

# SOUTH SHORE Technical High School

Hanover, Massachusetts



Building Committee

September 7, 2023



100  
YEARS

DRA

# Agenda



1. Project Approvals:
  - Meeting Minutes from August 9, 2023 SBC Meeting
  - DRA Architects Contract Amendment #2
  - Invoices – LeftField and DRA Architects
2. Budget Update
3. Schedule Update
4. Designer Updates:
  - Existing Conditions Assessment
  - Educational Visioning
  - Educational Plan
  - Space Summary
  - Site Requirements
  - Preliminary Options Review
4. Lessons Learned
5. Public Comment
6. New business
7. Adjourn

# Designer Contract Amendment #2



## Scope Included:

- Visual Inspection of Hazardous Building Materials
- Hazardous Materials Report
- Estimate Services

## Timeline for Work:

- September

Fee for Basic Services	Original Contract	Previous Amendments	Amount of This Amendment	Total of All Amendments
Feasibility Study/ Schematic Design Phase	\$1,000,000	\$ 43,670.00	\$ 16,280.00	\$ 1,059,950.00
Design Development Phase	\$ 0	\$ 0	\$ 0	\$ 0
Construction Documents Phase	\$ 0	\$ 0	\$ 0	\$ 0
Bidding Phase	\$ 0	\$ 0	\$ 0	\$ 0
Construction Phase	\$ 0	\$ 0	\$ 0	\$ 0
Completion Phase	\$ 0	\$ 0	\$ 0	\$ 0
<b>Total Fee</b>	<b>\$1,000,000.00</b>	<b>\$ 43,670.00</b>	<b>\$ 16,280.00</b>	<b>\$ 1,059,950.00</b>

# Invoices



- Project Invoices - **TOTAL \$84,000.00**

INVOICES						
ProPay Code	Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
0001-0000	08/31/23	LeftField, LLC	5	OPM – Feasibility Study/ Schematic Design	OPM Feasibility Study Services August 1 – August 31, 2023	\$29,000.00
0002-0000	08/31/23	DRA	2	A/E - Feasibility Study/ Schematic Design	A/E Feasibility Study Services August 1 – August 31, 2023	\$55,000.00
					<b>TOTAL:</b>	<b>\$84,000.00</b>



# Total Project Budget Update

South Shore Regional Vocational Technical High School - Hanover, MA

August 31, 2023

Total Project Budget Status Report										
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
<b>FEASIBILITY STUDY AGREEMENT</b>										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 400,000		\$ 400,000	\$ 400,000	100%	\$ 111,000	28%	\$ 289,000	
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,100,000	\$ 59,950	\$ 1,159,950	\$ 1,059,950	91%	\$ 137,500	12%	\$ 1,022,450	1,2
0003-0000	Environmental & Site	\$ 300,000	\$ (59,950)	\$ 240,050	\$ -	0%	\$ -	0%	\$ 240,050	1,2
0004-0000	Other	\$ 200,000		\$ 200,000	\$ -	0%	\$ -	0%	\$ 200,000	
	<b>SUB-TOTAL</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,459,950</b>	<b>73%</b>	<b>\$ 248,500</b>	<b>12%</b>	<b>\$ 1,751,500</b>	
<b>TOTAL PROJECT BUDGET</b>		<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,459,950</b>	<b>73%</b>	<b>\$ 248,500</b>	<b>12%</b>	<b>\$ 1,751,500</b>	
<b>FUNDING SOURCES</b>										
		<b>Max w/ Conting.</b>	<b>Max w/o Conting.</b>							
	Maximum State Share	\$ 1,112,600	\$ 1,112,600	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate		
	Local Share	\$ 887,400	\$ 887,400	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	55.63%		
	<b>SUB-TOTAL</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>							
<b>Feasibility Study Agreement Budget Transfers:</b>										
FSA BRR 01	8/9/2023	Transfer \$43,670 from Other Contingency to A/E Feasibility Study/Schematic Design to fund Designer Amendment #1								
FSA BRR 02	9/7/2023	Transfer \$16,280 from Other Contingency to A/E Feasibility Study/Schematic Design to fund Designer Amendment #2								

**Committed: 73%**

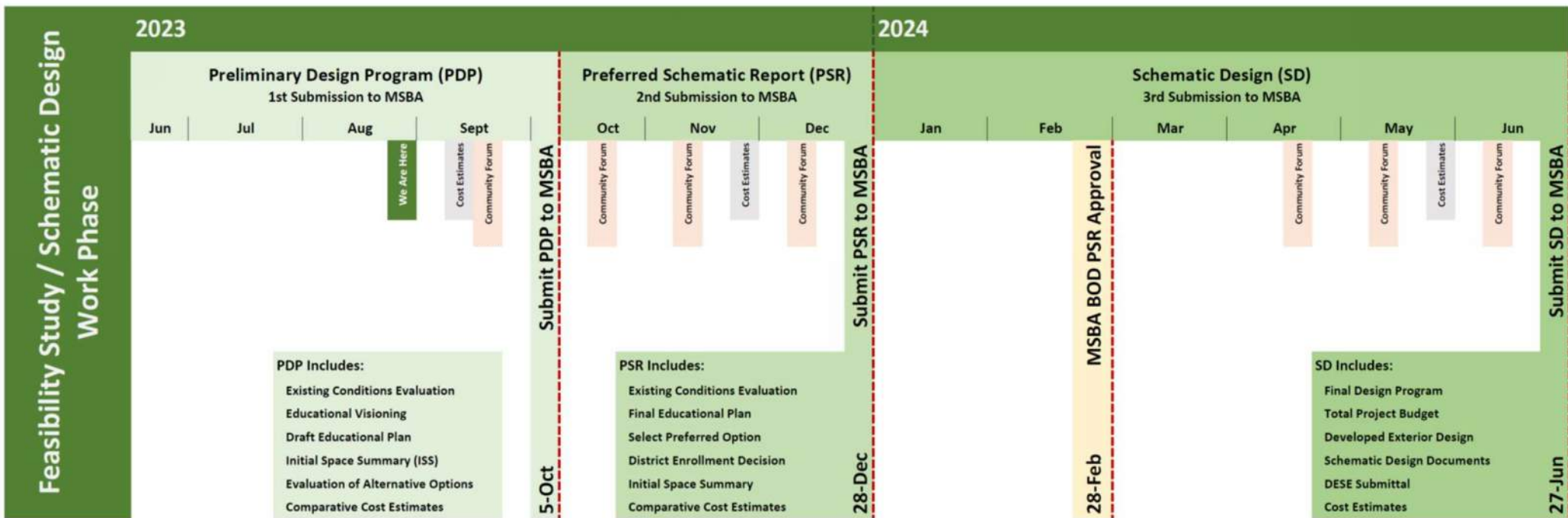
**Expended: 12%**

- All Contract Amendments have been committed against the original budget to indicate the remaining funds in each Budget Category
- All Invoices have been indicated in the Budget

# Schedule Update



## South Shore Tech Feasibility Study Schedule Overview South Shore Regional Vocational Technical High School Project



# Status Updates



## MSBA Submission: **Preliminary Design Program**

- 1. Existing Conditions Assessment
- 2. Education Program
- 3. Site Development Requirements
- 4. Preliminary Options

# Status Updates



## 1. Existing Conditions Assessment – *in process*

### Components:

- Architectural
- Site - Geotech
- Structural
- Mechanical-Electrical-Plumbing
- Environmental, Hazardous Materials

### Outcome:

- Report
- Base Repair

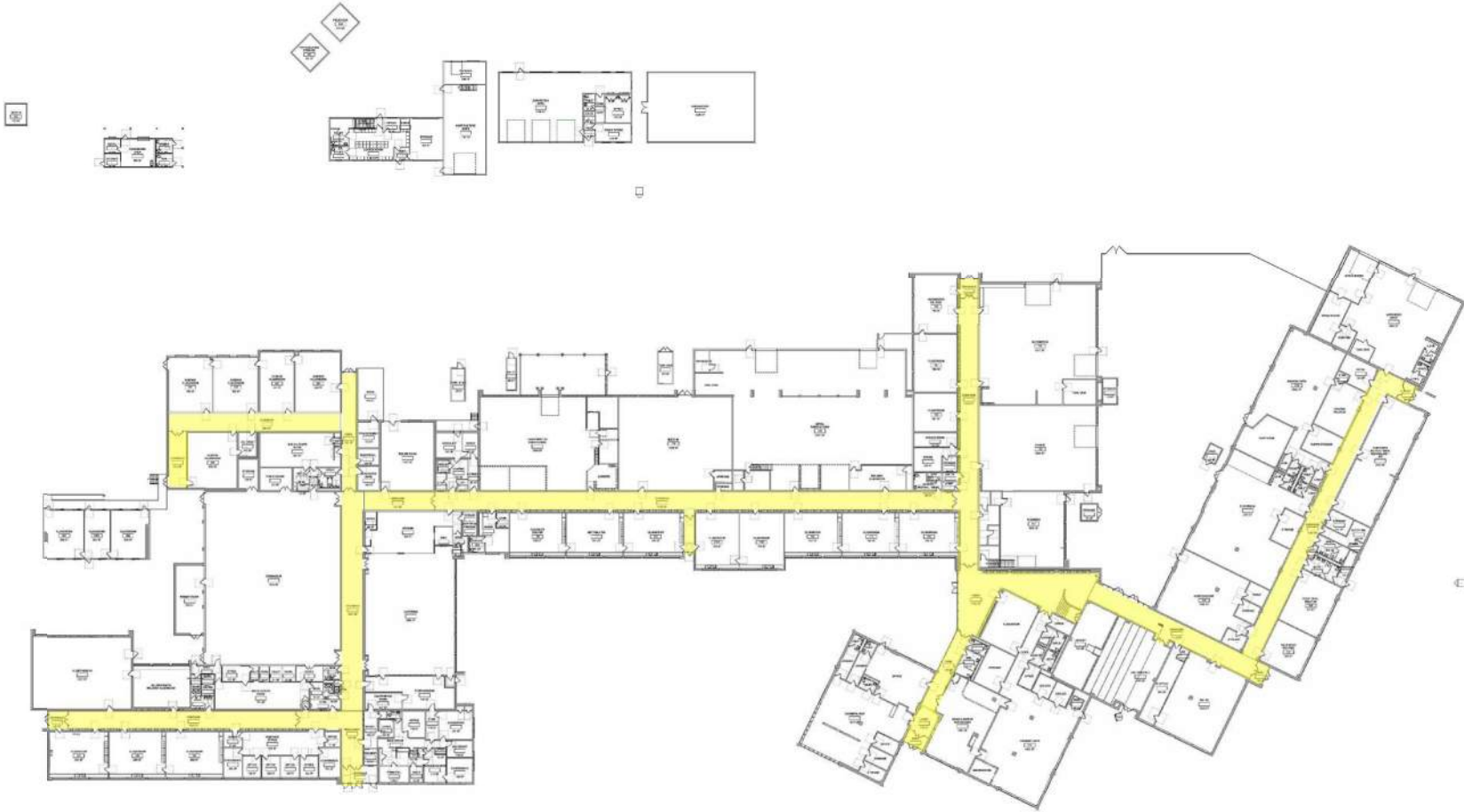




# Existing Conditions



# Existing Conditions

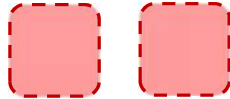


# Existing Conditions



-  Below standard
-  Marginal
-  Meets standard

*Missing:*



*New Ch. 74 Programs*

# Existing Conditions



## Educational Deficiencies

- Adequate shop sizes
- Available Related Rooms
- Appropriate classroom sizes
- Appropriate Science labs
- Variety of educational spaces
- Extended learning areas
- Appropriate teacher planning space
- Quantity of meeting spaces
- Size of Gym & Locker spaces

## Facility Deficiencies

- Roof
- Mechanical & Electrical infrastructure
- Building envelope
- Septic system capacity
- Accessibility
- Parking & traffic circulation

# Status Updates



## 2. Educational Programming

- Visioning – *complete*
- Educational Program – *in process*
- Space Summaries - *in process*



# Workshop 1

## Hopes & Goals

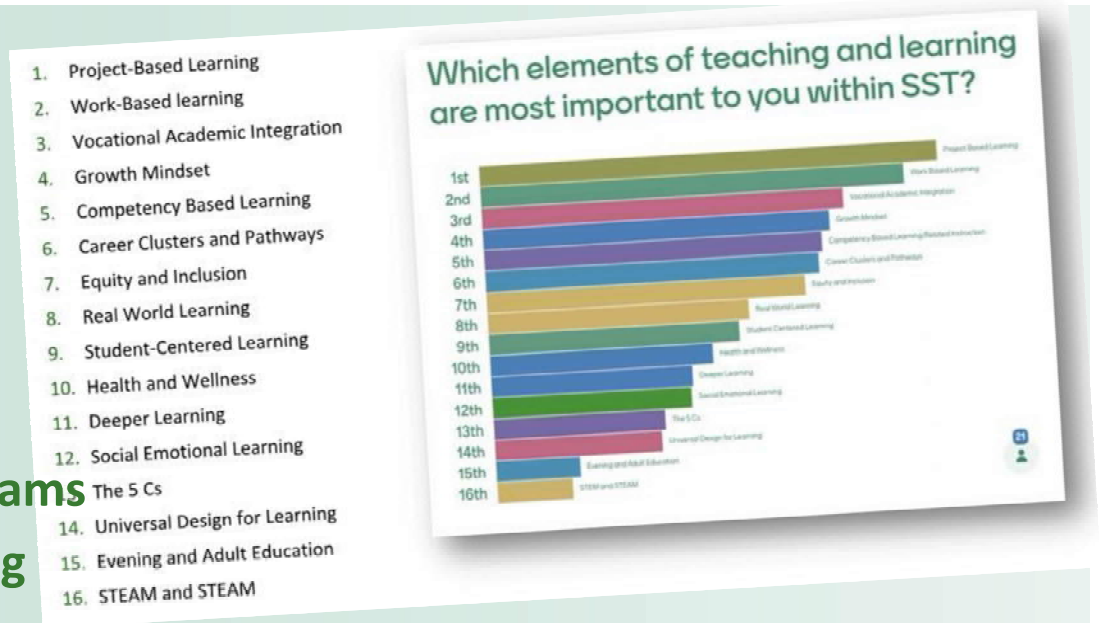
- Updated and Larger Building
- Welcoming Design
- Community Access

## Educational Priorities

- Student-Centered Learning
- Expanded Adaptable Ch. 74 Programs
- Inclusive & Differentiated Learning

## Architectural Priorities

- Flexibility
- Collaborative Spaces
- Natural light



# Workshop 2



## Strengths

- Personalized & Engaging
- Strong Curriculum
- Dedicated Teachers
- Easy to Navigate

## Challenges

- Student Support
- Outdated Building
- Inadequate Space

## Design Patterns

- Open, Light-filled Spaces
- Indoor / Outdoor Connections
- Heart of School / Commons



# Workshop 3

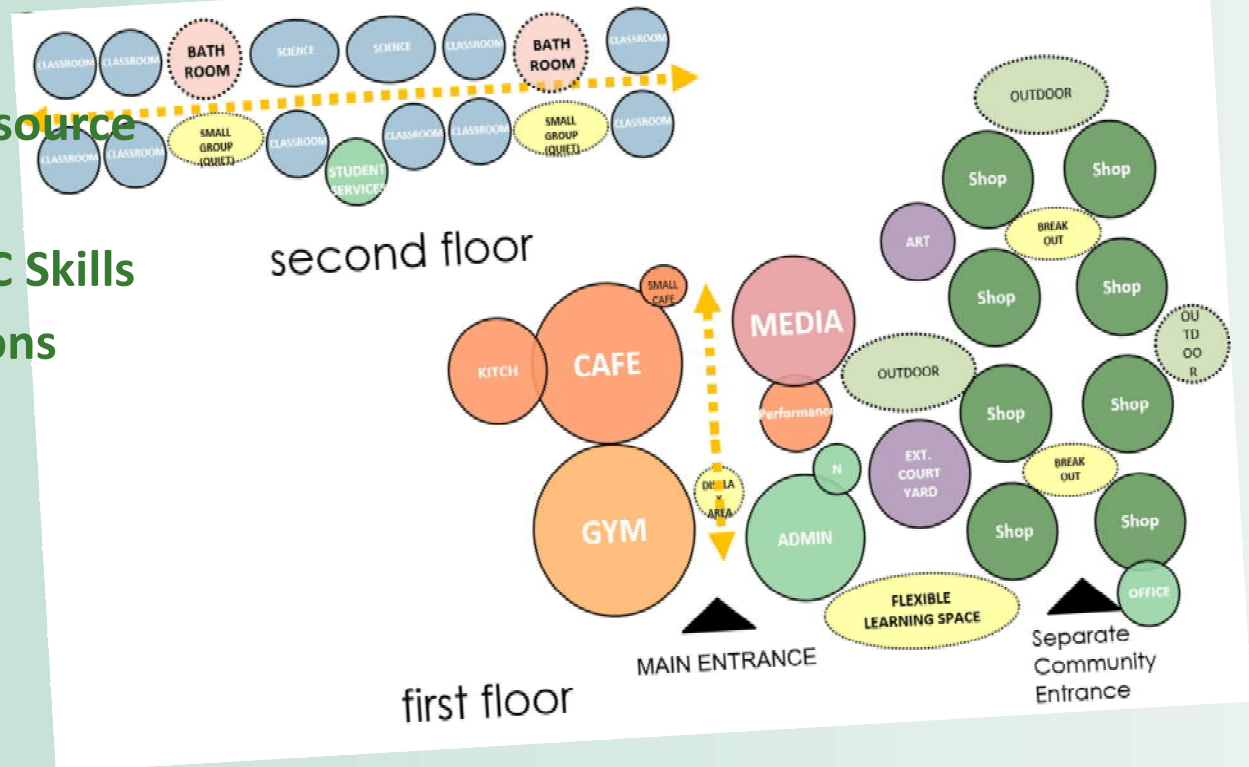


## Guiding Principles

- School as Community Resource
- Natural Light
- Flexible to Adapt to 21<sup>st</sup> C Skills
- Heart of School / Commons

## Bubble Diagrams

- Adjacencies
- Connections
- Flow





# Educational Program



## Key issues

- Current vs. Proposed Teaching & Learning
- Integrating Guiding Principles from Visioning
- Ch. 74 Programs
- Target Enrollment(s)
- Collaborative Effort

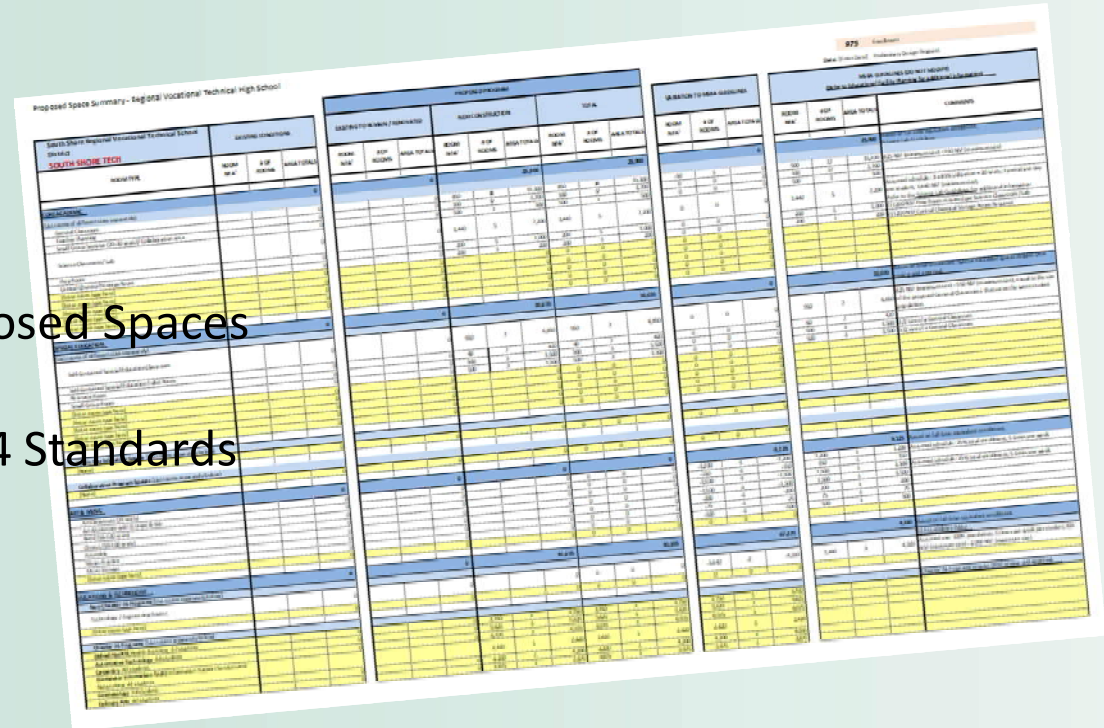
ADD NAME, LOGO, DATE, AND "EDUCATIONAL PROGRAM"  
Educational Program  
South Shore Regional Vocational Technical High School

Thomas J. Hickey  
Superintendent-Director  
September 2023

# Space Summaries

## Quantitative Program Summary

- Lists Current Spaces
- Itemizes Size & Quantity of Proposed Spaces
- Calculates Shop Sizes using Ch.74 Standards
- Compares to MSBA Guidelines



The image shows a detailed spreadsheet titled "Proposed Space Summary - Regional Vocational Technical High School". The spreadsheet is organized into several main sections:

- EXISTING SPACES:** Lists current spaces with columns for NAME, ROOM NO., AREA (SQ FT), and COMMENTS.
- PROPOSED SPACES:** Divided into "PROPOSED ADDITION" and "TOTAL". It includes columns for NAME, ROOM NO., AREA (SQ FT), and COMMENTS.
- MSBA GUIDELINES:** A section on the right side of the spreadsheet that provides standards and calculations for shop sizes, including columns for NAME, ROOM NO., AREA (SQ FT), and COMMENTS.

The spreadsheet uses a color-coded system with blue headers and yellow data rows. It contains numerous rows of data, including room numbers, areas, and descriptive comments for each space.

# Space Summaries



## Quantitative Program Summary

- **805** Students = 235,000 GSF (CTE:76,000 sf)
- **900** Students = 255,000 GSF (CTE:85,000 sf)
- **975** Students = 275,000 GSF (CTE:92,000 sf)

*Existing Building = 125,000 sf*

Three overlapping spreadsheets showing program summaries. The top spreadsheet is titled "Proposed Board Summary - Regional Vocational Technical High School". The middle spreadsheet is titled "Program Summary - Regional Vocational Technical High School". The bottom spreadsheet is titled "Program Summary - Regional Vocational Technical High School". Each spreadsheet has multiple columns and rows, with some cells highlighted in yellow.

# Status Updates



## 3. Site Development Requirements

### Key issues

- Vehicular Circulation, Bus & Car Access
- Parking requirements
- Athletic Fields & support spaces
- Outdoor Learning opportunities
- Utilities
- Outbuildings
- Adjacent Property



# Status Updates



## 4. Preliminary Options

- Base Repair
- Renovation
- Addition/ Renovation
- New Construction







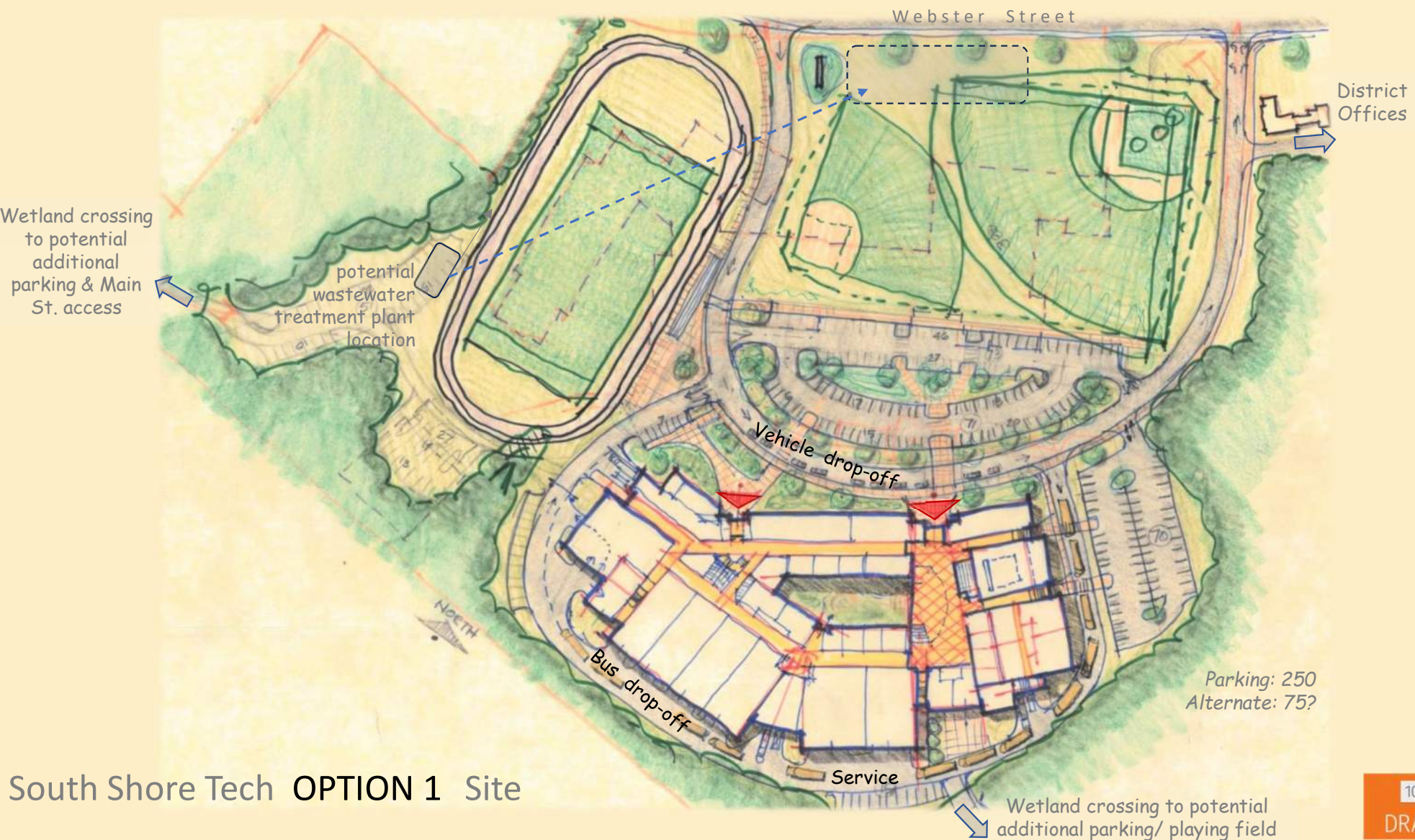


# Preliminary Options



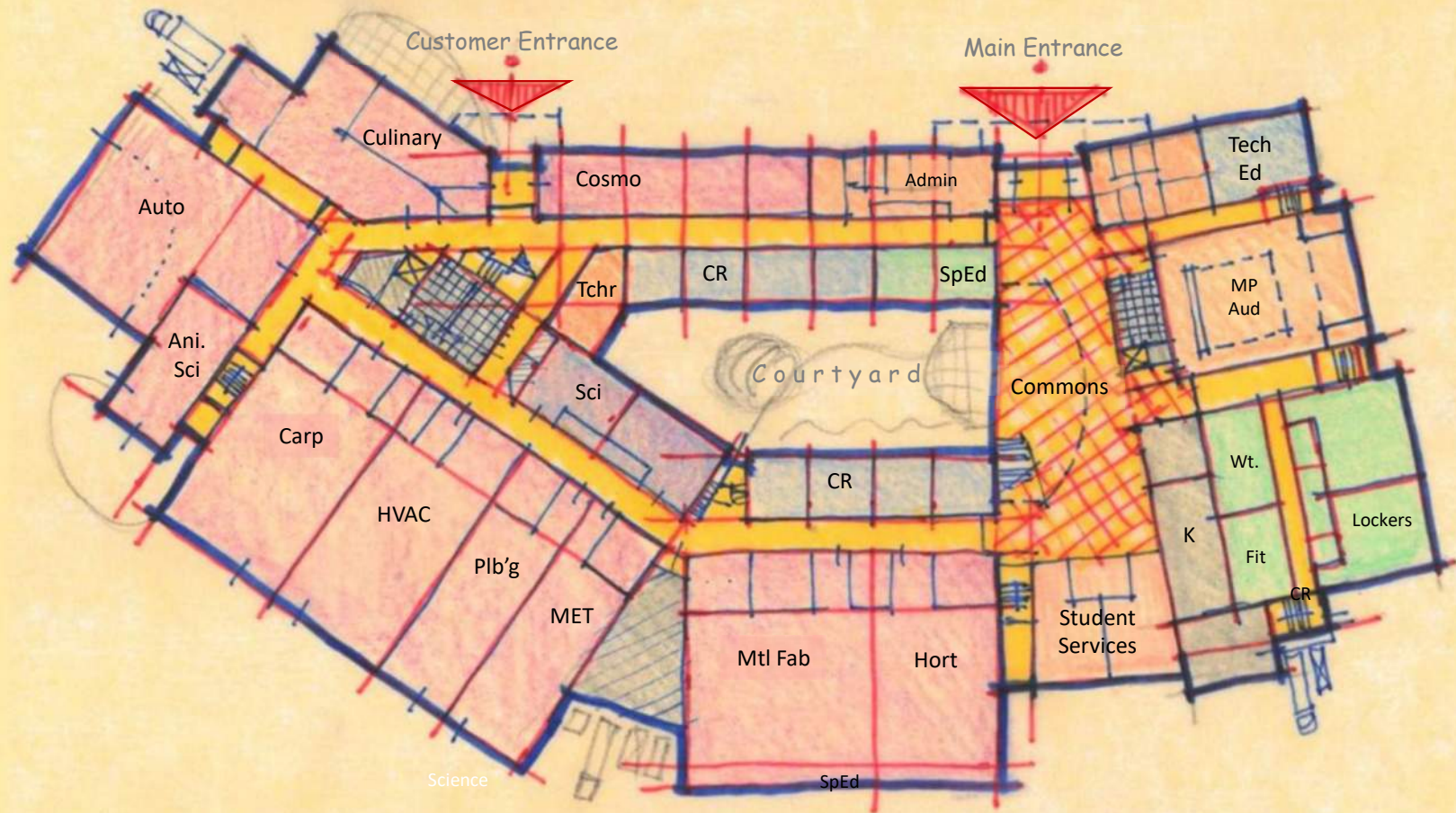
## New Construction Options

1. "Courtyard"
2. "Linear"
3. "Wings"

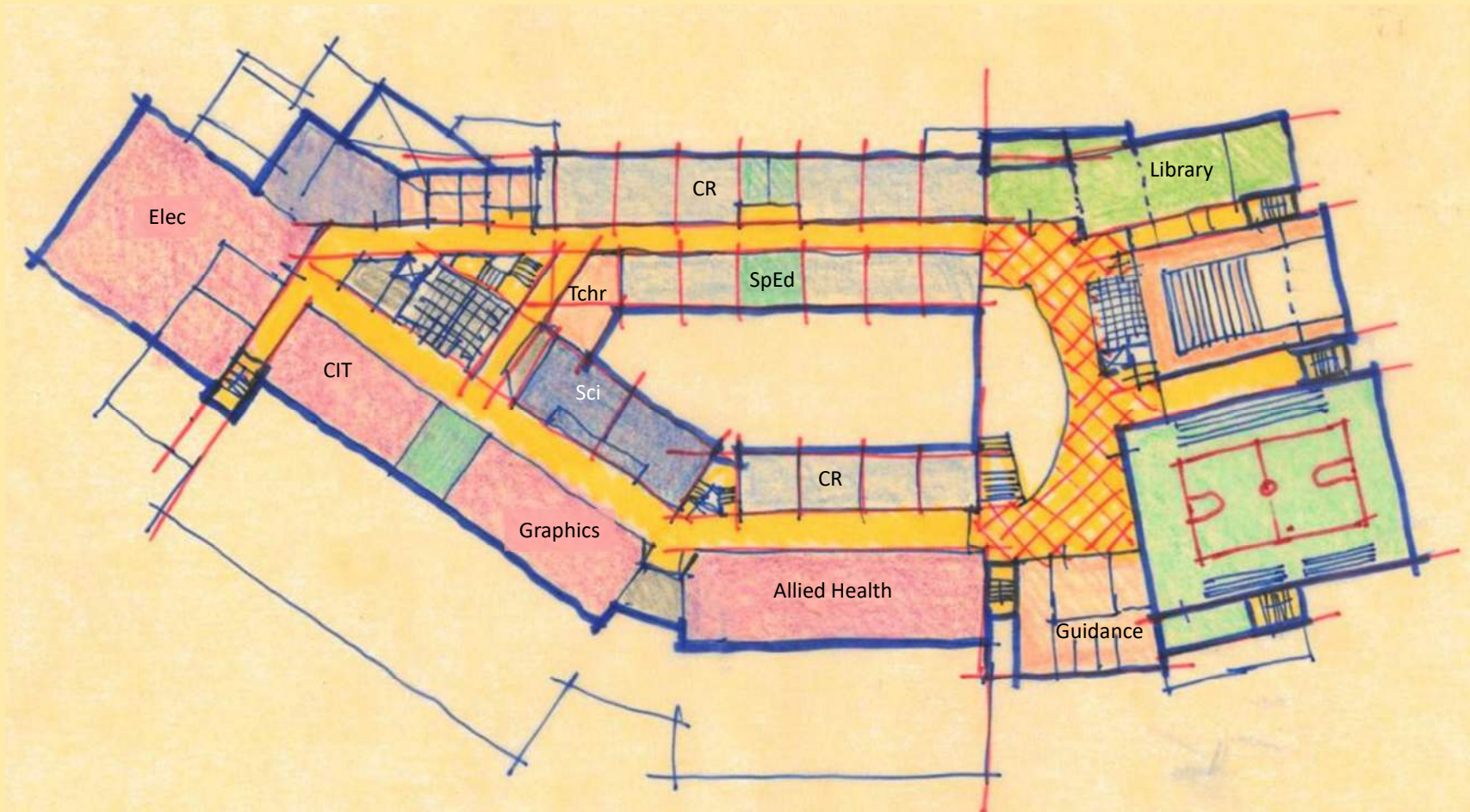


Parking: 250  
 Alternate: 75?

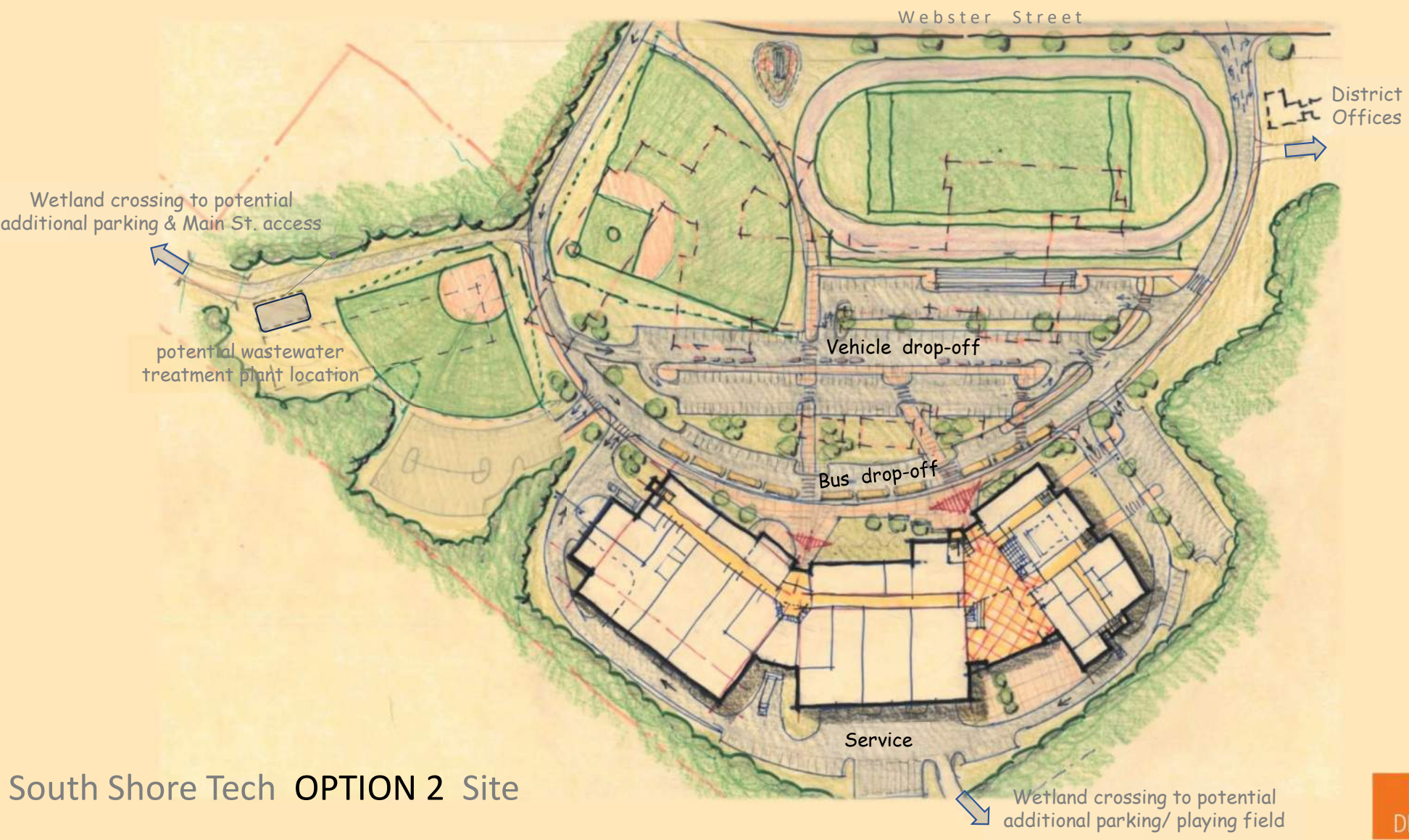
South Shore Tech OPTION 1 Site



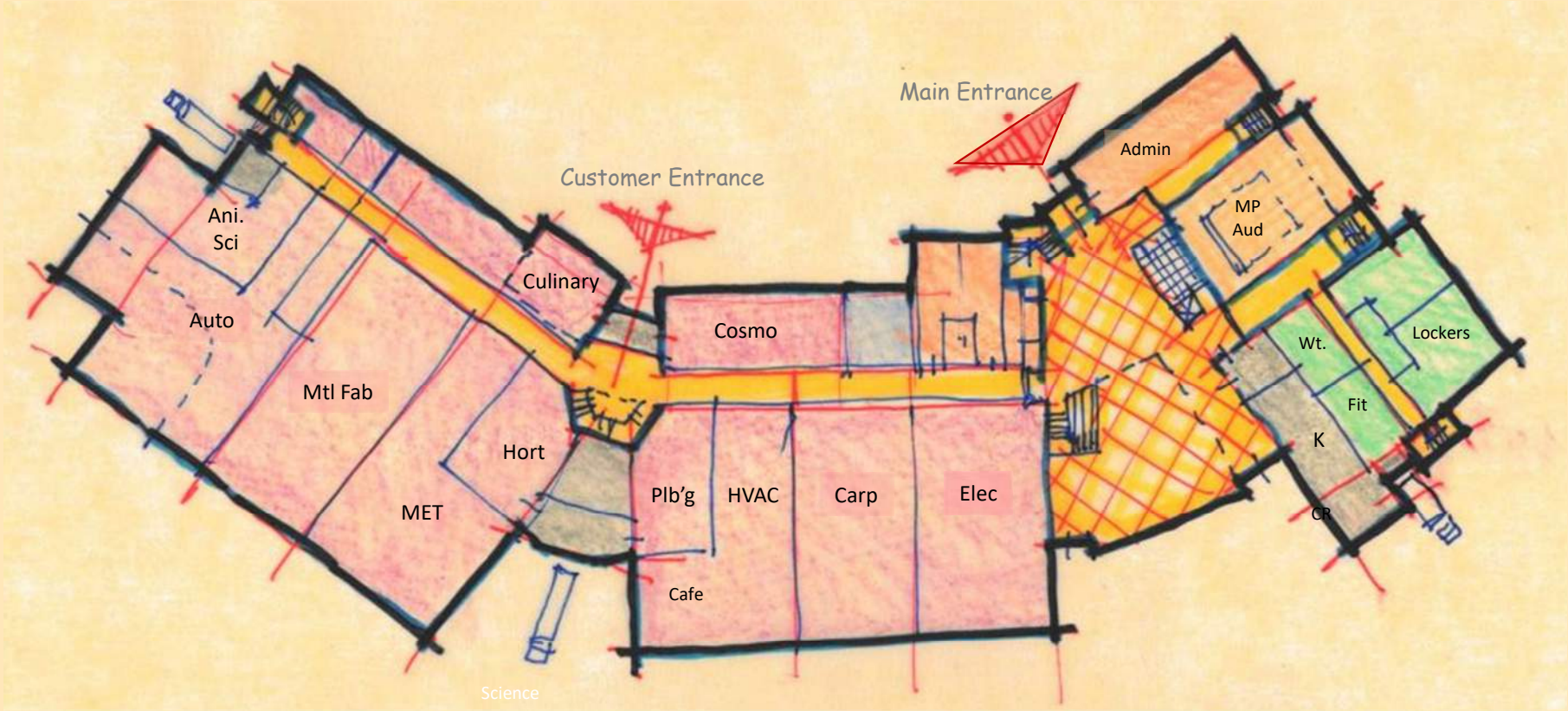
South Shore Tech OPTION 1 1<sup>st</sup> Floor



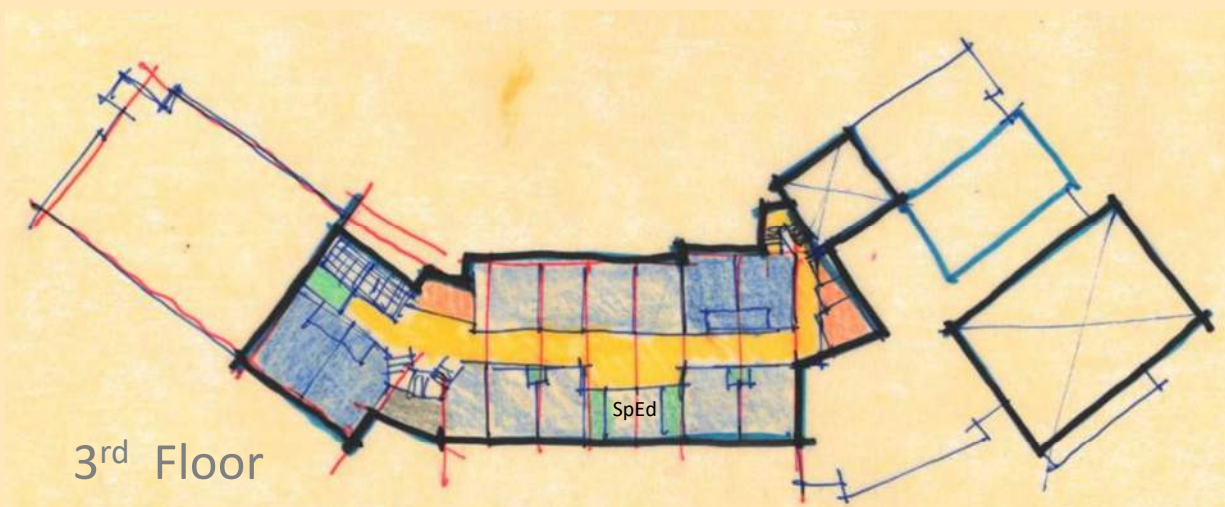
South Shore Tech OPTION 1 2<sup>nd</sup> Floor



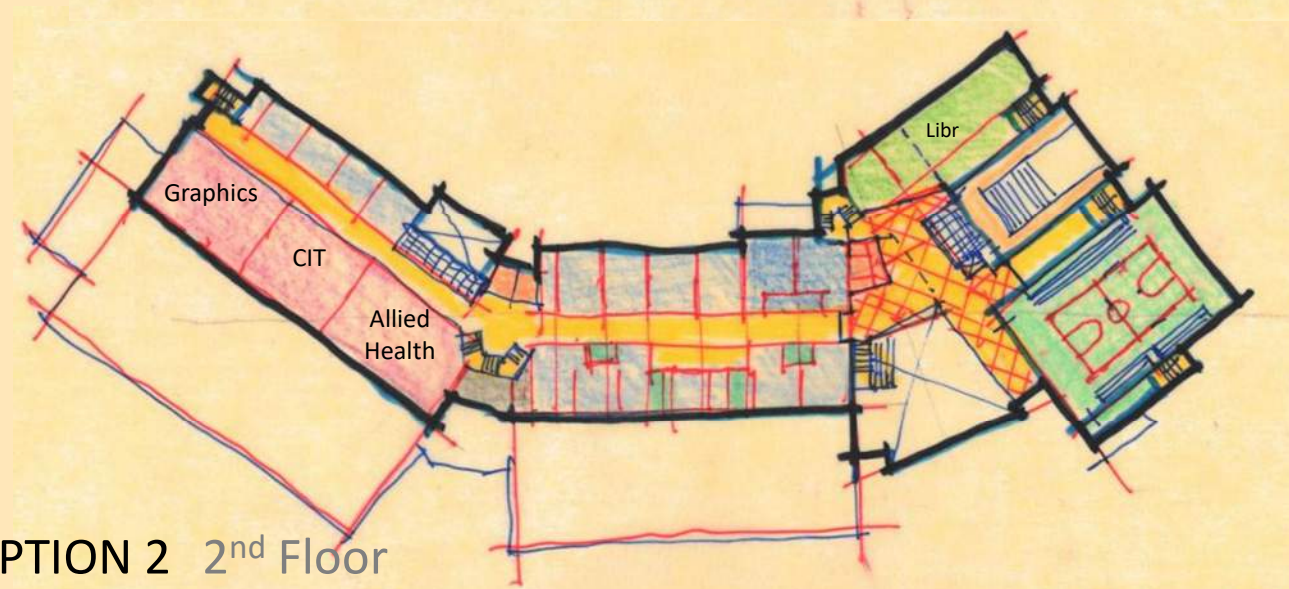
South Shore Tech OPTION 2 Site



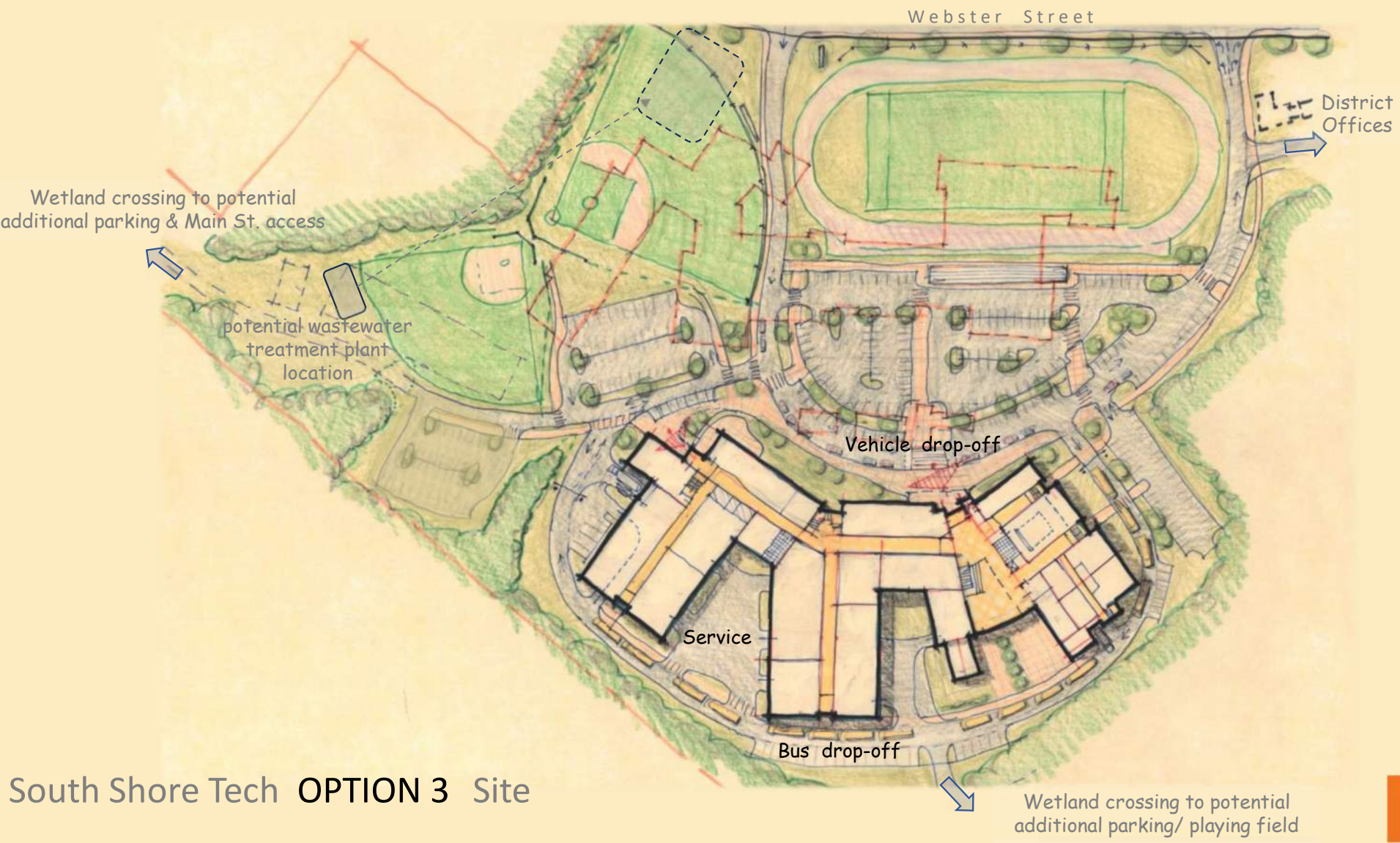
South Shore Tech OPTION 2 1<sup>st</sup> Floor



3<sup>rd</sup> Floor

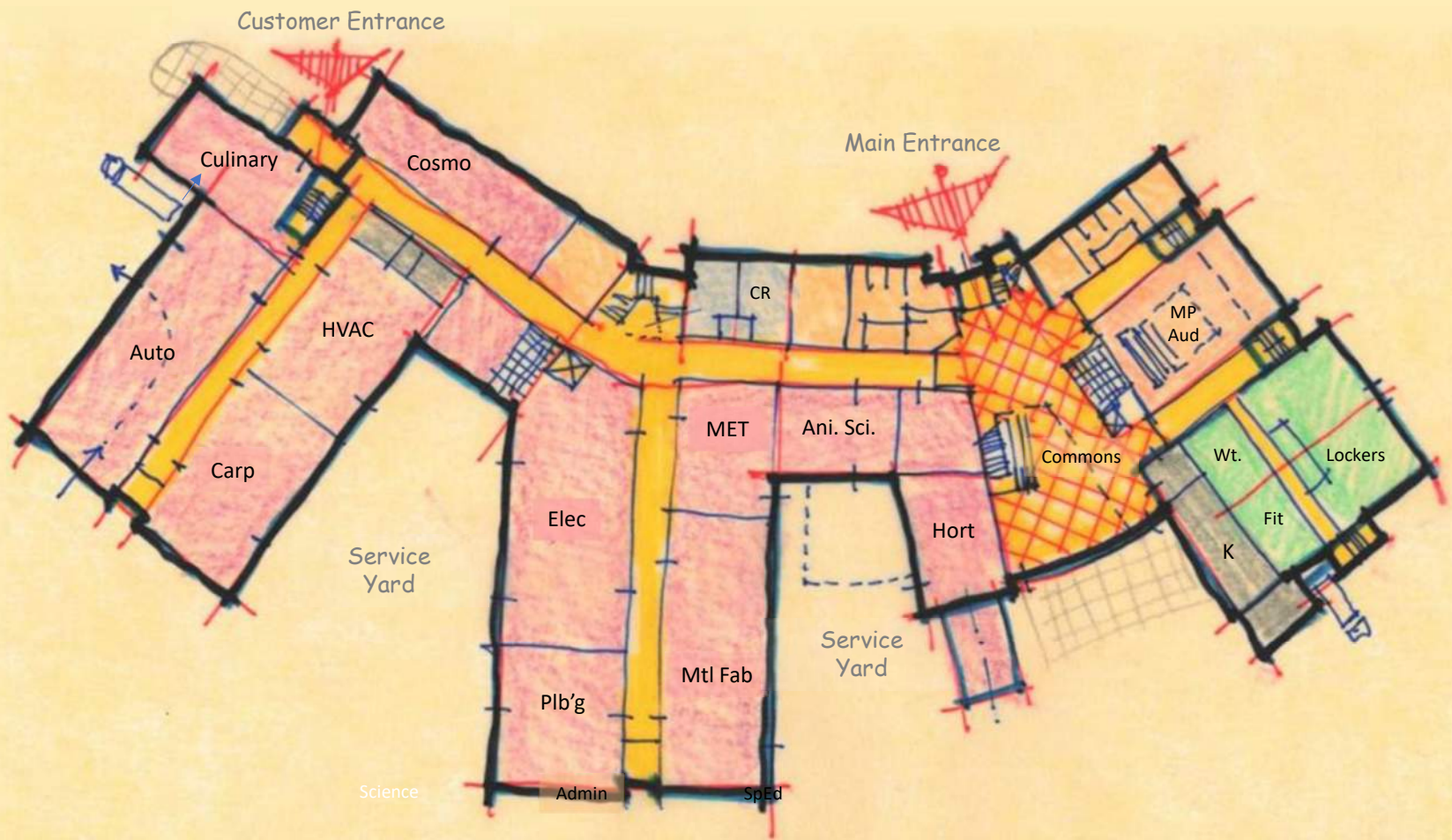


South Shore Tech OPTION 2 2<sup>nd</sup> Floor

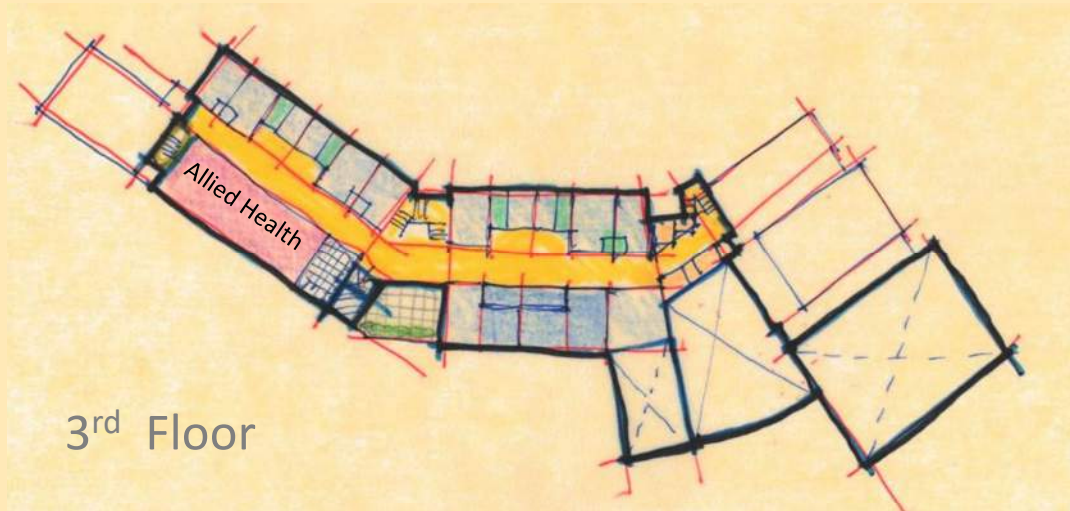


South Shore Tech OPTION 3 Site

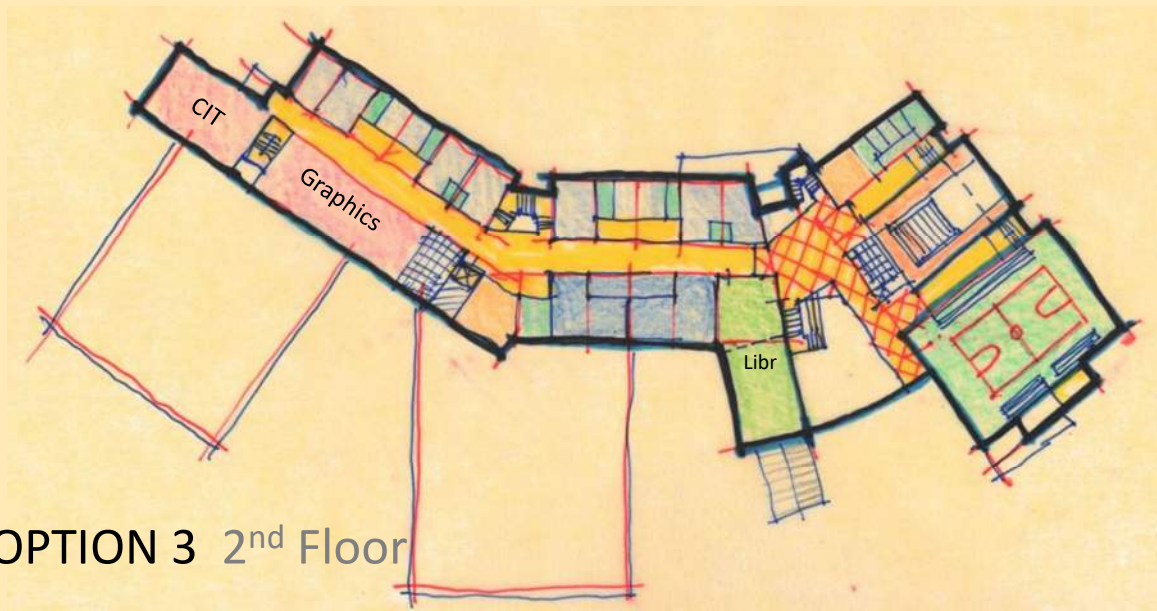




South Shore Tech OPTION 3 1<sup>st</sup> Floor



3<sup>rd</sup> Floor



South Shore Tech OPTION 3 2<sup>nd</sup> Floor

# Preliminary Options



## Addition / Renovation Options

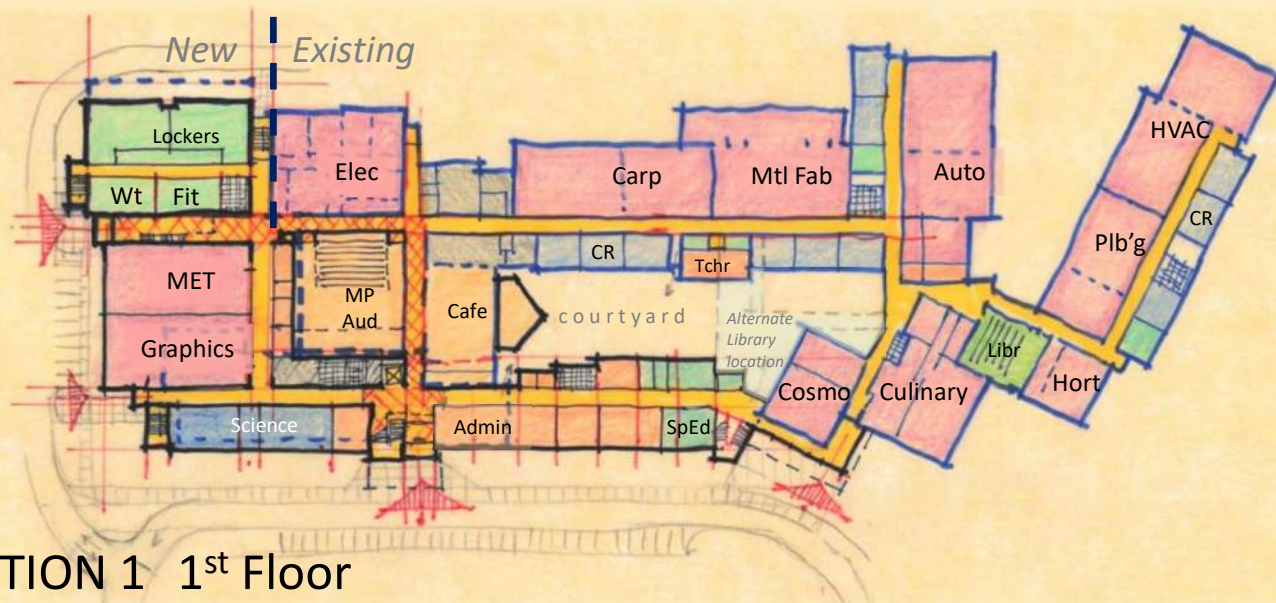
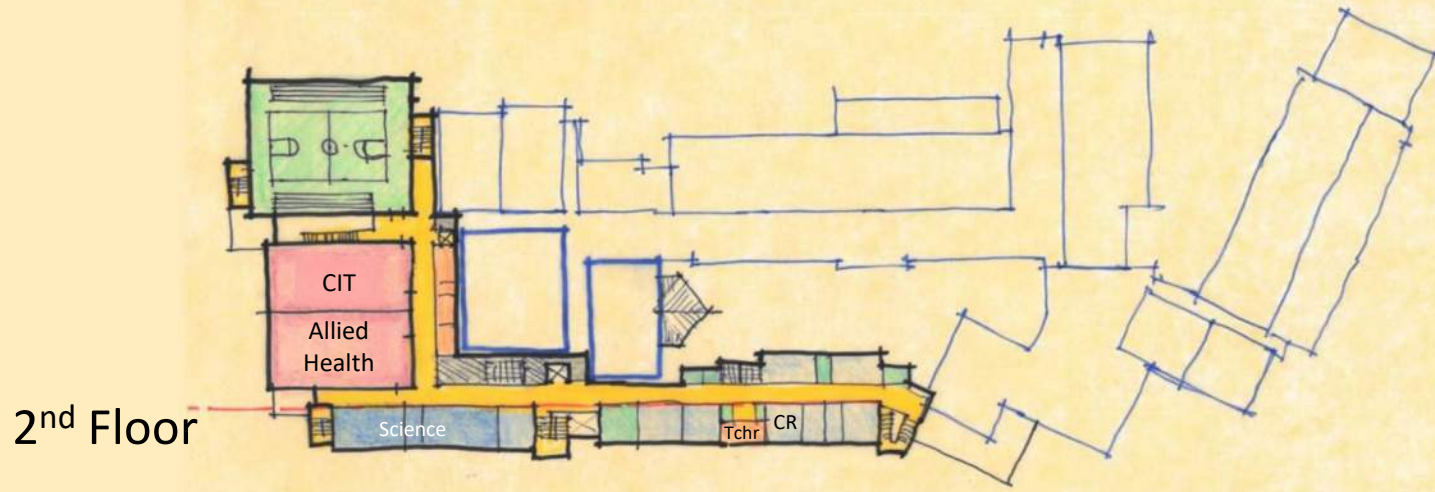
1. L-Shaped
2. Courtyard



Addition/Renovation Option

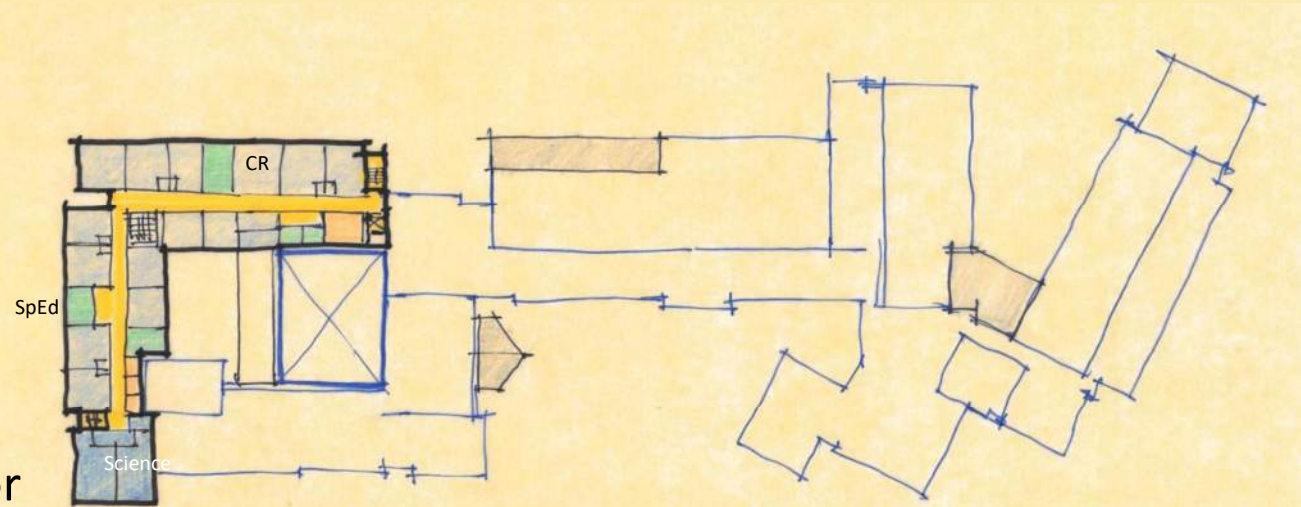


Addition/Renovation Option

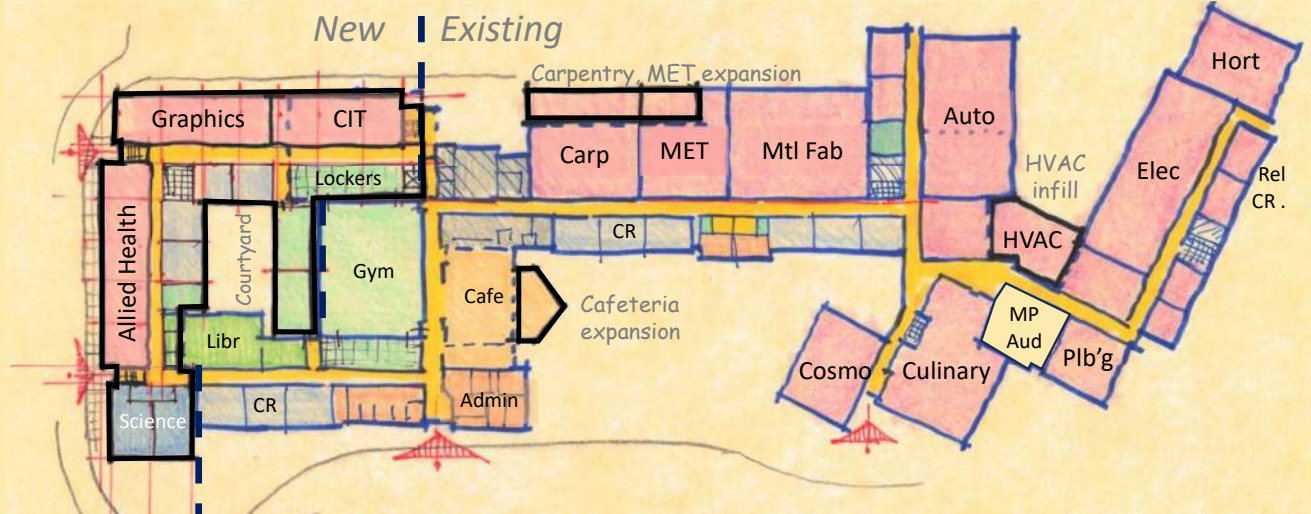


South Shore Tech OPTION 1 1<sup>st</sup> Floor

2<sup>nd</sup> Floor



New | Existing



South Shore Tech OPTION 2 1<sup>st</sup> Floor



# Lessons Learned

Feasibility Phase – Early Permitting



Thank you!

Building Committee

August 9, 2023

 LeftField

100

YEARS

DRA