

Scituate Public Schools

# Cushing - Hatherly Elementary School Project

PUBLIC  
INFORMATION  
FORUM #4

August 16, 2023

**VERTEX**<sup>®</sup>

**dw**  
DORE + WHITTIER



# Agenda

- Introductions & Feedback
- Schedule, Process and the Project Need
- Review cost estimates for Repair-Only, Add-Reno, and New Construction Options
- Review Preferred Option selection criteria and preliminary selection matrix
- Review design progress on Options



# 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



Owner's Project Manager (OPM)



Designer (Architect)

DORE + WHITTIER

# Discussion and Feedback – Mentimeter protocol

Mentimeter:



Or log on to the website:

<https://www.menti.com/al9z6whrsq5d>

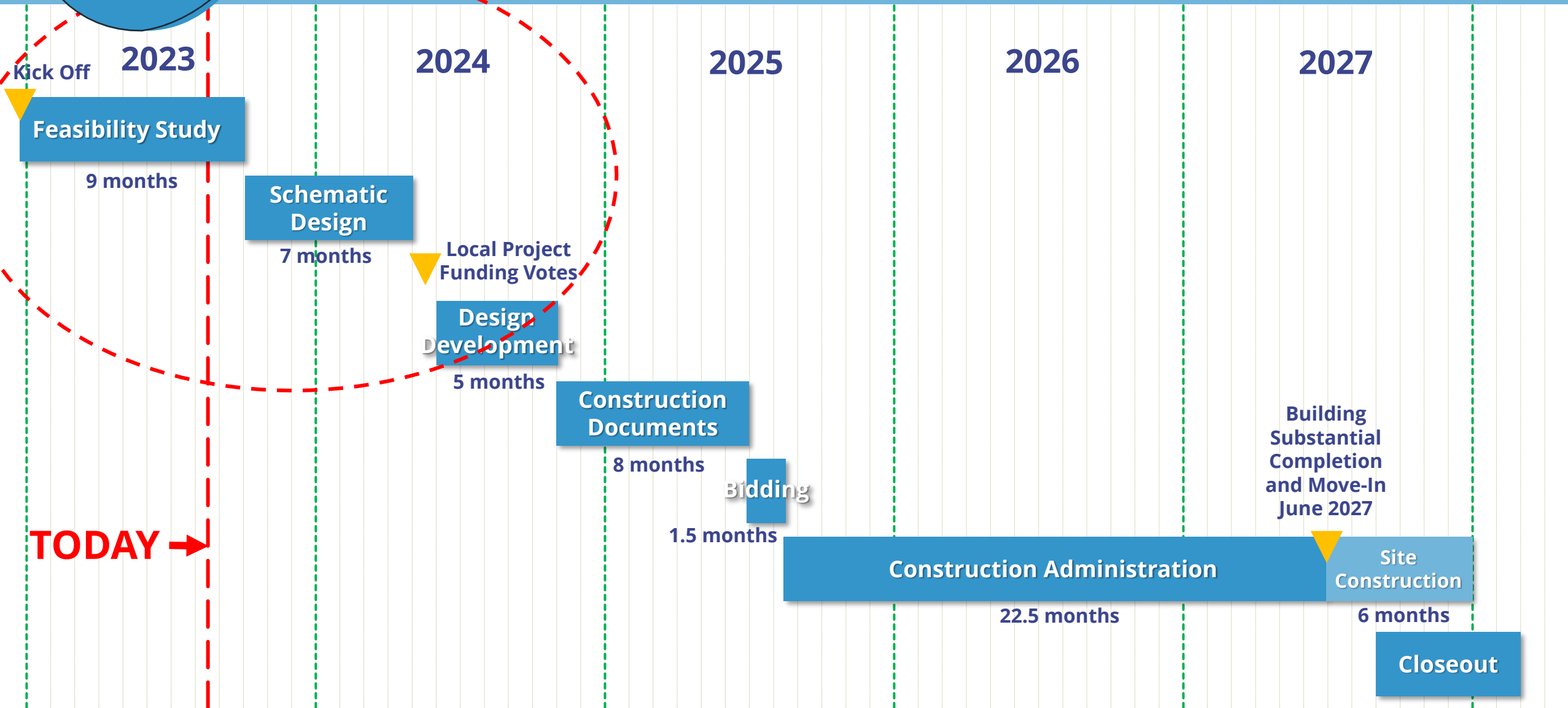
Voting code:

**5668 4246**

Schedule,  
Process,  
and the  
Project Need

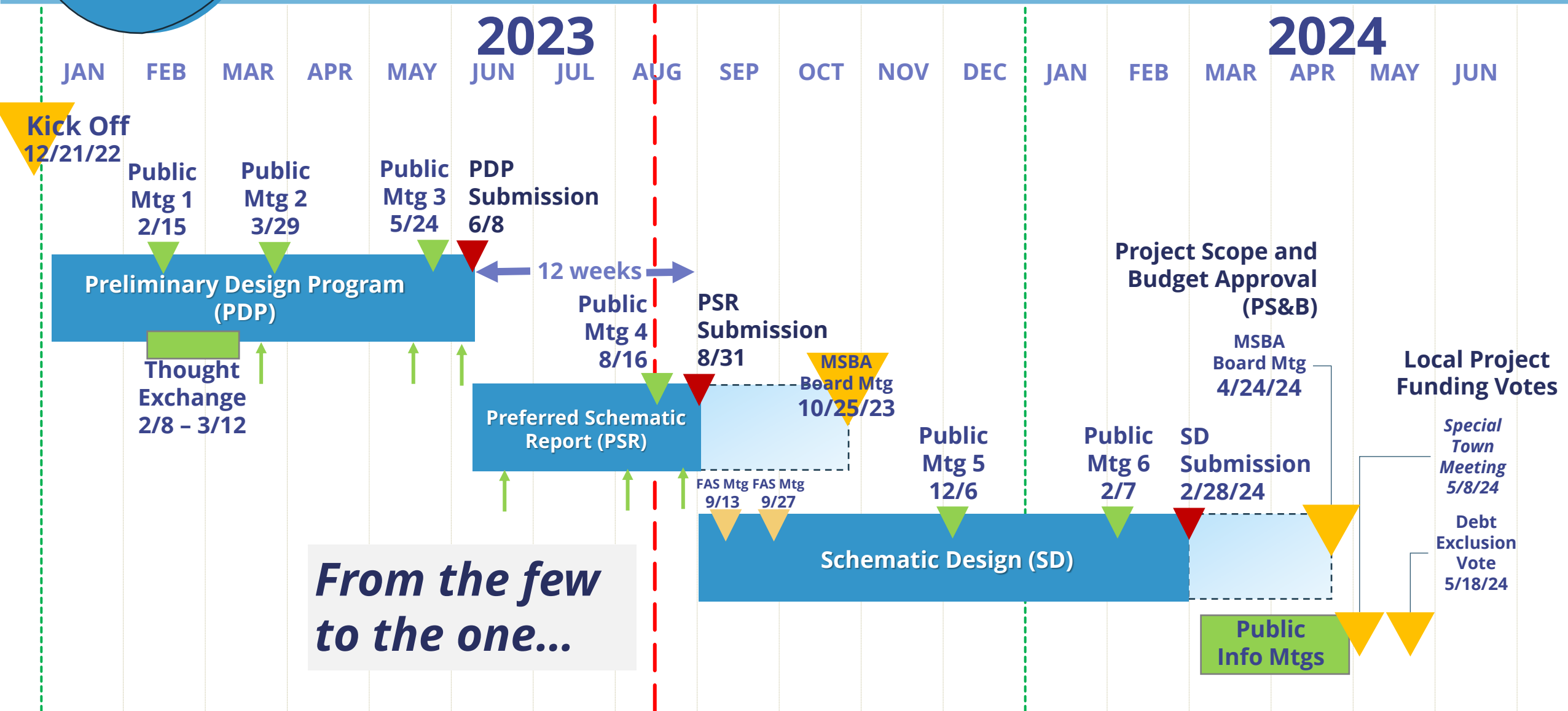
# Overall Project Schedule ~5 years

Scituate  
Cushing -  
Hatherly  
Elementary  
School



Scituate  
Cushing -  
Hatherly  
Elementary  
School

# Feasibility Study– Schematic Design Updated Schedule



# 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)



Wampatuck Elementary School



Jenkins Elementary School



Scituate High School

# What is the project?



Hatherly Elementary School

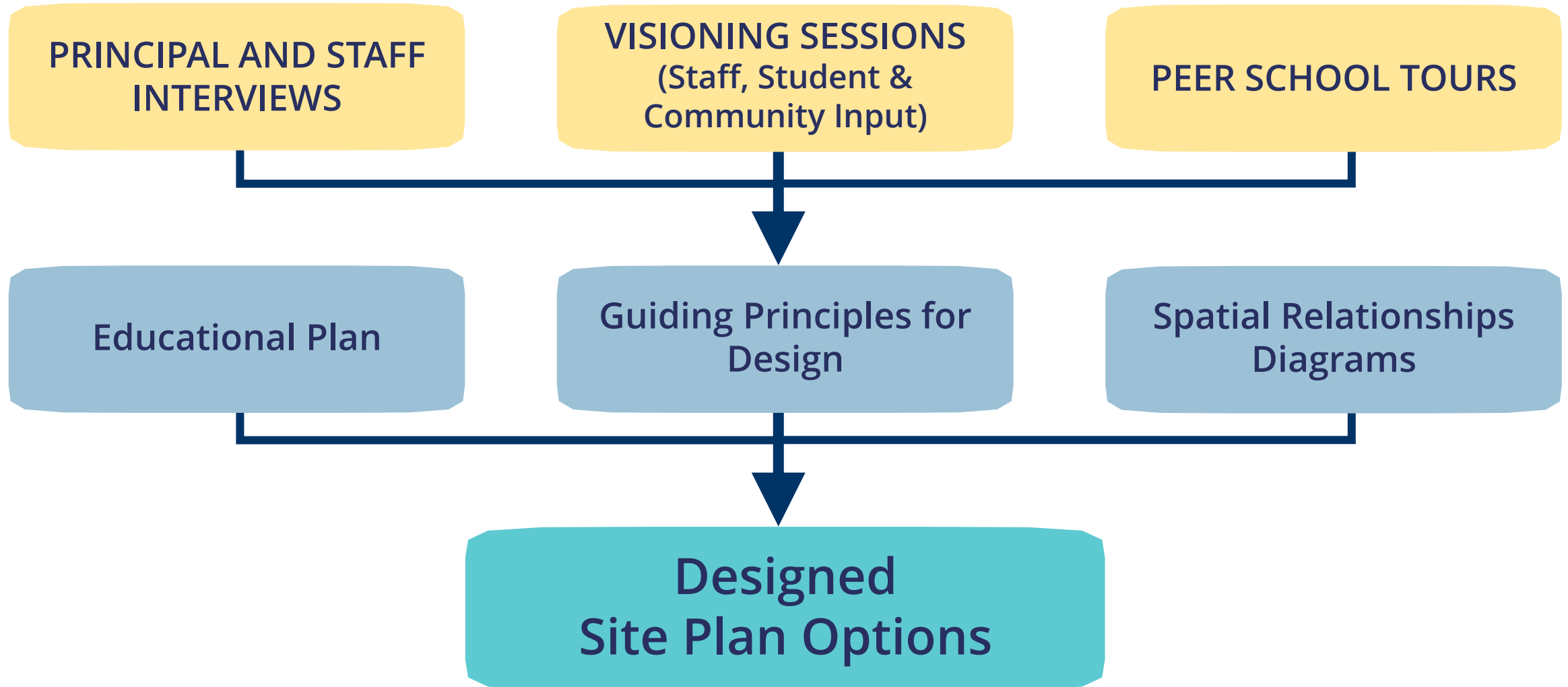


Cushing Elementary School



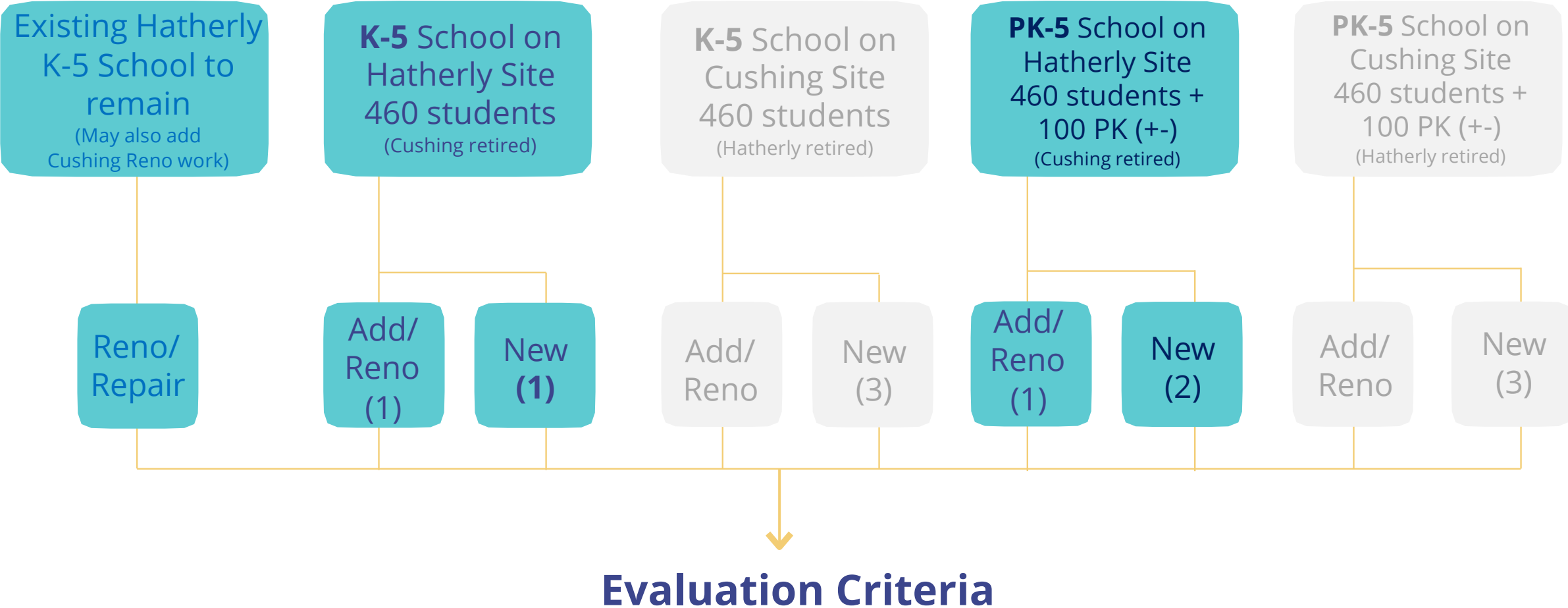
- A consolidated Grades K-5 school for 460 students
- Study including Pre-K space in the building for about 100 students.
- Hatherly site was determined to be the most advantageous site option in the Preliminary Design phase.

# EDUCATIONAL PLANNING PROCESS: How did we get here?



# Preferred Schematic Report Options Being Studied

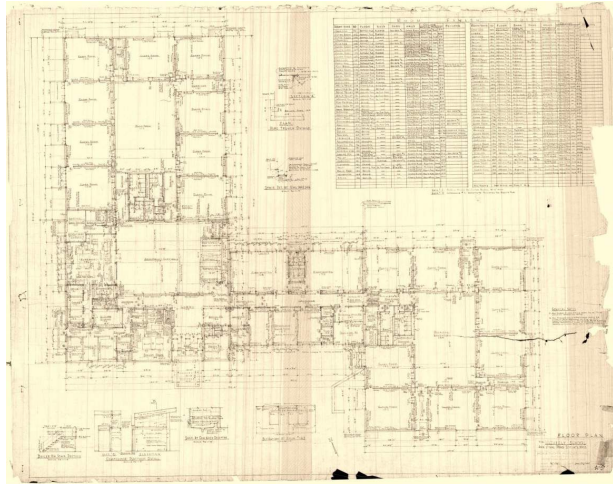
*“From the few to The One”*



# Review of the Preferred Schematic Report Options (Grades PreK-5)

# SIX (6) PSR Options Being Studied

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

# Hatherly + Cushing Sites

Option

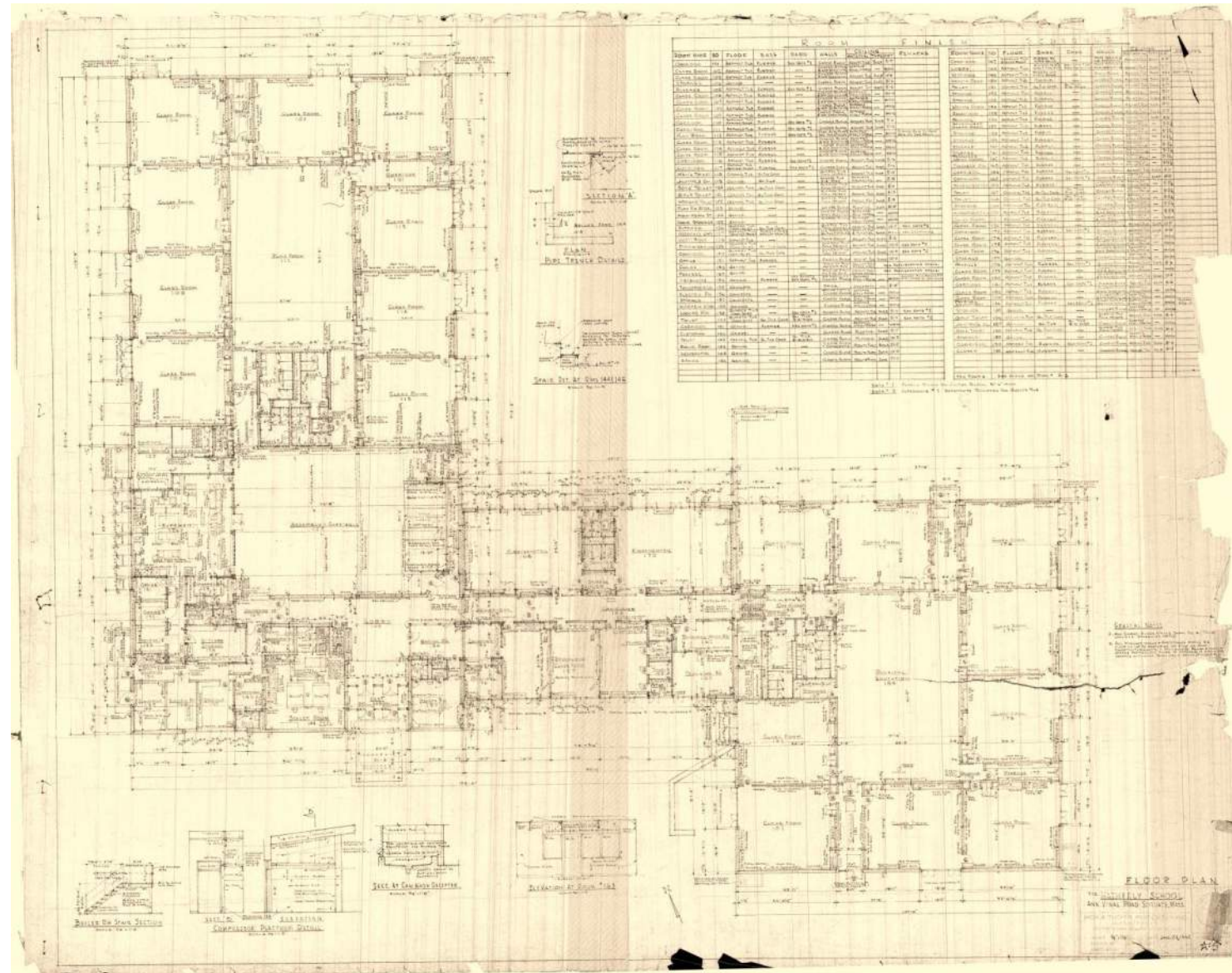
**1**

**Repair only/**

**Code Upgrades/**

**Capital Improvement Plan**

Multiple Phases



**1962 Existing Floor Plan**

# 13 SITE PLAN

Option 2 similar



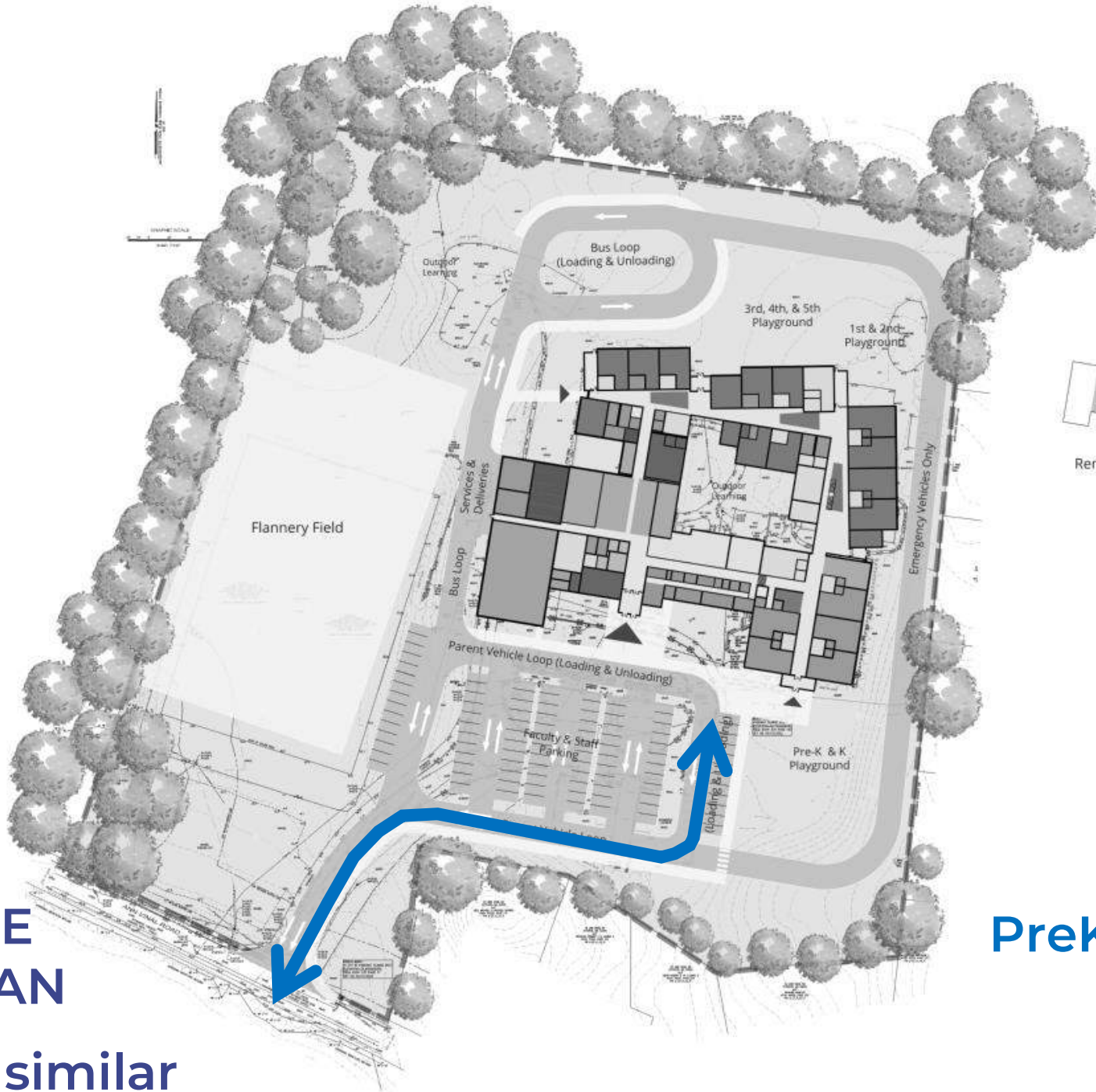
13 Addition Renovation - Hatherly Site  
Conceptual Site Plan

**PK-5th**



# 13 SITE PLAN

Option 2 similar



### Programming Legend

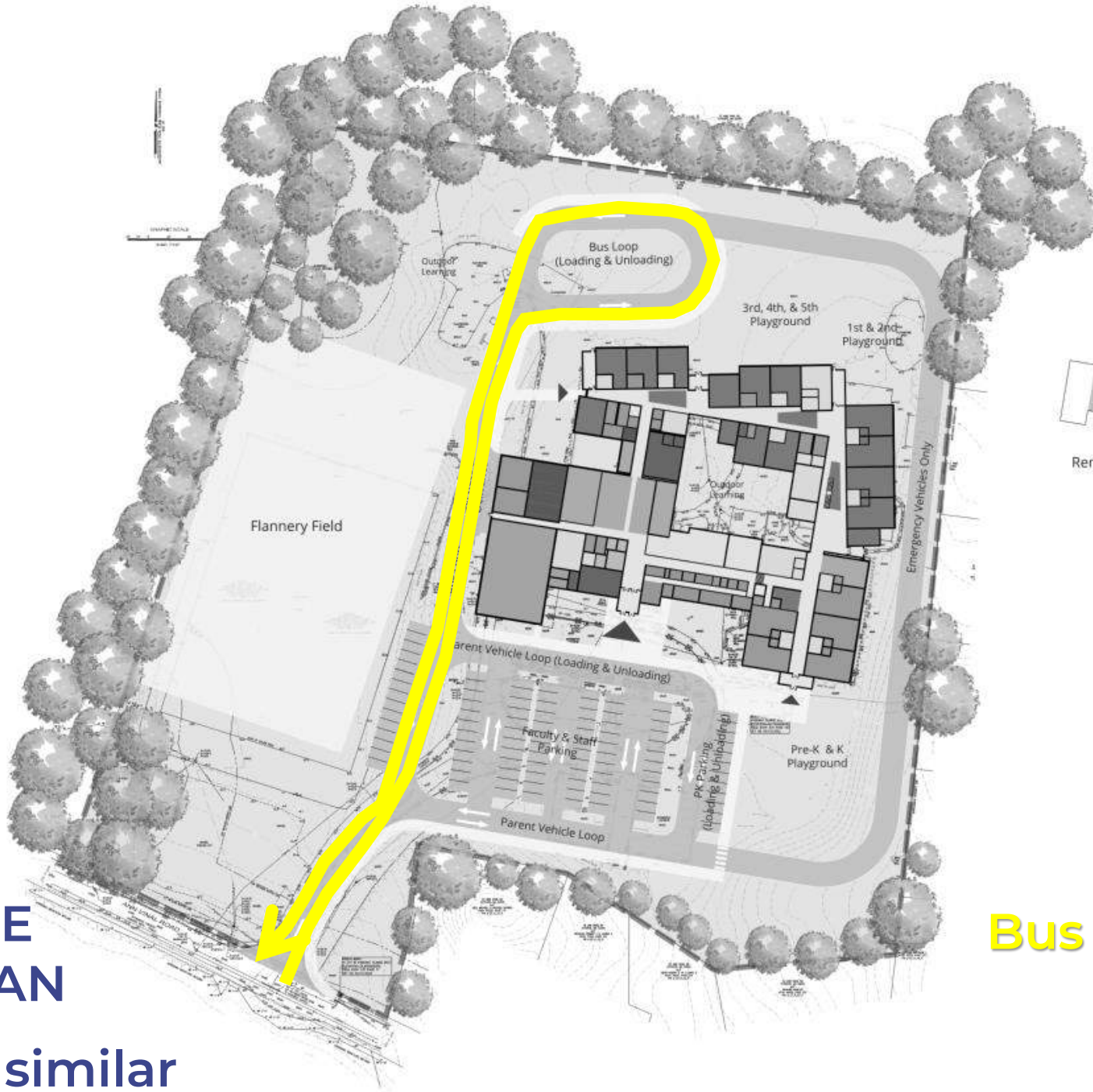
- Core Academic
- Special Education
- Art & Music
- Health & Physical Education
- Dining & Food Service
- Medical
- Administration & Guidance
- Media Center
- Custodial & Maintenance
- Other Program (PreK)
- Other (Toilets, MEP, Storage)
- Circulation



PreK Traffic Pattern

# 13 SITE PLAN

Option 2 similar



### Programming Legend

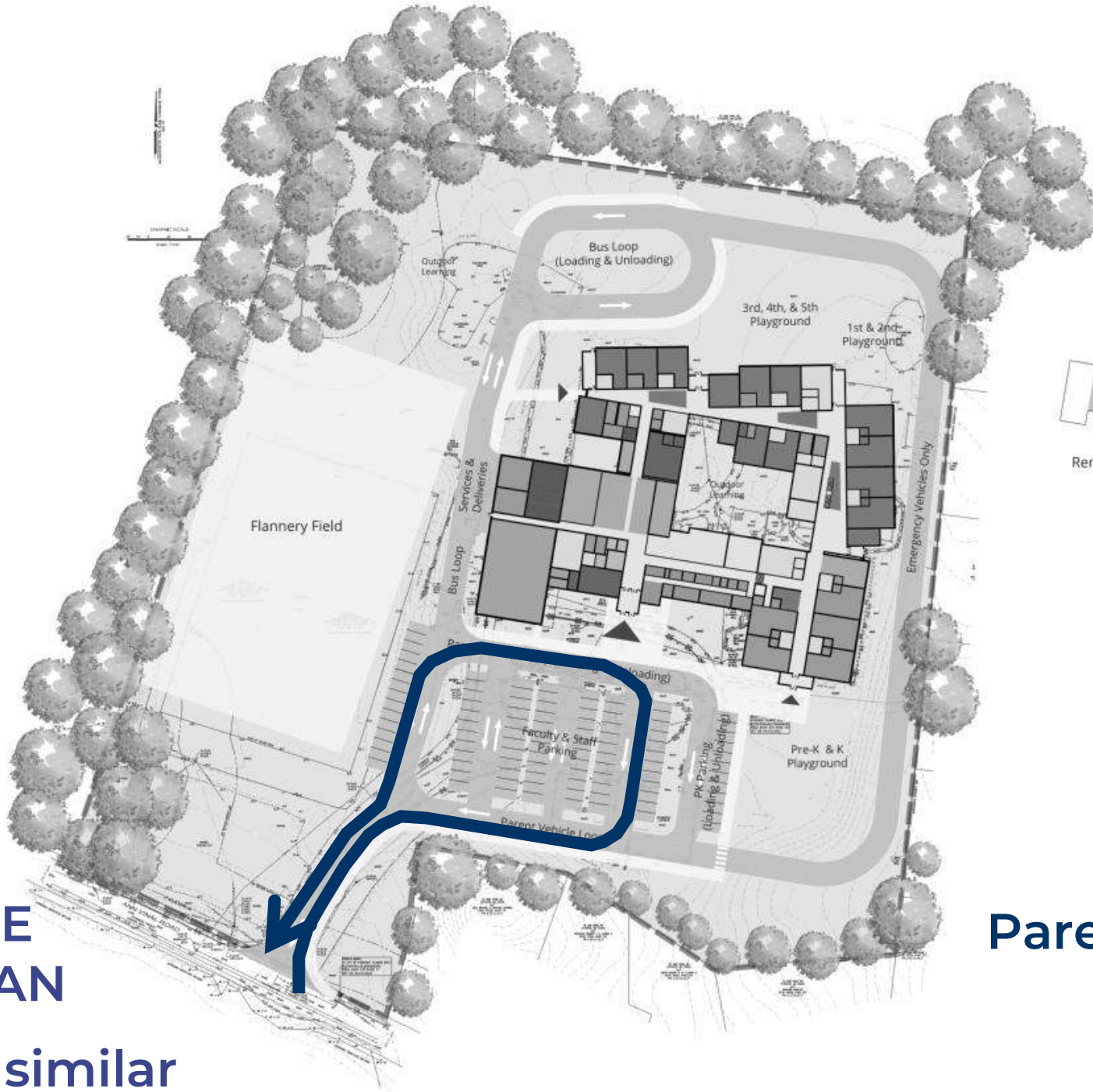
- Core Academic
- Administration & Guidance
- Special Education
- Media Center
- Art & Music
- Custodial & Maintenance
- Health & Physical Education
- Other Program (PreK)
- Dining & Food Service
- Other (Toilets, MEP, Storage)
- Medical
- Circulation



**Bus Traffic Pattern**

# 13 SITE PLAN

Option 2 similar



## Programming Legend

- |                               |                                 |
|-------------------------------|---------------------------------|
| ● Core Academic               | ● Administration & Guidance     |
| ● Special Education           | ● Media Center                  |
| ● Art & Music                 | ● Custodial & Maintenance       |
| ● Health & Physical Education | ● Other Program (PreK)          |
| ● Dining & Food Service       | ● Other (Toilets, MEP, Storage) |
| ● Medical                     | ● Circulation                   |



## Parent Traffic Pattern

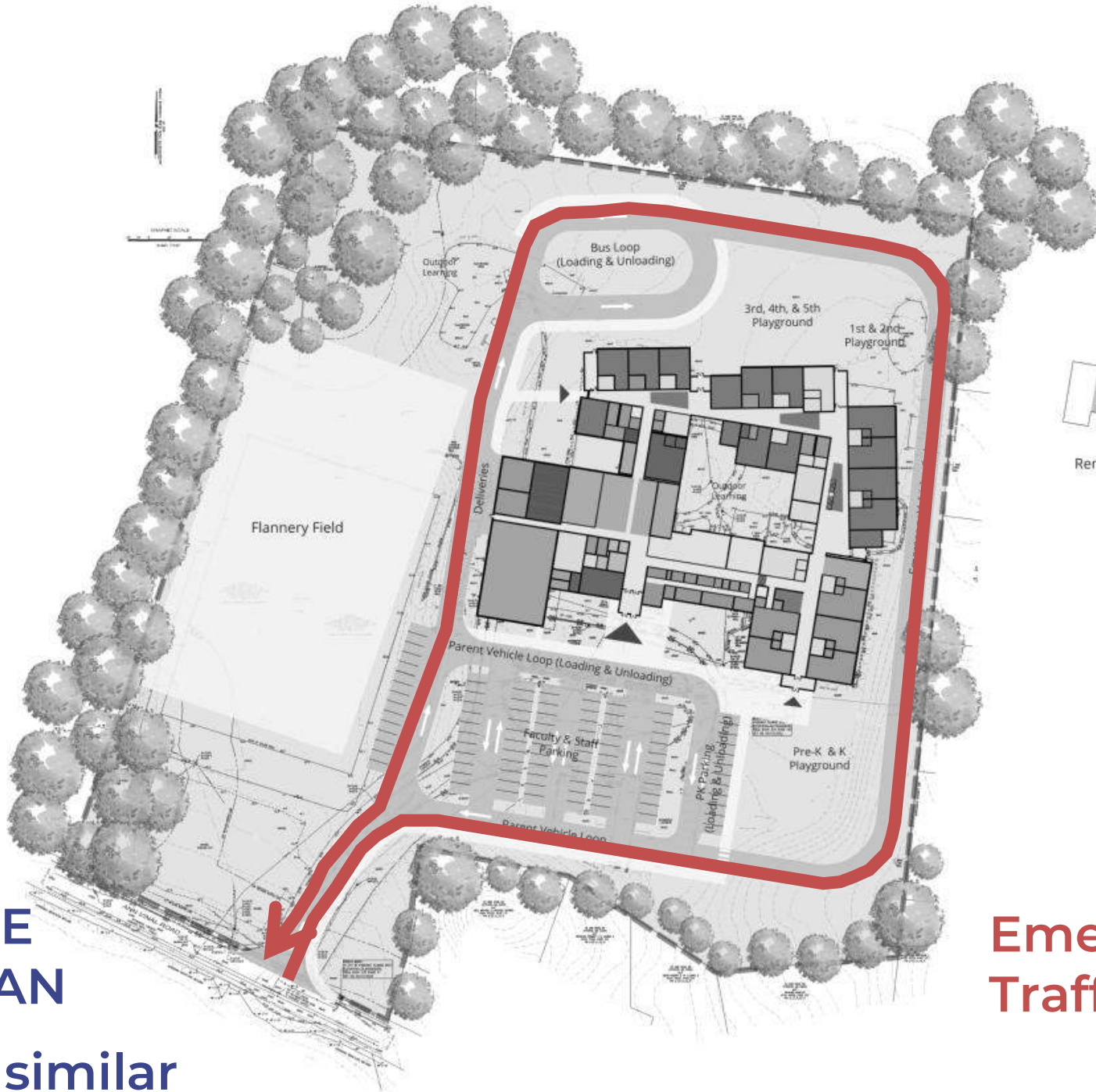
13 Addition Renovation - Hatherly Site

Conceptual Site Plan

**PK-5th**

# 13 SITE PLAN

Option 2 similar



### Programming Legend

- Core Academic
- Administration & Guidance
- Special Education
- Media Center
- Art & Music
- Custodial & Maintenance
- Health & Physical Education
- Other Program (PreK)
- Dining & Food Service
- Other (Toilets, MEP, Storage)
- Medical
- Circulation

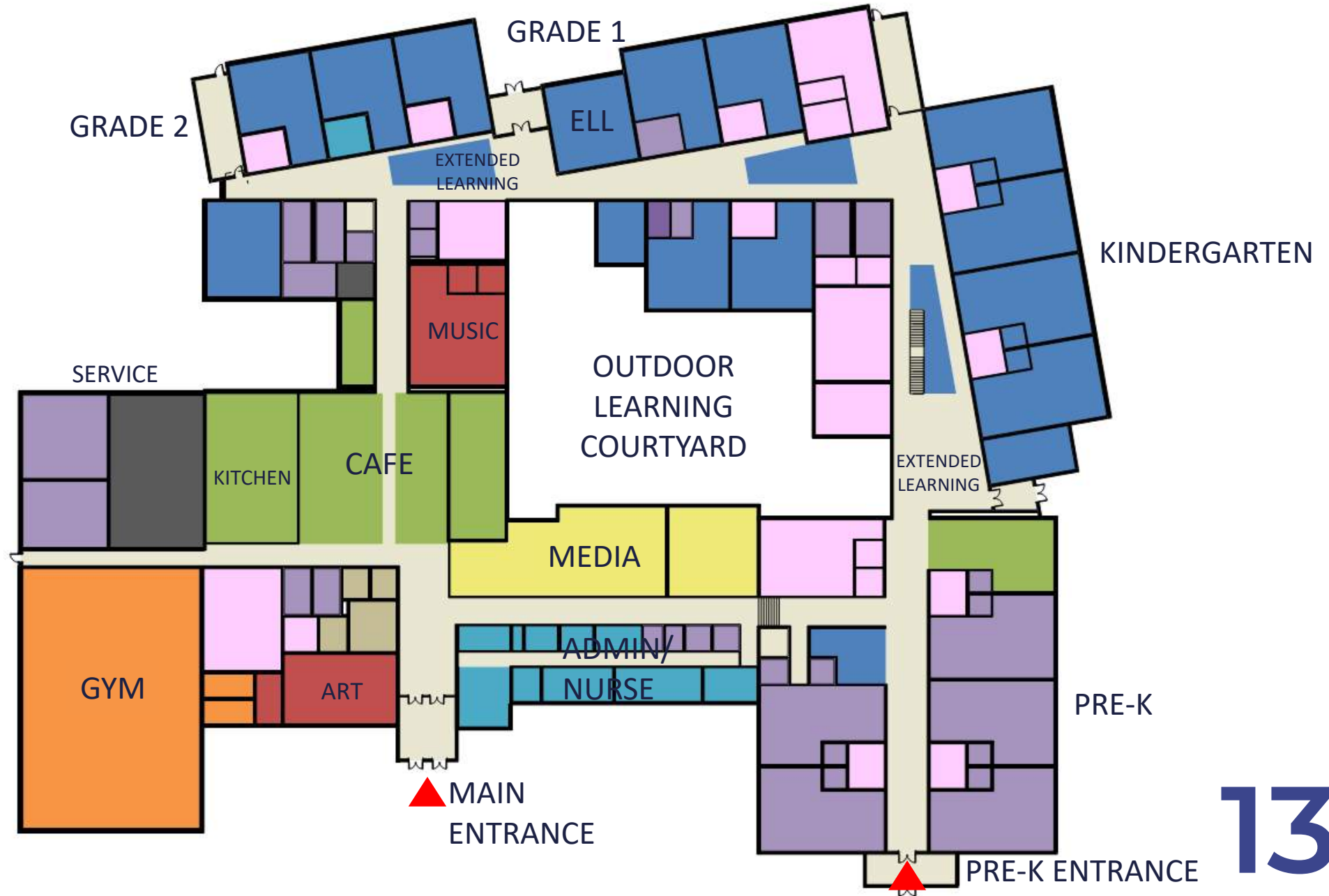


## Emergency Vehicle Traffic Pattern

**PK-5th**

13 Addition Renovation - Hatherly Site  
Conceptual Site Plan

# Option 13 – Add-Reno Concept for Grades PreK-5



FIRST FLOOR  
PLAN

13

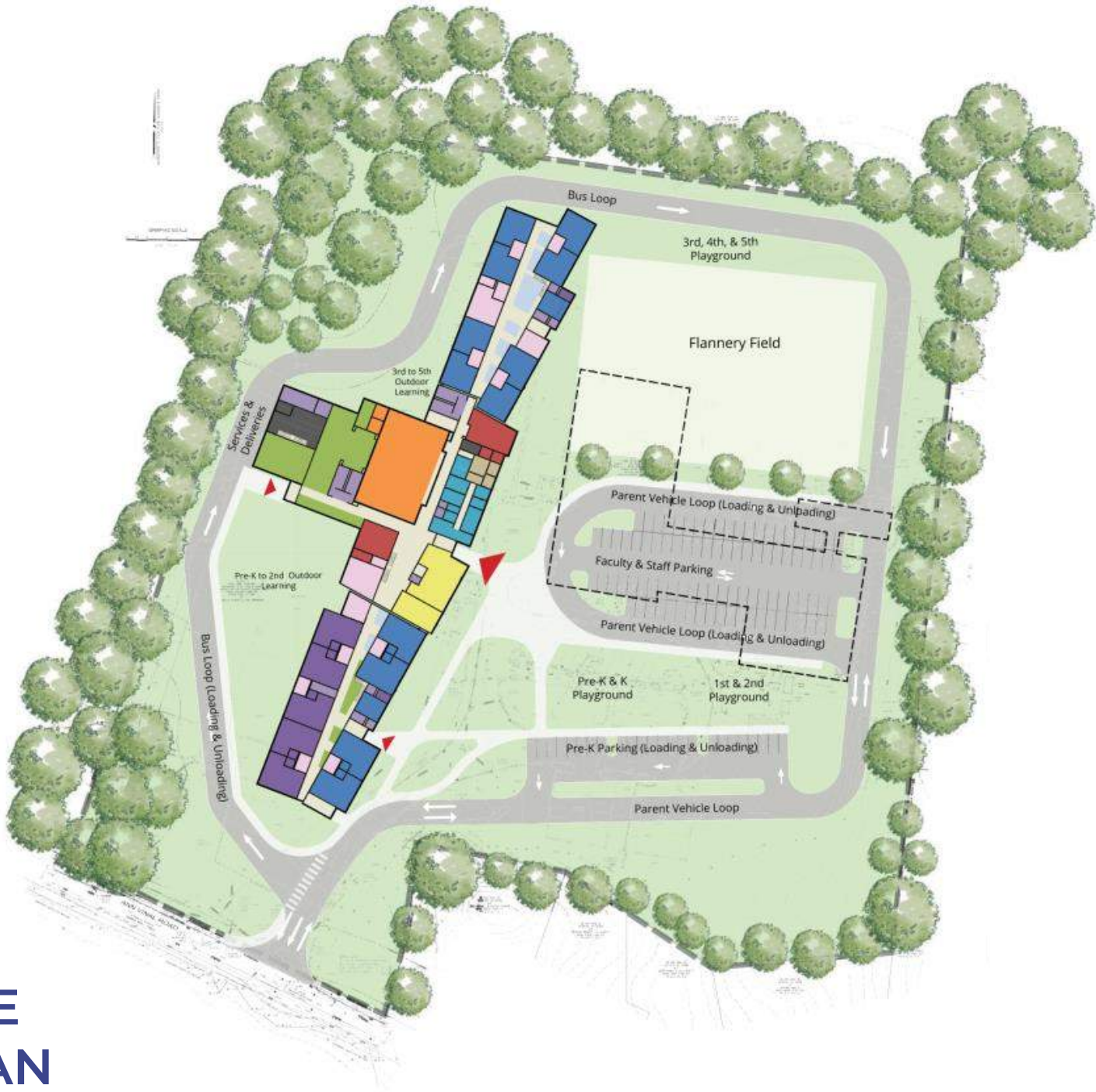
# Option 13 – Add-Reno Concept for Grades PreK-5



**SECOND  
FLOOR PLAN**

**13**

# 19 SITE PLAN



## Programming Legend

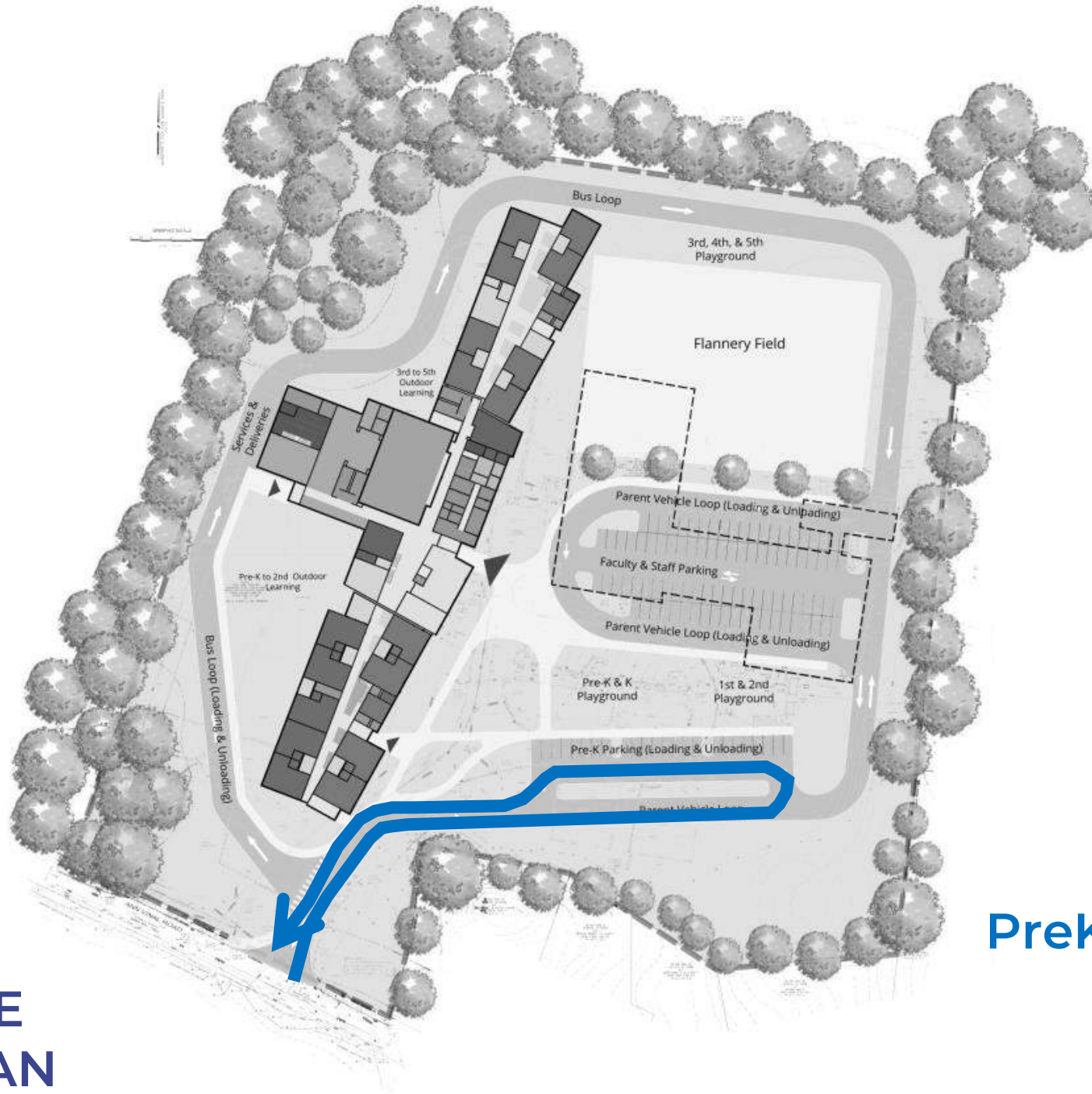
- Core Academic
- Administration & Guidance
- Special Education
- Media Center
- Art & Music
- Custodial & Maintenance
- Health & Physical Education
- Other Program (PreK)
- Dining & Food Service
- Other (Toilets, MEP, Storage)
- Medical
- Circulation

19 T Concept Hatherly Site

Conceptual Site Plan

**PK-5th**

# 19 SITE PLAN



## Programming Legend

- |                               |                                 |
|-------------------------------|---------------------------------|
| ● Core Academic               | ● Administration & Guidance     |
| ● Special Education           | ● Media Center                  |
| ● Art & Music                 | ● Custodial & Maintenance       |
| ● Health & Physical Education | ● Other Program (PreK)          |
| ● Dining & Food Service       | ● Other (Toilets, MEP, Storage) |
| ● Medical                     | ● Circulation                   |

PreK Traffic Pattern

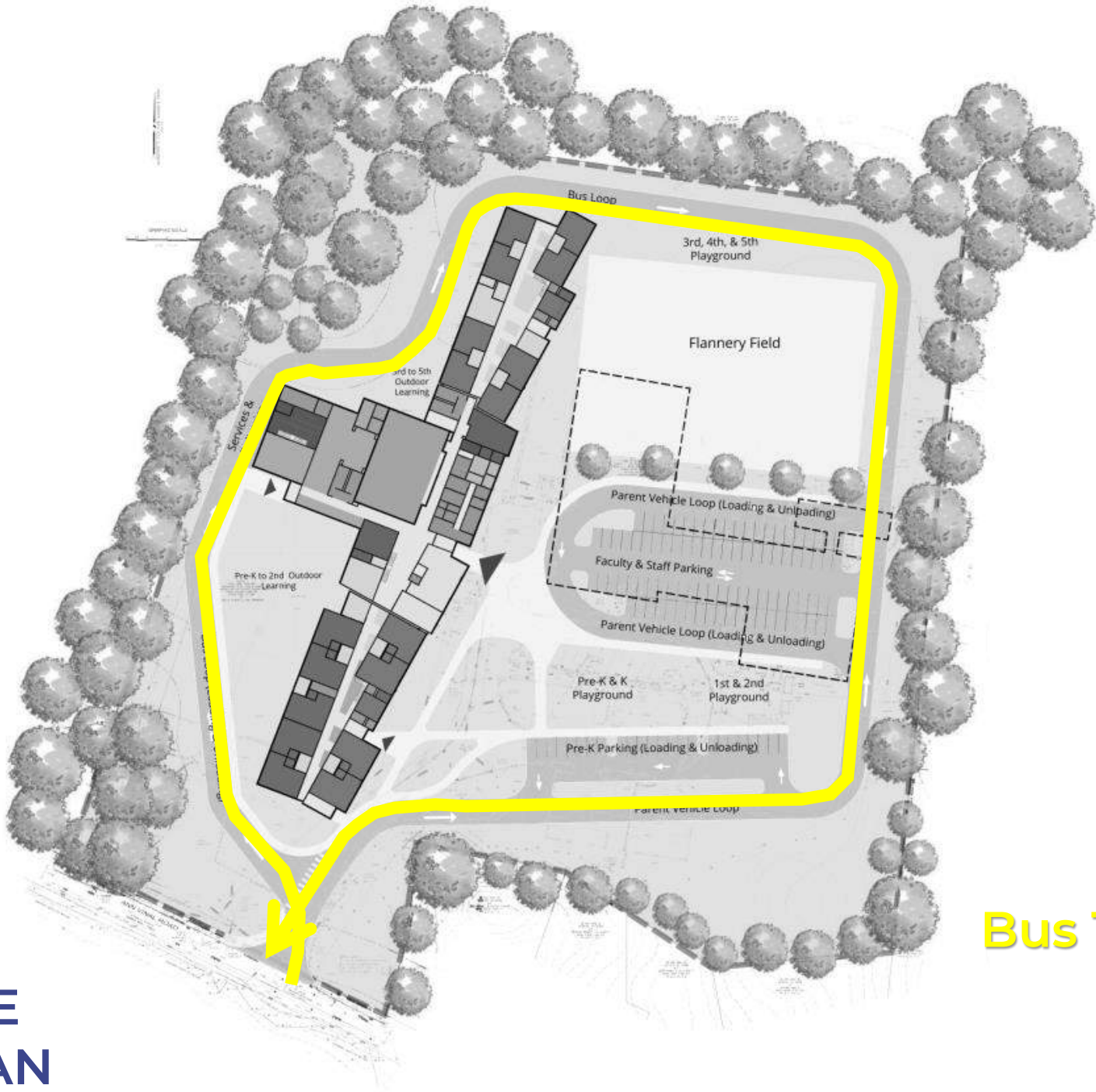
19 T Concept Hatherly Site

Conceptual Site Plan

**PK-5th**



# 19 SITE PLAN



## Programming Legend

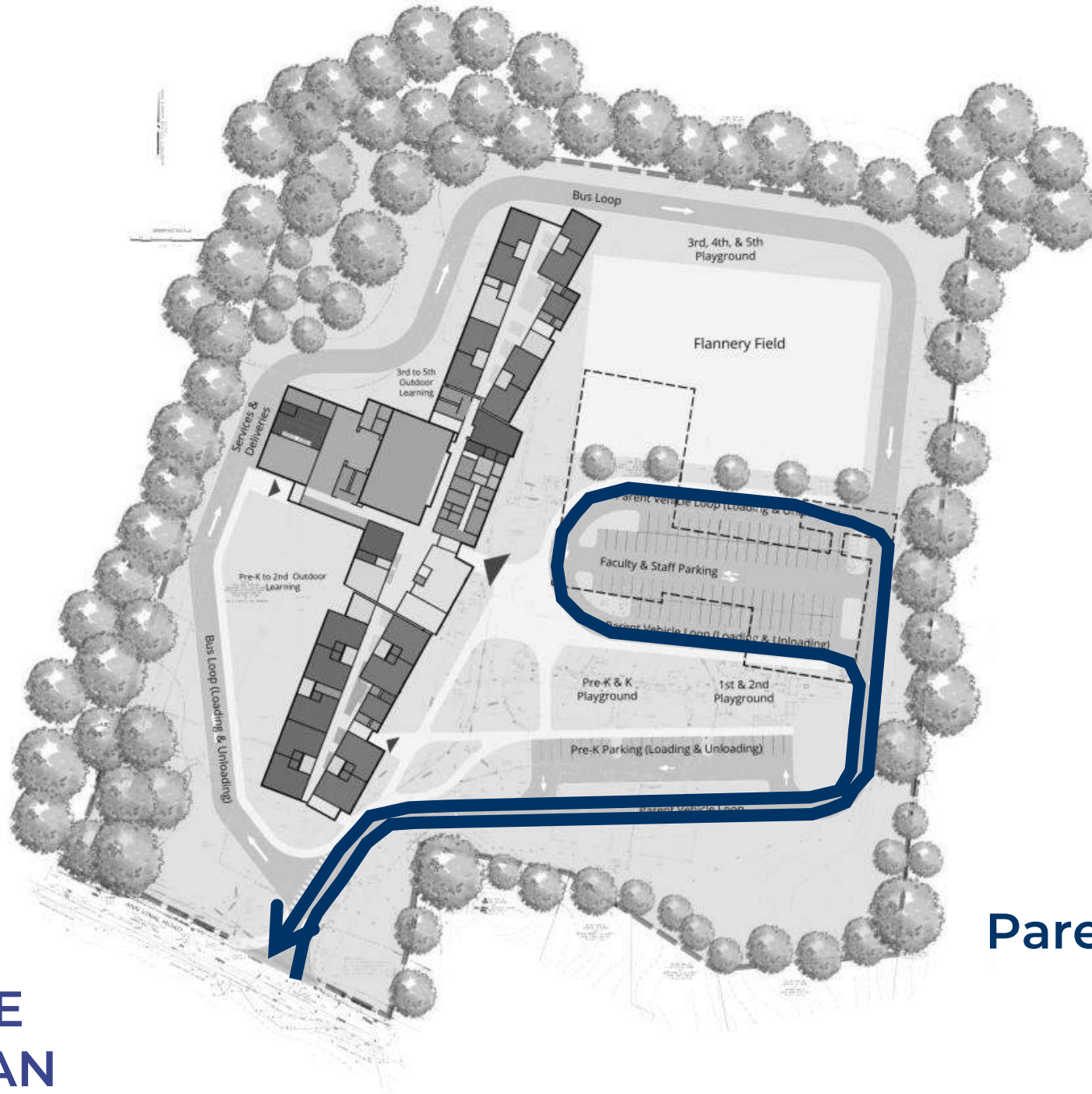
- |                               |                                 |
|-------------------------------|---------------------------------|
| ● Core Academic               | ● Administration & Guidance     |
| ● Special Education           | ● Media Center                  |
| ● Art & Music                 | ● Custodial & Maintenance       |
| ● Health & Physical Education | ● Other Program (PreK)          |
| ● Dining & Food Service       | ● Other (Toilets, MEP, Storage) |
| ● Medical                     | ● Circulation                   |

**Bus Traffic Pattern**

19 T Concept Hatherly Site  
Conceptual Site Plan

**PK-5th**

# 19 SITE PLAN



## Programming Legend

- |                               |                                 |
|-------------------------------|---------------------------------|
| ● Core Academic               | ● Administration & Guidance     |
| ● Special Education           | ● Media Center                  |
| ● Art & Music                 | ● Custodial & Maintenance       |
| ● Health & Physical Education | ● Other Program (PreK)          |
| ● Dining & Food Service       | ● Other (Toilets, MEP, Storage) |
| ● Medical                     | ● Circulation                   |

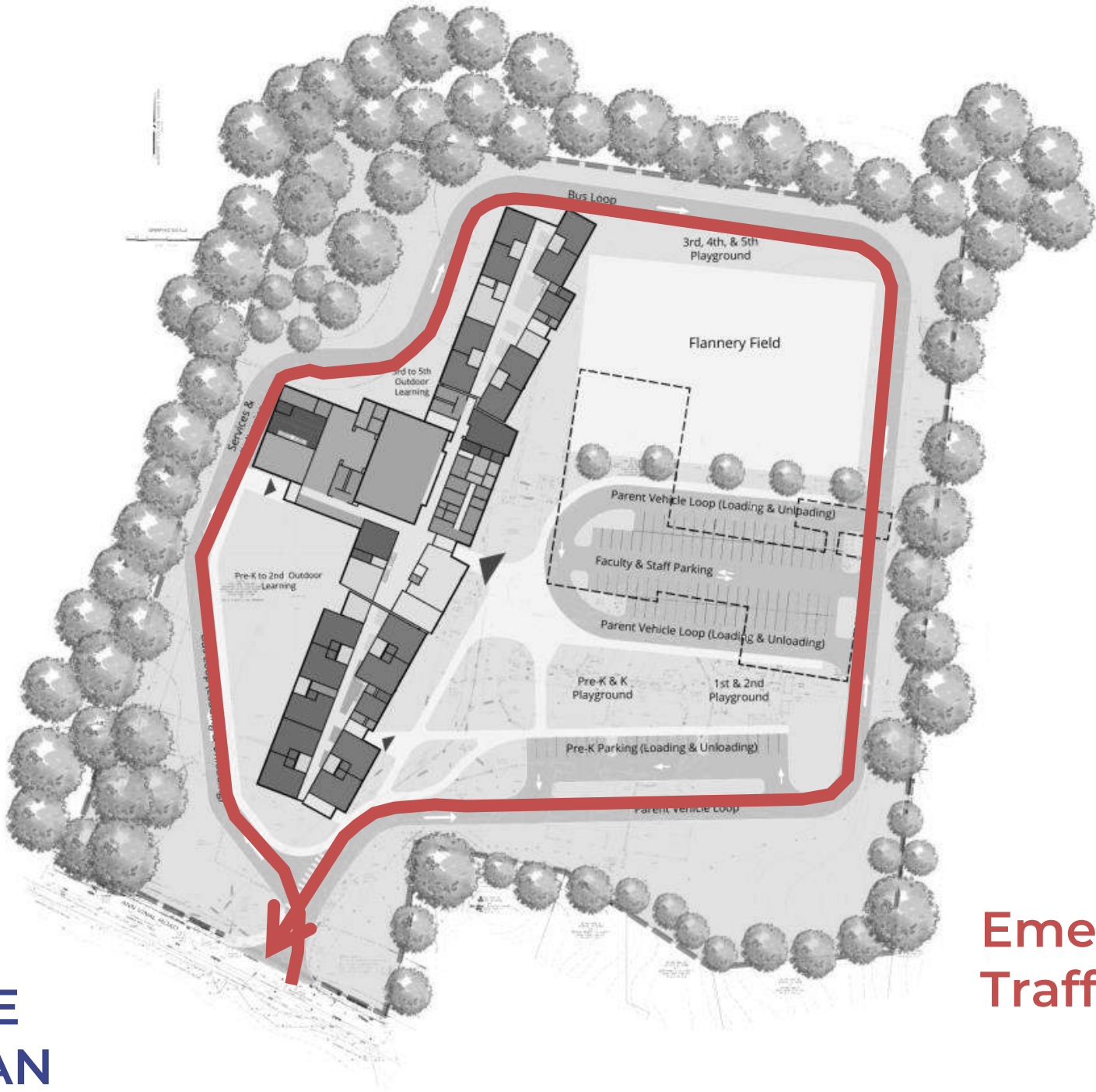
Parent Traffic Pattern

19 T Concept Hatherly Site

Conceptual Site Plan

**PK-5th**

# 19 SITE PLAN



## Programming Legend

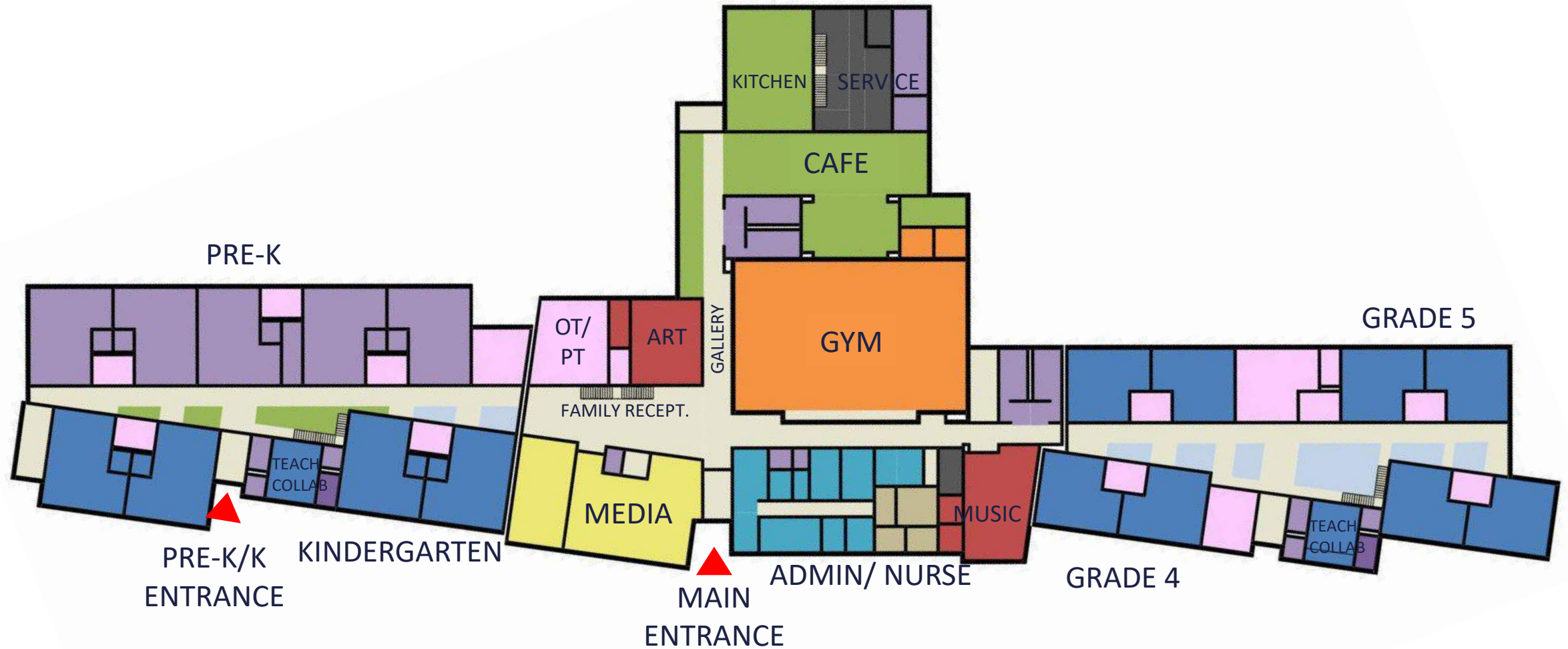
- |                               |                                 |
|-------------------------------|---------------------------------|
| ● Core Academic               | ● Administration & Guidance     |
| ● Special Education           | ● Media Center                  |
| ● Art & Music                 | ● Custodial & Maintenance       |
| ● Health & Physical Education | ● Other Program (PreK)          |
| ● Dining & Food Service       | ● Other (Toilets, MEP, Storage) |
| ● Medical                     | ● Circulation                   |

**Emergency Vehicle Traffic Pattern**

19 T Concept Hatherly Site  
Conceptual Site Plan

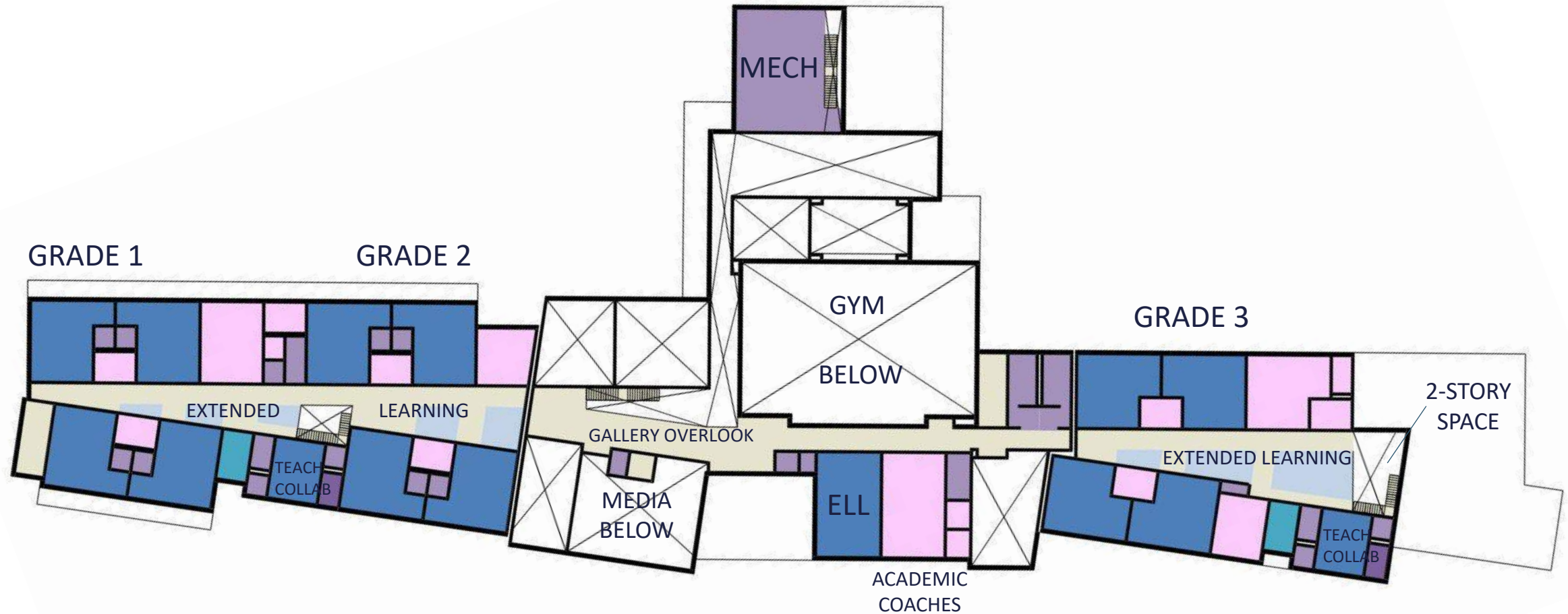
**PK-5th**

# Option 19 – “T” Concept for Grades PreK-5



**FIRST FLOOR  
PLAN**

# Option 19 – “T” Concept for Grades PreK-5

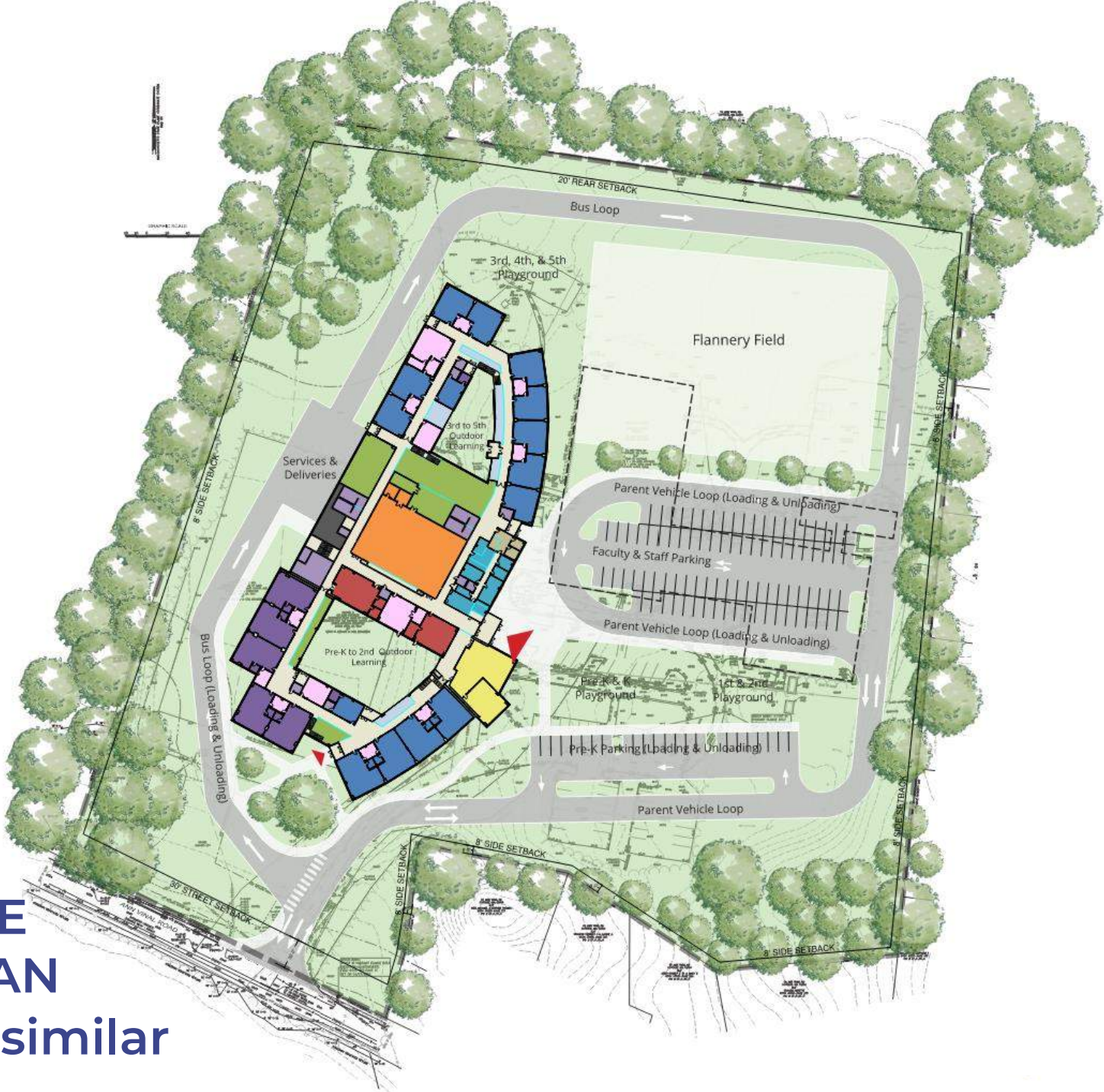


**SECOND FLOOR  
PLAN**

**19**

# 18 SITE PLAN

Option 7 similar



**Programming Legend**

<span style="color: blue;">●</span> Core Academic	<span style="color: cyan;">●</span> Administration & Guidance
<span style="color: pink;">●</span> Special Education	<span style="color: yellow;">●</span> Media Center
<span style="color: red;">●</span> Art & Music	<span style="color: black;">●</span> Custodial & Maintenance
<span style="color: orange;">●</span> Health & Physical Education	<span style="color: purple;">●</span> Other Program (PreK)
<span style="color: green;">●</span> Dining & Food Service	<span style="color: blue-purple;">●</span> Other (Toilets, MEP, Storage)
<span style="color: brown;">●</span> Medical	<span style="color: grey;">●</span> Circulation

18 Courtyard North/South - Hatherly Site

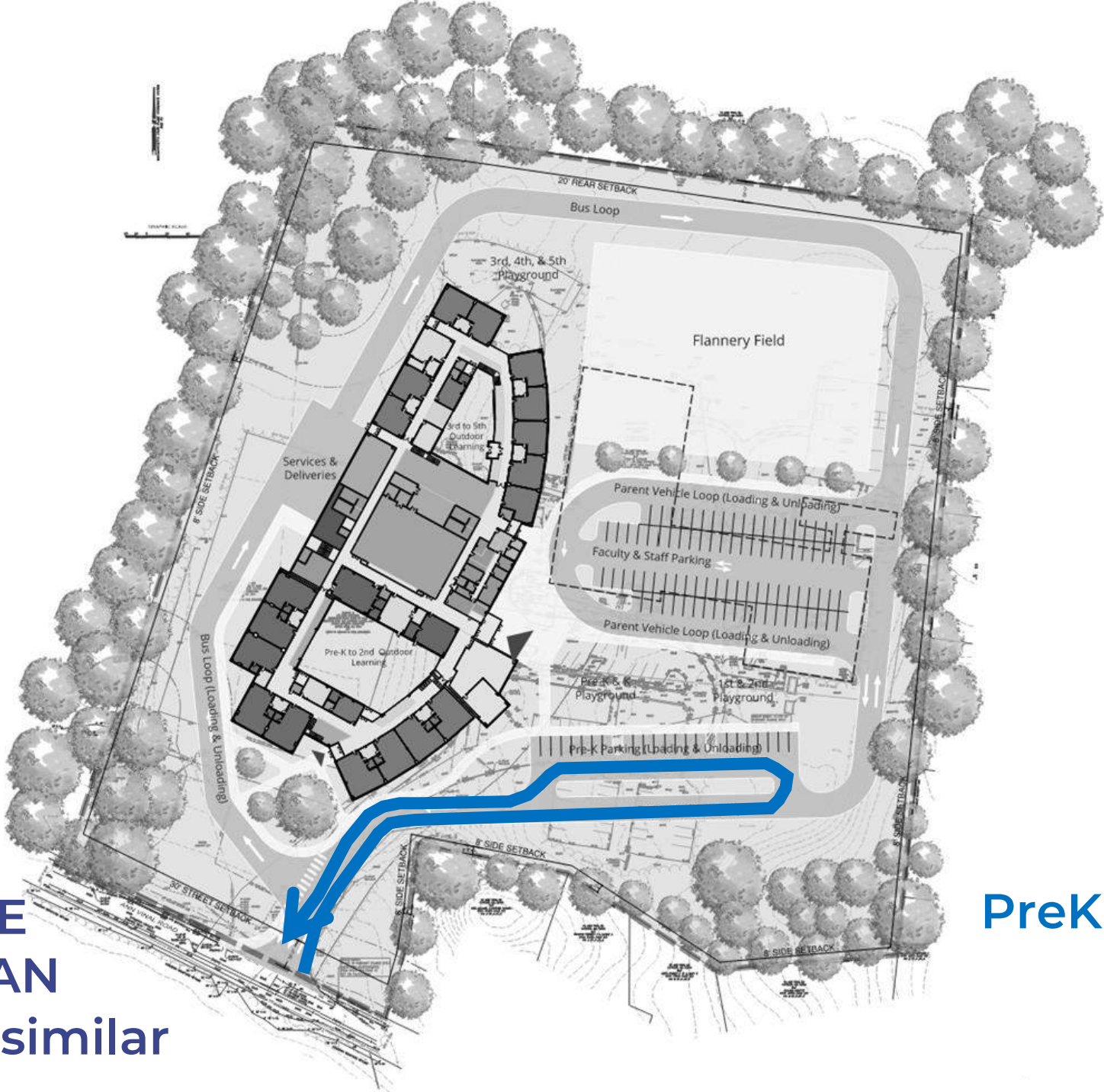
Conceptual Site Plan

1" = 50'

**PK-5th**

# 18 SITE PLAN

Option 7 similar



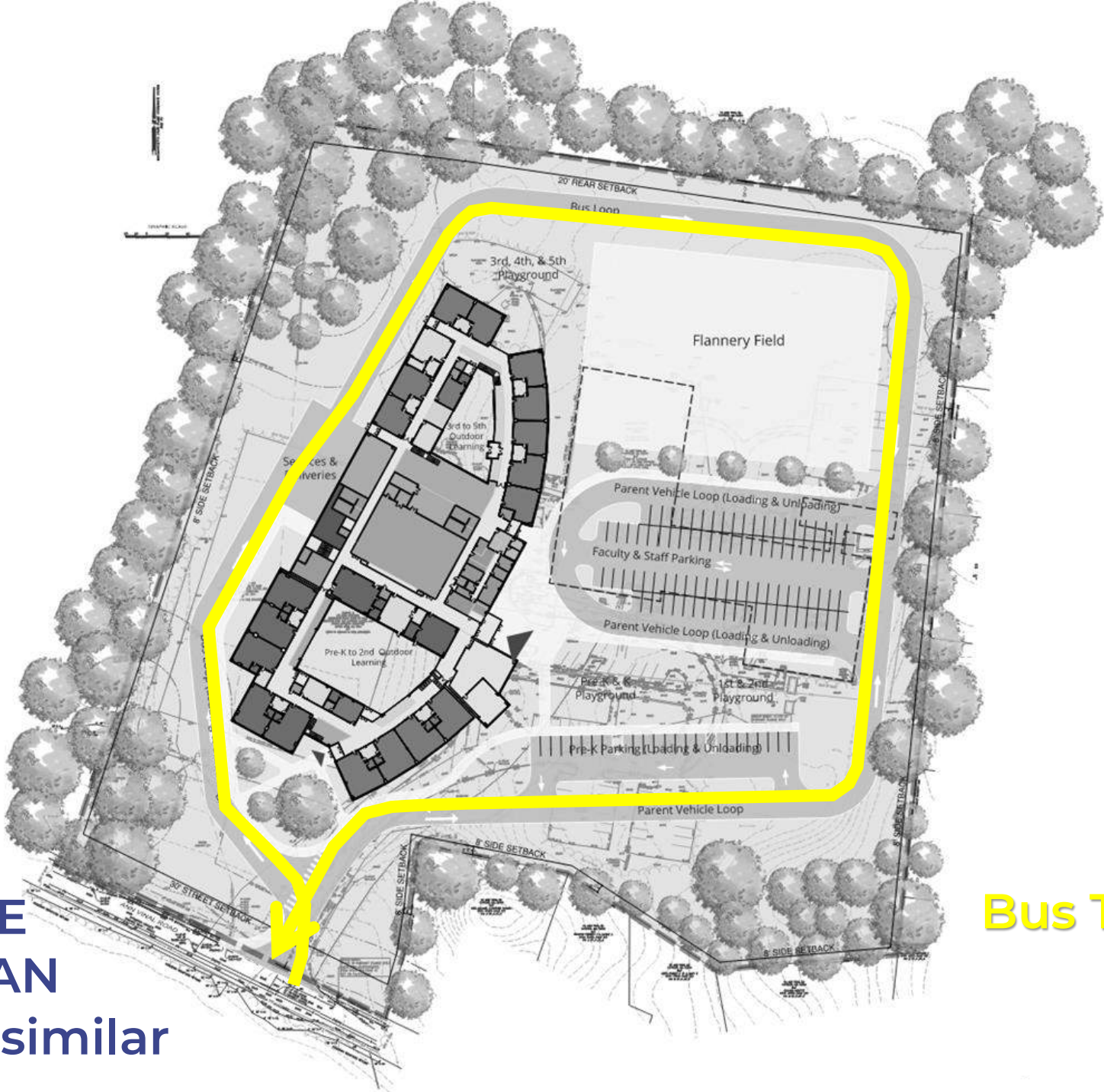
**Programming Legend**

● Core Academic	● Administration & Guidance
● Special Education	● Media Center
● Art & Music	● Custodial & Maintenance
● Health & Physical Education	● Other Program (PreK)
● Dining & Food Service	● Other (Toilets, MEP, Storage)
● Medical	● Circulation

PreK Traffic Pattern

# 18 SITE PLAN

Option 7 similar



**Programming Legend**

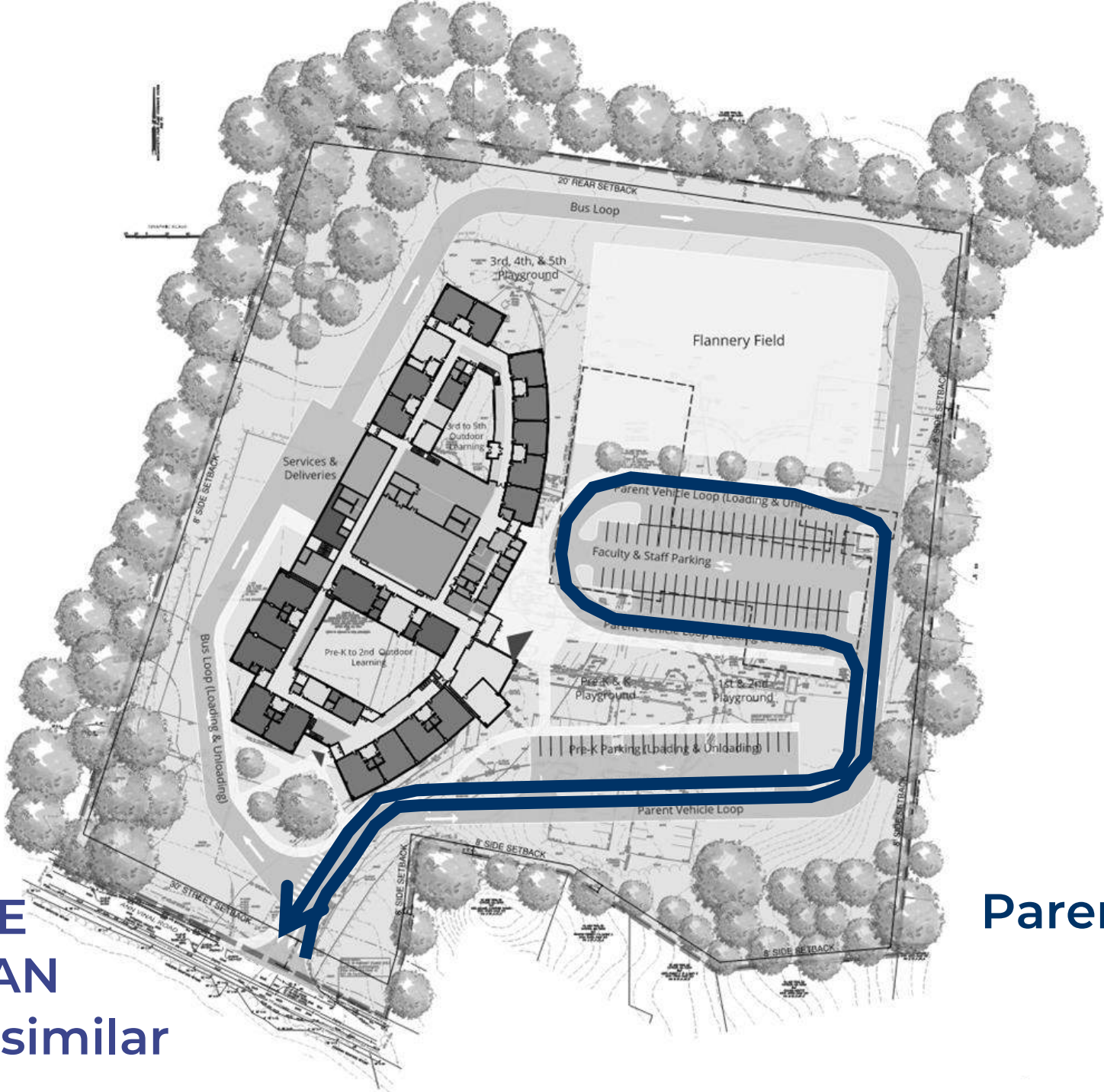
● Core Academic	● Administration & Guidance
● Special Education	● Media Center
● Art & Music	● Custodial & Maintenance
● Health & Physical Education	● Other Program (PreK)
● Dining & Food Service	● Other (Toilets, MEP, Storage)
● Medical	● Circulation

**Bus Traffic Pattern**



# 18 SITE PLAN

Option 7 similar



### Programming Legend

- Core Academic
- Administration & Guidance
- Special Education
- Media Center
- Art & Music
- Custodial & Maintenance
- Health & Physical Education
- Other Program (PreK)
- Dining & Food Service
- Other (Toilets, MEP, Storage)
- Medical
- Circulation

## Parent Traffic Pattern

18 Courtyard North/South - Hatherly Site

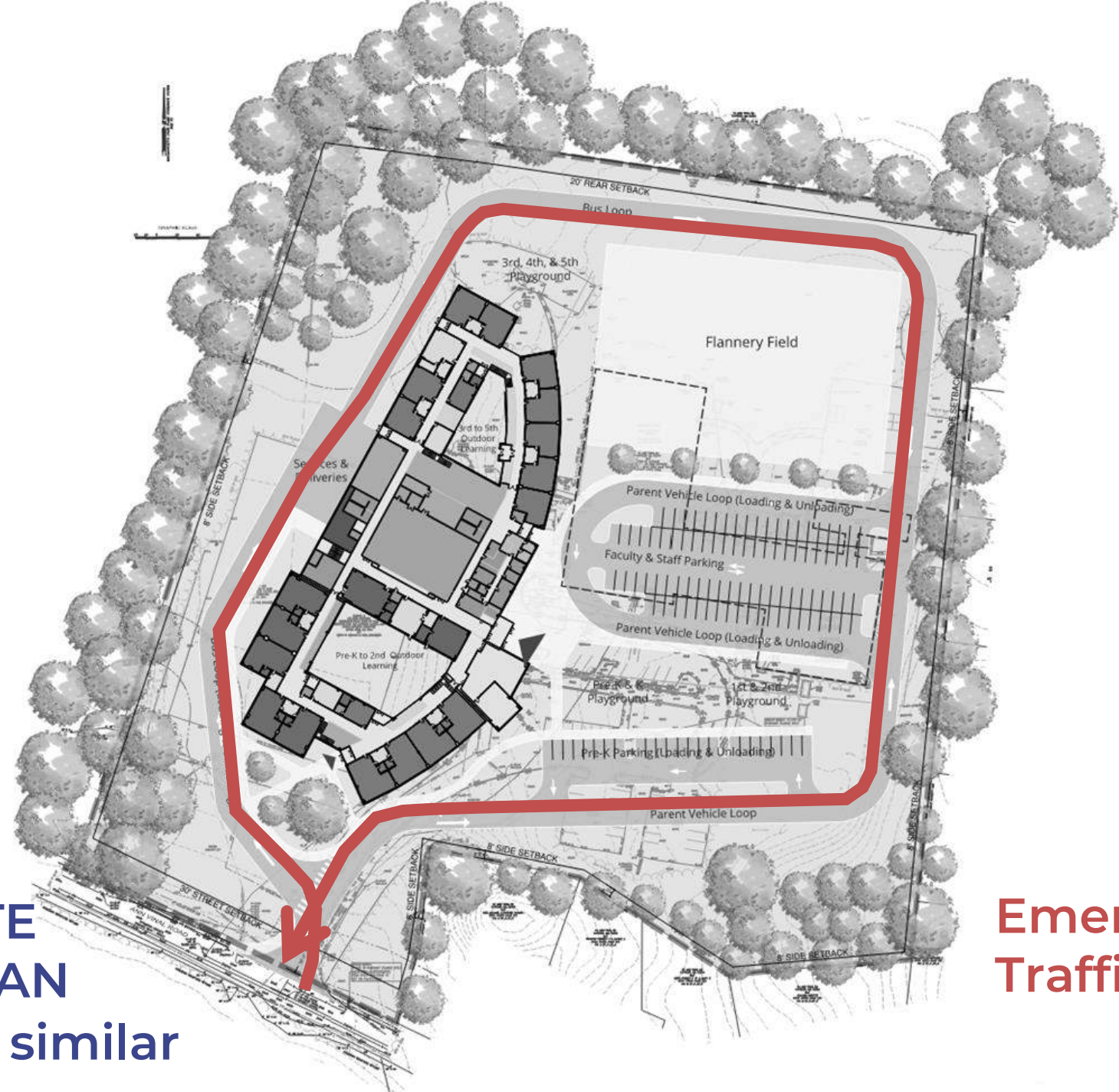
Conceptual Site Plan

1" = 50'

**PK-5th**

# 18 SITE PLAN

Option 7 similar



**Programming Legend**

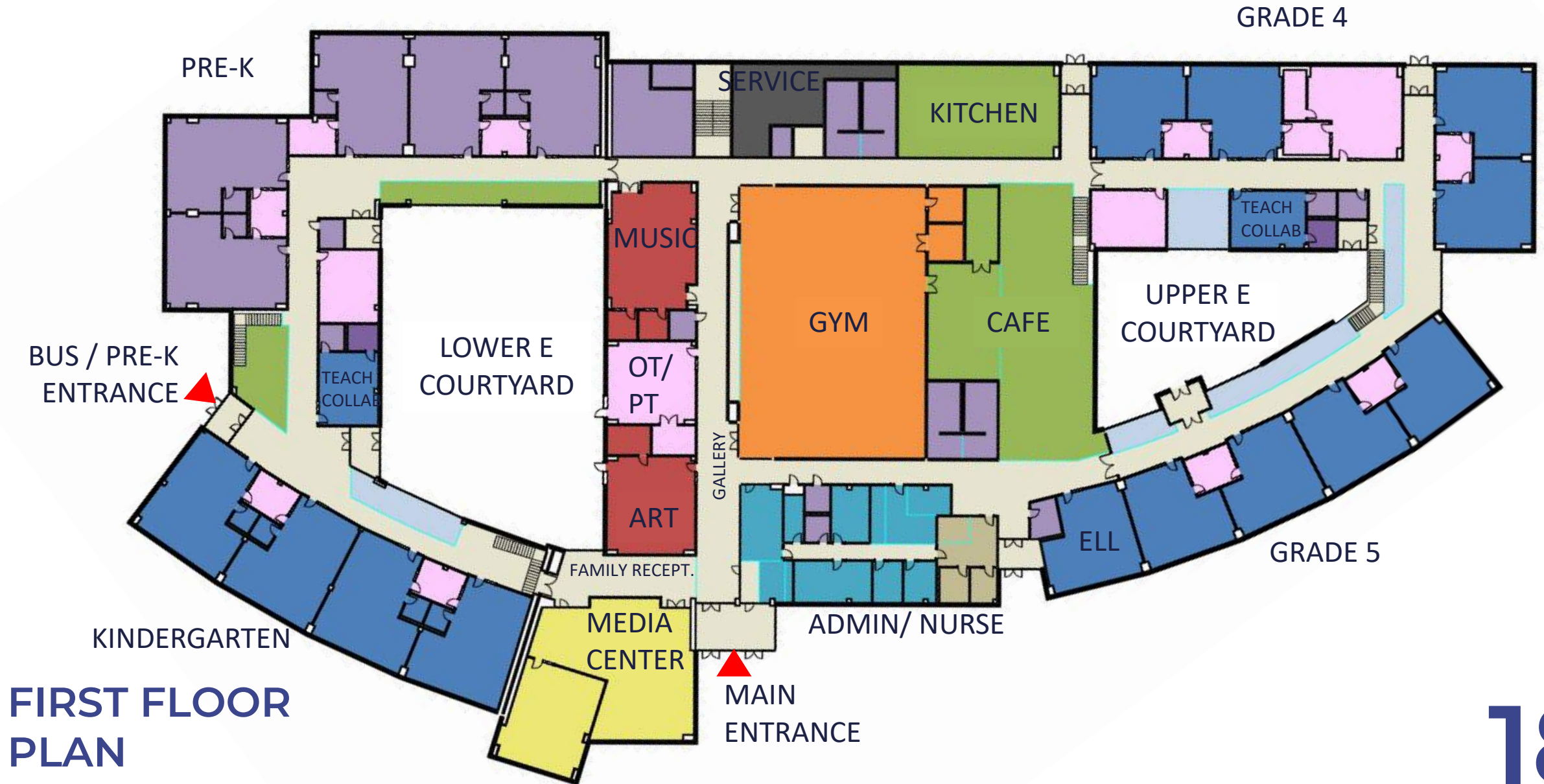
● Core Academic	● Administration & Guidance
● Special Education	● Media Center
● Art & Music	● Custodial & Maintenance
● Health & Physical Education	● Other Program (PreK)
● Dining & Food Service	● Other (Toilets, MEP, Storage)
● Medical	● Circulation

18 Courtyard North/South - Hatherly Site  
 Conceptual Site Plan  
 1" = 50'

## Emergency Vehicle Traffic Pattern

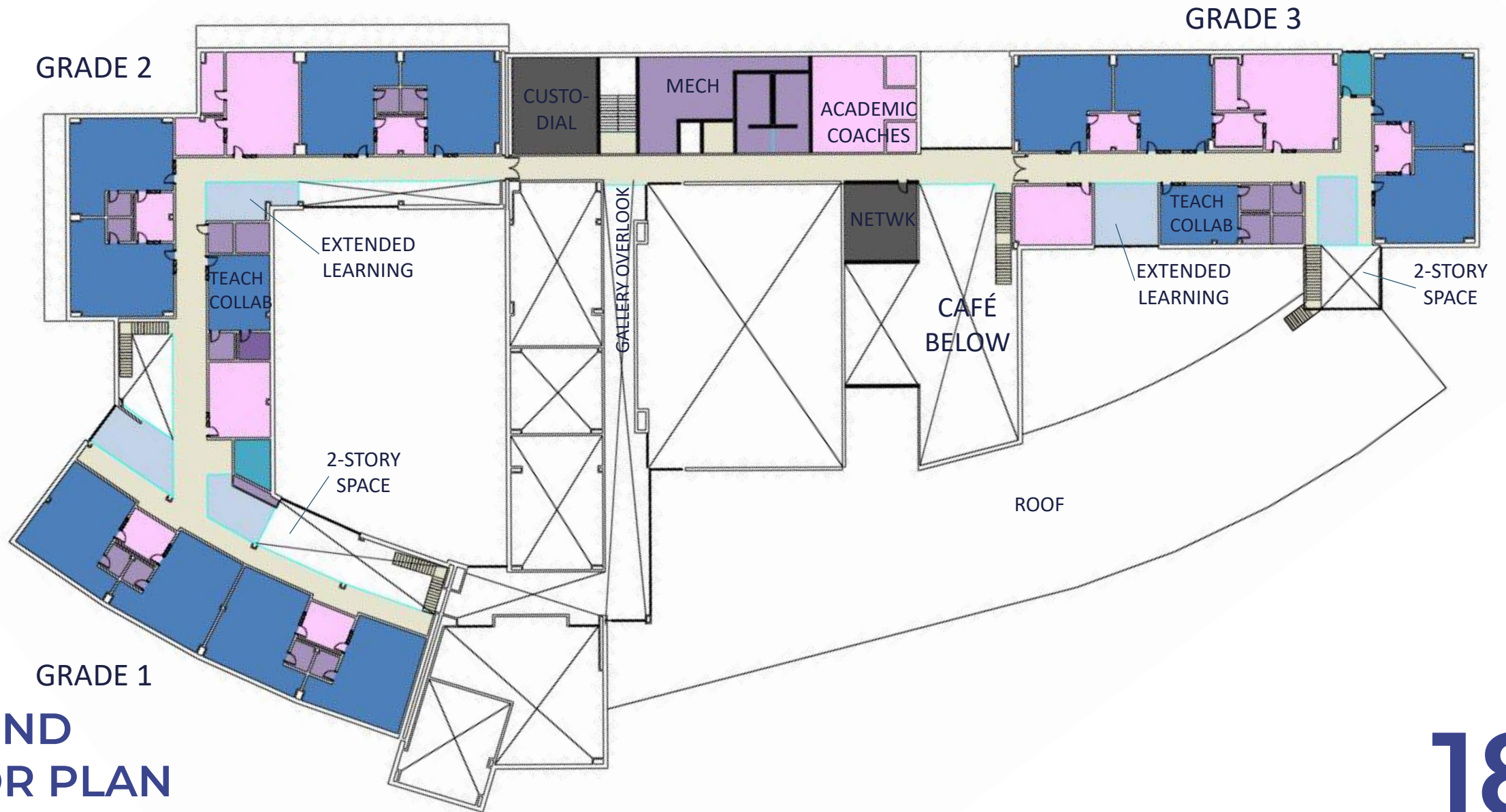
**PK-5th**

# Option 18.1 – Courtyard Concept for Grades PreK-5



**FIRST FLOOR  
PLAN**

# Option 18.1 – Courtyard Concept for Grades PreK-5



**SECOND  
FLOOR PLAN**

**18**

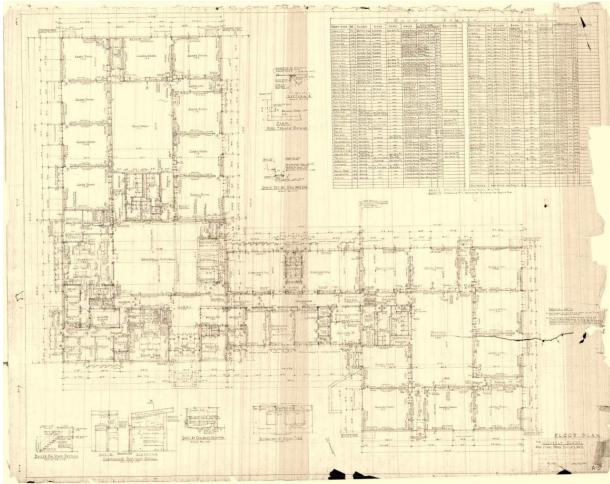
# Review of Preferred Schematic Report (PSR) Cost Estimates

## THINGS TO KEEP IN MIND:

- These are estimates to compare the relative cost between options.
- These are order-of-magnitude costs, not exact cost analyses or determinations of final cost.
- Since the first estimate, some costs went up while others went down...but ultimately, they are about the same.

# PSR Options and Project Cost Estimates

Repair Only - Option



**1** **\$62.0**

New Construction Options



**7** **\$112.2**  
**18** **\$120.1**

Addition/Renovation Options



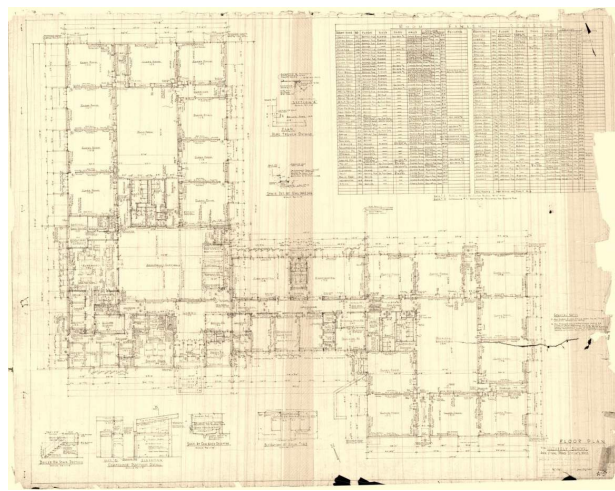
**2** **\$114.5**  
**13** **\$122.2**

New Construction Option



**19** **\$116.6**

# PSR Options and Cost Estimates w/ 28%\* MSBA Reimbursement



Repair Only - Option

**1** **\$62.0**



New Construction Options

**7** **\$80.8**  
**18** **\$86.5**



Addition/Renovation Options

**2** **\$82.4**  
**13** **\$88.0**



New Construction Option

**19** **\$84.0**

\* Subject to change when Project Budget is finalized

# Review PSR Cost Estimates

## What changed?

- Construction and Renovation costs have edged up – market forces
- Site costs came down due to more detailed site plan and grading information
- Escalation reduced – fewer months between now and when construction starts as compared to the first estimate
- Construction soft costs are a % function of cost of the work, so they are down slightly



# Review PSR Cost Estimates

## New MA Energy Code: What's included?

\* Subject to change when Project Budget is finalized

Cost estimates include all window and building envelope (insulation and air sealing) upgrades necessary to meet the new, more stringent MA energy code.

The MSBA just initiated a new, higher standard for its Green Schools program, with a higher incentive: 2% → **4%**

- Estimate assumed a code-compliant mechanical system and achieving LEED Silver certification.
- Base mech system does not qualify for Green Schools.
- Geothermal mechanical system, which is more expensive but would qualify for Green Schools, may be paid for with the higher 4% incentive. We are studying that now.
- For now, effective reimbursement rate was reduced from **30%** to **28%\*** due to loss of the 2%.

# 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

		OPTIONS						
		GRADE K-5	GRADE K-5 CONFIGURATION - (460 enrollment)			GRADE PreK-5 CONFIGURATION - (460 + 100 PK enrollment)		
			1	2	7	13	18	19
		REPAIR ONLY (CIP) EXISTING HATHERLY + CUSHING	PHASED ADD-RENO K-5 HATHERLY	NEW CONSTRUCTION K-5 HATHERLY COURTYARD CONCEPT	PHASED ADD-RENO PreK-5 HATHERLY	NEW CONSTRUCTION PreK-5 HATHERLY COURTYARD CONCEPT	NEW CONSTRUCTION PreK-5 HATHERLY T CONCEPT	
<b>SITE CRITERIA</b>								
1	Best Site Planning, Circulation, Queues, Parking & Drop Off, and Safety	3	4	5	4	5	5	
2	Best Access to Playgrounds and Outdoor Learning/ Site Amenities	3	3	5	3	5	5	
3	Least disruptive to Students during Construction	1	1	4	1	4	4	
<b>BUILDING CRITERIA</b>								
1	Best supports District's Educational Goals and Guiding Principles for Design	1	1	1	3	5	4	
2	Best supports Safety & Security Goals	1	3	5	3	5	3	
3	Best supports Community Use of Building	1	3	5	3	5	5	
4	Best supports Sustainability Goals	1	3	4	3	4	3	
<b>COST CRITERIA</b>								
1	Relative ranking of cost between options	3	2	2	1	1	2	
<b>RANKING TOTALS</b>		14	20	31	21	34	31	
<b>PROJECT COST (\$ Millions)</b>		\$62.0	\$114.5	\$112.2	\$122.2	\$120.1	\$116.6	
<b>Unit Cost (\$/SF)</b>		\$748	\$1,198	\$1,173	\$1,156	\$1,136	\$1,103	

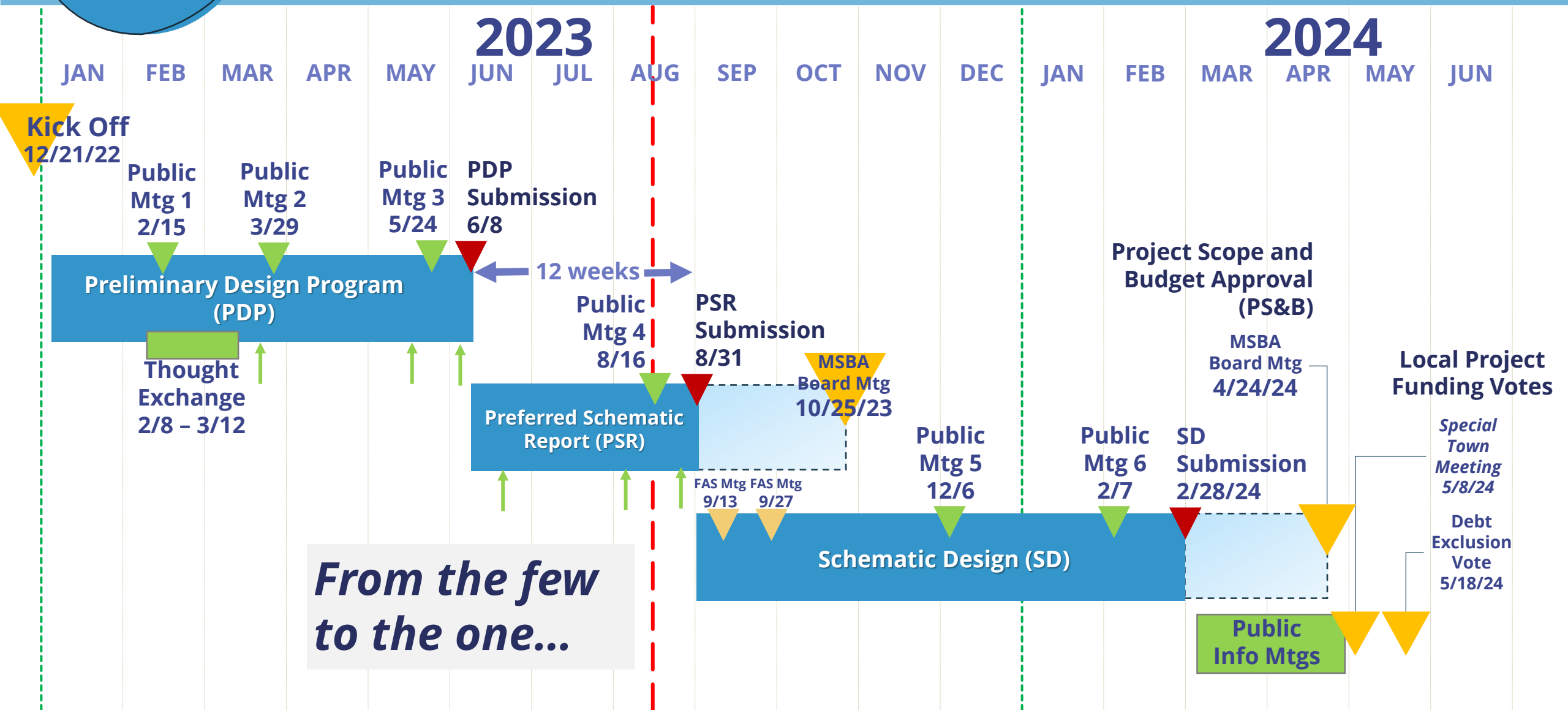
# Proposed Selection Criteria Matrix

# Final Discussion and Feedback

# Next Steps

Scituate  
Hatherly -  
Cushing  
Elementary  
School

# Feasibility Study– Schematic Design Updated Schedule





Scituate Public Schools

**VERTEX**<sup>®</sup>

**dw**  
DORE + WHITTIER

Thank you.