriate space uses and adjacencies: Library, Gym, Special Ed., classroom support.
- Both lack meeting space for staff, parents and teachers.
- Basic building systems—HVAC, plumbing, electrical, windows, insulation, roofing, accessibility, etc.—need total replacement or significant upgrades.
- Both have temporary modular classrooms.
- **Hatherly** was determined by the MSBA to be in the most need of the four district elementary schools.



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



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

Addressing Ongoing Maintenance at all Scituate Schools

SHS Floors - Summer 2023- (\$550,000)

Wampatuck Floors - Summer 2023 - (\$285,000)

Wampatuck Parking Lot - Summer 2023 - (\$303,000)

SHS Locker Room Phase II - Summer 2023 - (\$898,000)

Jenkins Roof - Summer 2023 - (\$1,200,000)

SHS Roof – Summer 2023 - (\$650,000-\$750,000)

High School HVAC Controllers Phase 1 of 3 - (\$165,334)

Jenkins Playground - (\$400,000)

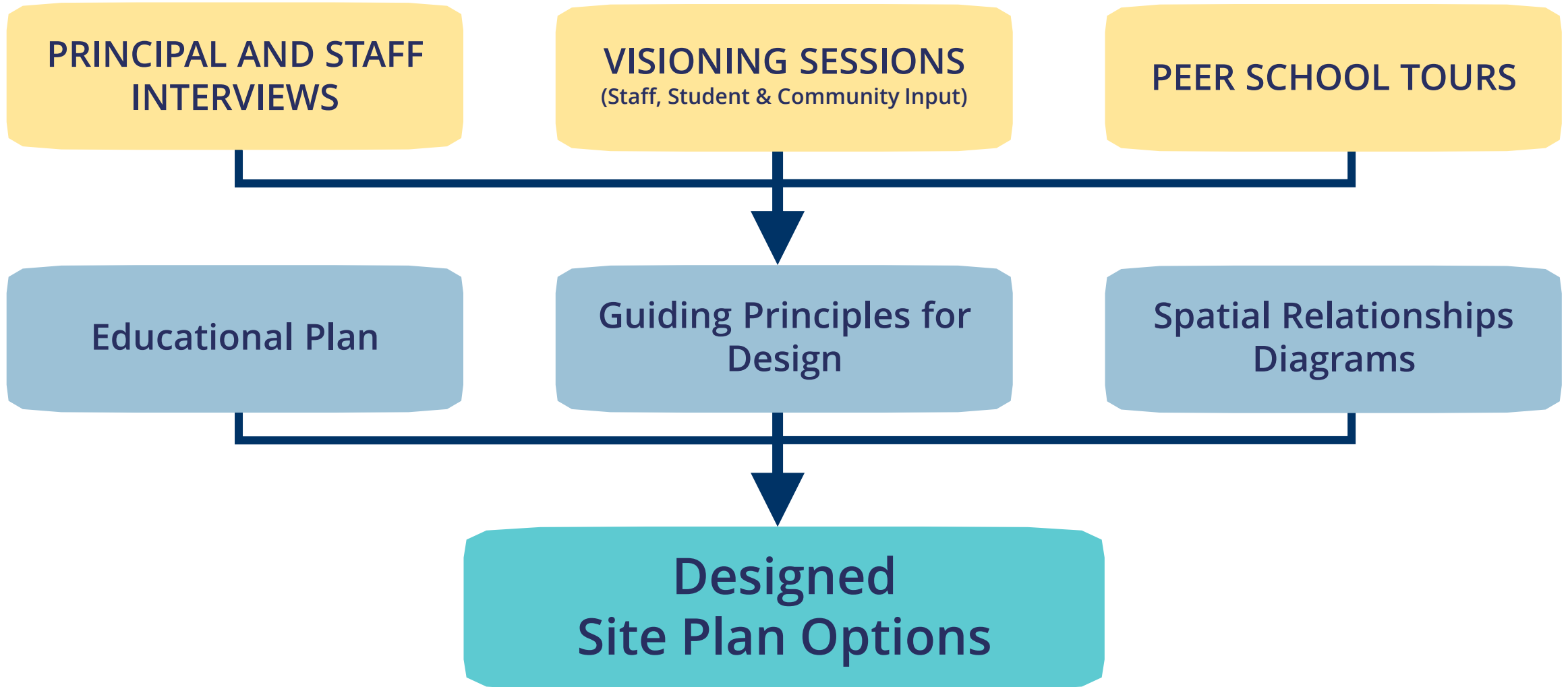


What is the project?



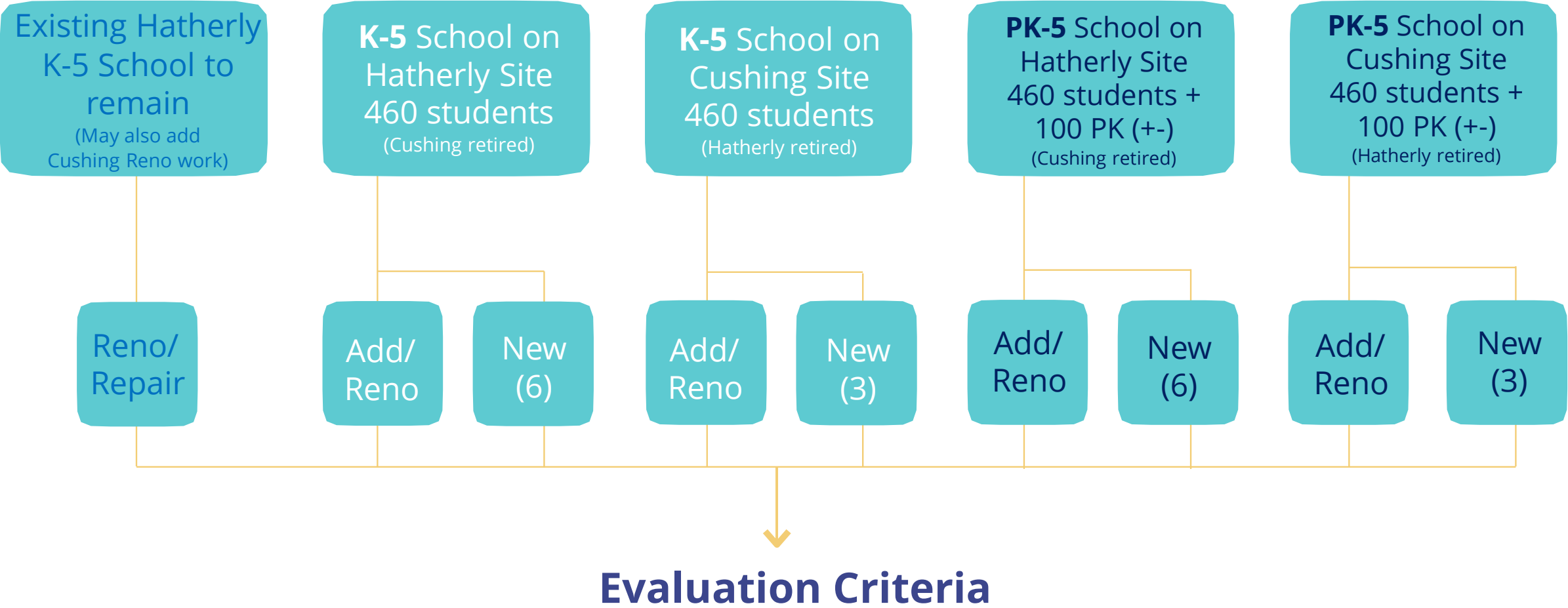
- A consolidated Grades K-5 school for 460 students
- Study including Pre-K space in the building for about 100 students.
- Design Options: evaluate locating the school at both sites and pick the most advantageous option

EDUCATIONAL PLANNING PROCESS: How did we get here?



Preliminary Design Program Options Being Studied

“From the many to the few”



Evaluation of the Options

Options Overview

| 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 |

Options Selection Criteria – SITE

| | |
|---|--|
| 1 | Topography impacts |
| 2 | Wetlands, Drainage, and Coastal Resiliency impacts |
| 3 | Traffic Impacts |
| 4 | Site Safety, Scale, and Planning impacts - Building Location |
| 5 | Access to outdoor learning, sport fields, and playgrounds |
| 6 | Best option for Flannery Field |
| 7 | Site Circulation, Queues, Parking & Drop Off |
| 8 | Least disruptive to Students during Construction |

Options Selection Criteria - BUILDING

| | |
|---|--|
| 1 | Best supports District's Educational Goals and Guiding Principles for Design |
| 2 | Best public gathering space configuration - "Education on Display" |
| 3 | Community Use of Building |
| 4 | Safety & Security Goals |
| 5 | Outdoor Learning and Access Goals |
| 6 | Sustainability Goals |

Options Selection Criteria – Rating System

| | |
|---|--|
| 5 | Excellent: most or all elements included, supported, or well-defined |
| 4 | Very Good: a few elements missing, unsupported, or ill-defined |
| 3 | Good: several elements missing, unsupported, or ill-defined |
| 2 | Fair: most elements missing, unsupported, deficient |
| 1 | Poor: highly deficient in one or more areas |

Selection Criteria Matrix: K-5 Options

| Options | | GRADE K-5 | GRADE K-5 CONFIGURATION - (460 enrollment) | | | | | | | | | | |
|-------------------|--|---|--|---|---|---|--|---|---|-----------------------------|--|--|--|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| SITE CRITERIA | | REPAIR ONLY (OIP) 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 |
| 1 | Minimizes site topography impacts | 5 | 4 | 3 | 1 | 1 | 1 | 4 | 3 | 1 | 2 | 1 | 1 |
| 2 | Minimizes Wetlands, Drainage, and Coastal Resiliency Impacts | 2 | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| 3 | Minimizes Traffic Impacts on Neighborhood | 1 | 1 | 5 | 4 | 3 | 3 | 4 | 4 | 1 | 1 | 1 | 1 |
| 4 | Building Location best supports Site Safety, Scale, and Planning impacts | 3 | 3 | 3 | 4 | 2 | 2 | 5 | 4 | 3 | 4 | 5 | 4 |
| 5 | Best access to outdoor learning, sport fields, and playgrounds | 2 | 4 | 3 | 3 | 4 | 2 | 5 | 5 | 4 | 3 | 4 | 3 |
| 6 | Best option for Flannery Field | 5 | 5 | 4 | 2 | 4 | 3 | 3 | 4 | 3 | 2 | 3 | 2 |
| 7 | Best supports Site Circulation, Queues, Parking & Drop Off | 1 | 1 | 5 | 3 | 2 | 2 | 5 | 5 | 3 | 3 | 5 | 4 |
| 8 | Least disruptive to Students during Construction | 1 | 1 | 3 | 1 | 1 | 1 | 5 | 4 | 1 | 5 | 4 | 4 |
| BUILDING CRITERIA | | | | | | | | | | | | | |
| 1 | Best supports District's Educational Goals and Guiding Principles for Design | 1 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 |
| 2 | Best public gathering space configuration - "Education on Display" | 1 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 3 | 4 | 4 | 5 |
| 3 | Best supports Community Use of Building | 1 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 |
| 4 | Best supports Safety & Security Goals | 1 | 3 | 4 | 4 | 3 | 5 | 5 | 3 | 3 | 4 | 4 | 5 |
| 5 | Best supports Outdoor Learning and Access Goals | 1 | 4 | 2 | 2 | 2 | 5 | 5 | 2 | 4 | 2 | 2 | 4 |
| 6 | Best supports Sustainability Goals | 1 | 2 | 5 | 3 | 3 | 4 | 4 | 2 | 3 | 5 | 4 | 5 |
| TOTALS | | 26 | 40 | 55 | 45 | 42 | 46 | 63 | 54 | 38 | 49 | 51 | 52 |

Selection Criteria Matrix: PreK-5 Options

Options

| | | GRADE PreK-5 CONFIGURATION - (460 + 100 PK enrollment) | | | | | | | | | | |
|-------------------|--|--|--|--|--|---|--|--|--------------------------------|---|---|---|
| | | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| SITE CRITERIA | | 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 |
| 1 | Minimizes site topography impacts | 4 | 3 | 1 | 1 | 1 | 4 | 3 | 1 | 2 | 1 | 1 |
| 2 | Minimizes Wetlands, Drainage, and Coastal Resiliency Impacts | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| 3 | Minimizes Traffic Impacts on Neighborhood | 1 | 5 | 4 | 3 | 3 | 4 | 4 | 1 | 1 | 1 | 1 |
| 4 | Building Location best supports Site Safety, Scale, and Planning impacts | 3 | 3 | 4 | 2 | 2 | 5 | 4 | 3 | 4 | 5 | 4 |
| 5 | Best access to outdoor learning, sport fields, and playgrounds | 4 | 3 | 3 | 4 | 2 | 5 | 5 | 4 | 3 | 4 | 3 |
| 6 | Best option for Flannery Field | 5 | 4 | 2 | 4 | 3 | 3 | 4 | 3 | 2 | 3 | 2 |
| 7 | Best supports Site Circulation, Queues, Parking & Drop Off | 1 | 5 | 3 | 2 | 2 | 5 | 5 | 3 | 3 | 5 | 4 |
| 8 | Least disruptive to Students during Construction | 1 | 3 | 1 | 1 | 1 | 5 | 4 | 1 | 5 | 4 | 4 |
| BUILDING CRITERIA | | | | | | | | | | | | |
| 1 | Best supports District's Educational Goals and Guiding Principles for Design | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 |
| 2 | Best public gathering space configuration - "Education on Display" | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 3 | 4 | 4 | 5 |
| 3 | Best supports Community Use of Building | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 5 |
| 4 | Best supports Safety & Security Goals | 3 | 4 | 4 | 3 | 5 | 5 | 3 | 3 | 4 | 4 | 5 |
| 5 | Best supports Outdoor Learning and Access Goals | 4 | 2 | 2 | 2 | 5 | 5 | 2 | 4 | 2 | 2 | 4 |
| 6 | Best supports Sustainability Goals | 2 | 5 | 3 | 3 | 4 | 4 | 2 | 3 | 5 | 4 | 5 |
| TOTALS | | 40 | 55 | 45 | 42 | 46 | 63 | 54 | 38 | 49 | 51 | 52 |

Review of the Site Plan Options

Hatherly + Cushing Sites

Option

1

Repair only/

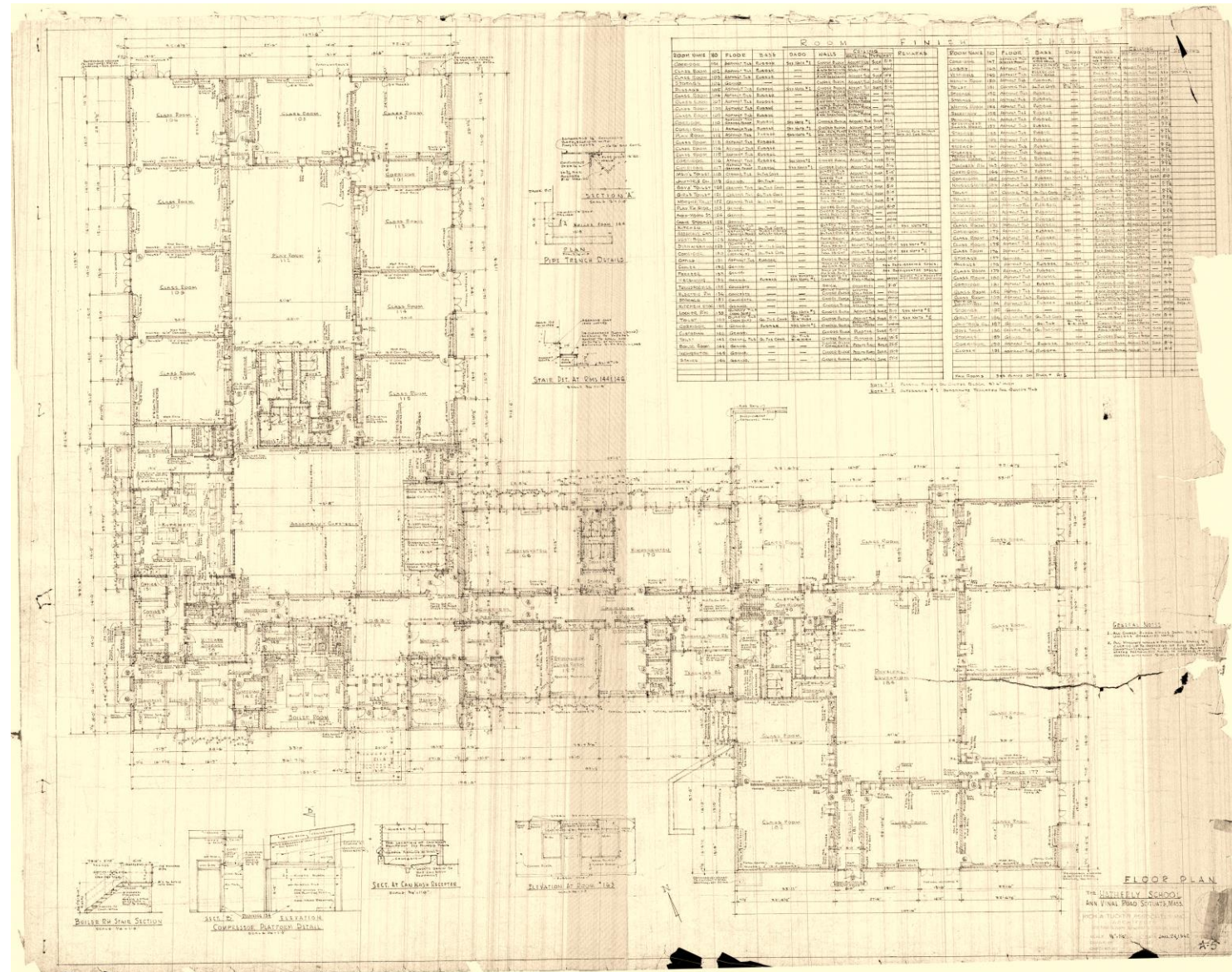
Code Upgrades/

Capital Improvement Plan

Multiple Phases

Score

26



1962 Existing Floor Plan

**Hatherly
Site:
K-5 and
PK-5
Design
Concepts**

2.  Phased Addition / Renovation


3.  L-North Concept

4.  C-North Concept

5.  C-West Concept

6.  E-W Courtyard Concept

7.  N-S Courtyard Concept

8.  T Concept

Hatherly Site

Options

2 & 13

Addition / Renovation

Multiple Phases



Site Plan

Score

40



Hatherly Site

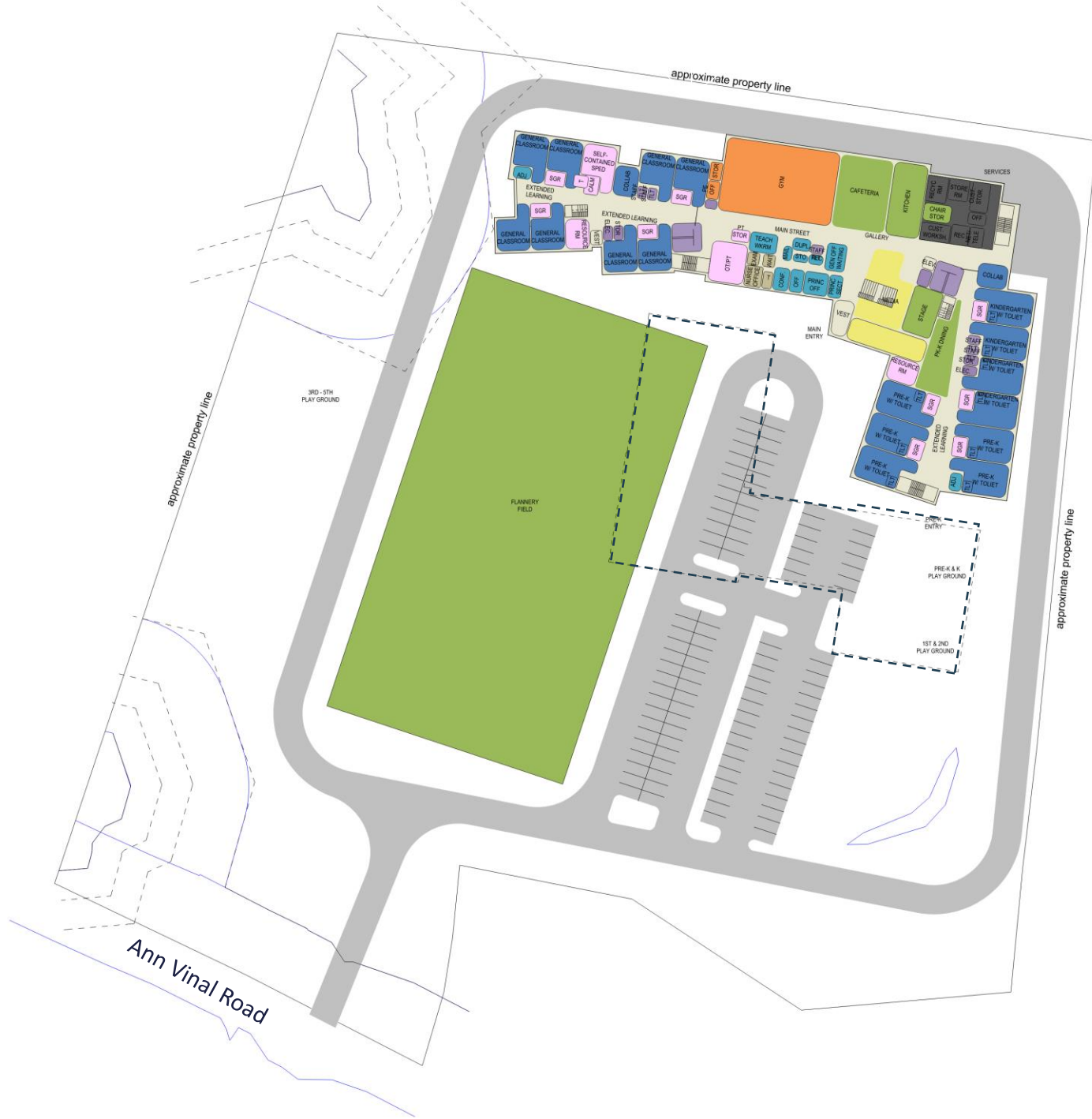
Options

3 & 14

L- Concept

New Construction

1 Phase



Site Plan

Score

55



Hatherly Site

Options

4 & 15

C-North Concept

New Construction

1 Phase



Site Plan

Score

45



Hatherly Site

Options

5 & 16

C-West Concept

New Construction

2 Phases



Site Plan

Score

42



Hatherly Site

Options

6 & 17

E-W Courtyard Concept

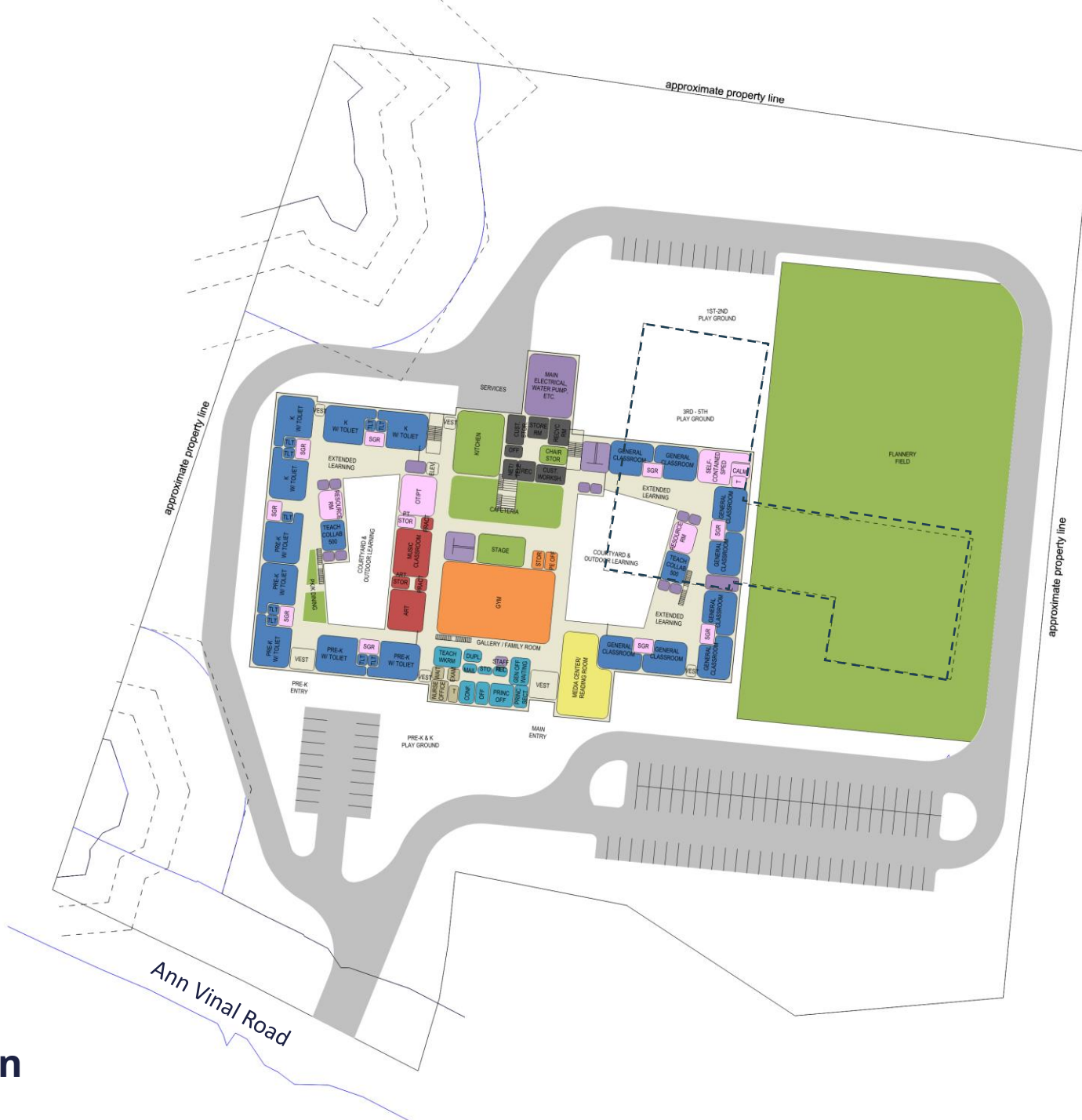
New Construction

2 Phases

Score

46

Site Plan



Hatherly Site

Options

7 & 18

N-S Courtyard Concept

New Construction

1 Phase

Score

63



Site Plan

Hatherly Site

Options

8 & 19

T Concept

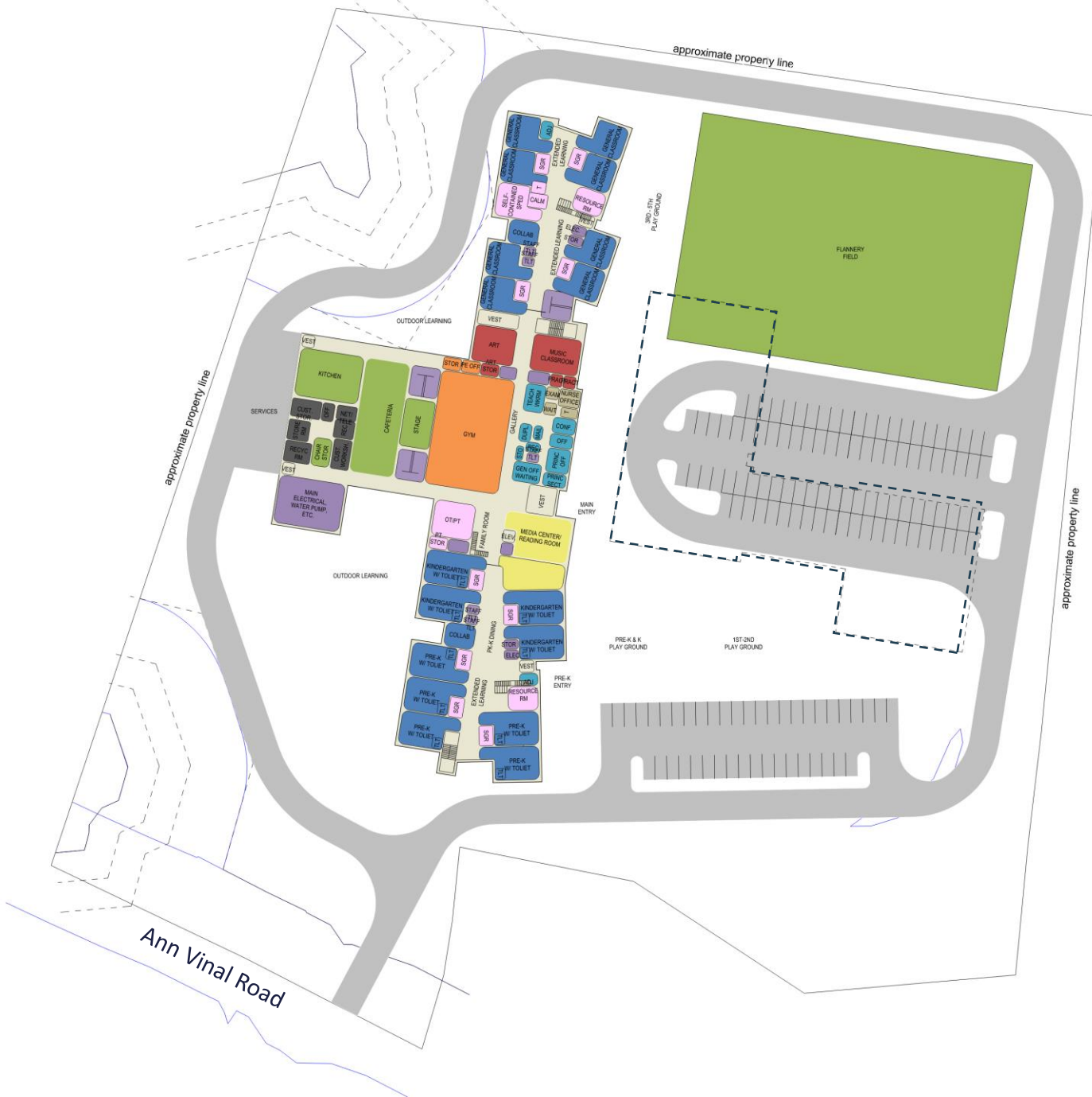
New Construction

1 Phase



Score

54



Site Plan

**Cushing
Site:
K-5 and
PK-5
Design
Concepts**

9.



Phased Addition / Renovation

10.



C Concept

11.



L Concept

12.



Courtyard Concept

Cushing Site

Options

9 & 20

Addition/ Renovation

Multiple Phases



Site Plan



Score

38

Cushing Site

Options

11 & 22

L-Concept

New Construction

1 Phase

approximate property line

approximate property line



Score

51

Site Plan

Cushing Site

Options

12 & 23

Courtyard Concept

New Construction

1 Phase

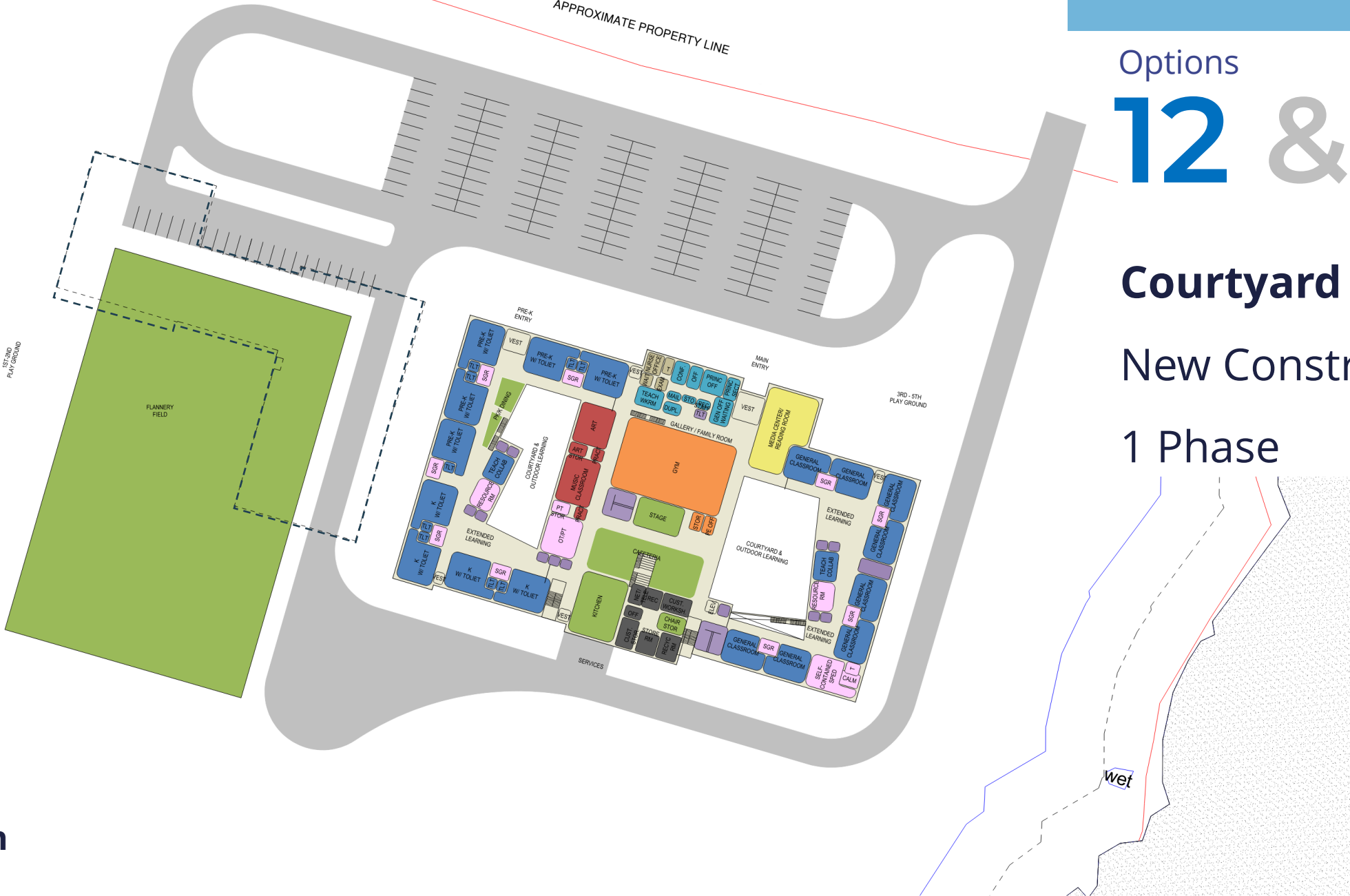


Score

52

APPROXIMATE PROPERTY LINE

APPROXIMATE PROPERTY LINE



Site Plan

Cost Ranges of the Options

Cost Estimates:

- At this early stage, cost estimates are **comparative and conceptual**
- Cost differentiators are primarily driven by:
 - Building floor area (Square Feet)
 - Building shell area (Square Feet)
 - Site Costs
- Because the Options have a lot of similarities, the costs will be closely grouped

Conceptual Cost Ranges of the K-5 Options

| | GRADE K-5 | GRADE K-5 CONFIGURATION - (460 enrollment) | | |
|--|---|---|--|---|
| | 1 | 2 , 9 | 3 - 8 | 10-12 |
| | REPAIR ONLY (CIP) EXISTING HATHERLY + CUSHING | PHASED ADD-RENO K-5 HATHERLY OR CUSHING | NEW CONSTRUCT K-5 HATHERLY VARIOUS CONCEPTS | NEW CONSTRUCT K-5 CUSHING VARIOUS CONCEPTS |
| ESTIMATED PROJECT COST RANGE (\$Millions) | \$63.3 | \$106.5 to \$107.5 | \$99.6 to \$105.2 | \$101.3 to \$106.9 |
| TOWN SHARE after ~30% MSBA Reimbursement (\$Millions) | \$63.3 | \$74.6 to \$75.2 | \$69.7 to \$73.6 | \$70.9 to \$74.8 |

Conceptual Cost Ranges of the PreK-5 Options

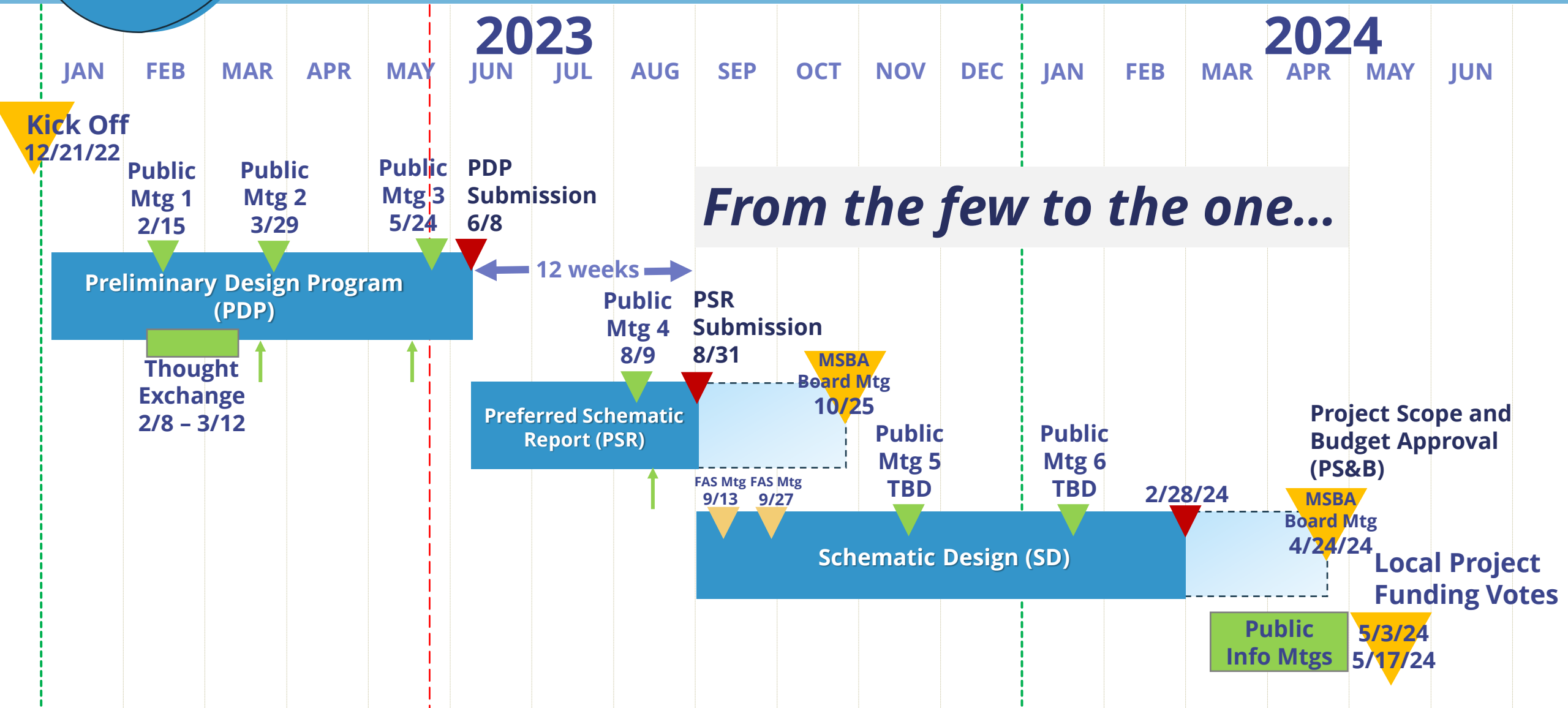
| | GRADE K-5 | GRADE PreK-5 CONFIGURATION - (460 + 100 enrollment) | | |
|--|---|--|---|--|
| | 1 | 13 , 20 | 14 - 19 | 21-23 |
| | REPAIR ONLY (CIP) EXISTING HATHERLY + CUSHING | PHASED ADD-RENO PreK-5 HATHERLY OR CUSHING | NEW CONSTRUCT PreK-5 HATHERLY VARIOUS CONCEPTS | NEW CONSTRUCT PreK-5 CUSHING VARIOUS CONCEPTS |
| ESTIMATED PROJECT COST RANGE (\$Millions) | \$63.3 | \$117.0 to \$117.9 | \$109.1 to \$115.2 | \$110.8 to \$116.9 |
| TOWN SHARE after ~30% MSBA Reimbursement (\$Millions) | \$63.3 | \$81.9 to \$82.5 | \$76.3 to \$80.6 | \$77.5 to \$81.8 |

A solid teal vertical bar is positioned on the left side of the slide, extending from the top to the bottom.

Discussion and Feedback

Next Steps

Feasibility Study– Schematic Design Project Schedule





Scituate Public Schools

VERTEX[®]

dw
DORE + WHITTIER

*Please feel free to
join us for a tour of
the Hatherly
School...*

Thank you.