SOUTH SHORE
Technical High School

Hanover, Massachusetts

School Building Committee

November 2, 2023

LeftField

100 YEARS

DRA

Agenda

1. Public Comment
2. Project Approvals:
    - Meeting Minutes from October 24, 2023 SBC Meeting
    - Invoices – LeftField and DRA Architects
2. Budget Update
3. Schedule Update
4. Designer Options:
    - Review Comparative Conceptual Cost Analysis
    - Review Options Priority Matrix
    - Possible Vote to eliminate a number of design options and/or design enrollments from consideration
5. Adjourn

Invoices - TOTAL $368,610.43

INVOICES						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	09/30/23	LeftField, LLC	6	OPM – Feasibility Study/ Schematic Design	OPM Feasibility Study Services September 1 – September 30, 2023	$29,000.00
0001-0000	10/31/23	LeftField, LLC	7	OPM – Feasibility Study/ Schematic Design	OPM Feasibility Study Services October 1 – October 31, 2023	$29,000.00
0002-0000	09/30/23	DRA	3	A/E - Feasibility Study/ Schematic Design	A/E Feasibility Study Services September 1 – September 30, 2023	$82,500.00
0002-0000	10/31/23	DRA	4	A/E - Feasibility Study/ Schematic Design	A/E Feasibility Study Services October 1 – October 31, 2023	$220,000.00
0002-0000	10/31/23	DRA	A1-1	A/E - Feasibility Study/ Schematic Design	Amendment #1 - Preliminary Geotech Study, ESA Phase 1	$4,288.79
0002-0000	10/31/23	DRA	A2-1	A/E - Feasibility Study/ Schematic Design	Amendment #2 – Hazmat Investigation, Report, Estimate	$3,821.64
					TOTAL:	**$368,610.43**

Total Project Budget Update

South Shore Regional Vocational Technical High School - Hanover, MA — **October 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
	FEASIBILITY STUDY AGREEMENT									
0001-0000	OPM Feasibility Study/Schematic Design	$ 400,000		$ 400,000	$ 400,000	100%	$ 169,000	42%	$ 231,000	
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,100,000		$ 1,100,000	$ 1,059,950	96%	$ 369,432	34%	$ 730,568	
0003-0000	Environmental & Site	$ 300,000		$ 300,000	$ -	0%	$ -	0%	$ 300,000	
0004-0000	Other	$ 200,000		$ 200,000	$ -	0%	$ -	0%	$ 200,000	
	SUB-TOTAL	$ 2,000,000	$ -	$ 2,000,000	$ 1,459,950	73%	$ 538,432	27%	$ 1,461,568	
	TOTAL PROJECT BUDGET	$ 2,000,000	$ -	$ 2,000,000	$ 1,459,950	73%	$ 538,432	27%	$ 1,461,568	

FUNDING SOURCES	Max w/ Conting.	Max w/o Conting.
Maximum State Share	$ 1,112,600	$ 1,112,600
Local Share	$ 887,400	$ 887,400
SUB-TOTAL	$ 2,000,000	$ 2,000,000

Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
$ 2,000,000	$ -	$ -	$ 2,000,000	55.63%

Committed: 73%

Expended: 27%

- 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

Status Updates

MSBA Submission: Preliminary Design Program

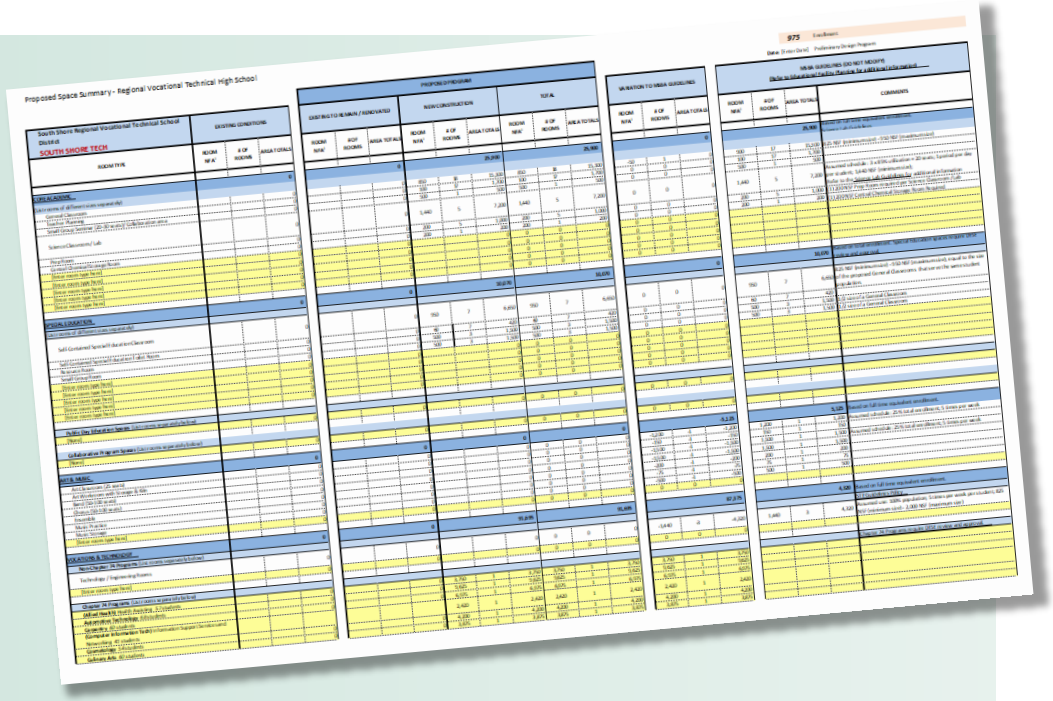
- 1. Education Program
- 2. Existing Conditions Assessment
- 3. Site Development Requirements
- 4. Preliminary Options

Enrollment Options

Quantitative Program Space Summaries

- **645** Students = 203,480 GSF (CTE:65,000 sf)
-
- **750** Students = 228,540 GSF (CTE:74,000 sf)
- **805** Students = 240,000 GSF (CTE:77,000 sf)
- **900** Students = 260,000 GSF (CTE:87,000 sf)
- **975** Students = 278,000 GSF (CTE:93,000 sf)

Existing Building = 125,000 sf



Preliminary Options - Areas

Option	645 students	750 students	805 students	900 students	975 students
Addition/ Renovation AR- 1 "L-shape"	201,500 sf	217,500 sf	230,400 sf	243,200 sf	254,500 sf
Addition/ Renovation AR- 2 "Lightwell"	188,100 sf	201,700 sf	209,600 sf	228,500 sf	236,100 sf
New Construction NC-1 "Courtyard"	203,480 sf	228,540 sf	240,000 sf	260,000 sf	278,000 sf
New Construction NC-2 "Linear"	203,480 sf	228,540 sf	240,000 sf	260,000 sf	278,000 sf
New Construction NC-3 "Wings"	203,480 sf	228,540 sf	240,000 sf	260,000 sf	278,000 sf

Existing Conditions

Status Updates

Site Development Requirements

Key issues

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

Enrollments:	existing 645	750	805	900	975
Staff: (Admin & Teachers):	130	150	160	175	185
Approx. 2/3 of seniors:	108	125	134	150	163
Approx. 1/3 of juniors:	53	61	66	74	80
Visitors:	20	23	24	27	29
TOTAL Parking Spaces:	**311**	**359**	**384**	**426**	**457**

Status Updates

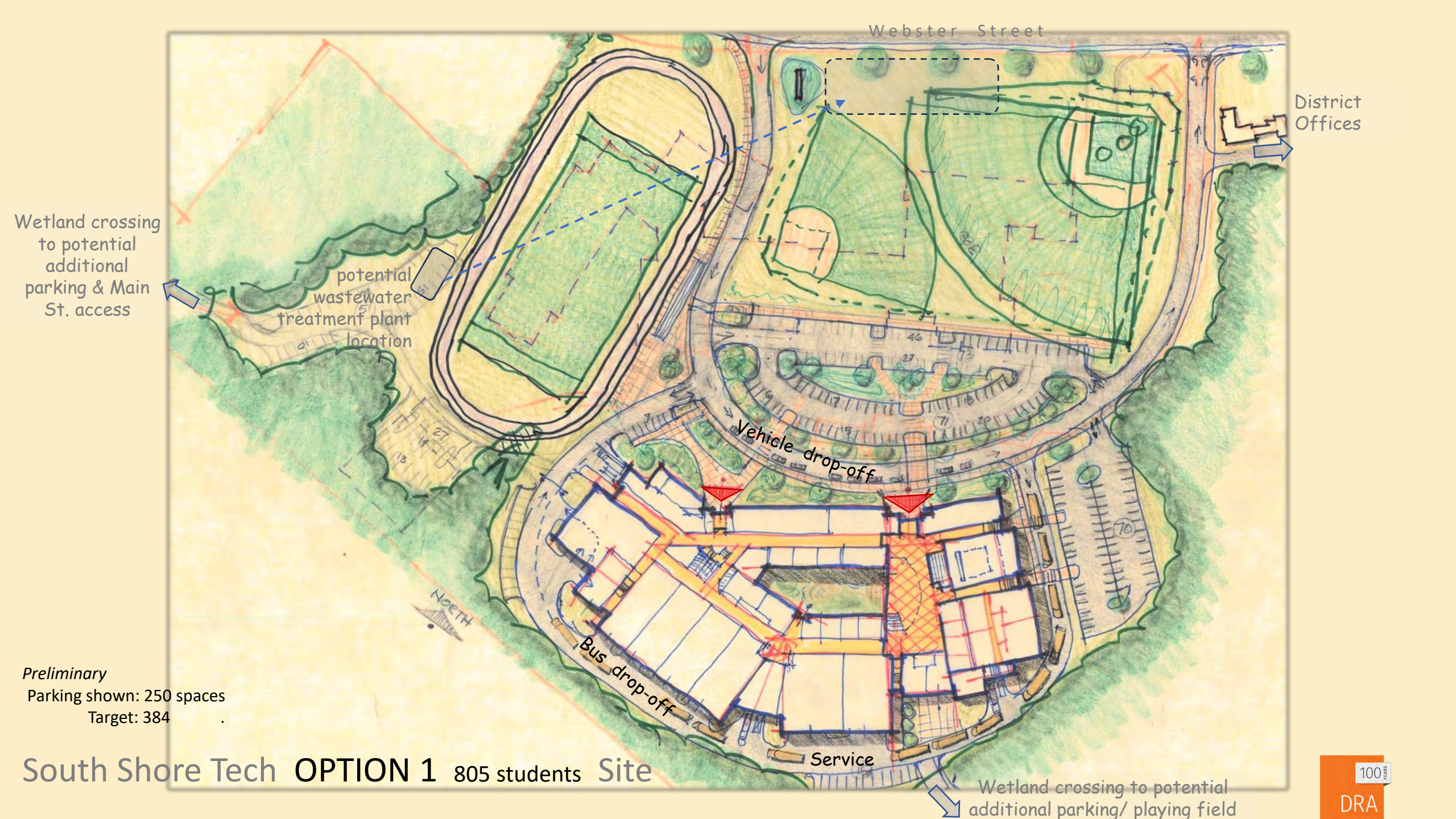
Preliminary Options

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

Preliminary Options

New Construction Options

1. “Courtyard”
2. “Linear”
3. “Wings”

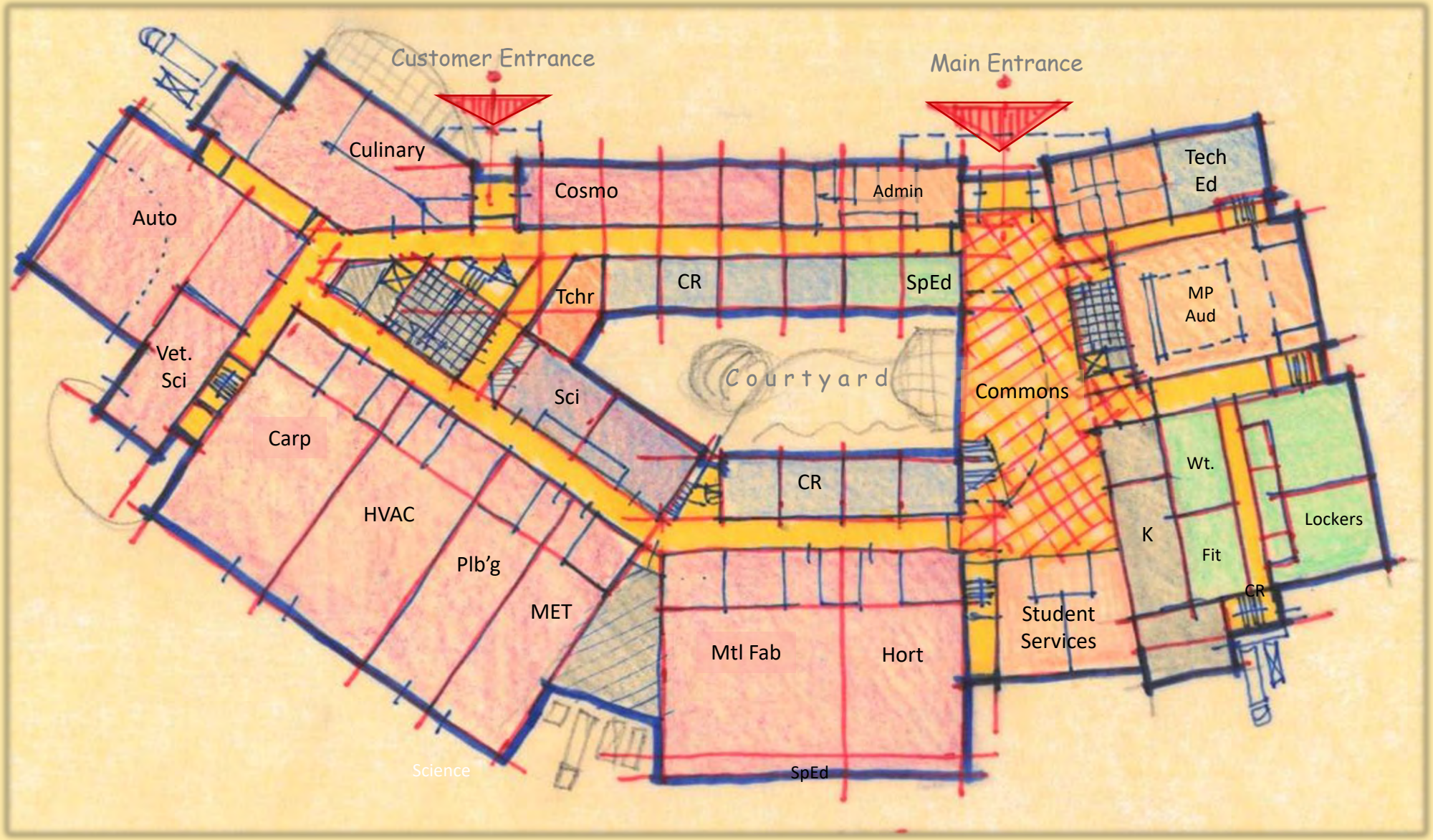


Preliminary

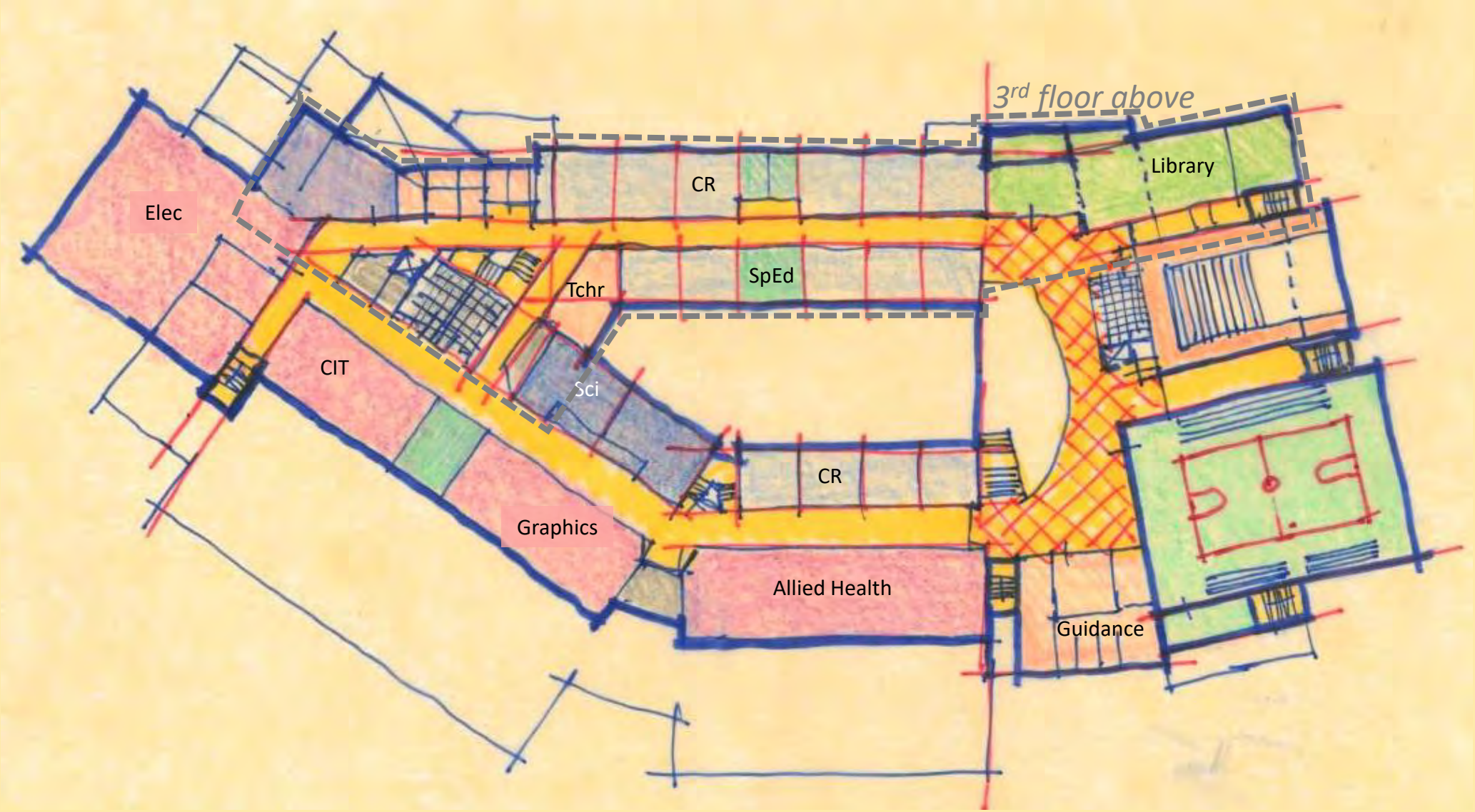
Parking shown: 250 spaces

Target: 384 .

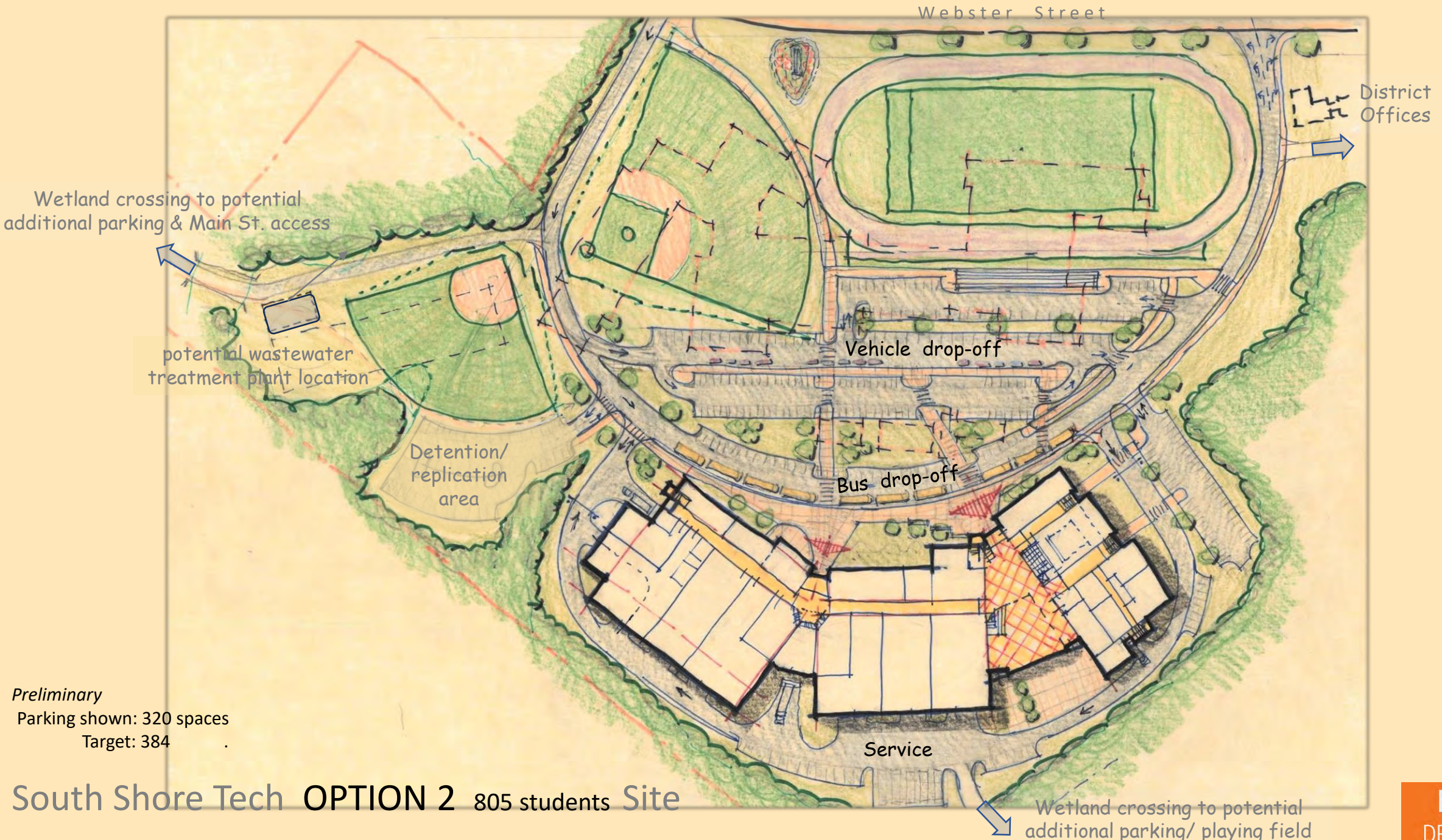
South Shore Tech OPTION 1 805 students Site



South Shore Tech **OPTION 1** 1st Floor

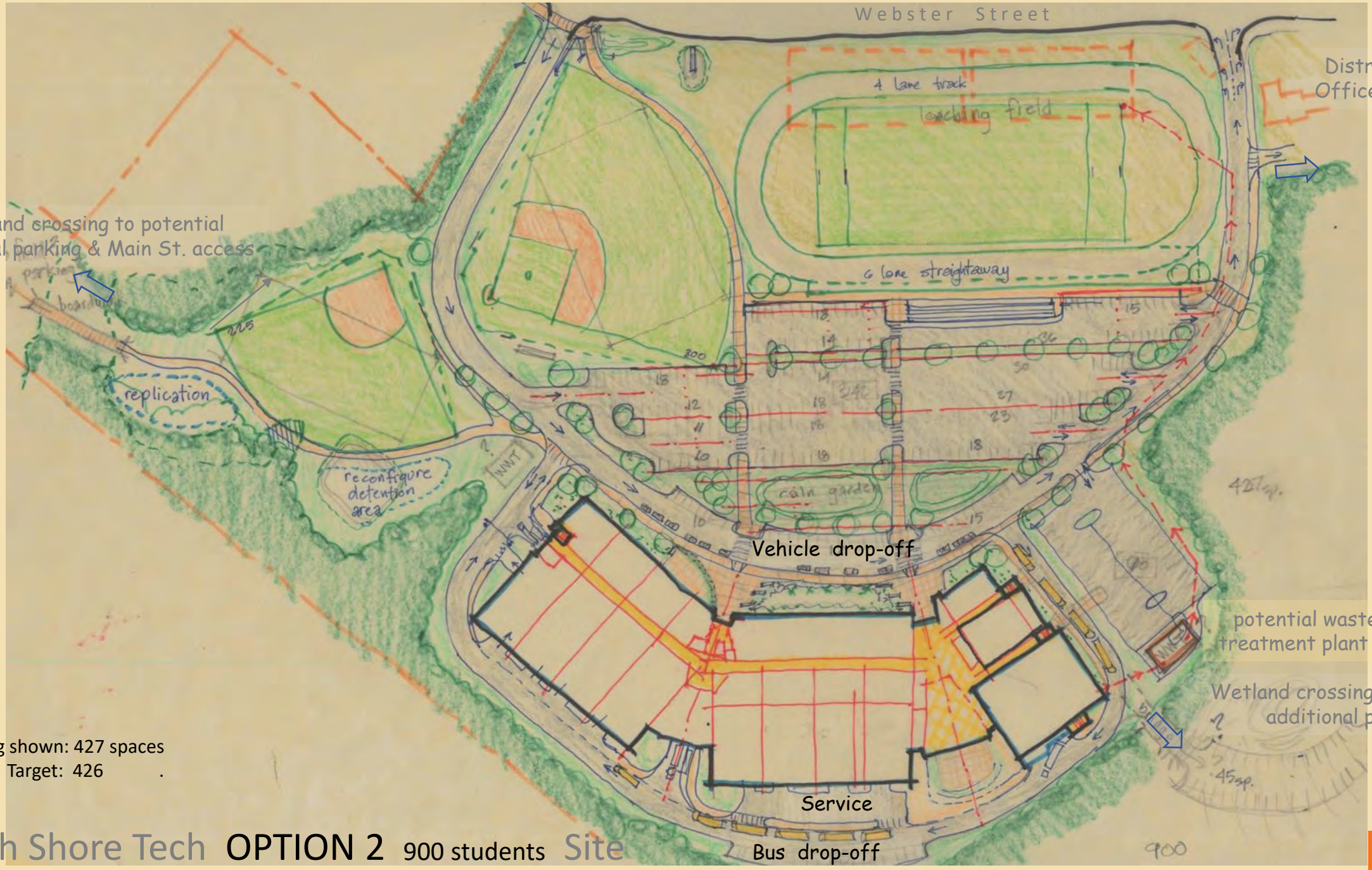


South Shore Tech **OPTION 1** 2nd Floor



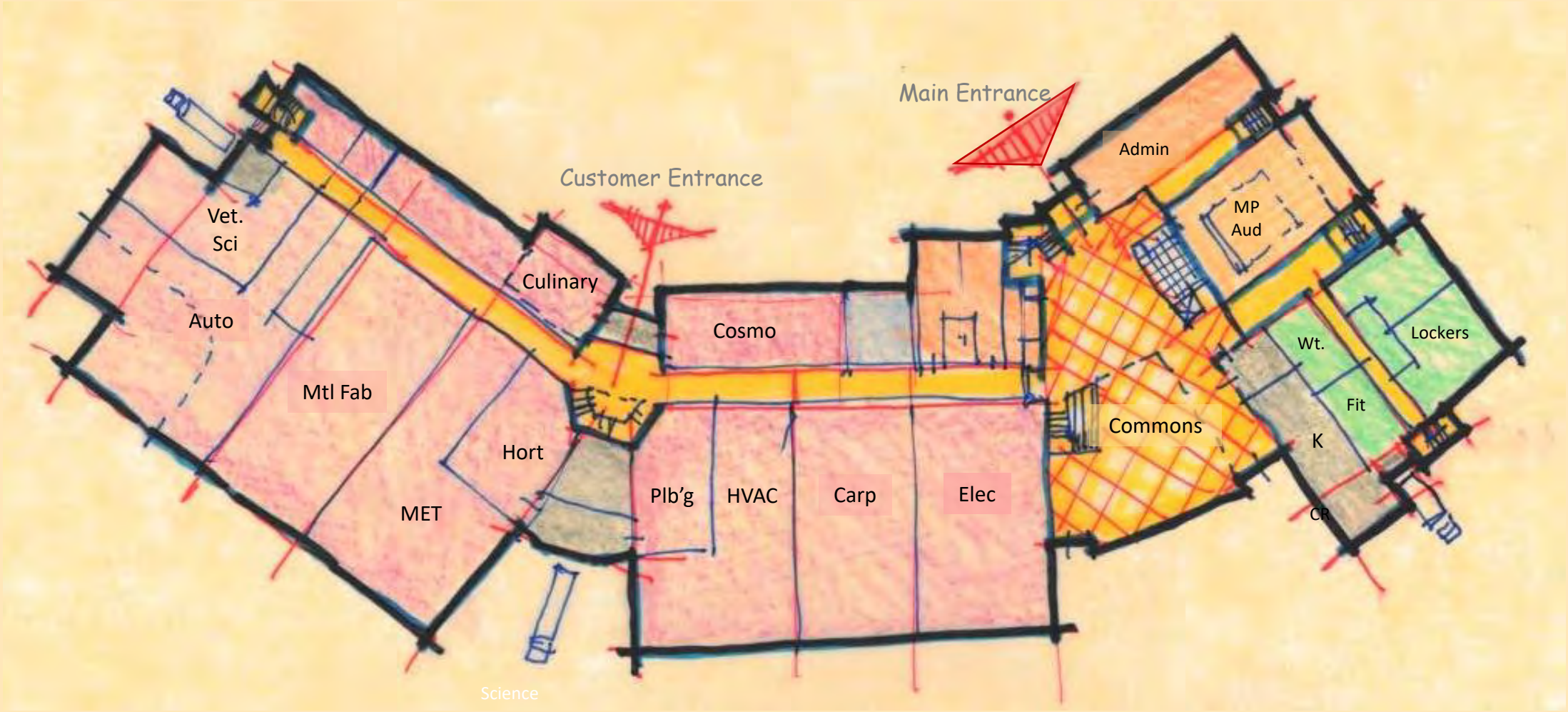
Preliminary
Parking shown: 320 spaces
Target: 384 .

South Shore Tech OPTION 2 805 students Site

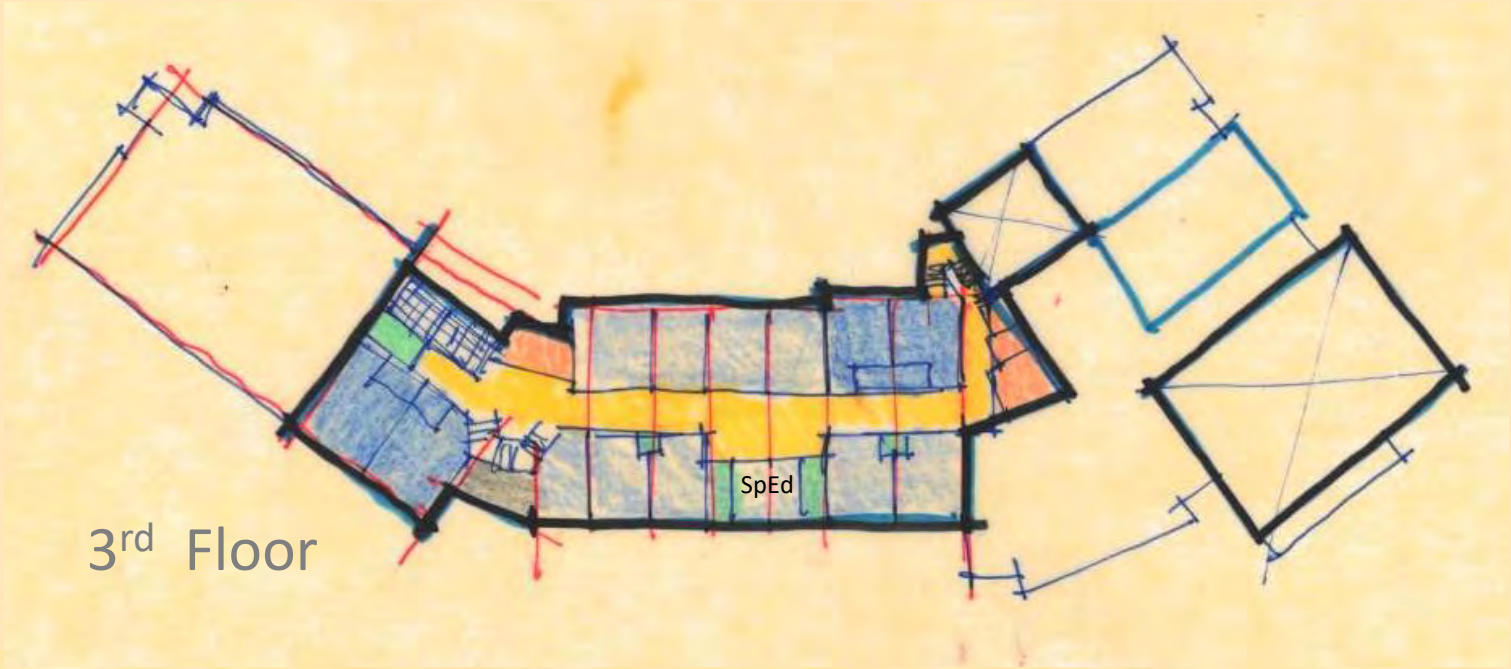


Parking shown: 427 spaces
Target: 426 .

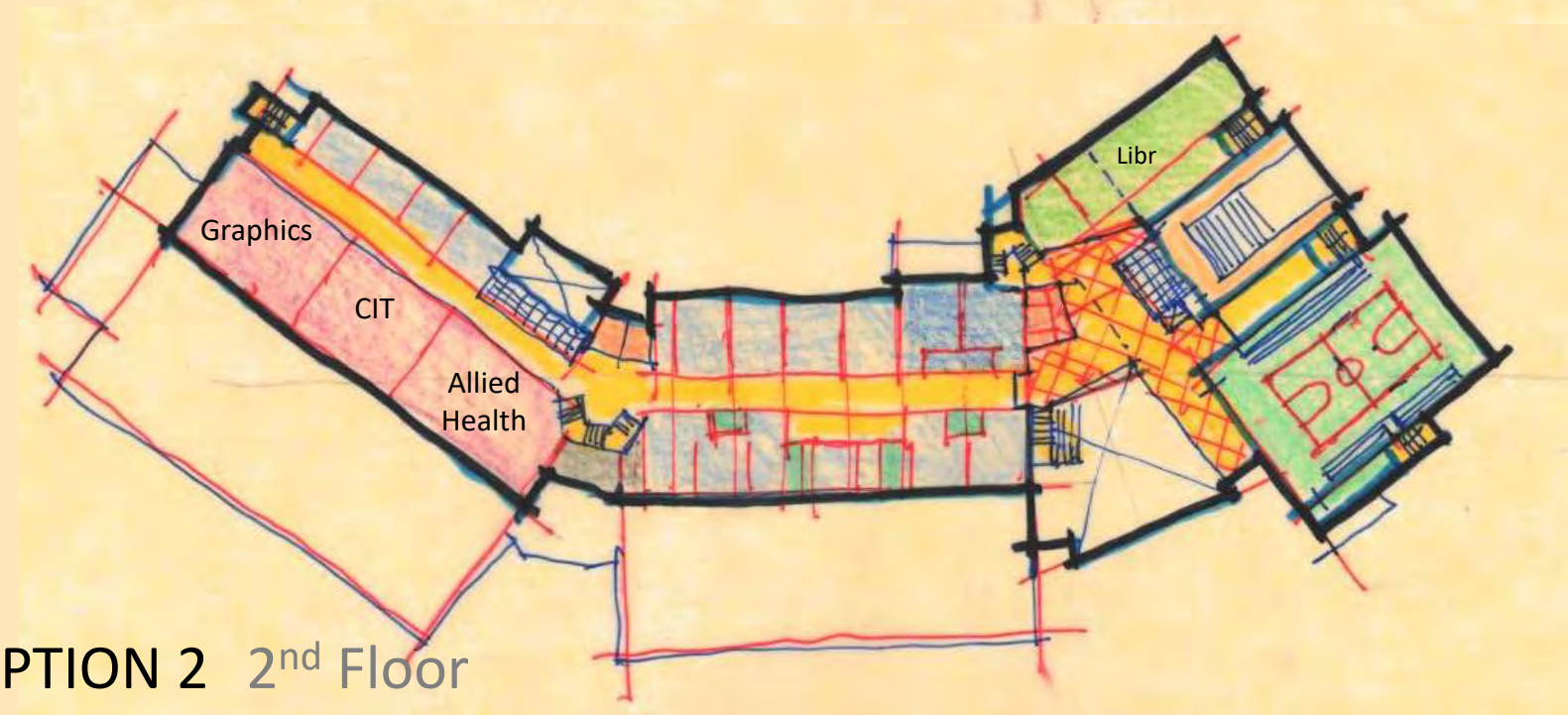
South Shore Tech OPTION 2 900 students Site



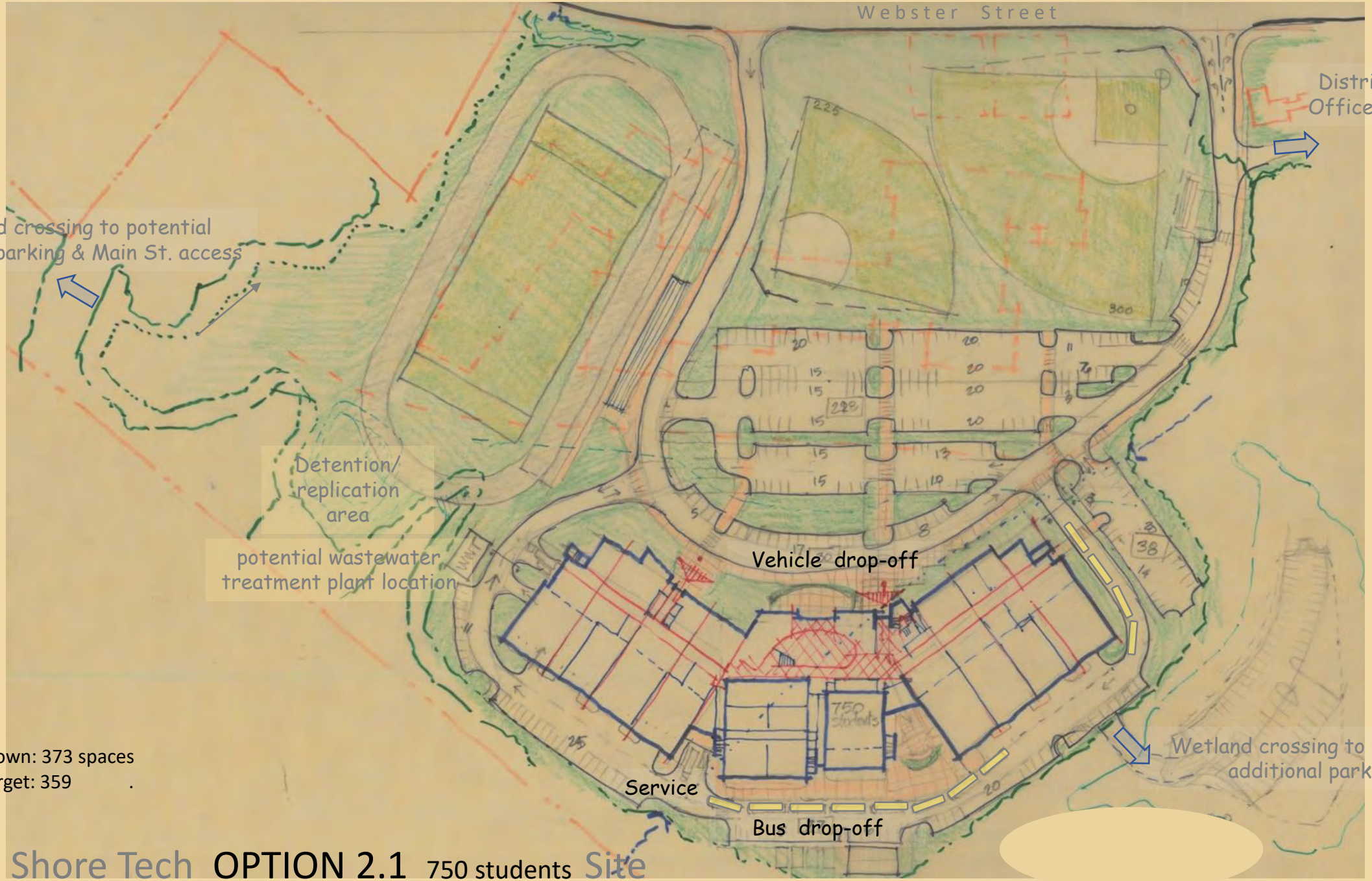
South Shore Tech OPTION 2 1st Floor



3rd Floor

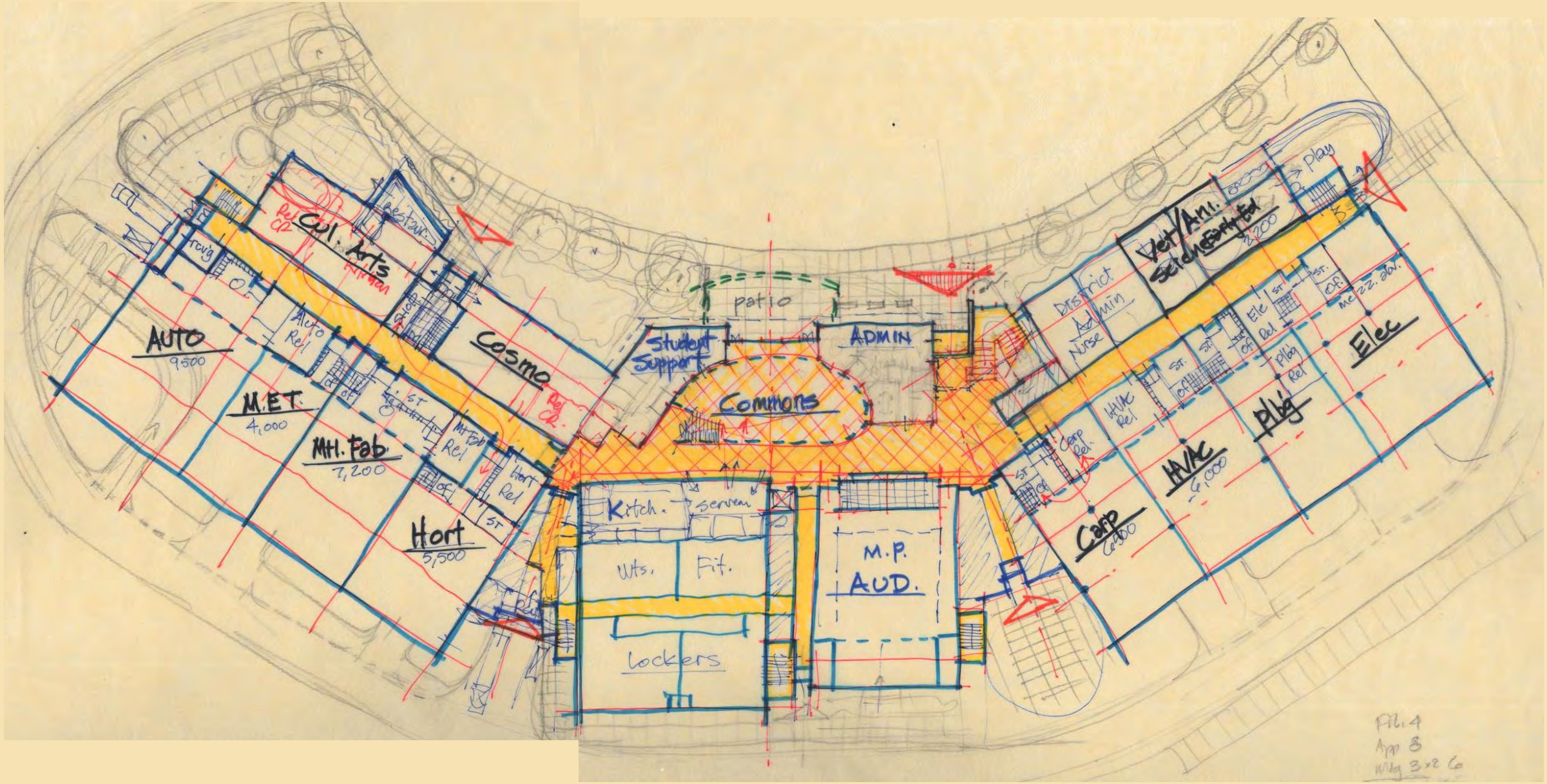


South Shore Tech OPTION 2 2nd Floor

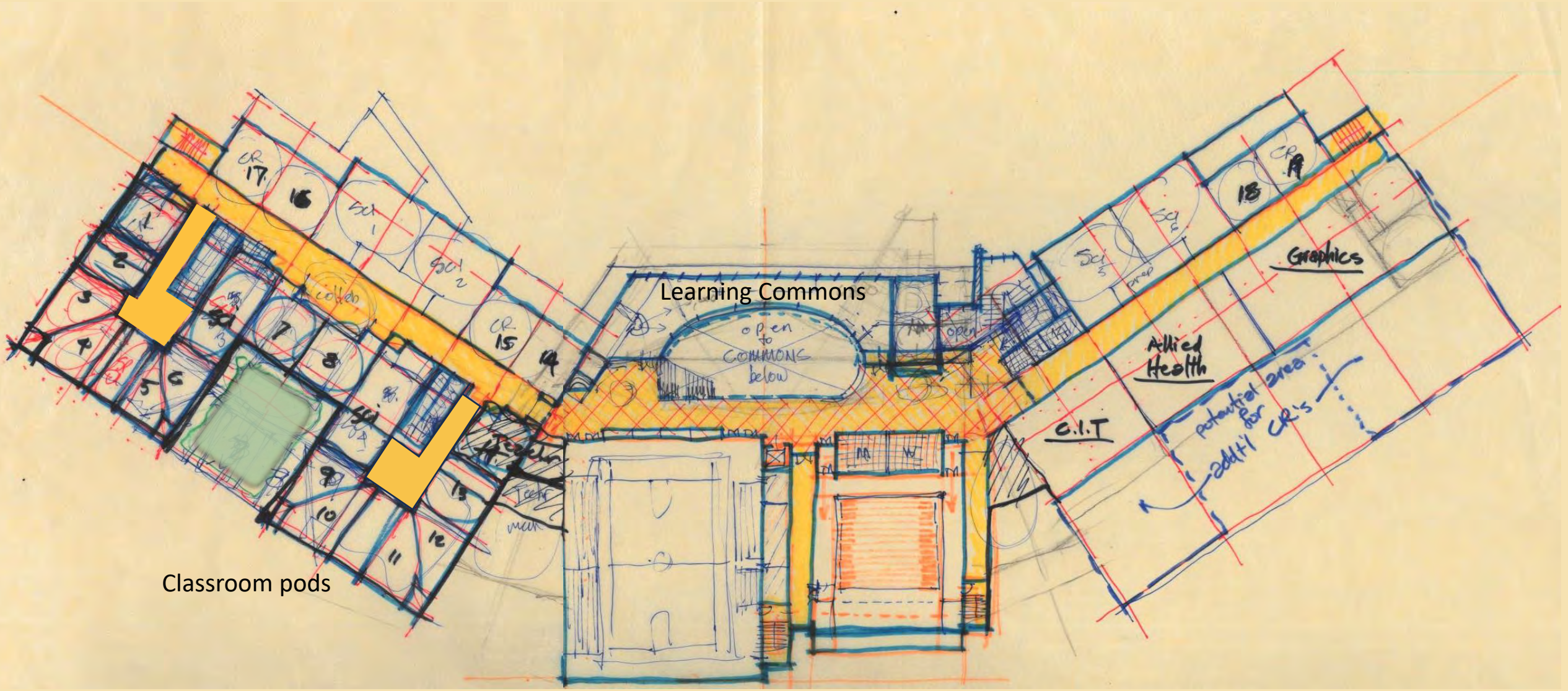


Parking shown: 373 spaces
Target: 359 .

South Shore Tech OPTION 2.1 750 students Site

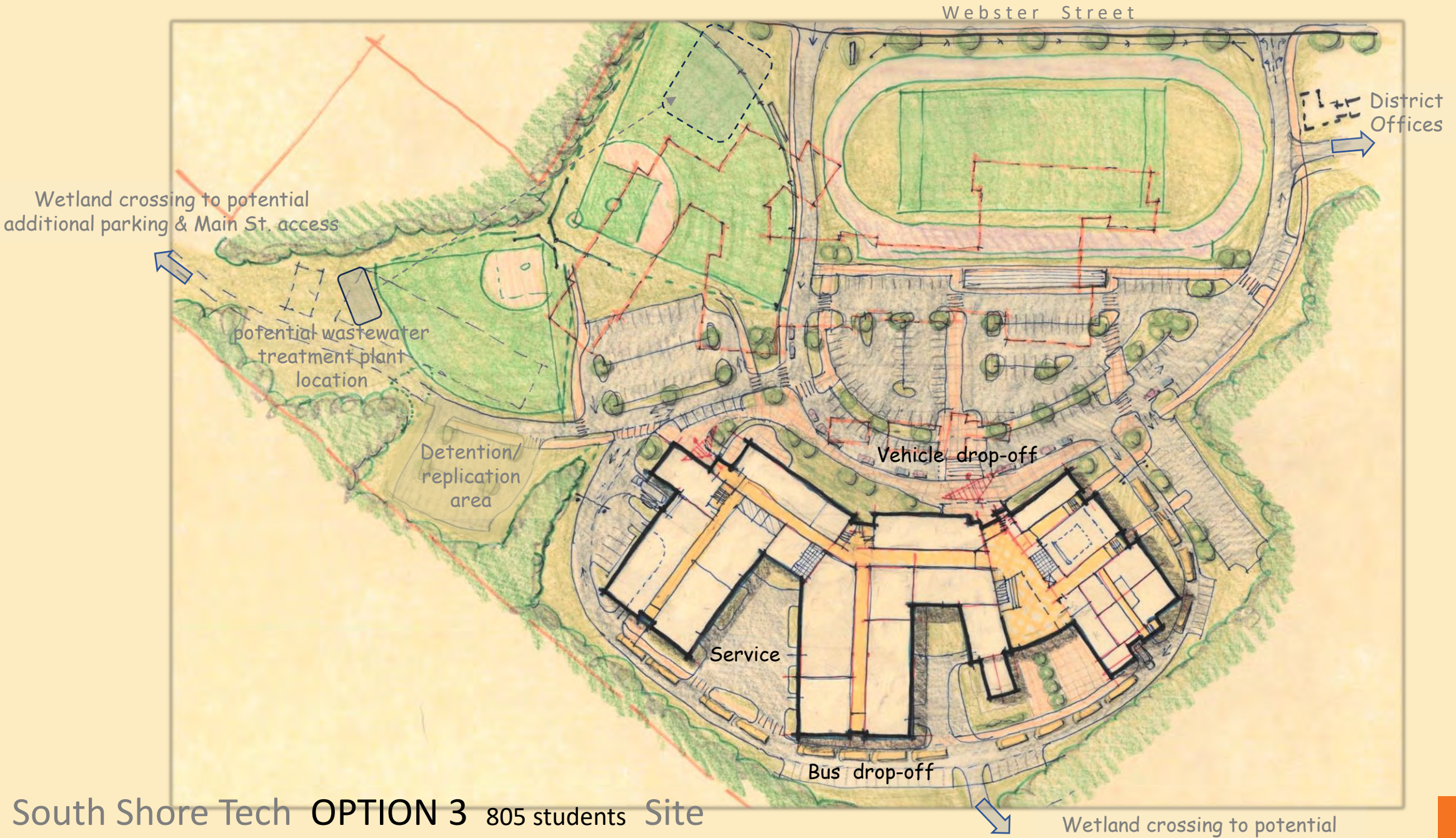


South Shore Tech **OPTION 2.1** 1st Floor

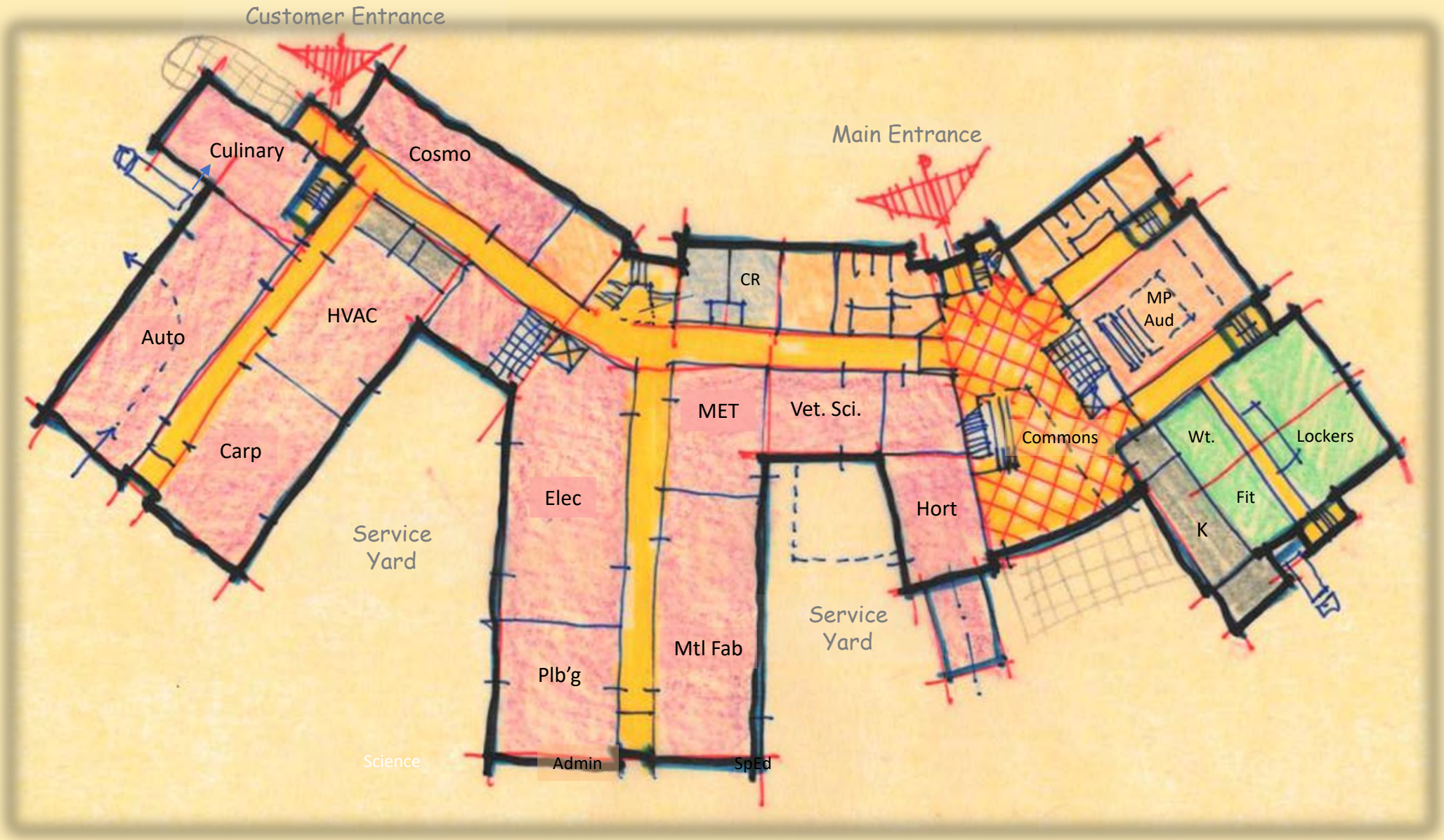


South Shore Tech OPTION 2.1 2nd Floor

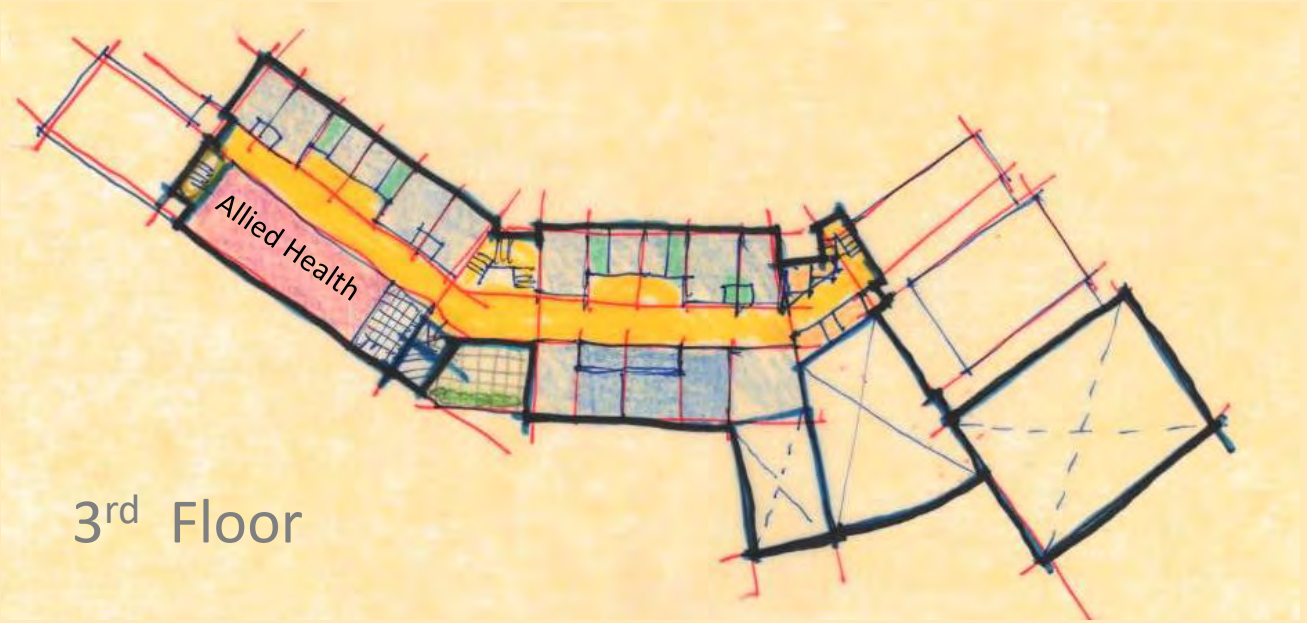

Webster Street

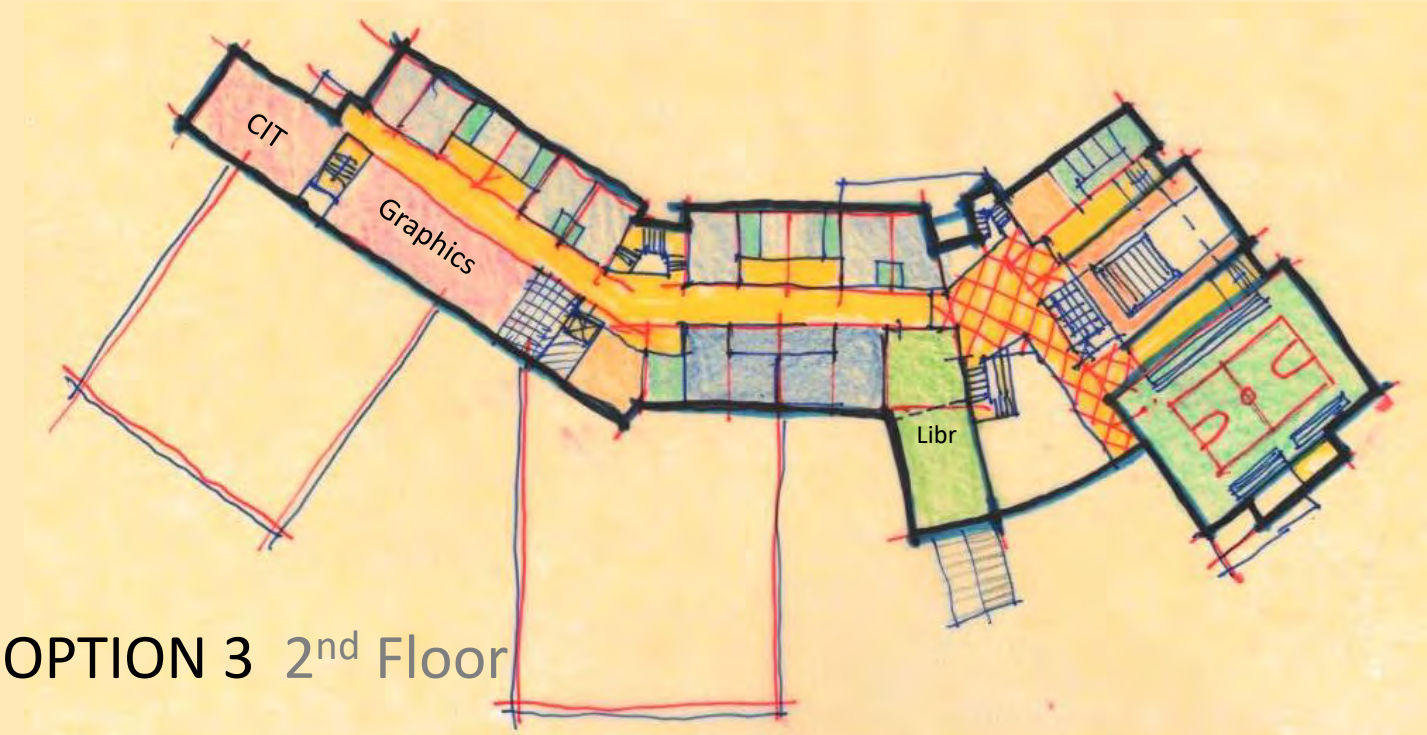


South Shore Tech OPTION 3 805 students Site

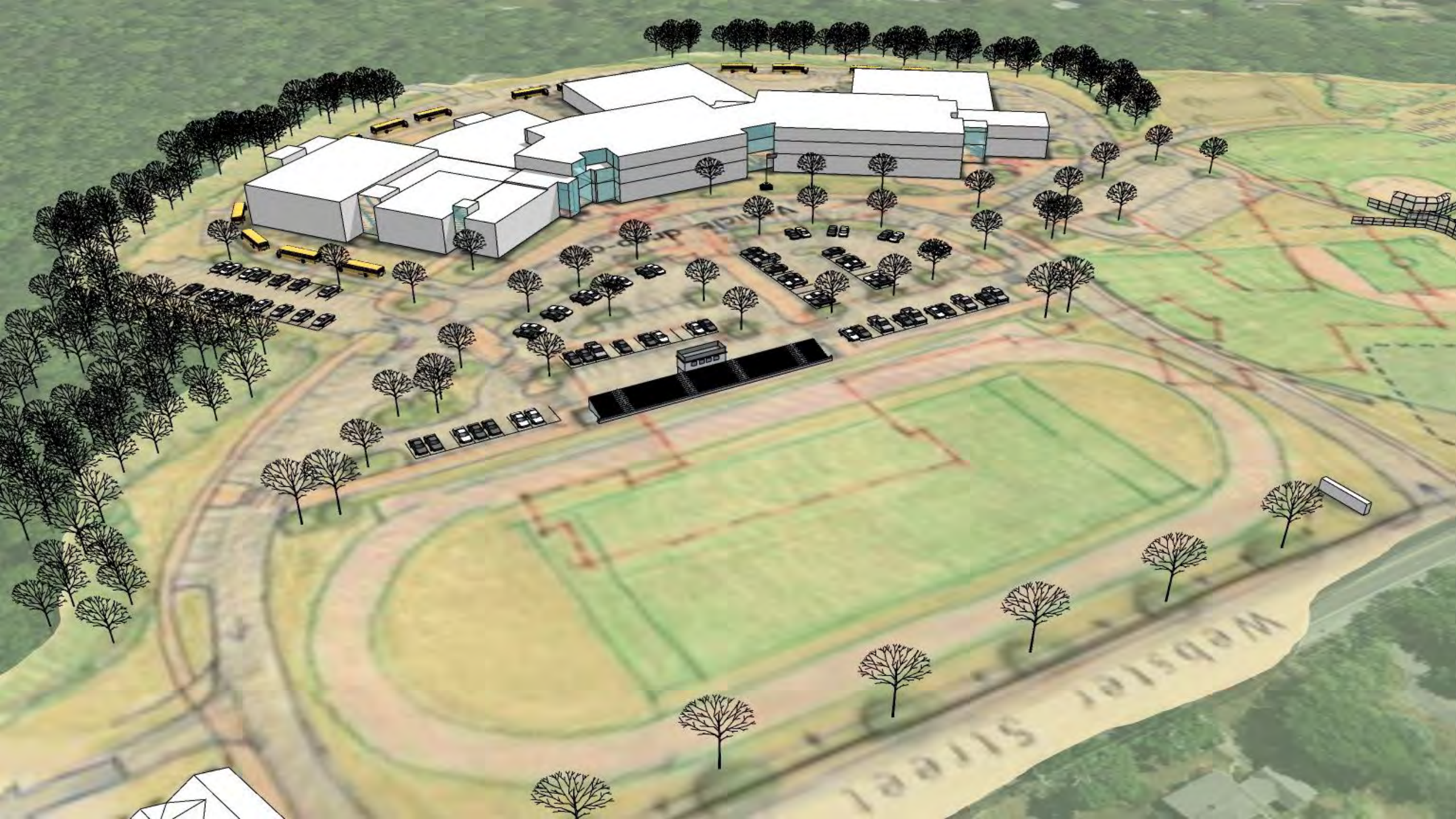


South Shore Tech OPTION 3 1st Floor





South Shore Tech **OPTION 3** 2nd Floor


Webster Street

View from Webster Street

Preliminary Options

Addition / Renovation Options

1. L-Shaped

2. Courtyard

Existing Conditions

Below standard

Marginal

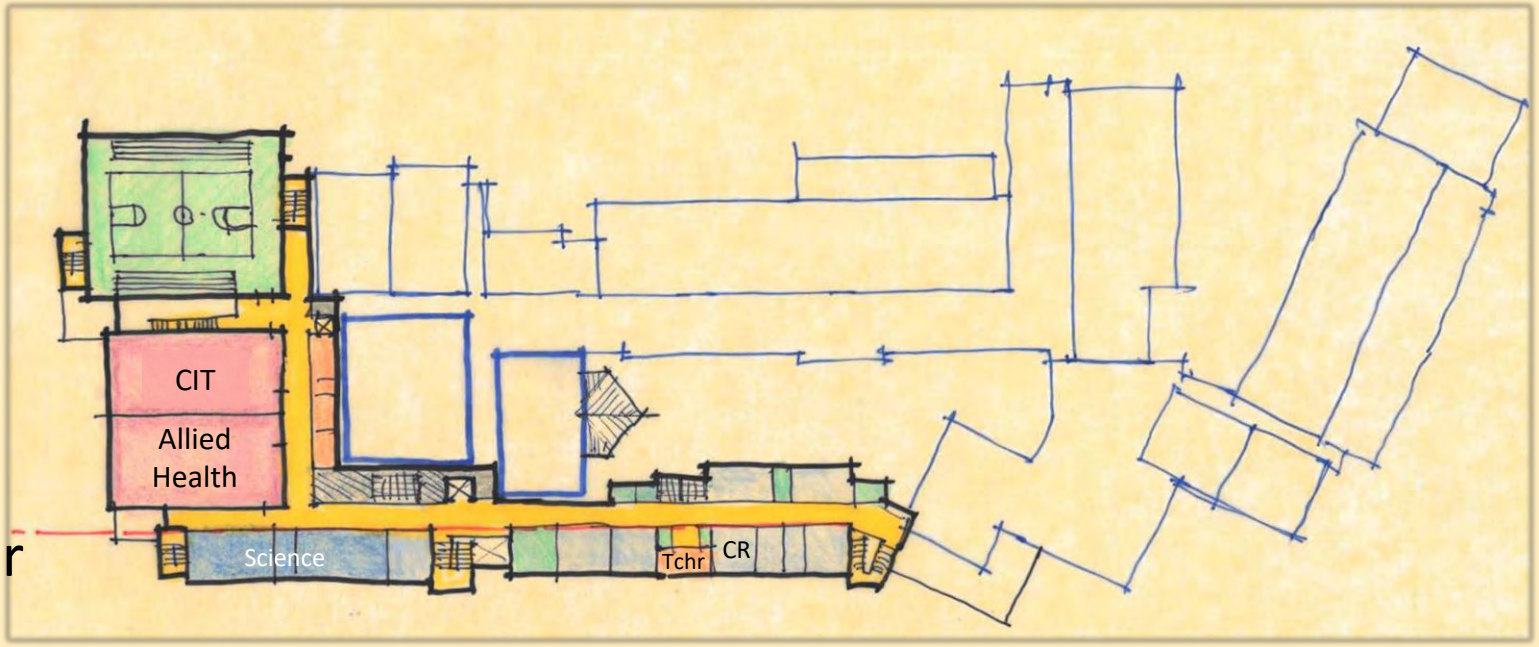
Meets standard

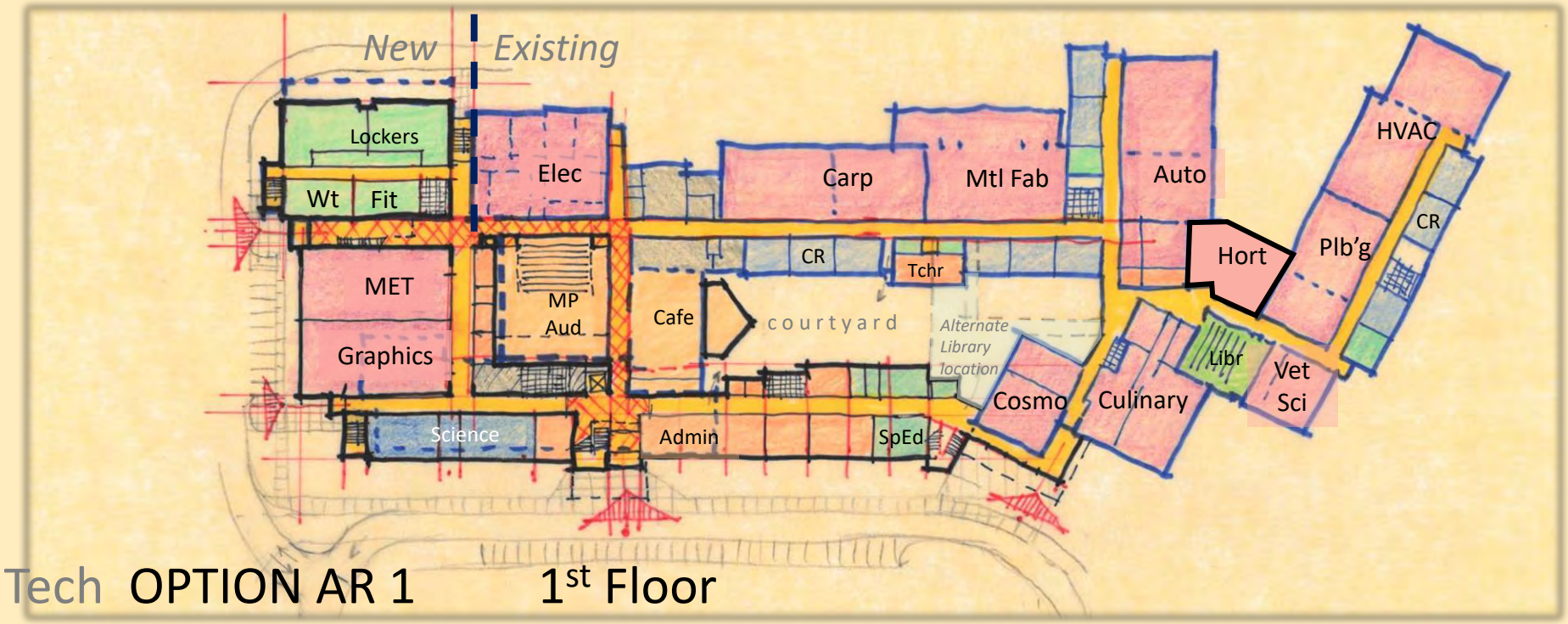
Missing:

New Ch. 74 Programs

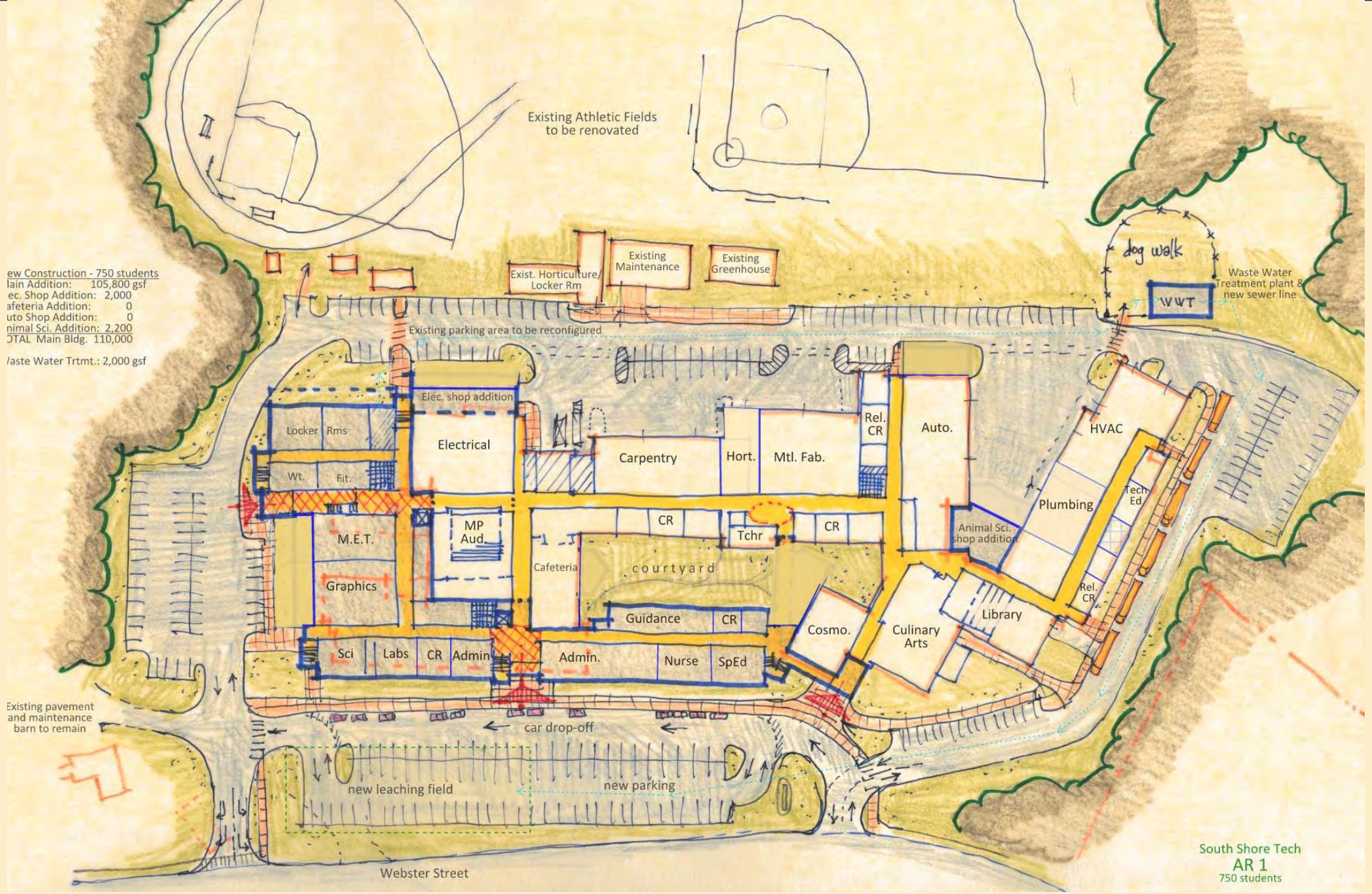
Addition/Renovation Option

2nd Floor

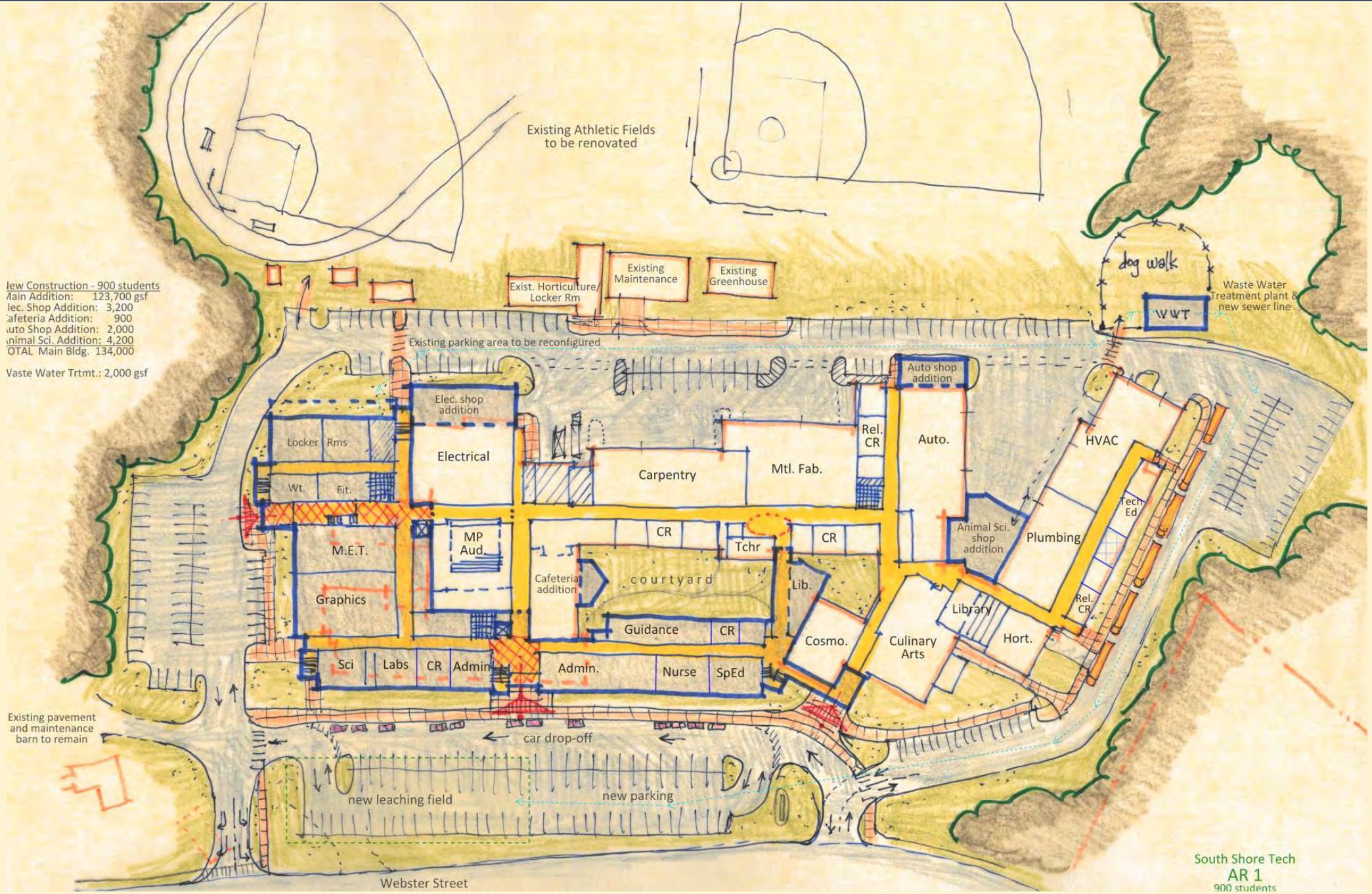




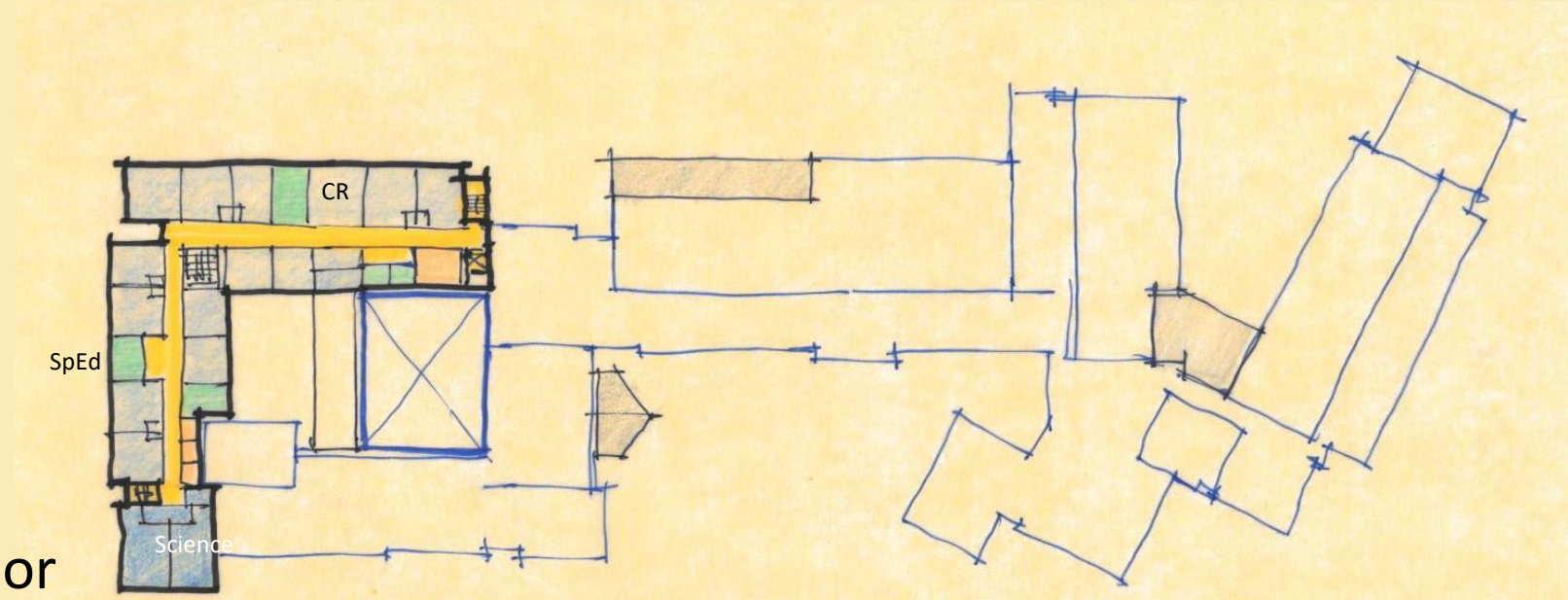
South Shore Tech OPTION AR 1 1st Floor



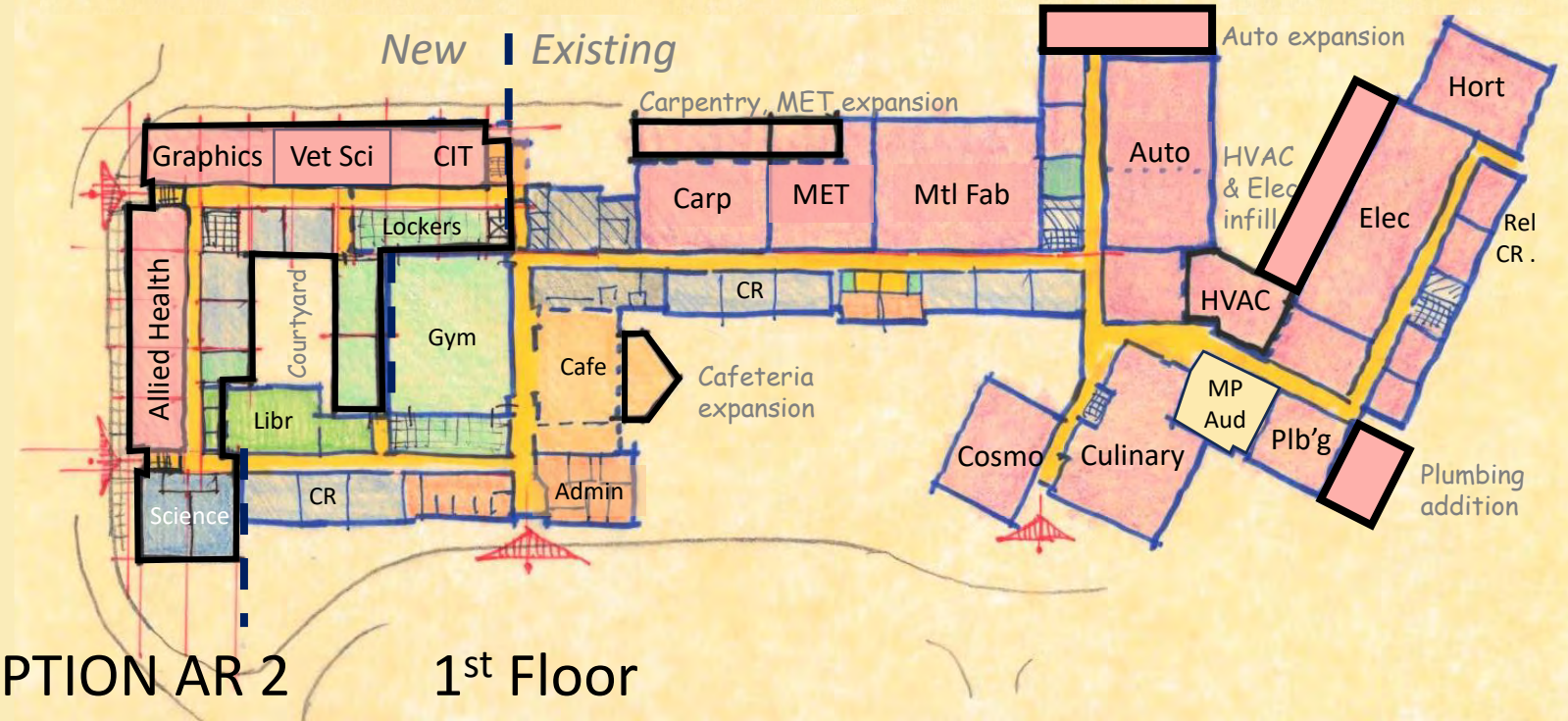
South Shore Tech OPTION AR 1 750 students Site Plan



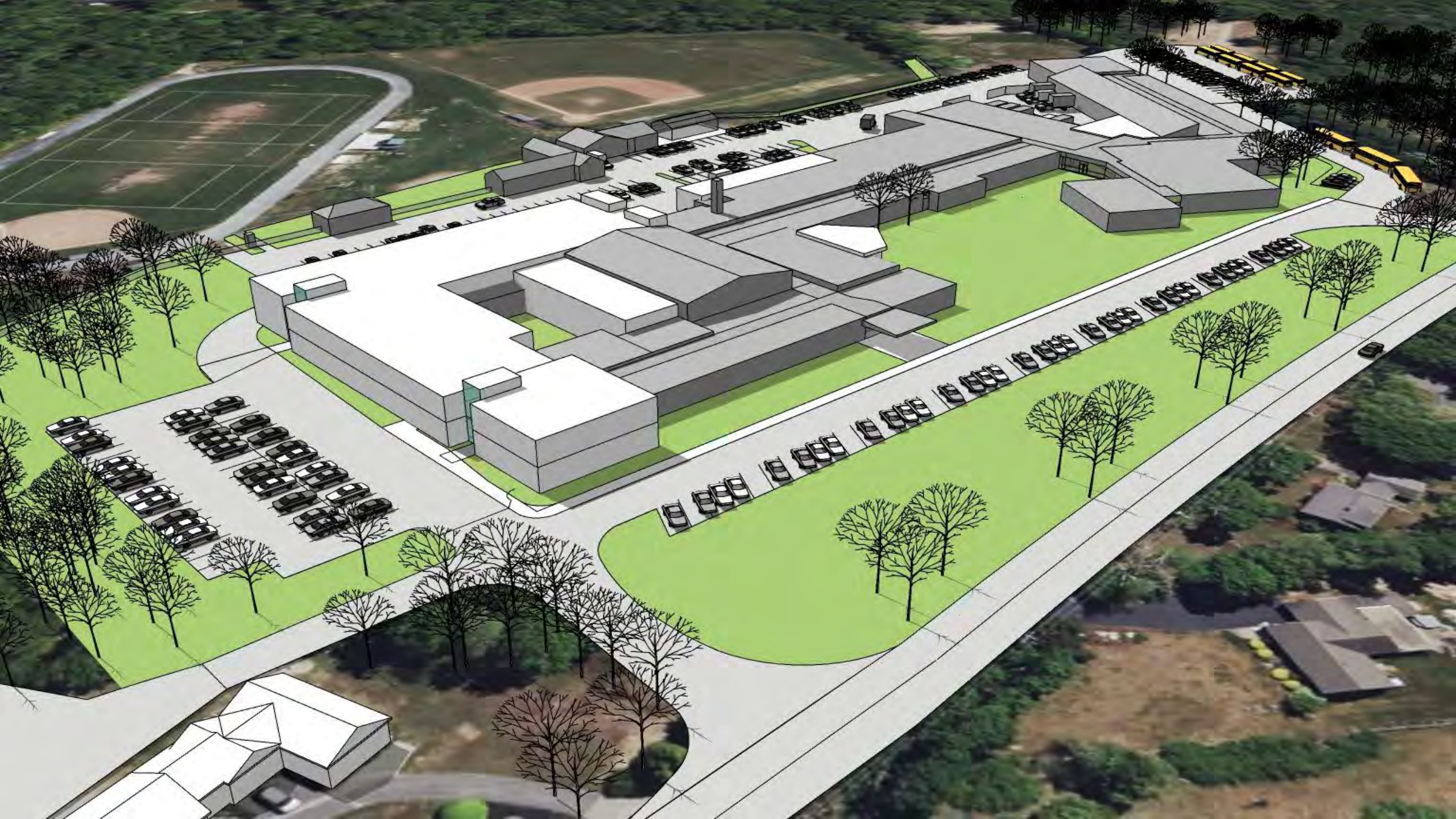
South Shore Tech OPTION AR 1 900 students Site Plan

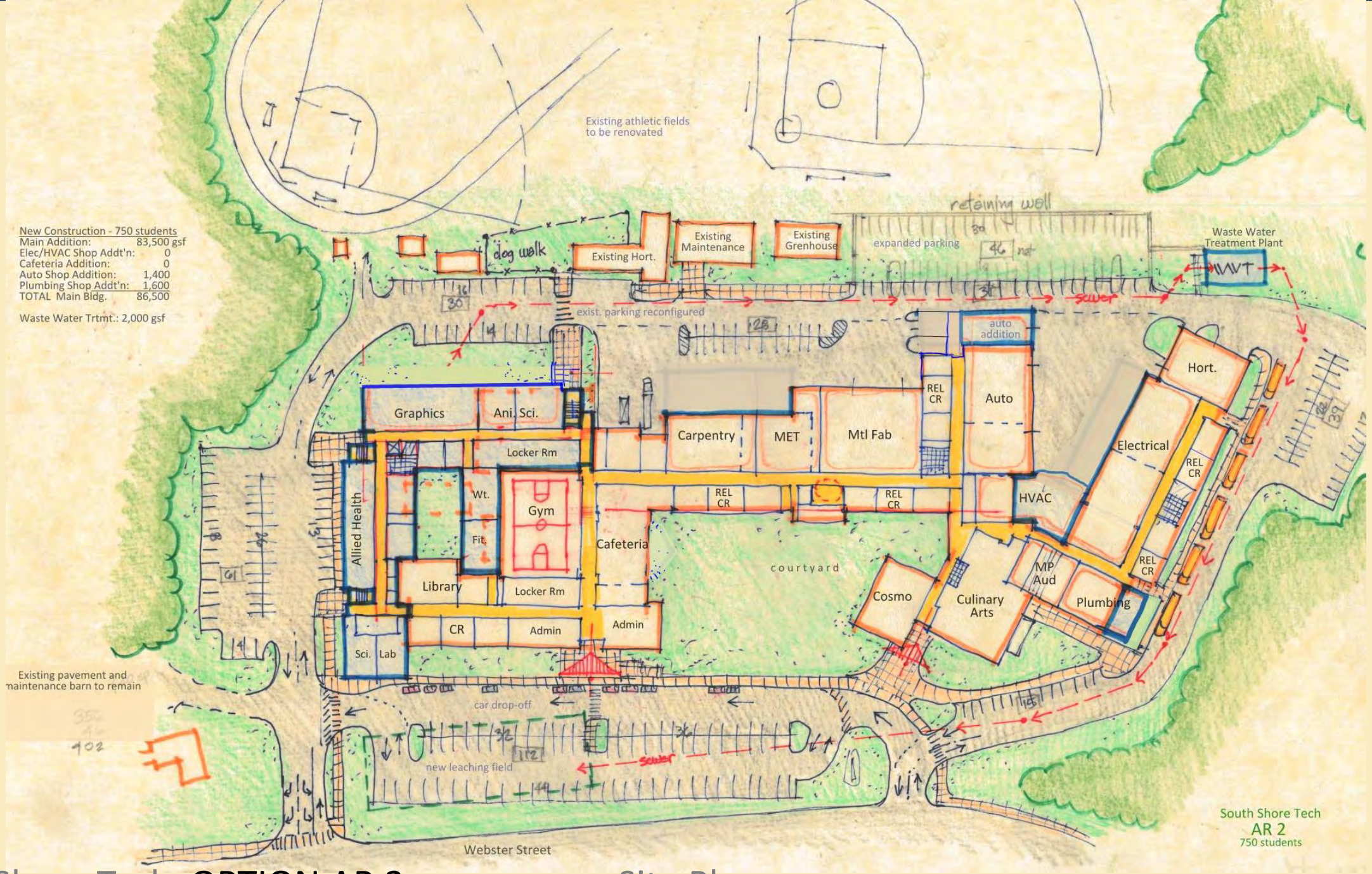


2nd Floor

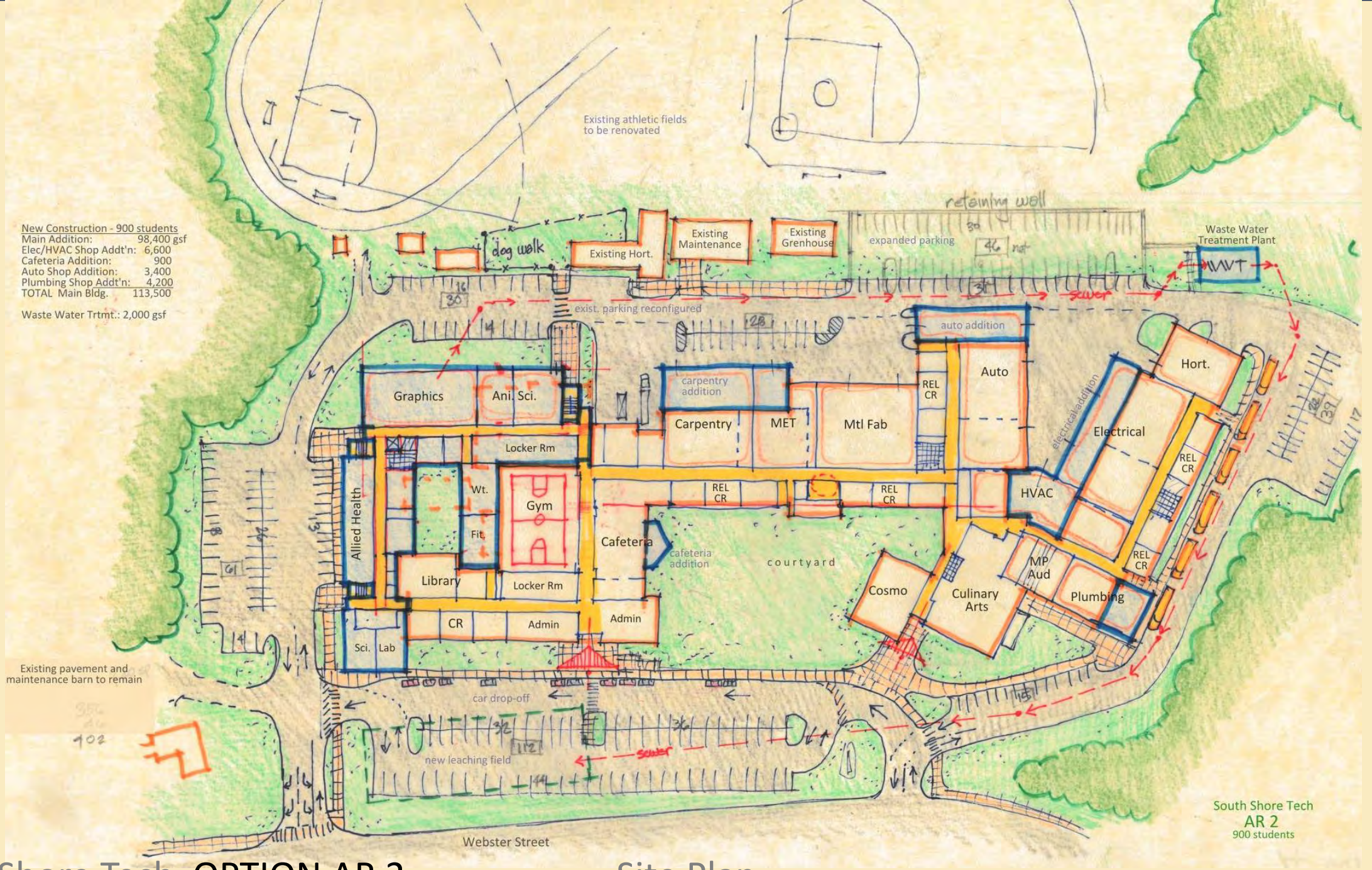


South Shore Tech OPTION AR 2 1st Floor





South Shore Tech OPTION AR 2 750 students Site Plan



South Shore Tech OPTION AR 2 900 students Site Plan

Preliminary Options – Construction Costs

Student Enrollment Range: 645 - 975 Students	645 Students			750 Students		
	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell
TOTAL DIRECT COSTS	**$ 140,095,980**	**$ 122,836,000**	**$ 114,940,000**	**$ 157,349,790**	**$ 135,168,000**	**$ 125,993,000**
Contingencies, General Requirments, General Conditions, Insurance, Bonds, CM Fee	**$ 54,109,800**	**$ 57,169,900**	**$ 52,820,700**	**$ 60,773,900**	**$ 62,714,600**	**$ 57,788,300**
Modular Classrooms	$ -	$ 9,350,000	$ 5,500,000	$ -	$ 9,350,000	$ 5,500,000
Phasing / Scheduling Premium	$ -	$ 1,960,000	$ 1,800,000	$ -	$ 2,150,000	$ 1,960,000
Escalation	$ 40,784,000	$ 51,656,000	$ 47,267,000	$ 45,806,000	$ 56,534,000	$ 51,636,000
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 234,989,780**	**$ 242,971,900**	**$ 222,327,700**	**$ 263,929,690**	**$ 265,916,600**	**$ 242,877,300**
Soft Costs Calculated at 25%	**$ 58,747,445**	**$ 60,742,975**	**$ 55,581,925**	**$ 65,982,423**	**$ 66,479,150**	**$ 60,719,325**
TOTAL ESTIMATED PROJECT COSTS	**$ 293,737,225**	**$ 303,714,875**	**$ 277,909,625**	**$ 329,912,113**	**$ 332,395,750**	**$ 303,596,625**

The estimated construction and total project cost provided are for COMPARISON PURPOSES ONLY. The estimated costs will be updated at the Preliminary Schematic Report (PSR) phase to assist the committee in defining the single preferred solution to proceed into the Schematic Design (SD) phase. The actual costs and total project budget will be established at the end of the Schematic Design (SD) phase for the district's preferred solution.

*Costs are the same across all New Construction Options for each enrollment - shown as a single cost for simplicity.

**Costs based on CM at Risk delivery method to simplify comparison

Preliminary Options – Construction Costs

Student Enrollment Range: 645 - 975 Students	805 Students			900 Students		
	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell
TOTAL DIRECT COSTS	**$ 164,160,000**	**$ 142,658,000**	**$ 130,559,000**	**$ 175,474,000**	**$ 149,949,000**	**$ 141,157,000**
Contingencies, General Requirments, General Conditions, Insurance, Bonds, CM Fee	**$ 63,403,600**	**$ 66,081,000**	**$ 59,842,100**	**$ 67,773,900**	**$ 69,359,500**	**$ 64,607,000**
Modular Classrooms	$ -	$ 9,350,000	$ 5,500,000	$ -	$ 9,350,000	$ 5,500,000
Phasing / Scheduling Premium	$ -	$ 2,260,000	$ 2,030,000	$ -	$ 2,370,000	$ 2,190,000
Escalation	$ 47,789,000	$ 59,495,000	$ 53,442,000	$ 51,083,000	$ 62,378,000	$ 57,633,000
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 275,352,600**	**$ 279,844,000**	**$ 251,373,100**	**$ 294,330,900**	**$ 293,406,500**	**$ 271,087,000**
Soft Costs Calculated at 25%	**$ 68,838,150**	**$ 69,961,000**	**$ 62,843,275**	**$ 73,582,725**	**$ 73,351,625**	**$ 67,771,750**
TOTAL ESTIMATED PROJECT COSTS	**$ 344,190,750**	**$ 349,805,000**	**$ 314,216,375**	**$ 367,913,625**	**$ 366,758,125**	**$ 338,858,750**

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*Costs are the same across all New Construction Options for each enrollment - shown as a single cost for simplicity.

**Costs based on CM at Risk delivery method to simplify comparison

Preliminary Options – Construction Costs

Student Enrollment Range: 645 - 975 Students	975 Students		
	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell
TOTAL DIRECT COSTS	**$ 185,592,800**	**$ 157,224,000**	**$ 145,672,000**
Contingencies, General Requirments, General Conditions, Insurance, Bonds, CM Fee	**$ 71,787,800**	**$ 73,431,000**	**$ 66,637,200**
Modular Classrooms	$ -	$ 13,200,000	$ 5,500,000
Phasing / Scheduling Premium	$ -	$ 2,530,000	$ 2,260,000
Escalation	$ 54,109,000	$ 66,524,000	$ 59,419,000
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 311,489,600**	**$ 312,909,000**	**$ 279,488,200**
Soft Costs Calculated at 25%	**$ 77,872,400**	**$ 78,227,250**	**$ 69,872,050**
TOTAL ESTIMATED PROJECT COSTS	**$ 389,362,000**	**$ 391,136,250**	**$ 349,360,250**

The estimated construction and total project cost provided are for COMPARISON PURPOSES ONLY. The estimated costs will be updated at the Preliminary Schematic Report (PSR) phase to assist the committee in defining the single preferred solution to proceed into the Schematic Design (SD) phase. The actual costs and total project budget will be established at the end of the Schematic Design (SD) phase for the district's preferred solution.

*Costs are the same across all New Construction Options for each enrollment - shown as a single cost for simplicity.

**Costs based on CM at Risk delivery method to simplify comparison

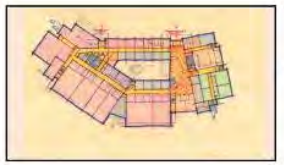
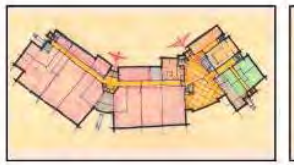
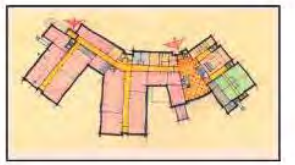
Preliminary Evaluation Matrix - South Shore Tech - Concept Options - *WORKING DRAFT*

Updated: 9/14/2023

	Evaluation Criteria		MSBA Required	Renovation	Add/ Reno Options		New Construction Options		
			Base Repair	Renovation	AR.1	AR.2	NC.1	NC.2	NC.3
			Code Renovation		L - Shaped	Lightwell	Courtyard	Linear	Wings
	Construction Duration:		multiple years		3+ years	4 years	2+ years	2+ years	2+ years
1	Ed Plan Accommodation Compliance w/ Vision		doesn't address any educational deficiencies	Not Feasible - Existing Building cannot meet the Space Needs for Target Enrollment	Addresses most Space Needs Lacks meaningful integration of academic & CTE spaces	Addresses some Space Needs Gym & Lecture Hall remain undersized	Good Ed Plan conformance	Good Ed Plan Conformance	Best Ed Plan Conformance
2	Project Cost Reimbursable Cost Temporary Costs Long-term Value				Lower initial cost Higher reimbursment rate for renovation High temporary costs.	Lower initial cost Higher reimbursment rate for renovation Higher temporary costs Poor long Term Value	Higher Initial Construction Cost Good Long-Term Value	Higher Initial Construction Cost Good Long-Term Value	Higher Initial Construction Cost Good Long-Term Value
3	Disruption Impact on Students Construction Duration Phasing				Phased construction adjasent to occupancy Long construction schedule Multi-phase renovation	Phased construction adjasent to occupancy Long construction schedule Multi-phase renovation	Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework
4	Flexibility Community Use Expansion Potential				Some Flexibility Good community use Limited expansion potential	Limited flexibility Limited community use, lack of Auditorium Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential
5	Operating Costs Maintenance				Generally all new finish materials & systems Some existing infrastructure remains Limited Building envelope upgrade	Generally all new finish materials & systems Some existing infrastructure remains Limited Building envelope upgrade	All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructure, & MEP systems Best thermal envelope
6	Site Access Safety & Security Circulation/ Flow				Site circulation similar to existing Potential admin presence at existing public entrance Remains somewhat sprawling	Site circulation similar to existing Unchanged access to public shops Remains somewhat sprawling, disjointed	Site Approach focused on Schooi Dedicated secure access to public shops Compact footprint, central student commons	Site approach along edge of property Dedicated secure access to public shops Long linear corridor	Site Approach focused on School Dedicated secure access to public shops Some dead-end corridors
7	Final Site layout Site amenities Impact to Abutters				Similar to existing No additional site amenities Minimal new impact to abutters	Similar to existing No additional site amenities Minimal new impact to abutters	Larger footprint in a constrained site Bus access at rear Enclosed outdoor courtyard Playing fields may impact abutters	Building layout follows buildable area Separate Buses and Car drop-offs in front Patio off of the Commons Playing fields may impact abutters	Wings create shared outdoor collaboration area Bus access at rear Patio off of the Commons Playing fields may impact abutters
8	Civic Image / Aesthetics				New "front door" and civic image	Minimal improved image Lesss opportunity to transform aesthetics	School setback from street Athletic fields & parking in front yard All new construction = all new image	School setback from street Athletic fields & parking in front yard All new construction = all new image	School setback from street Athletic fields & parking in front yard All new construction = all new image
	Totals								

5	positive / most advantageous
4	
3	neutral
2	
1	negative / least advantageous



P ch - Concept Options - WORKING DRAFT

Updated: 9/14/2023

	Evaluation Criteria		MSBA Required	Renovation	New Construction Options		
			Base Repair	Renovation	NC.1	NC.2	NC.3
			Code Renovation		Courtyard	Linear	Wings
	Construction Duration:		multiple years		2+ years	2+ years	2+ years
1	Ed Plan Accommodation Compliance w/ Vision		doesn't address any educational deficiencies	Not Feasible - Existing Building cannot meet the Space Needs for Target Enrollment	Good Ed Plan conformance	Good Ed Plan Conformance	Best Ed Plan Conformance
2	Project Cost Reimbursable Cost Temporary Costs Long-term Value				Higher Initial Construction Cost Good Long-Term Value	Higher Initial Construction Cost Good Long-Term Value	Higher Initial Construction Cost Good Long-Term Value
3	Disruption Impact on Students Construction Duration Phasing				Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework
4	Flexibility Community Use Expansion Potential				Good Flexibility, Good Community access Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential
5	Operating Costs Maintenance				All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructure, & MEP systems Best thermal envelope
6	Site Access Safety & Security Circulation/ Flow				Site Approach focused on School Dedicated secure access to public shops Compact footprint, central student commons	Site approach along edge of property Dedicated secure access to public shops Long linear corridor	Site Approach focused on School Dedicated secure access to public shops Some dead-end corridors
7	Final Site layout amenities Abutters	Site Impact to			Larger footprint in a constrained site Bus access at rear Enclosed outdoor courtyard Playing fields may impact abutters	Building layout follows buildable area Separate Buses and Car drop-offs in front Patio off of the Commons Playing fields may impact abutters	Wings create shared outdoor collaboration area Bus access at rear Patio off of the Commons Playing fields may impact abutters
8	Civic Image / Aesthetics				School setback from street Athletic fields & parking in front yard All new construction = all new image	School setback from street Athletic fields & parking in front yard All new construction = all new image	School setback from street Athletic fields & parking in front yard All new construction = all new image
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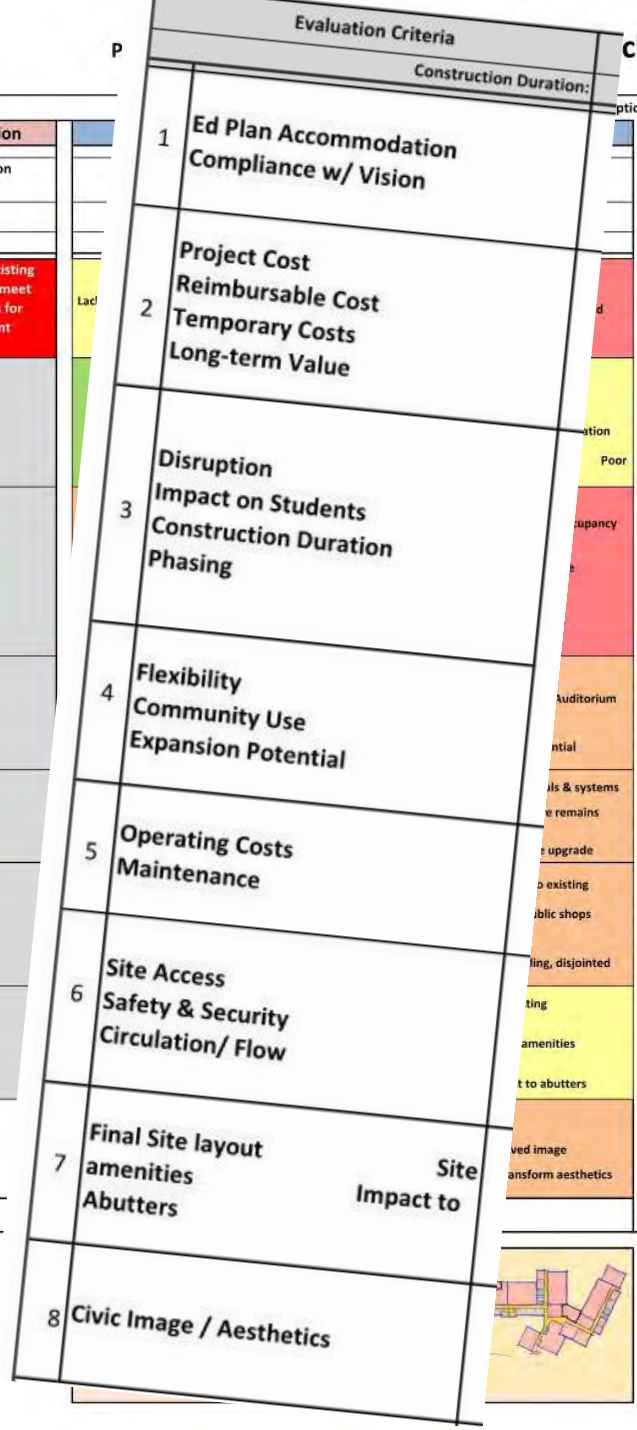

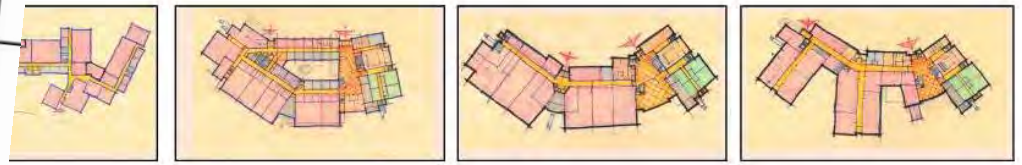

Discussion

Thank you!

Please note:

Upcoming Community Meetings:

November 9	Marshfield Town Hall	6 pm
December 5	Rockland Senior Center	7 pm
December 14	Whitman Town Hall	7 pm