

Scituate Public Schools

# Cushing - Hatherly Elementary School Project

School Building  
Committee

Public Forum #5

December 6, 2023

**VERTEX**<sup>®</sup>

**dw**  
DORE + WHITTIER



# Agenda

- Introductions, Feedback Protocol
- Schedule, Process, and the Need
- Site Planning Progress
- Construction Phasing Plan
- Building Design Progress
- 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

**VERTEX**<sup>®</sup>

Owner's Project  
Manager (OPM)

**dW**

DORE + WHITTIER

Designer (Architect)



# Discussion and Feedback – Mentimeter protocol



Or log on to the website:

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

Voting code:

**5668 4246**

**“I like...”**

**“I wish...”**

**“I wonder...”**

## **Mentimeter:**

Please share any information or feedback you would like the SBC to consider, concerning any aspect of the project you've seen so far.

Comments are anonymous, will be collected for the information of the SBC, and not shared live.

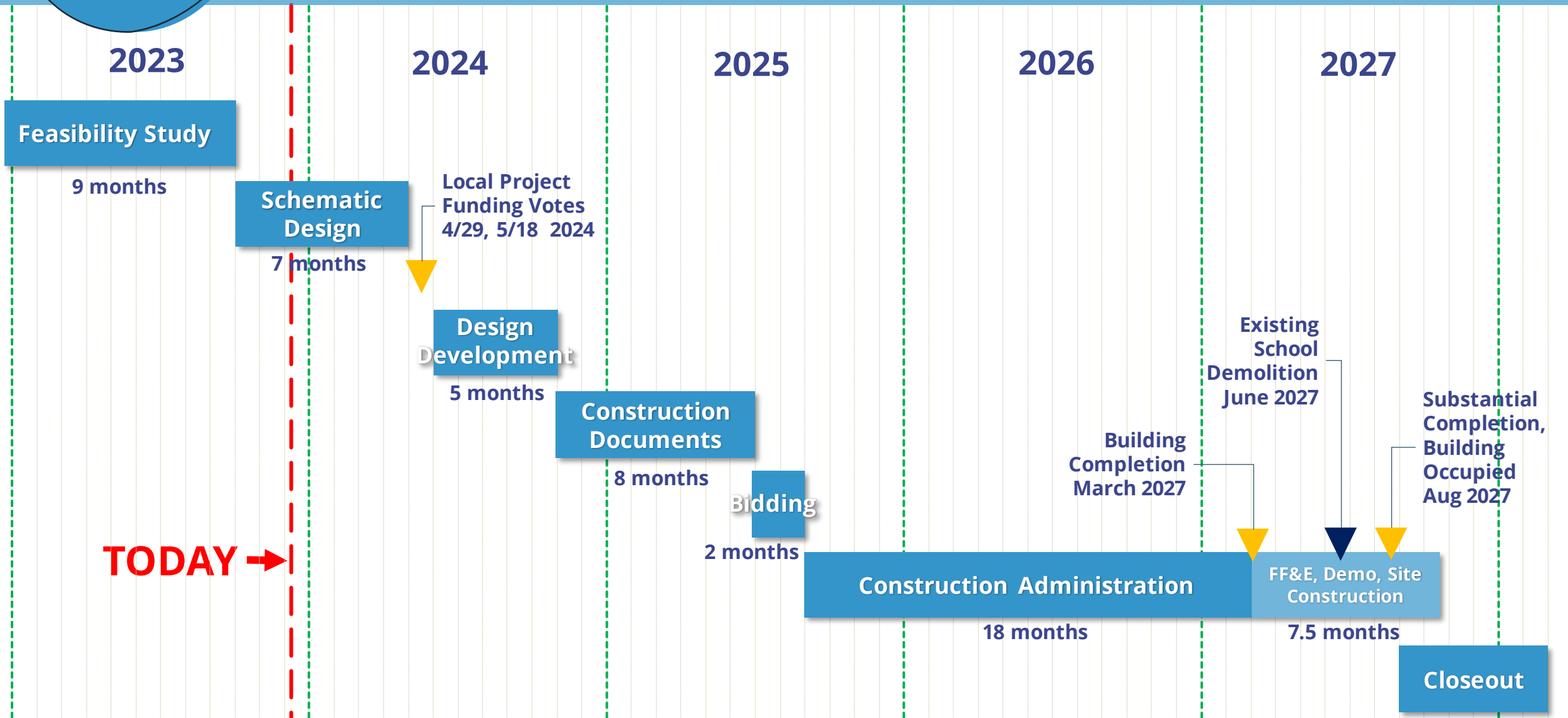
# Schedule and Process



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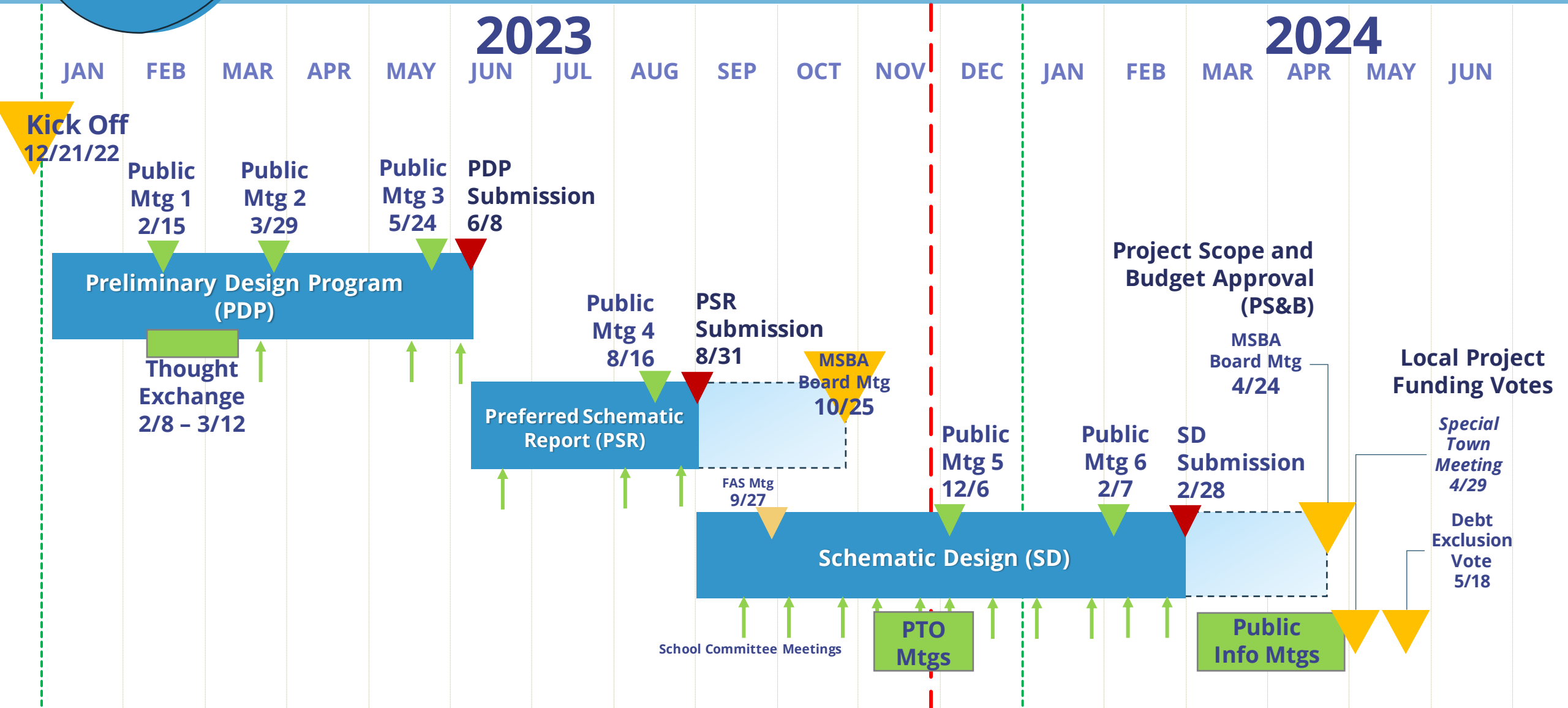


# Overall Project Schedule



Scituate  
Cushing-  
Hatherly  
Elementary  
School

# Feasibility Study– Schematic Design Updated Schedule







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# The Project Need

# Needs Identified at Hatherly and Cushing Schools

- Space deficiencies
- 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 be in the most 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



# Example Deficient Space Condition

- Gym size
- No Circulation to classrooms
- Worn floor material, hard on joints



Lift at Stair



Accessibility at toilet rooms

# Example Deficient Accessibility Conditions



Inefficient Fossil Fuel Boilers



Original 1960's Electrical Switchgear

# Example Deficient Systems Conditions





Roof leaks, roof decking not easily repairable



Insufficient Electrical Outlets

# Example Deficient Interior Conditions

# Addressing 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
Jenkins Roof	\$950,000	SHS HVAC Controllers Phase 1 of 3	\$165,000
Jenkins Playground	\$400,000	Coby Cutler Fitness Center Refresh	\$100,000
Jenkins Stairs	\$50,000	Campus Beautification (Annual)	\$9,990
Cushing & Hatherly Smoke Detectors	\$50,000	District Technology Infrastructure:	\$450,000
Cafeteria Equipment (from Revenue)	\$325,000	<ul style="list-style-type: none"> <li>• Chromebooks</li> <li>• Teacher laptops</li> <li>• Wireless Access Ports</li> <li>• Interactive Display Panels</li> </ul>	

**TOTAL \$6,588,590**



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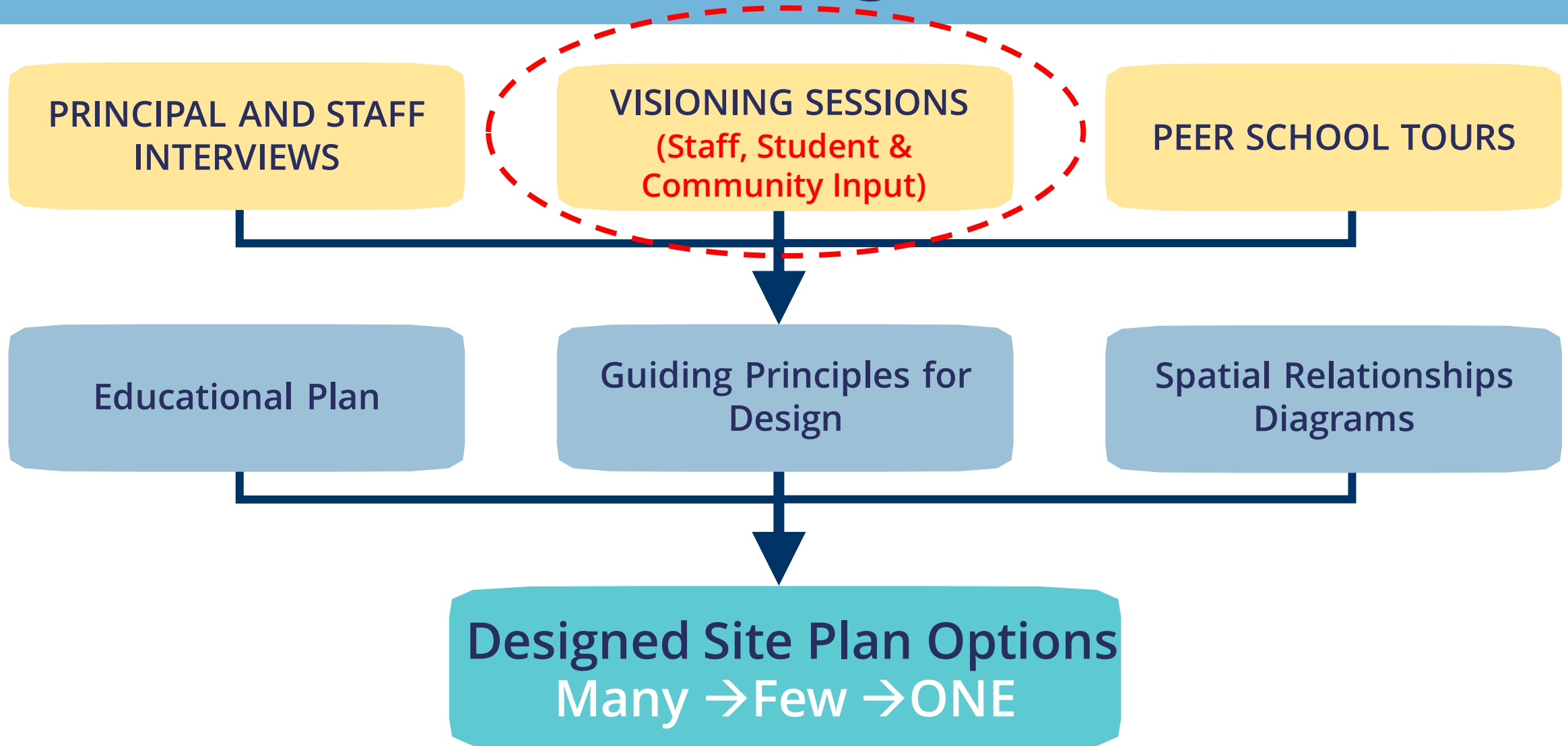
# Project Process

# What is the project?



- 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 option in the Preliminary Design phase.

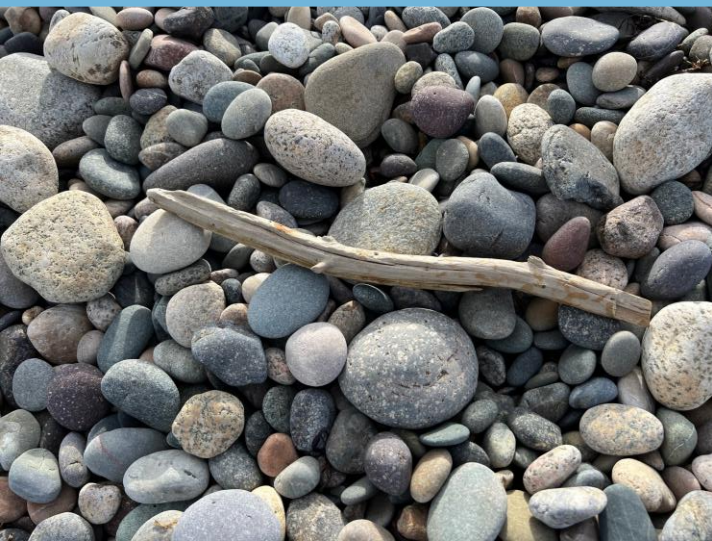
# EDUCATIONAL PLANNING PROCESS: How did we get here?



# Vision & Core Values

*“The most cost effective and educationally appropriate building.”*

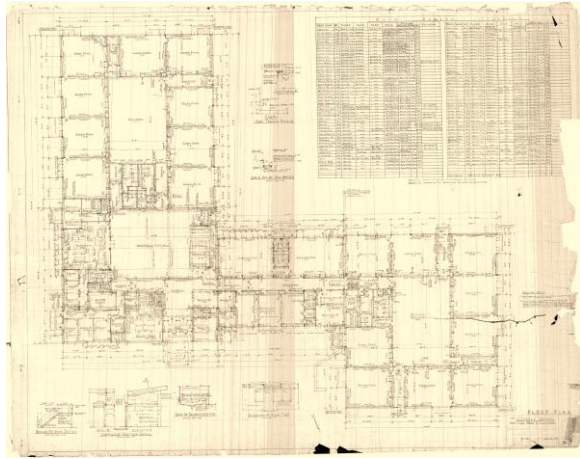
- Purposeful Innovation
- Universal Design for Learning
- Community Connections
- Outdoor Connections
- Site and Building Safety



# Finalist Options and Project Cost Estimates (\$M)

Repair-Only Option

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



Addition/Renovation  
Option with Pre-K

**\$122.2**  
**\$88.0\***



**New Construction Option w/ Pre-K**

**\$120.1**  
**\$86.5\***



- Best meets educational program requirements
- Best space/light quality
- Safer building plan
- Best site plan

**\* Assumes 28% effective MSBA reimbursement rate. Subject to change when Project Budget is finalized.**

# NEWS FLASH!!

## MSBA Board

### Votes at October Meeting to Raise Project Funding Limits!

	Reimbursable Construction Cost Cap (\$/SF)	Reimbursable Site Construction Cost Cap (\$/SF)	Total Building + Site* (\$/SF)
OLD	\$393	\$39	\$432
<b>NEW</b>	<b>\$550</b>	<b>\$55</b>	<b>\$605</b>

\*plus eligible demolition and abatement costs

**BOTTOM LINE:** This will increase the amount of MSBA reimbursement for eligible costs and decrease the Town's Share of the project funding.



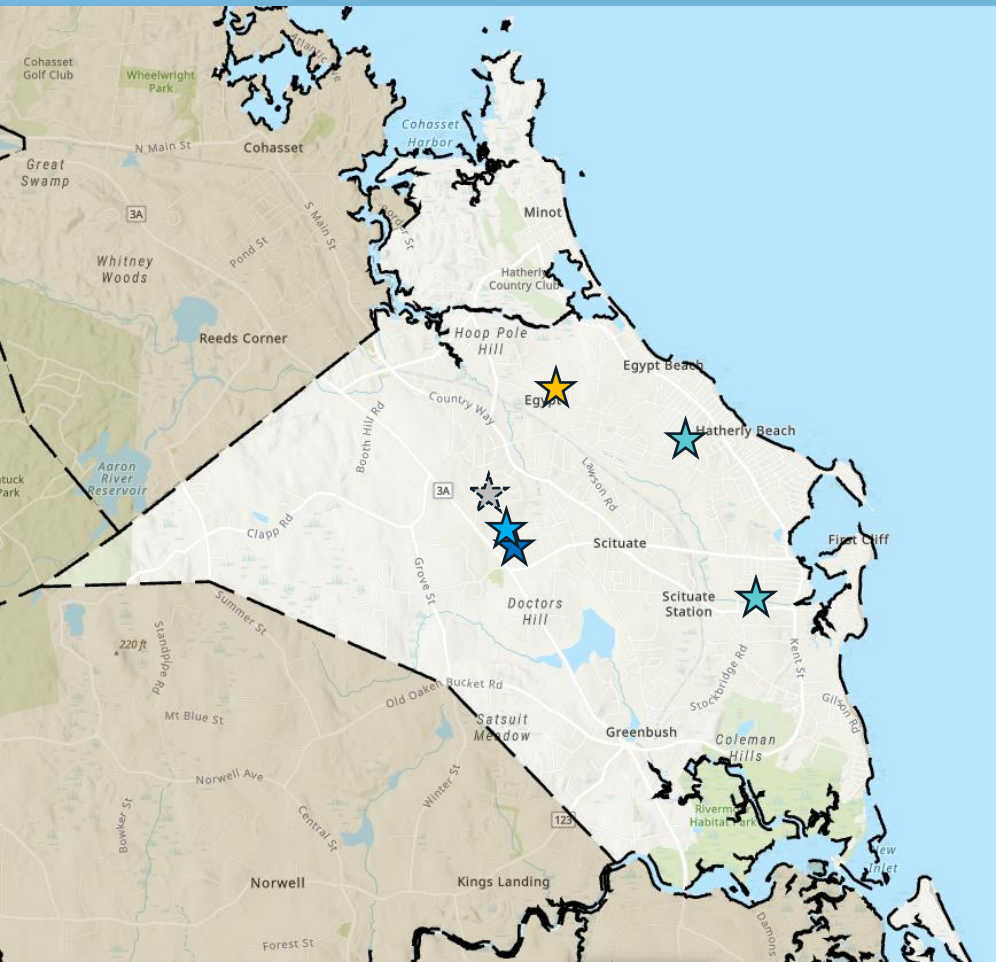
# The Costs of Renovations Only

\$62.0M renovation costs for Cushing + Hatherly

- Phased project necessary = 6 year duration
  - 6 years x 5% escalation per year = 30%
  - $\$62.0\text{M} \times 30\% = \mathbf{\$80.6\text{M}}$  – 100% Town Share
  - NEW BUILDING -  $\mathbf{\$86.5\text{M}^*}$  with MSBA reimbursement
- *Highly disruptive to student learning*
  - *New Build Project Completion Fall 2027*  
*- versus -*  
*Renovation Project Completion Fall 2032*
  - *No educational or space improvements*
  - *Diverts maintenance funding from other buildings*

**\* Projected Town Share - Subject to change when Project Budget is finalized**

# 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



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# Landscape and Site Planning Updates



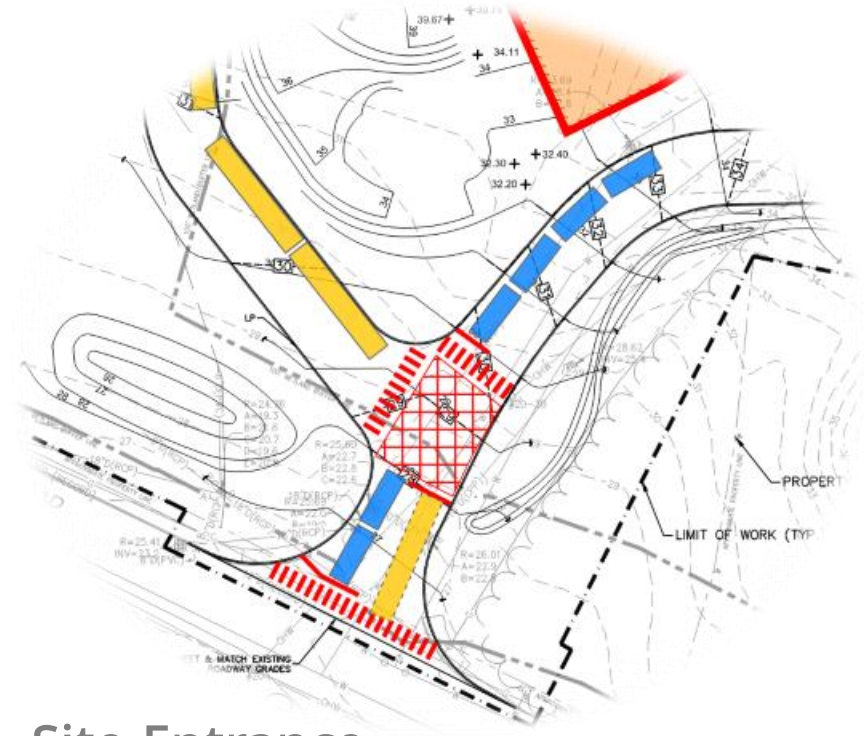


# LANDSCAPE CONCEPT SITE PLAN

1. Accessible Pathway
- 2A. Flannery Field
- 2B. Playgrounds
3. Arrival Court
4. Rain Garden
5. Outdoor Classroom
6. Sensory Discovery Garden
7. Gathering & Performance

# SITE CIRCULATION PLAN

## Buses

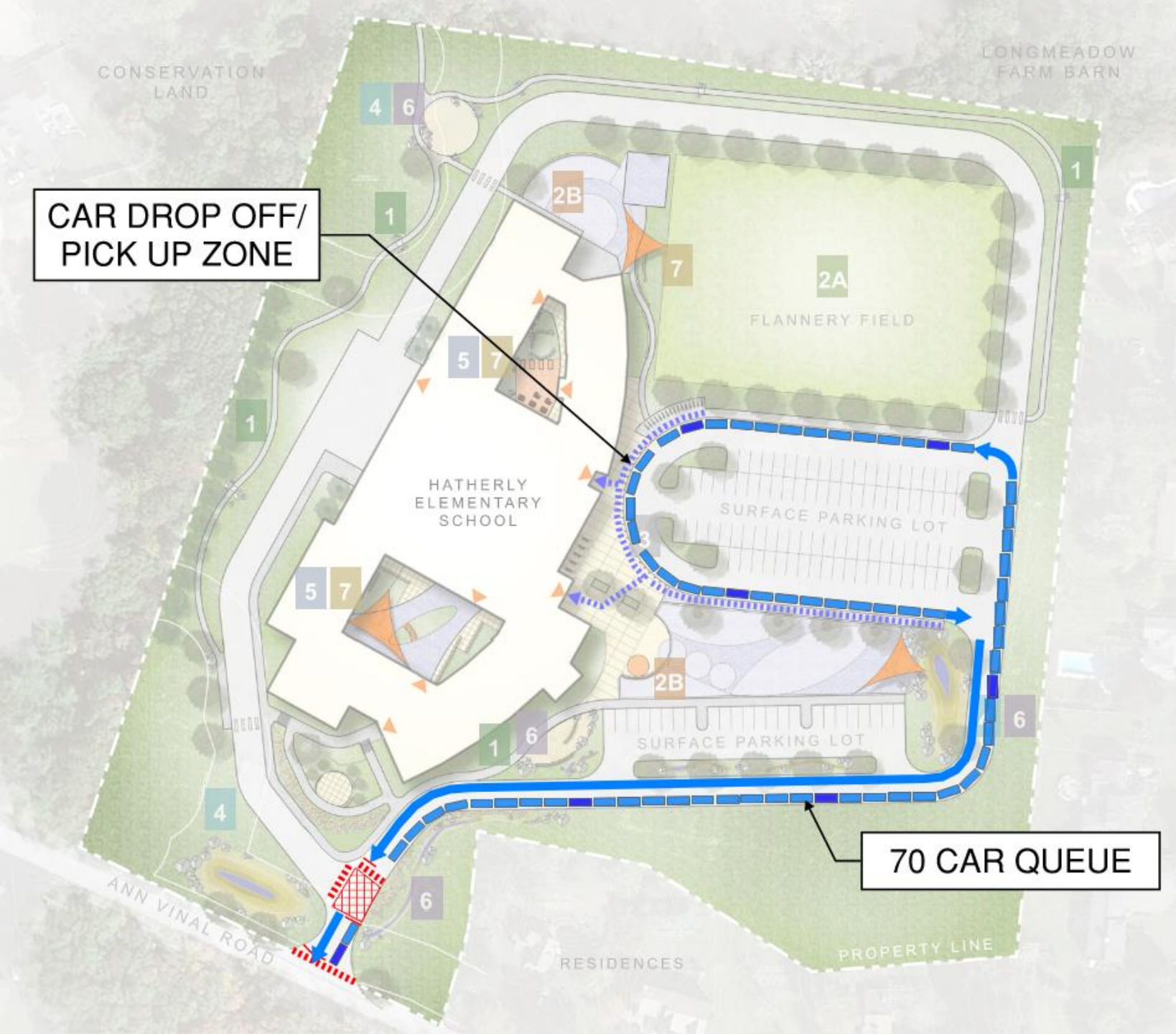


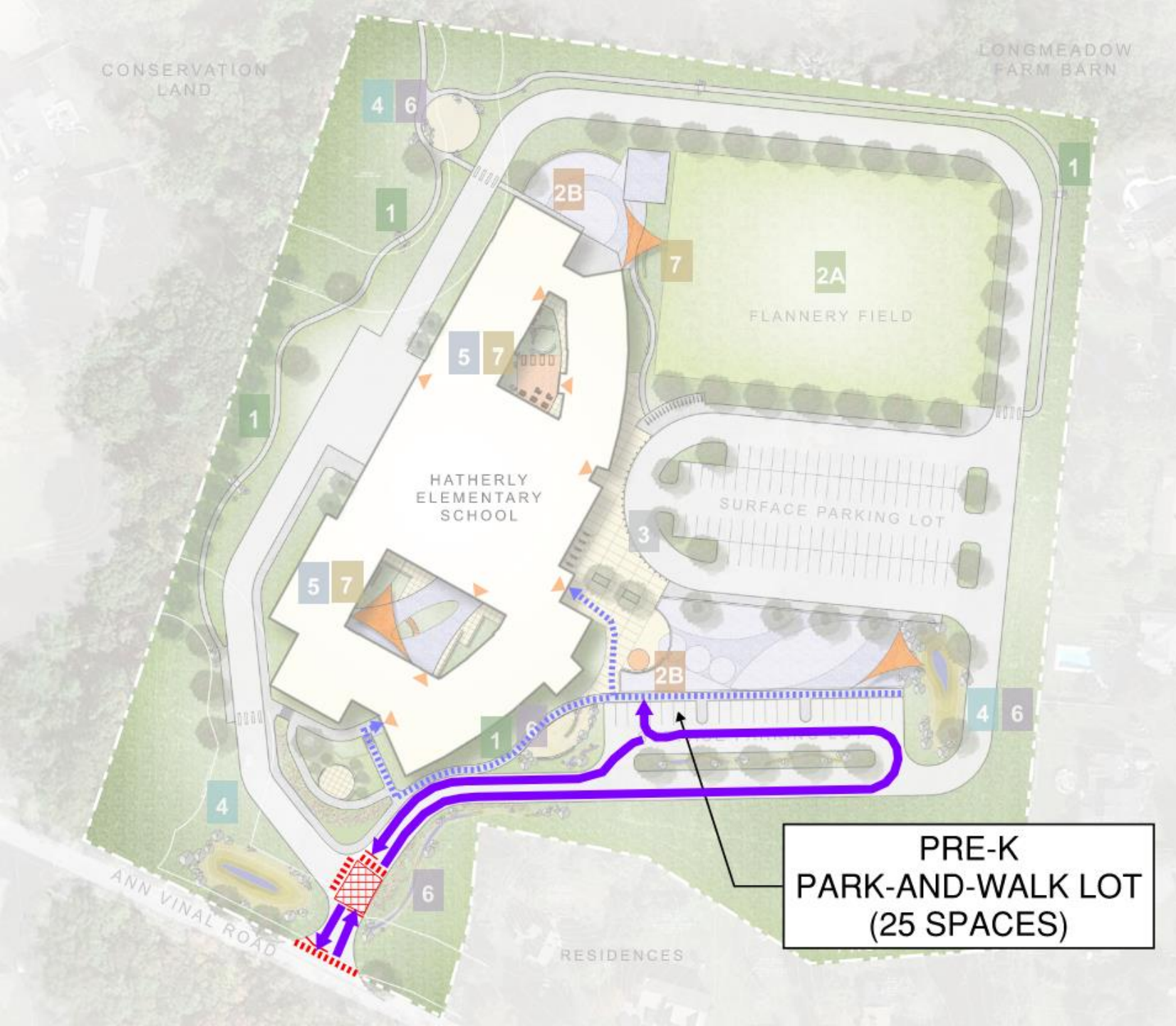
CAR DROP OFF/  
PICK UP ZONE

70 CAR QUEUE

# SITE CIRCULATION PLAN

## Parent Vehicles





# SITE CIRCULATION PLAN

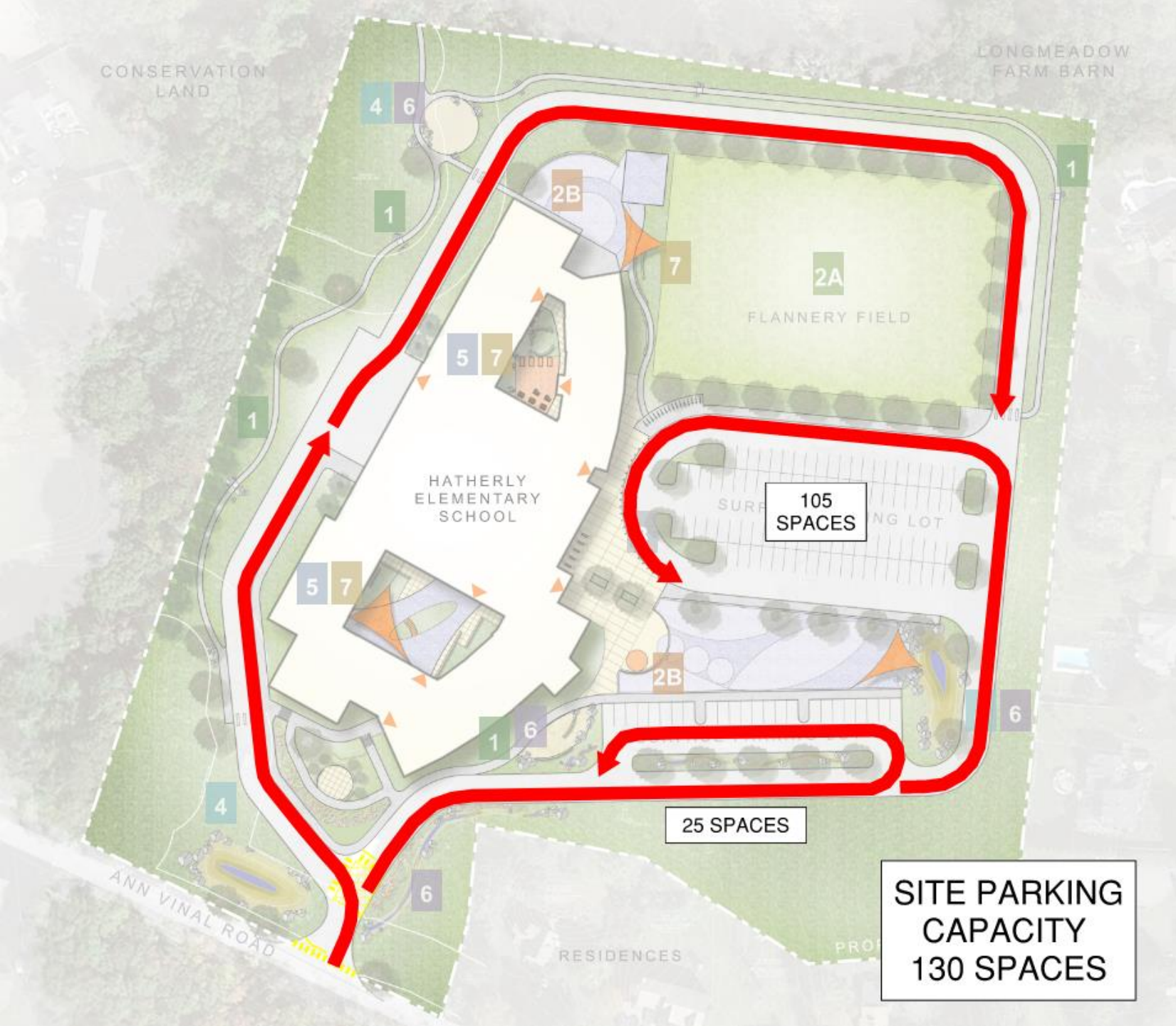
## Pre-K Lot



# SITE CIRCULATION PLAN

## Pedestrian & Bike

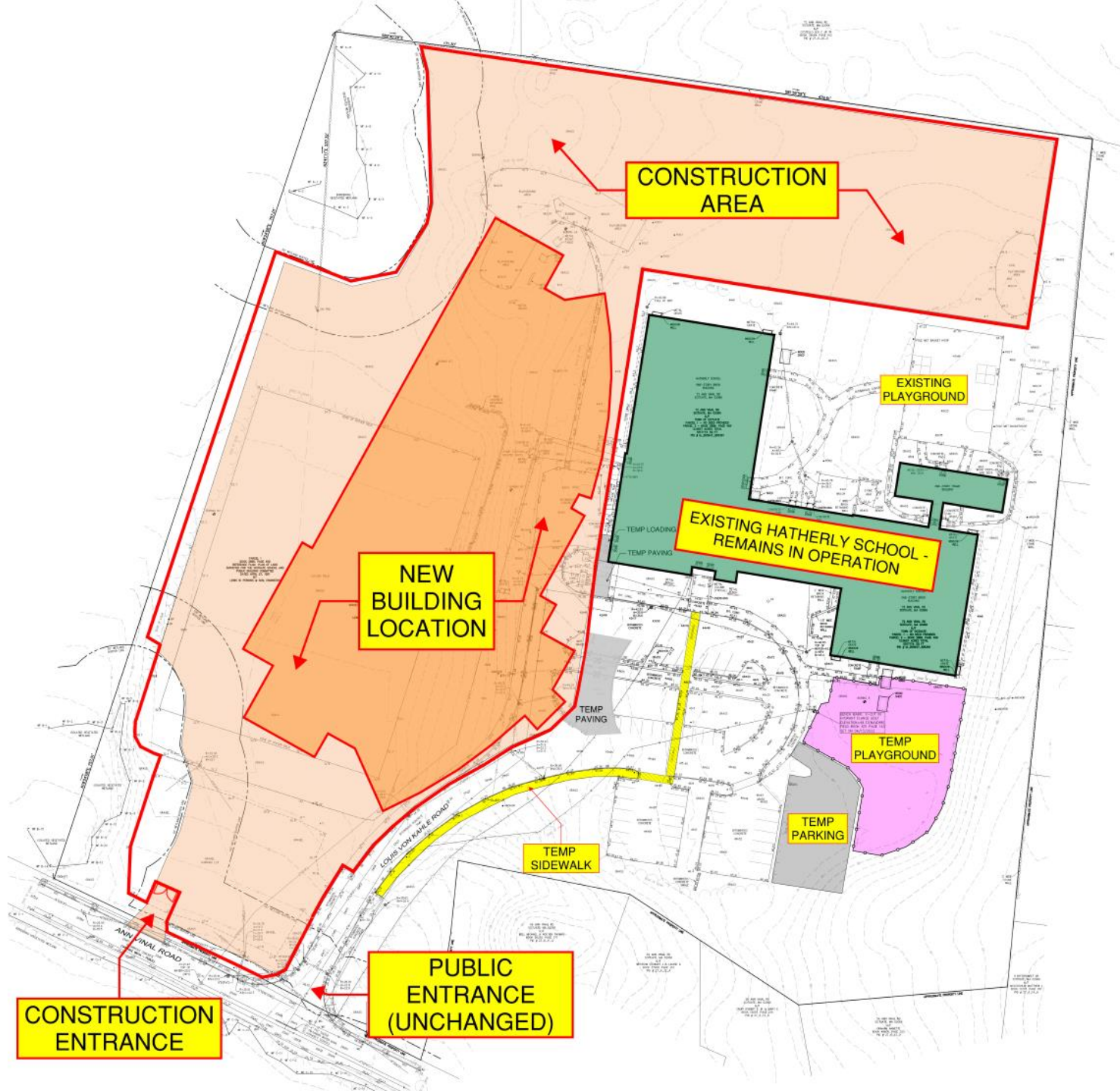




# SITE CIRCULATION PLAN

Site Parking  
and  
Emergency  
Access

# SITE CONSTRUCTION PLAN



- Allows school to remain open, avoiding internal renovations or disruptive relocation, temporary modular trailers
- Avoids wetlands
- Construction and public traffic separated
- New temporary sidewalk keeps kids away from fence
- Temp facilities provided to replace those lost in the back
- Access and egress maintained on west side of existing building

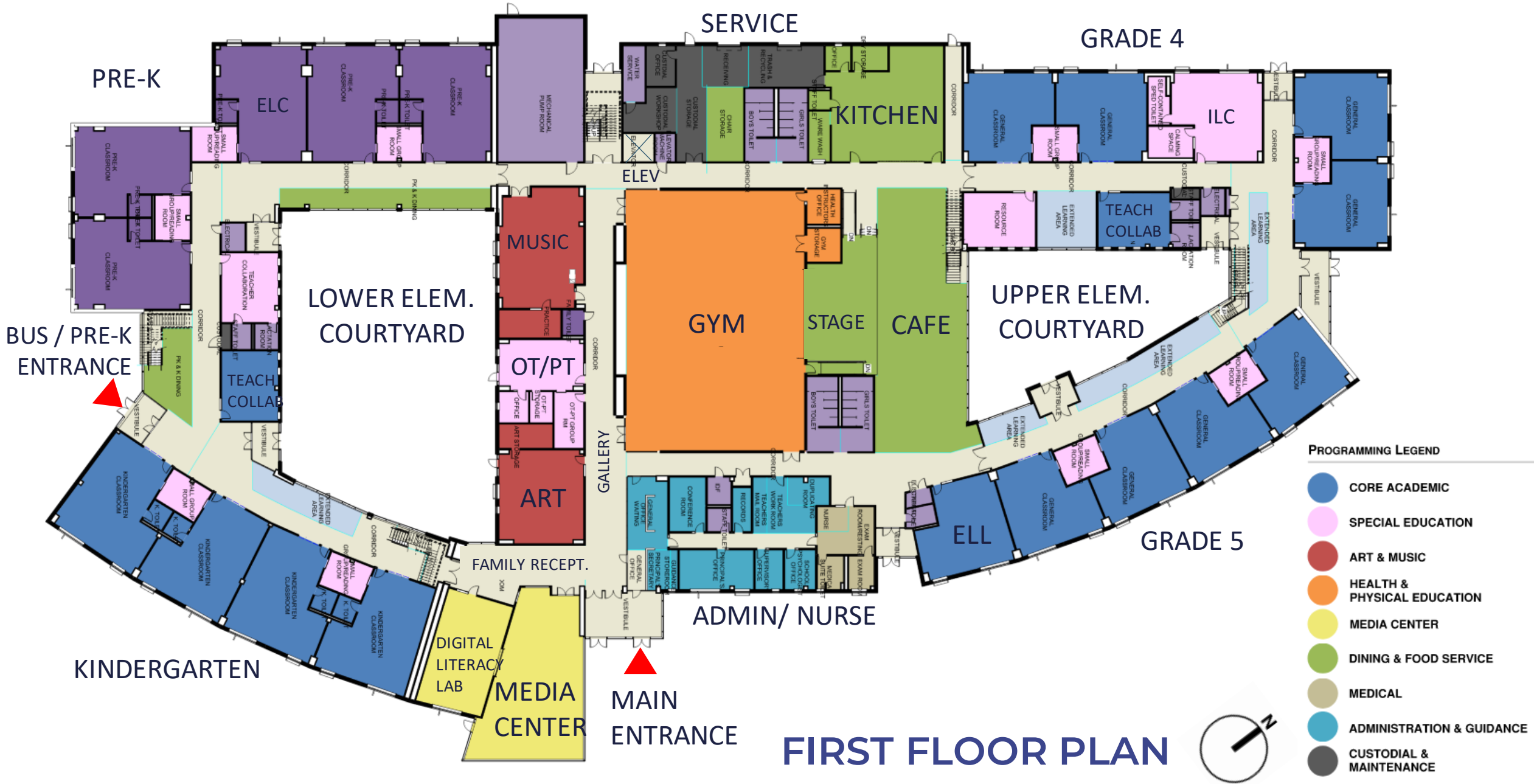


# Exterior Design Updates

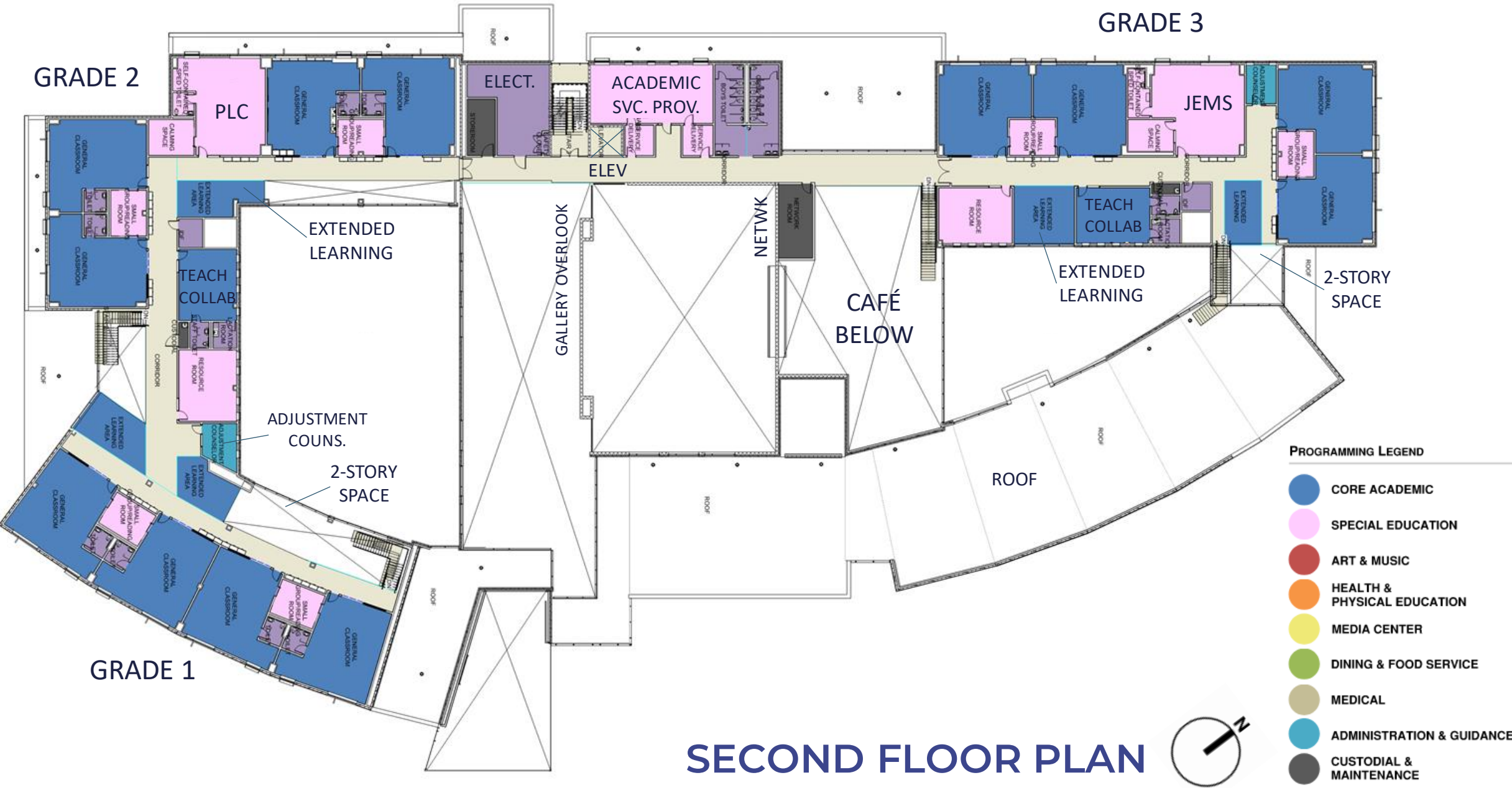


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# Courtyard Concept for Grades PreK-5



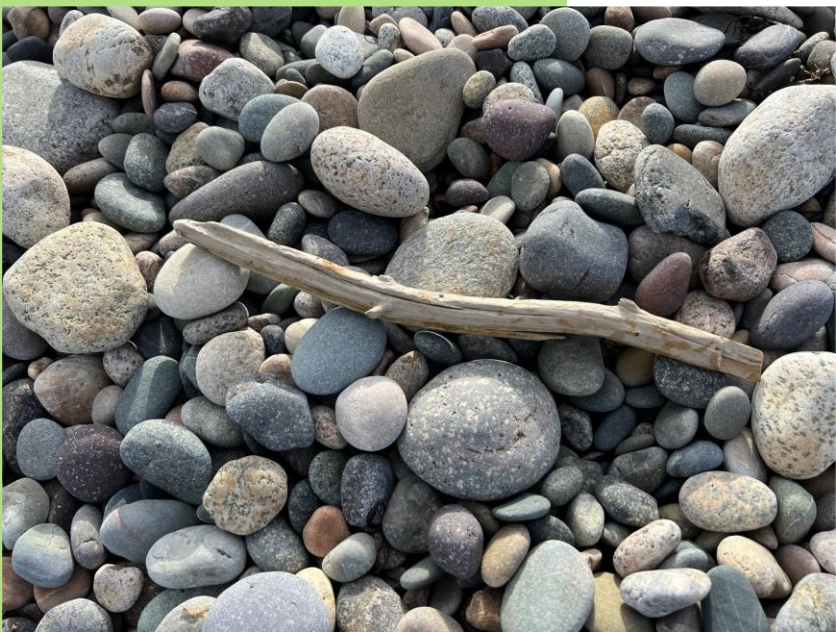
# Courtyard Concept for Grades PreK-5



**SECOND FLOOR PLAN**



Inspirational  
Imagery  
from  
Scituate  
coast



# Inspirational Imagery



Minot Beach barrier rocks



Site Concept  
Plan  
for viewpoint  
reference





View from Ann Vinal Road



View from Main Parking Lot



Pre-K Parking Lot View



Entry Focus



Drop-Off Loop View

**“I like...”**

**“I wish...”**

**“I wonder...”**

**Mentimeter QR Code:**



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# Next Steps:

- December 15 - Drawings and Specs submitted for updated Cost Estimates
- January 24-26 – Receive and Review Cost Estimates
- January 31 – Present Cost Estimates to School Building Committee
- February 7 – Public Forum #6
- February 28 – Submit Schematic Design package to the MSBA
- March-April 2024 – Public Forums #7-9
- April 24 – MSBA Board Meeting
- **April 29 – Special Town Meeting Vote**
- **May 18 – Debt Exclusion Town Vote**



# QUESTIONS?

Project Website:

[https://scit.org/page/2886/  
cushing-and-hatherly-  
msba-project](https://scit.org/page/2886/cushing-and-hatherly-msba-project)







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Thank You.

