

# SOUTH SHORE Technical High School

Hanover, Massachusetts



Visit [www.southshorettechproject.com](http://www.southshorettechproject.com) for more information

**Whitman Public Forum**

December 14, 2023

 **LeftField**

100  
YEARS

DRA

# Background information

- **Opened in 1962.** Second oldest regional vocational school in MA (6 original towns: Abington, Cohasset, Hanover, Norwell, Rockland, Scituate)
- **In 1982-83, Whitman and Hanson joined district;** in July 2024 Marshfield will join.
- **Current enrollment: 670. Typical grade 9 class 175-180; Avg. waiting list: 68 students.**
- **Programs offered:** Allied Health, Automotive, Carpentry, Computer Info Tech, Cosmetology, Culinary Arts, Design Visual Communications, Electrical, Horticulture Landscape Construction, HVAC-R, Manufacturing Engineering Tech. Metal Fabrication/Welding. *Plumbing and Vet Science would be added with new project approval.*
- **Admissions:** Grade 8 students apply; each town gets apportioned seats based on town 8<sup>th</sup> grade enrollment; unused seats get reapportioned to waiting list students.

# Background information: Why is this needed?

- Since 2015, we cited that building was reaching end of useful life; not being up to code; inadequate space for vocational technical programs to function; limited overall space to meet local demand. However, the school is well maintained (thank you!); long range capital planning have helped to extend its functionality.
- **What will improve if this project takes place?**
  - New **Plumbing and Veterinary Science** programs
  - **Better/safer traffic flow** for students and parents; **Better building perimeter security**
  - **Elimination of 25 year old modular unit**
  - **Shops that have more space**, more storage, dedicated classrooms
  - **Properly sized science labs, cafeteria, gymnasium**
  - **Better instructional environments** look like:
    - More space for Carpentry students to take on projects
    - Fewer students on each car in Automotive
    - Ability of programs to expand curriculum content (e.g. Medical Assisting as part of Allied Health)
    - Science labs with adequate space for labs and desk work
  - **Ability to enroll more students** and meet the demands of families in the district

# Where are you in the process? What is next up?

- Invited to enter MSBA Core program in March 2022
- Formed project team with DRA Architects and LeftField (OPM)
- Submitted Educational Plan and Preliminary Design Program; under review
- Studied 5 designs at 5 enrollment levels; eliminated some designs and enrollments
- **Currently in the midst of Feasibility process**
  - **Dec-Jan homework assignments for school building committee**
    - **Determine preferred site layout of parking/athletic fields**  
(December 14)
    - **Construction Manager at Risk or Design/Bid/Build** (December 14)
    - **Review revised project cost estimates** (January 17)
    - **Choose a preferred design and preferred enrollment** (January 31)

# What do we know about project costs?

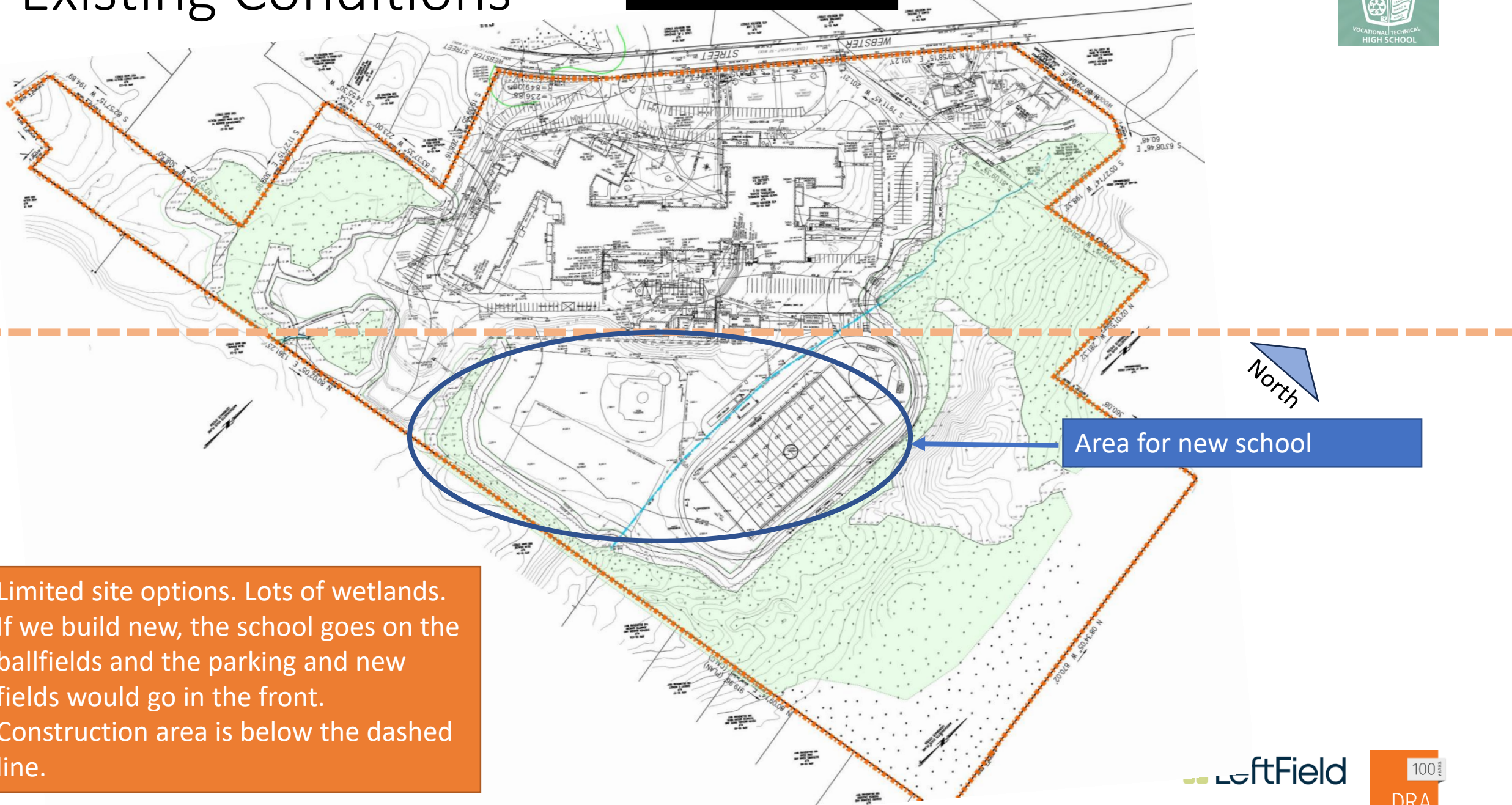
- **Construction is an expensive investment** and we need to prioritize expenditures on what we really need to fulfill the school's mission.
- **MSBA reimbursement rates** have improved
- We have a **small site** on which to build with **environmental limitations**. Fields use, bus/vehicle placement and parking spaces are challenges.
- The **Add/Reno option will cost as much if not more than new construction**
- We will have revised cost estimates by January 17<sup>th</sup> that will be based on specific design features (more than just square footage).
- Town debt shares are based on **3 years of enrollment data** preceding the authorization for the project
- **Marshfield** joining will help with project cost sharing, but the exact amount is not known at this time

# Narrowing down the options to 3 designs and 2 enrollments

Option	645 students	750 students	805 students	900 students	975 students
Addition/ Renovation <b>AR- 1 “L-shape”</b>	<del>201,500 sf</del>	<del>217,500 sf</del>	230,400 sf	243,200 sf	<del>254,500 sf</del>
Addition/ Renovation <b>AR- 2 “Lightwell”</b>	<del>188,100 sf</del>	<del>201,700 sf</del>	<del>209,600 sf</del>	<del>228,500 sf</del>	<del>236,100 sf</del>
New Construction <b>NC- 1 “Courtyard”</b>	<del>203,480 sf</del>	<del>228,540 sf</del>	<del>240,000 sf</del>	<del>260,000 sf</del>	<del>278,000 sf</del>
New Construction <b>NC-2.0 “Linear”</b>	<del>203,480 sf</del>	<del>228,540 sf</del>	240,000 sf	260,000 sf	<del>278,000 sf</del>
New Construction <b>NC-2.1 “Linear/Center core”</b>	<del>203,480 sf</del>	<del>228,540 sf</del>	240,000 sf	260,000 sf	<del>278,000 sf</del>
New Construction <b>NC- 3 “Wings”</b>	<del>203,480 sf</del>	<del>228,540 sf</del>	<del>240,000 sf</del>	<del>260,000 sf</del>	<del>278,000 sf</del>

# Existing Conditions

Webster Street here

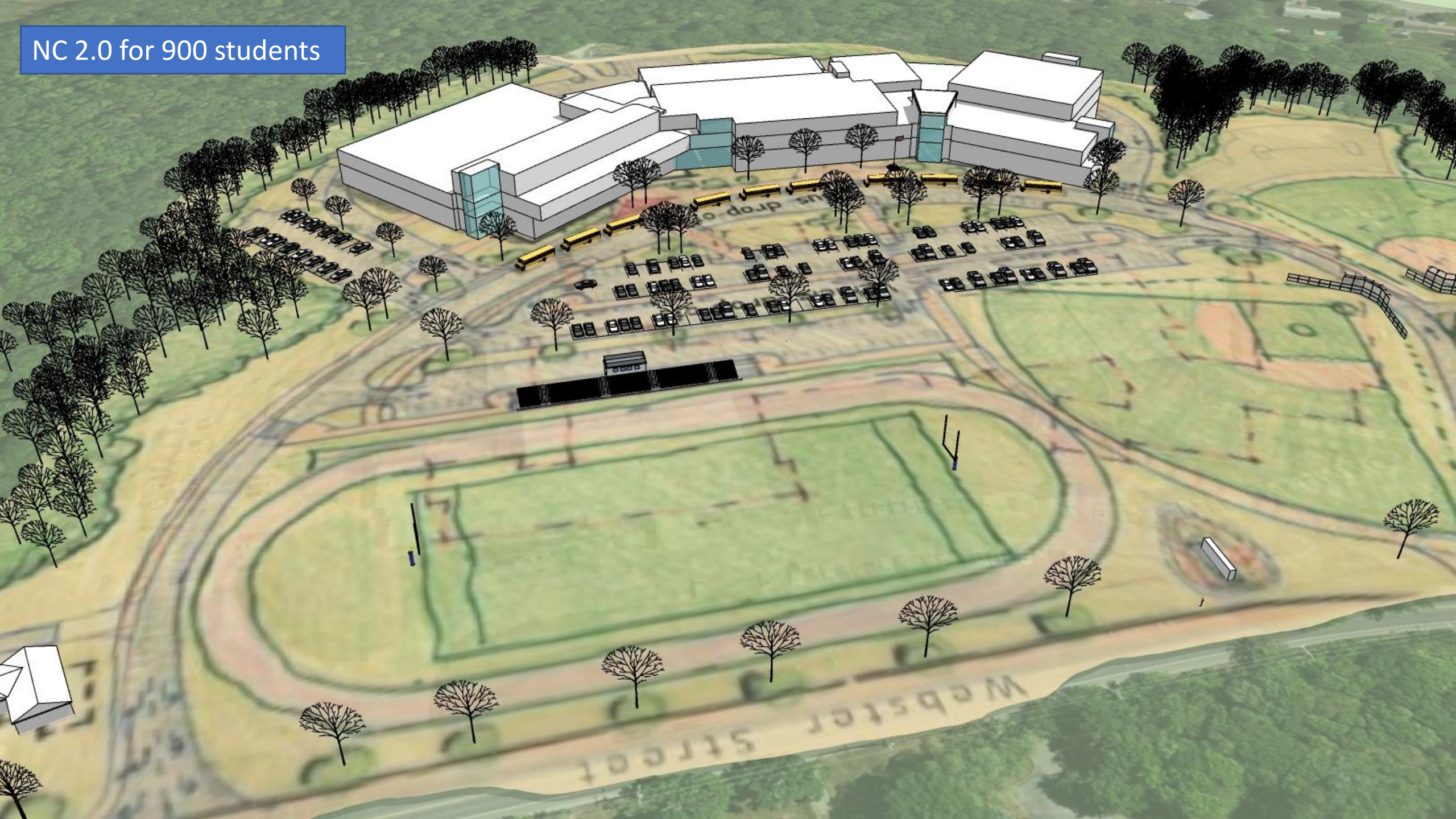


Limited site options. Lots of wetlands. If we build new, the school goes on the ballfields and the parking and new fields would go in the front. Construction area is below the dashed line.

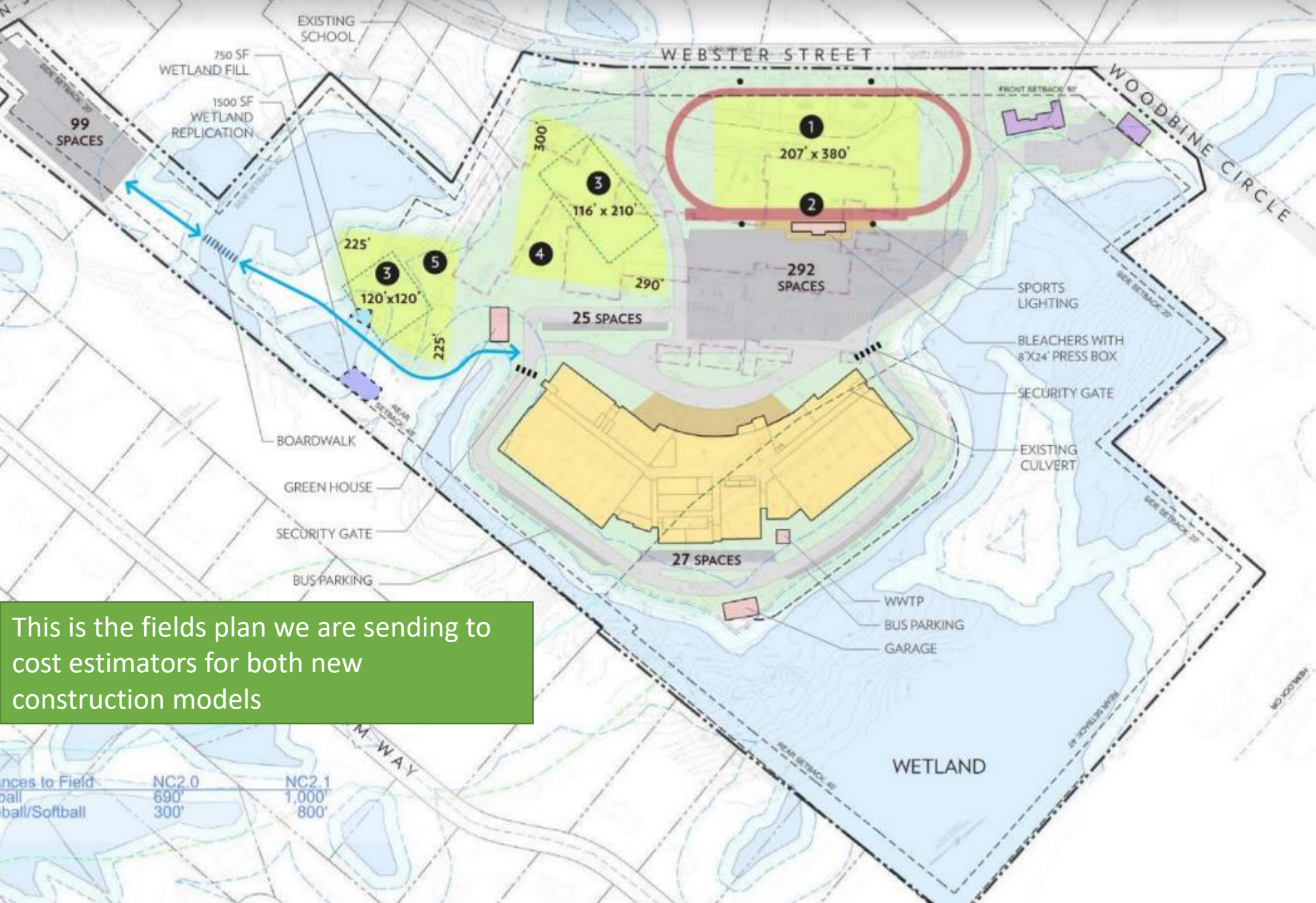
Area for new school

North

NC 2.0 for 900 students



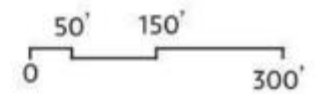




**LEGEND**

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- NEW SCHOOL
- ATHLETICS
- ENTRY PLAZA
- WETLAND
- 35' WETLAND BUFFER
- SECURITY GATE
- 1 SYNTHETIC TURF MULTI-PURPOSE FIELD
- 2 RUNNING TRACK
- 3 PRACTICE FIELD
- 4 BASEBALL
- 5 SOFTBALL

**TOTAL PARKING:**  
 EXISTING: 304 SPACES & 15 BUS SPACES  
 PROPOSED: 344 SPACES (9'x18')  
 TARGET: 426 SPACES  
 ADDITIONAL:  
 99 SPACES (MAIN ST.)  
 20 SPACES (EX. HOUSE)

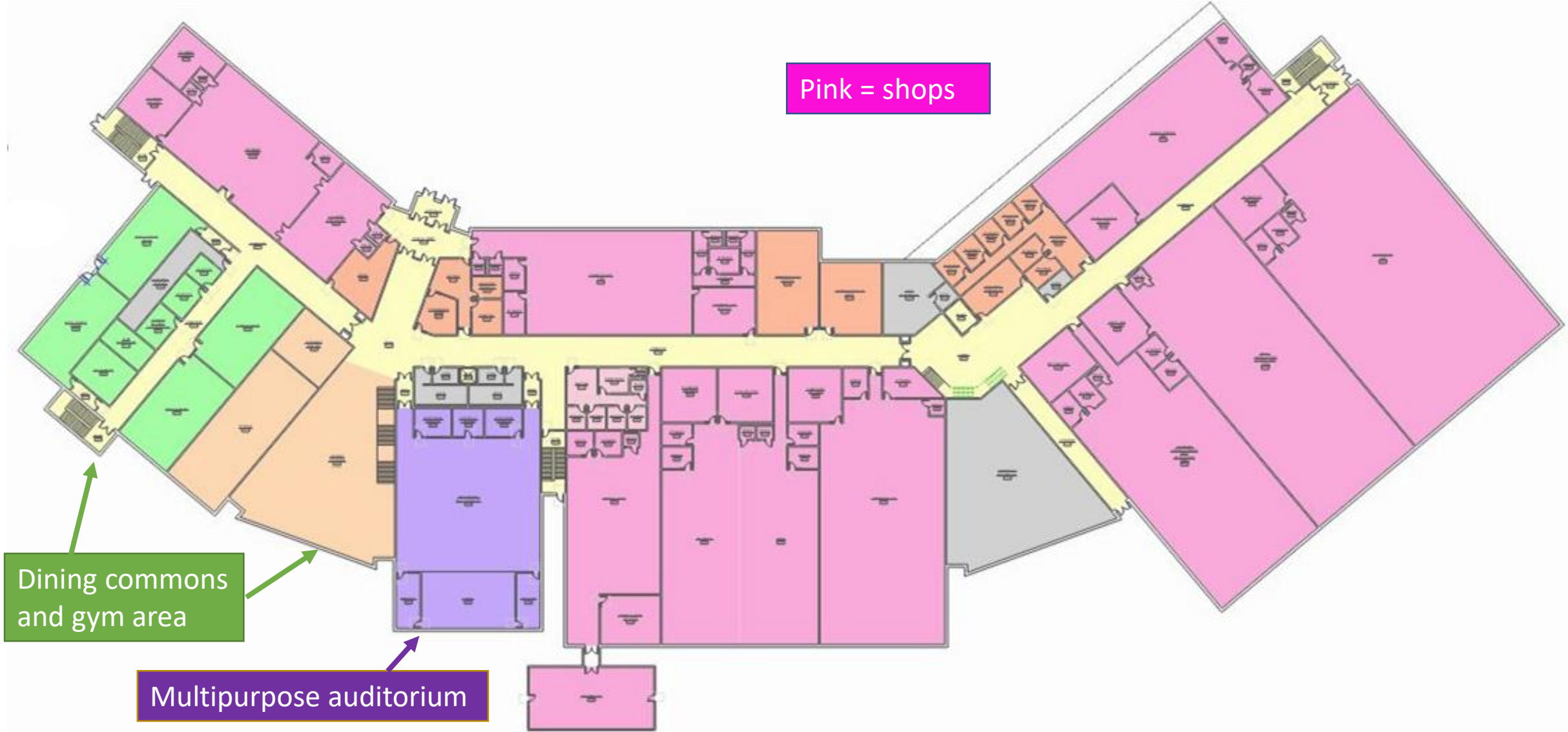


This is the fields plan we are sending to cost estimators for both new construction models

Distances to Field  
 ball  
 ball/Softball  
 NC2.0 690'  
 300'  
 NC2.1 1,000'  
 800'

NC 2.0 900 students

Webster Street at top of page



First Floor Plan

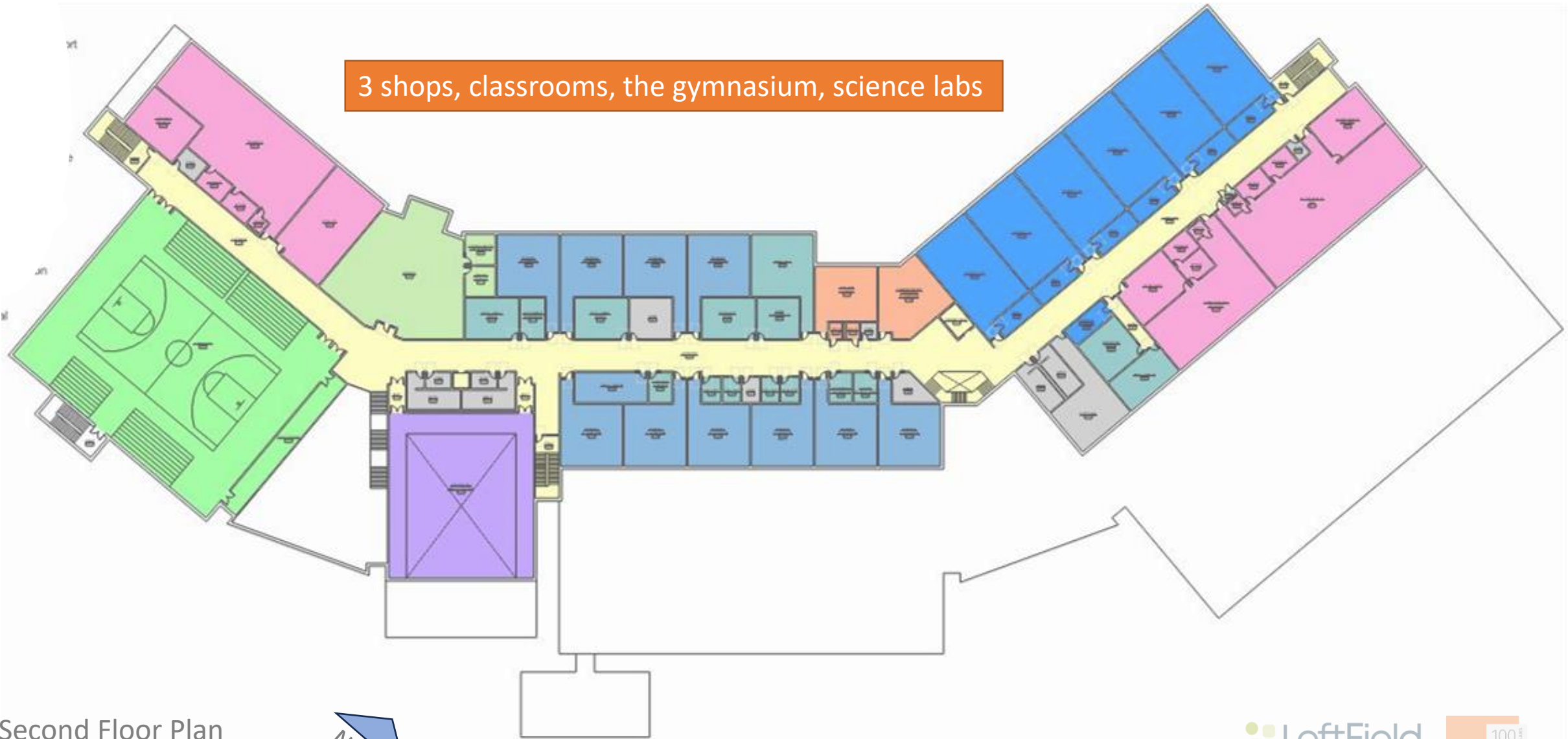


NC 2.0 900 students

Webster Street at top of page



3 shops, classrooms, the gymnasium, science labs



Second Floor Plan



NC 2.0 900 students

Webster Street at top of page



Third Floor Plan

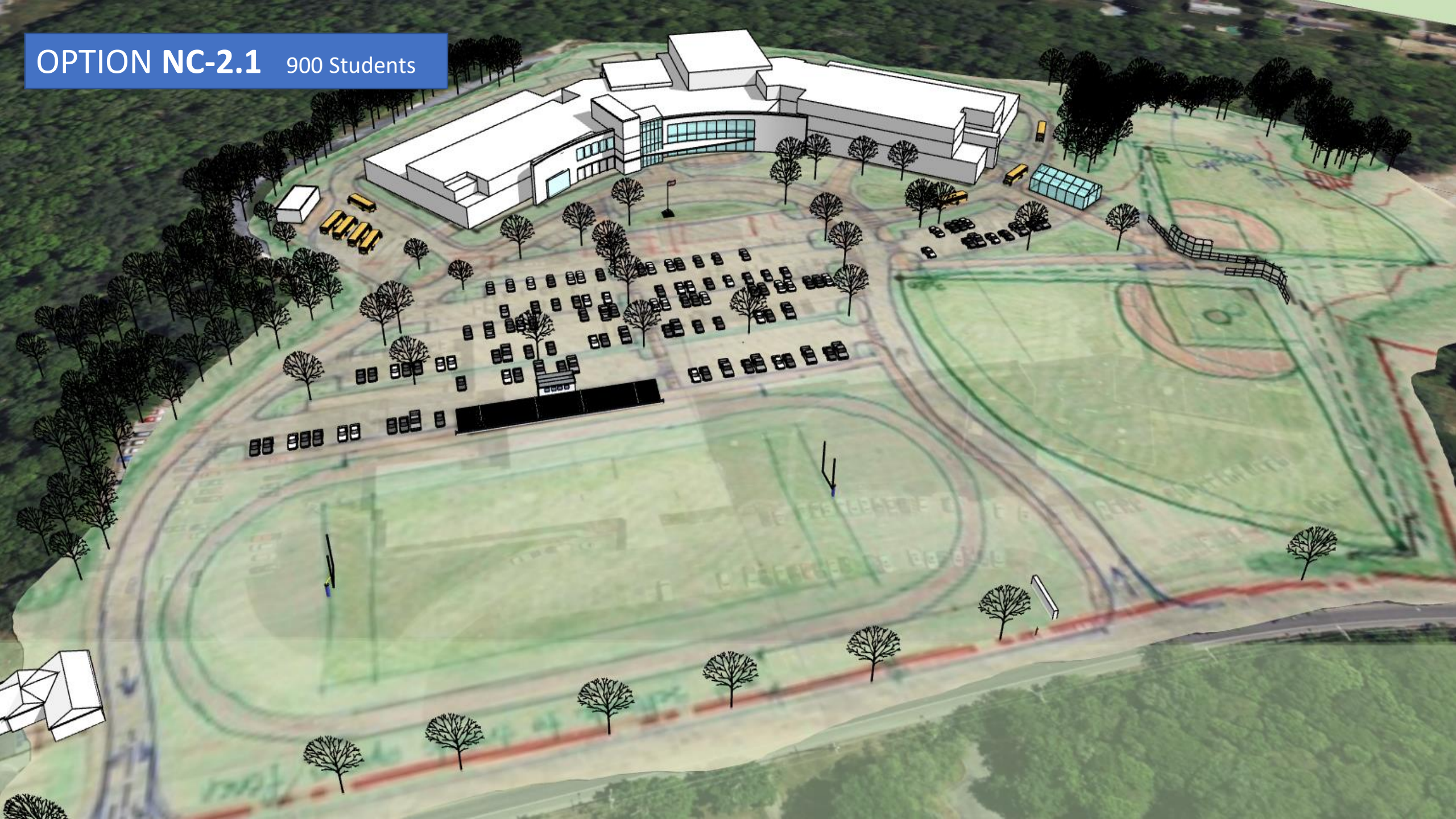


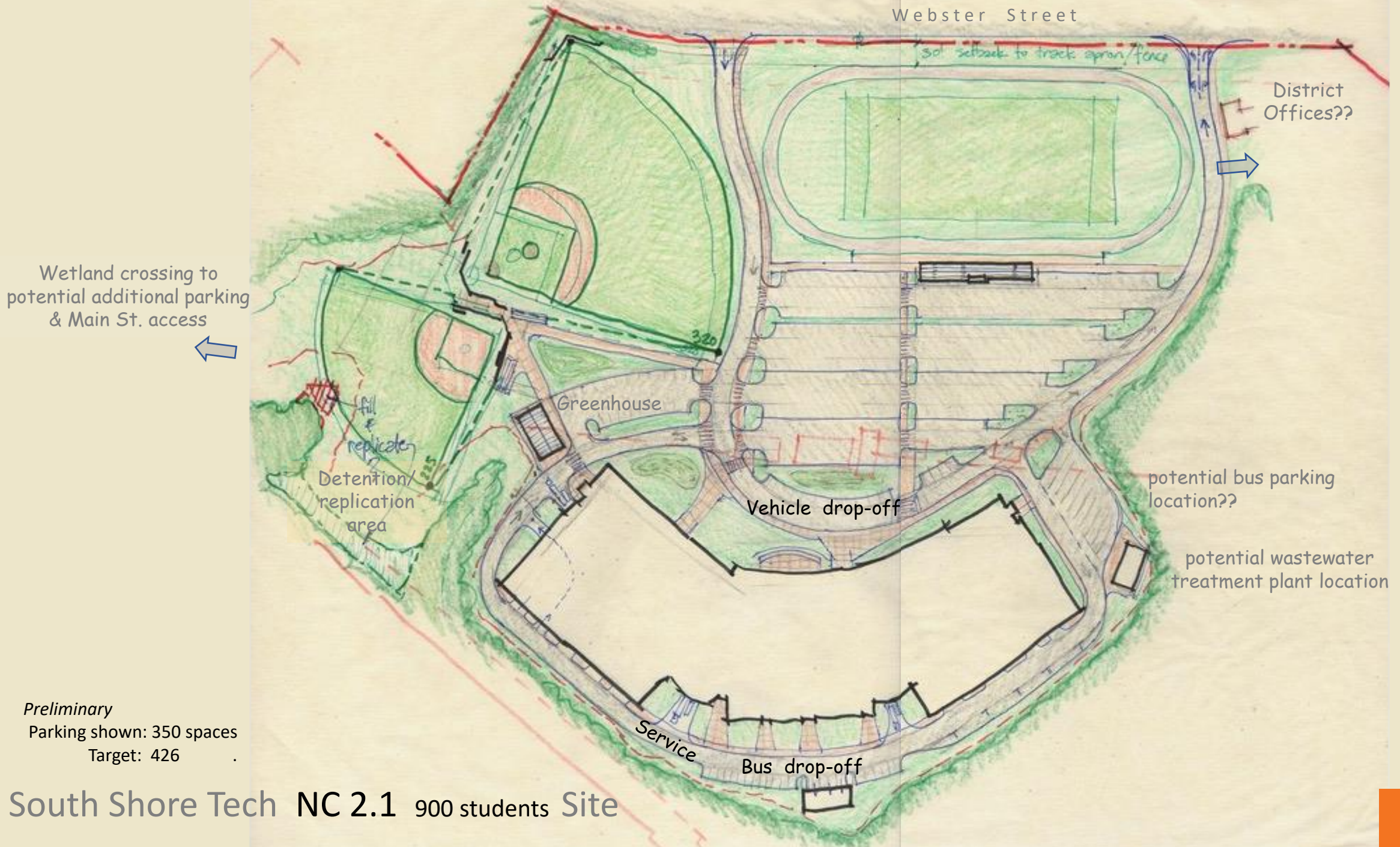
# Preliminary Options

## New Construction Options

- NC-2.0 “Linear”
- **Next: NC-2.1 “Linear/ Center core”**

**OPTION NC-2.1** 900 Students





Wetland crossing to potential additional parking & Main St. access



30' setback to track apron/fence

District Offices??



fill & replicate  
Detention/replication area

Greenhouse

Vehicle drop-off

potential bus parking location??

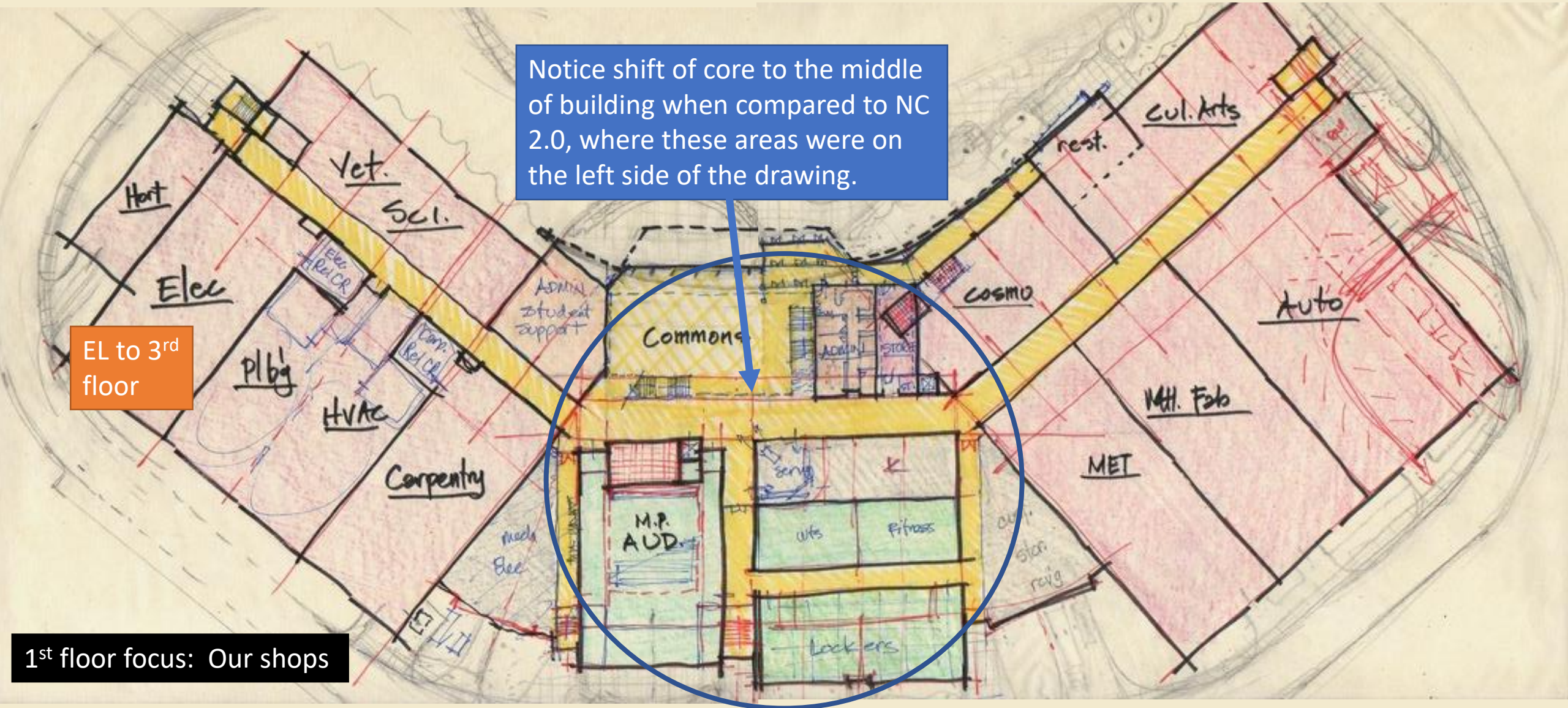
potential wastewater treatment plant location

Service

Bus drop-off

Preliminary  
Parking shown: 350 spaces  
Target: 426

South Shore Tech NC 2.1 900 students Site



Notice shift of core to the middle of building when compared to NC 2.0, where these areas were on the left side of the drawing.

EL to 3<sup>rd</sup> floor

1<sup>st</sup> floor focus: Our shops

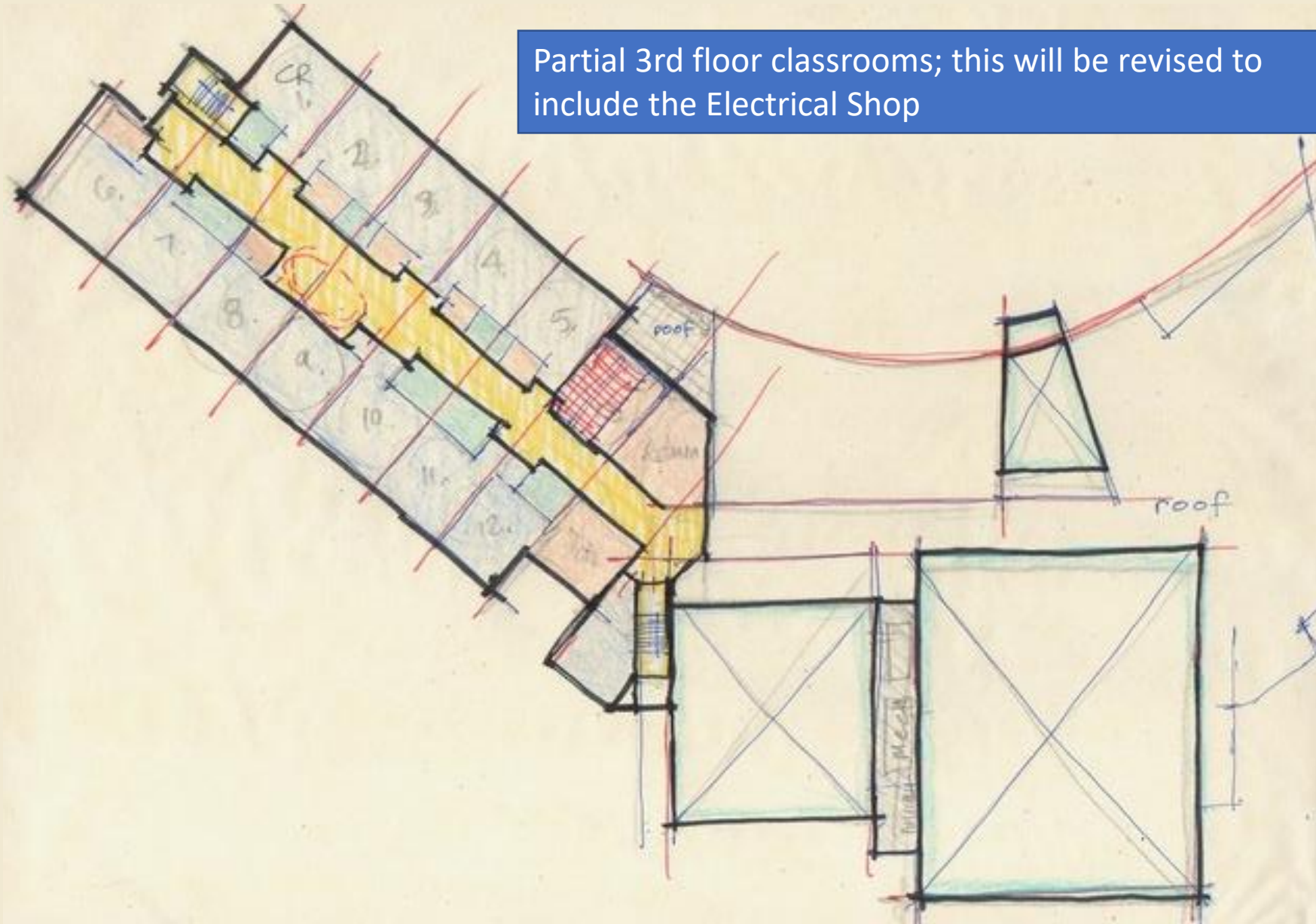


2<sup>nd</sup> floor includes library/learning commons, some shops, classrooms and science labs



Gymnasium on second floor stacked on locker rooms to limit footprint size

Partial 3rd floor classrooms; this will be revised to include the Electrical Shop



# Preliminary Options



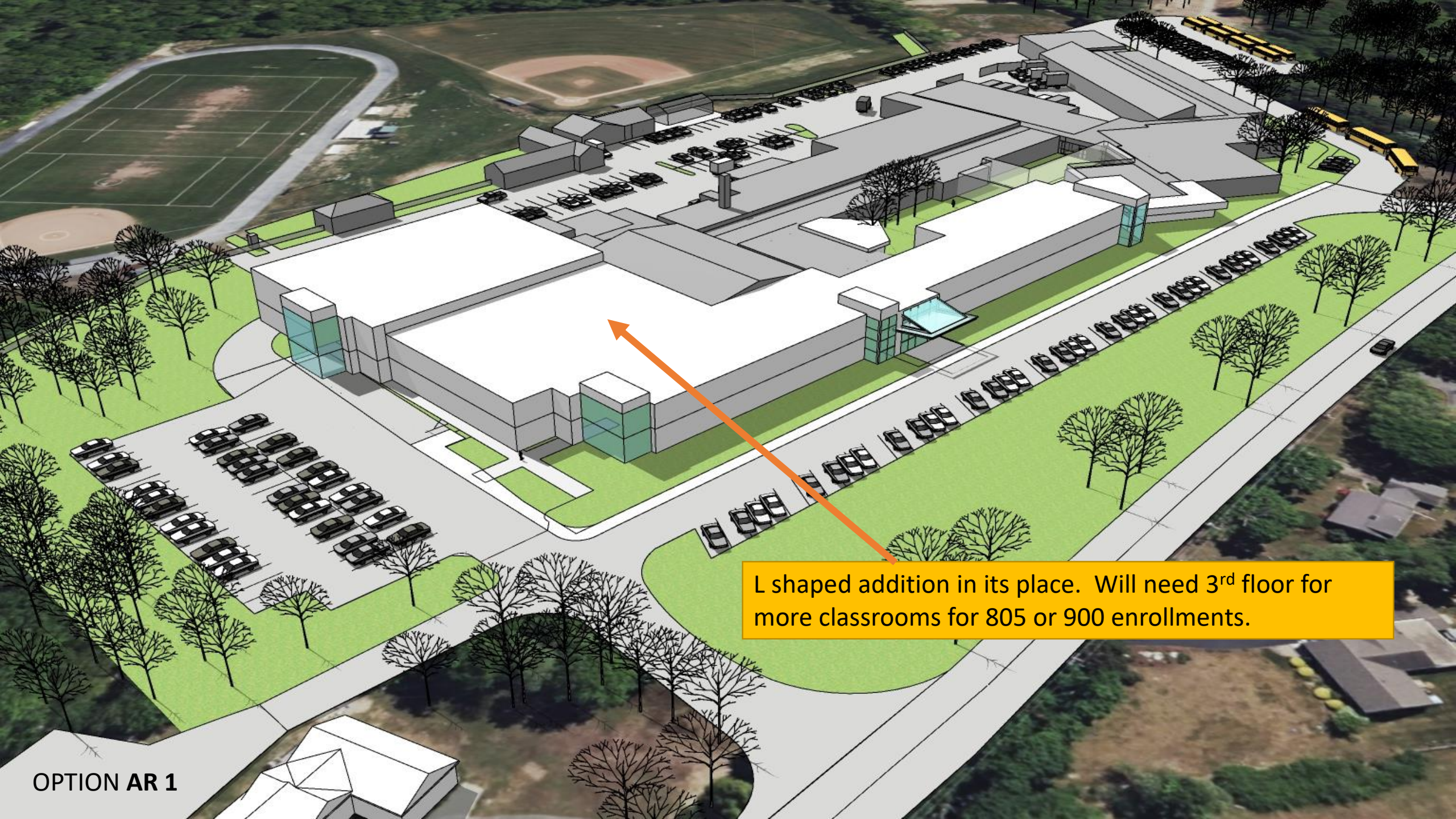
## Addition / Renovation Options

- AR-1 “L-Shaped”

# Addition/Renovation Option AR-1



Ballfields stay in back; portion of 1962 bldg. is demolished



L shaped addition in its place. Will need 3<sup>rd</sup> floor for more classrooms for 805 or 900 enrollments.

OPTION AR 1

White areas below are existing spaces; some shops get moved around; some targeted additions along with the "L shaped" addition.

Low Construction - 900 students  
 Main Addition: 123,700 gsf  
 Elec. Shop Addition: 3,200  
 Cafeteria Addition: 900  
 Auto Shop Addition: 2,000  
 Animal Sci. Addition: 4,200  
 TOTAL Main Bldg. 134,000  
 Waste Water Trtmt.: 2,000 gsf



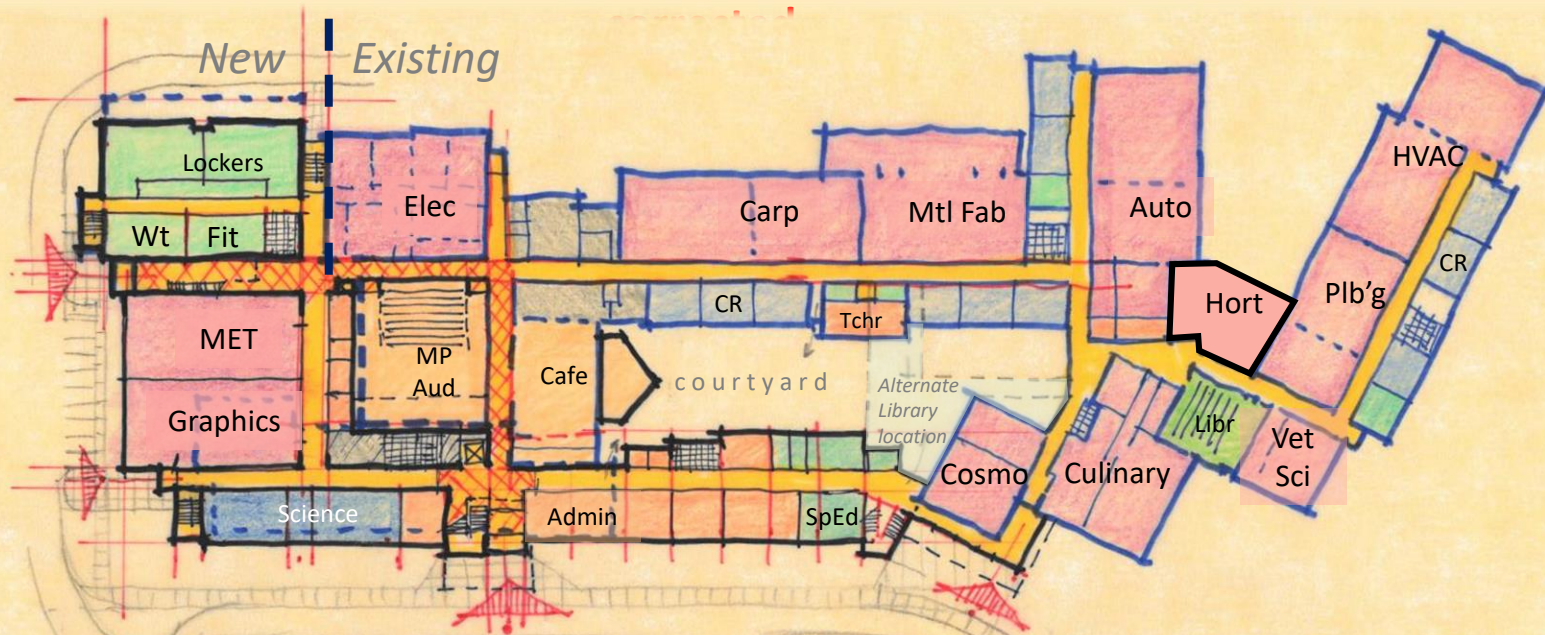
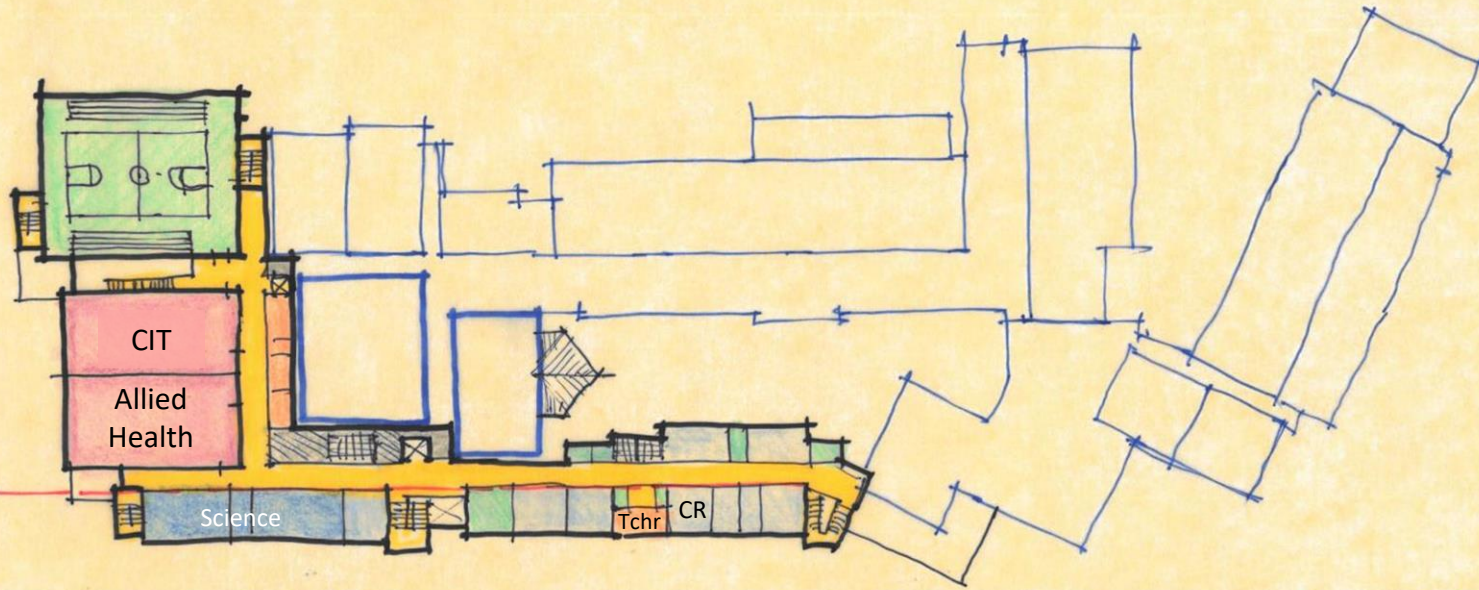
Preliminary  
 Parking shown: 356 spaces  
 Target: 426

Webster Street is here...

South Shore Tech  
 AR 1  
 900 students

There would be a 3<sup>rd</sup> floor in the L shaped area with classrooms to accommodate the 805 or 900 student enrollments

2<sup>nd</sup> Floor



1<sup>st</sup> Floor

# Okay, Now Can We Talk Money???



*Disclaimer: We won't have more accurate estimates until January 17, 2024. We are expecting figures to drop once the estimates are based on actual designs. Current market costs are under \$1,000/sq. ft. and these rough estimates below are much higher. We used these numbers as a tool to compare cost between designs.*



Design	805 enrollment	900 enrollment
New construction (NC 2.0) "Linear"	\$344.1m <u>-\$104.6m reimb</u>	\$367.9m <u>-\$113.3m reimb</u>
New construction (NC 2.1) "Linear/center core"	<b>\$239.6m local</b>	<b>\$254.6m local</b>
Add/Reno (AR-1) "L shaped"	\$349.8m <u>-\$106.7m reimb</u>	\$366.7m <u>-\$111.9m reimb</u>
	<b>\$243.1m local</b>	<b>\$254.9m local</b>



# Let's pretend these fake costs are real...



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Town	% share*	Based on 805 enrollment		Based on 900 enrollment	
		New 2.0/2.1	Add/Reno AR-1	New 2.0/2.1	Add/Reno AR-1
Abington	16.7%	\$40m	\$40.6m	\$42.5m	\$42.6m
Cohasset	1.49%	\$3.6m	\$3.6m	\$3.8m	\$3.8m
Hanover	11.06%	\$26.5m	\$26.9m	\$28.1m	\$28.2m
Hanson	13.03%	\$31.2m	\$31.7m	\$33.2m	\$33.2m
Norwell	4.1%	\$9.8m	\$10m	\$10.4m	\$10.5m
Rockland	22.77%	\$54.5m	\$55.3m	\$58m	\$58m
Scituate	6.6%	\$15.8m	\$16m	\$16.8m	\$16.8m
Whitman	24.25%	\$58m	\$59m	\$61.8m	\$61.8m

\*% share come from enrollments from October 1 reports in 2023, 2022, and 2021.

# Marshfield and cost sharing

*How will the addition of Marshfield impact the project costs?*

Town	% share*
Abington	16.7%
Cohasset	1.49%
Hanover	11.06%
Hanson	13.03%
Norwell	4.1%
Rockland	22.77%
Scituate	6.6%
Whitman	24.25%
Marshfield	TBD

Marshfield will start paying a portion of a share of the project in FY26, which we anticipate will be the first year of bond anticipation notes.

Their annual debt share will adjust with their enrollment as they add students for FY27, 27, 28, 29. Then on October 1, 2028 as we prepare the FY30 budget, Marshfield’s share will be fixed.

To illustrate: If Marshfield sends, say, 20 students per year from FY26-29, assuming current capacity (670), that would equate to 11.9% of the school enrollment, which would mean an 11.9% haircut for each town’s share in FY30 and beyond. From FY26-29, there would be slight haircuts on the debt share leading up to the 11.9% in FY30.

# Selected timeline of events

- More public forums and presentations.
- **December 2023:** Site Preference; CMR/DBB selection
- **January 2024:** Design and enrollment selection
- **August 2024:** MSBA Approval
- **January 2025:** District wide ballot to voters on all 9 towns on the project.
- **2025-early 2026:** Design
- **2026-mid 2028:** Construction phase
- **28-29 school year:** ready in Sept 2028 or maybe Jan 2029; fields construction would be at the end of the process



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
January 25	Abington Town Hall	7 pm

**Whitman Public Forum**

December 14, 2023

 **LeftField**

100  
YEARS

DRA