

SOUTH SHORE Technical High School

Hanover, Massachusetts



Visit www.southshoretchproject.com for more information

Rockland Board of Selectmen

January 16, 2024



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 8th 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?

- 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
- 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 but vocational schools are reimbursed at similar caps to regular high schools
- 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 17th 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 **but we are studying a possible adjustable model for debt shares.**
- **Marshfield** will help reduce costs, but the exact amount is not known at this time

Selected timeline of events

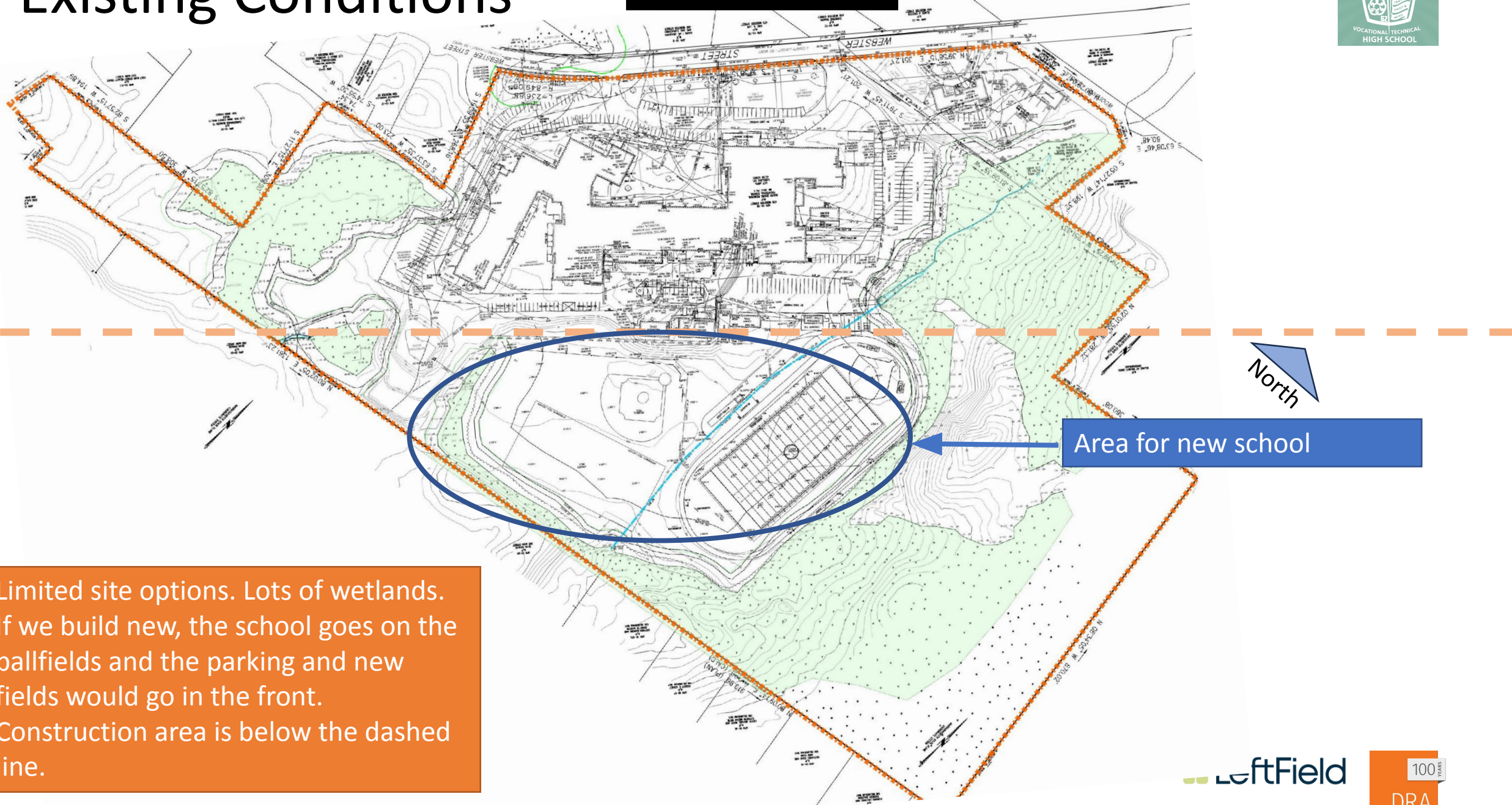
- More public forums and presentations.
- **December 2023:** Site Preference; CMR/DBB selection
- **January 2024:** Design and enrollment selection
- **August 2024:** MSBA Approval
- **January 2025:** District wide ballot to voters on all 9 towns on the project.
- **2025-early 2026:** Design
- **2026-mid 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

Narrowing down the options to 3 designs and 2 enrollments

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-2.0 "Linear"	203,480 sf	228,540 sf	240,000 sf	260,000 sf	278,000 sf
New Construction NC-2.1 "Linear/Center core"	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

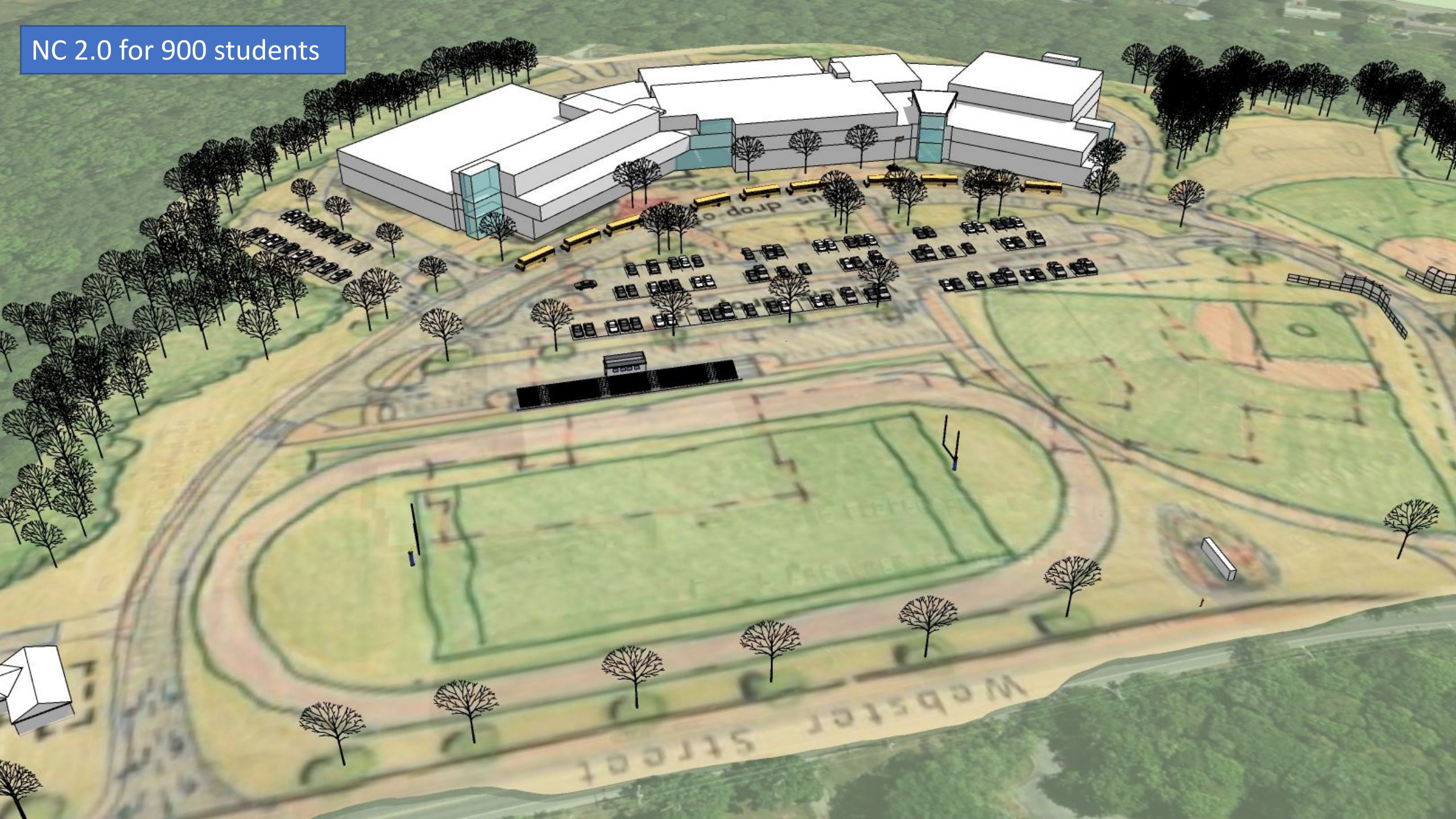
Webster Street here

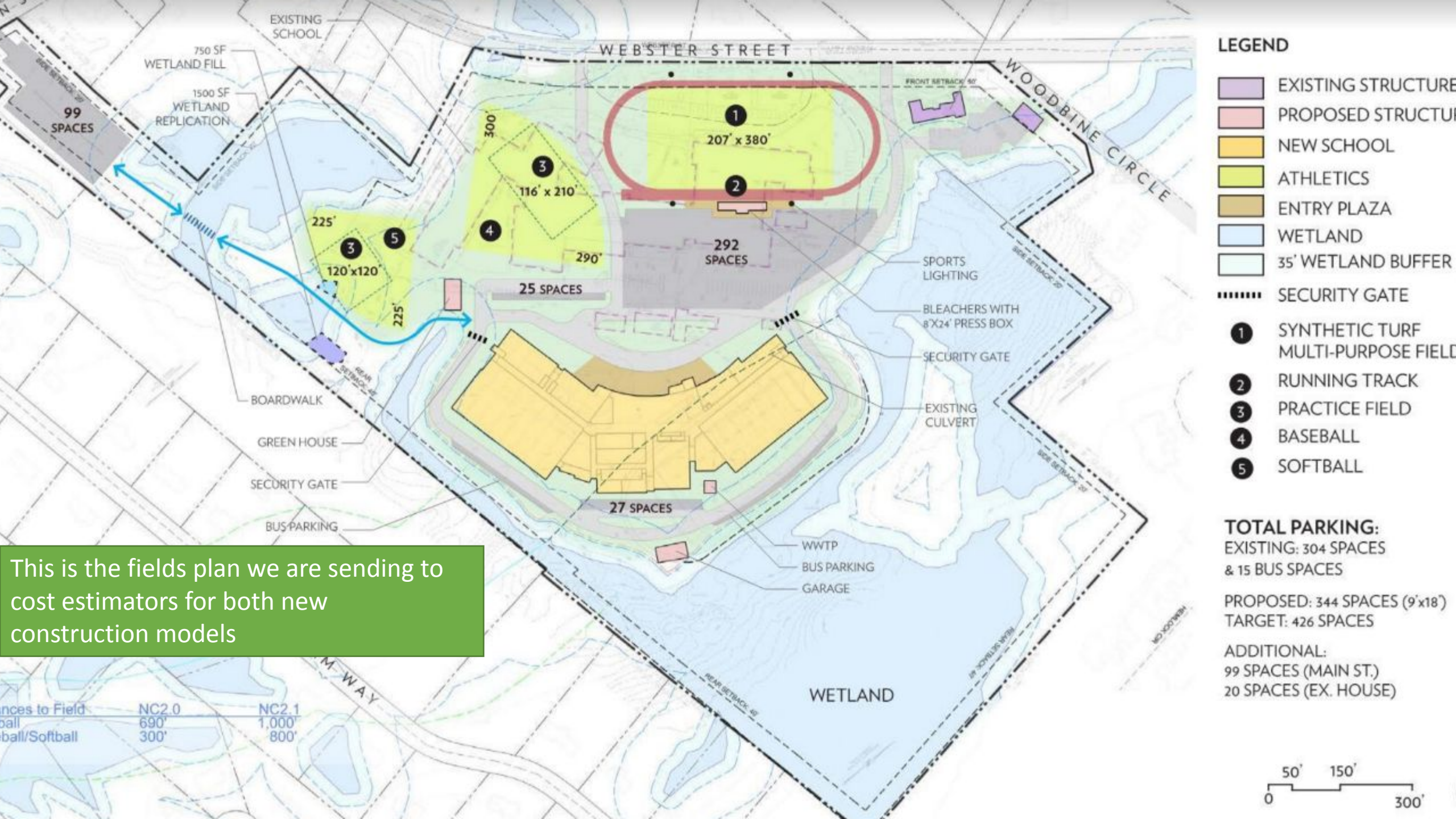


Limited site options. Lots of wetlands. If we build new, the school goes on the ballfields and the parking and new fields would go in the front. Construction area is below the dashed line.

Area for new school

NC 2.0 for 900 students





LEGEND

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- NEW SCHOOL
- ATHLETICS
- ENTRY PLAZA
- WETLAND
- 35' WETLAND BUFFER

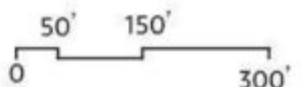
- SECURITY GATE
- 1 SYNTHETIC TURF MULTI-PURPOSE FIELD
- 2 RUNNING TRACK
- 3 PRACTICE FIELD
- 4 BASEBALL
- 5 SOFTBALL

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

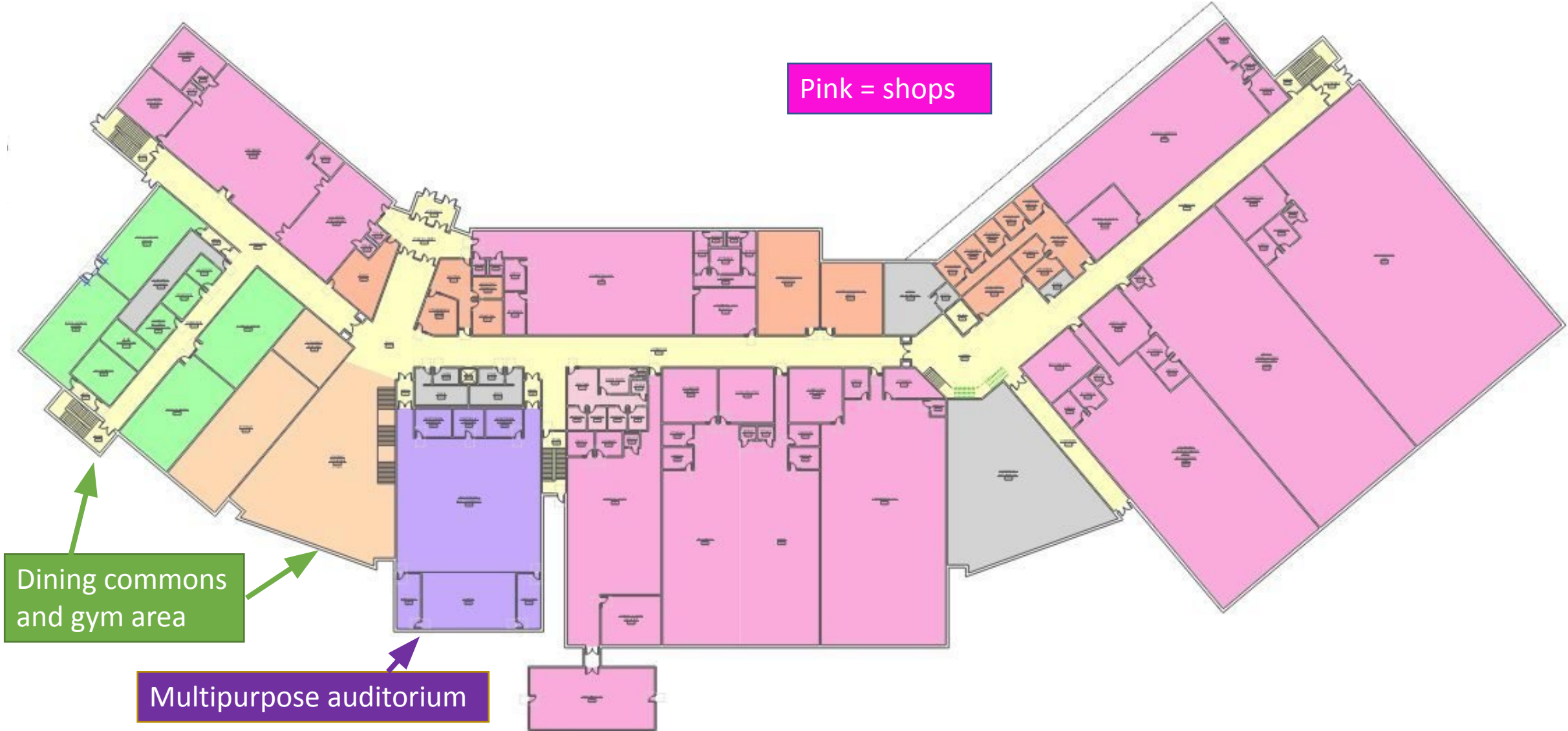


NC 2.0 900 students

Webster Street at top of page



Pink = shops



Dining commons and gym area

Multipurpose auditorium



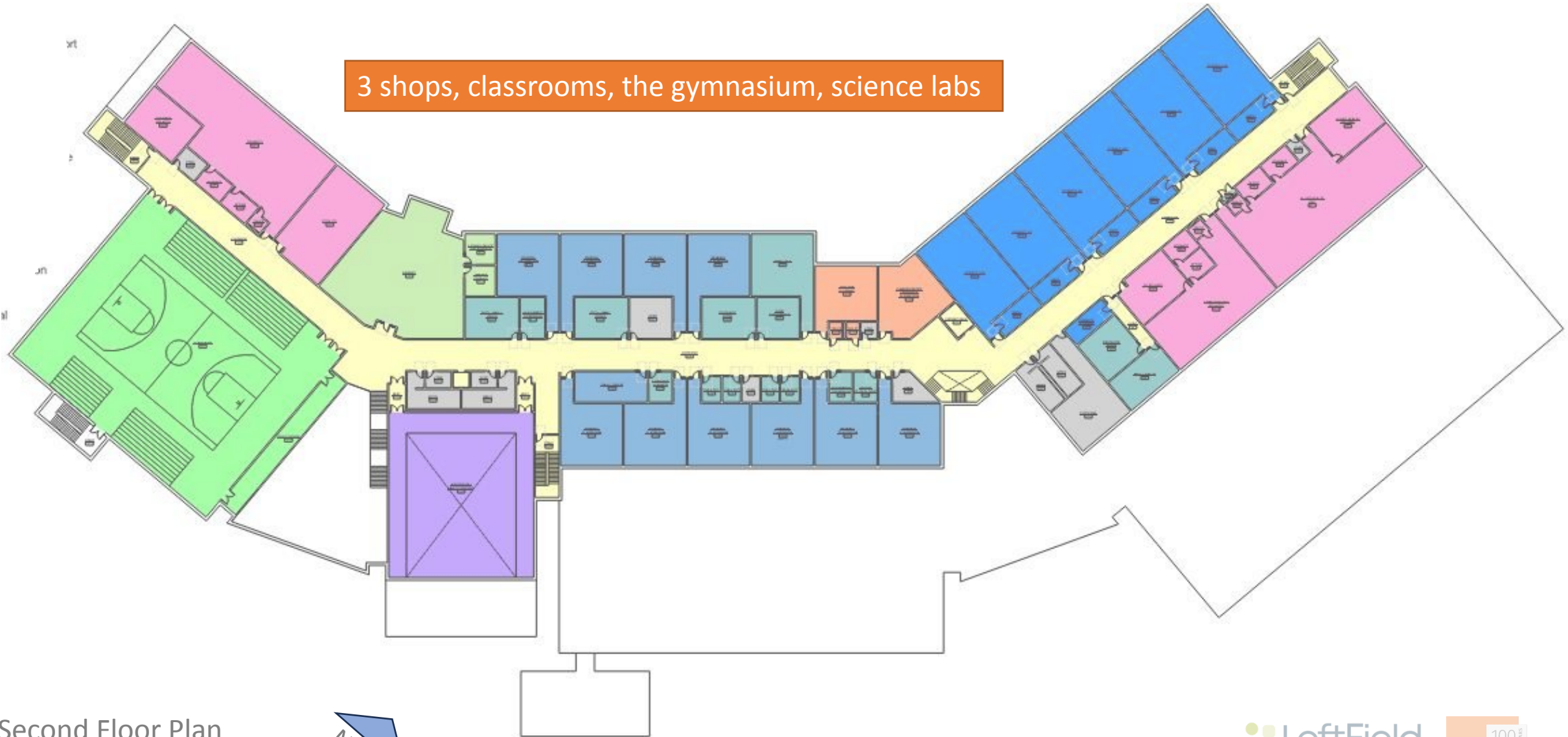
First Floor Plan

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



1 shop, classrooms



Third Floor Plan

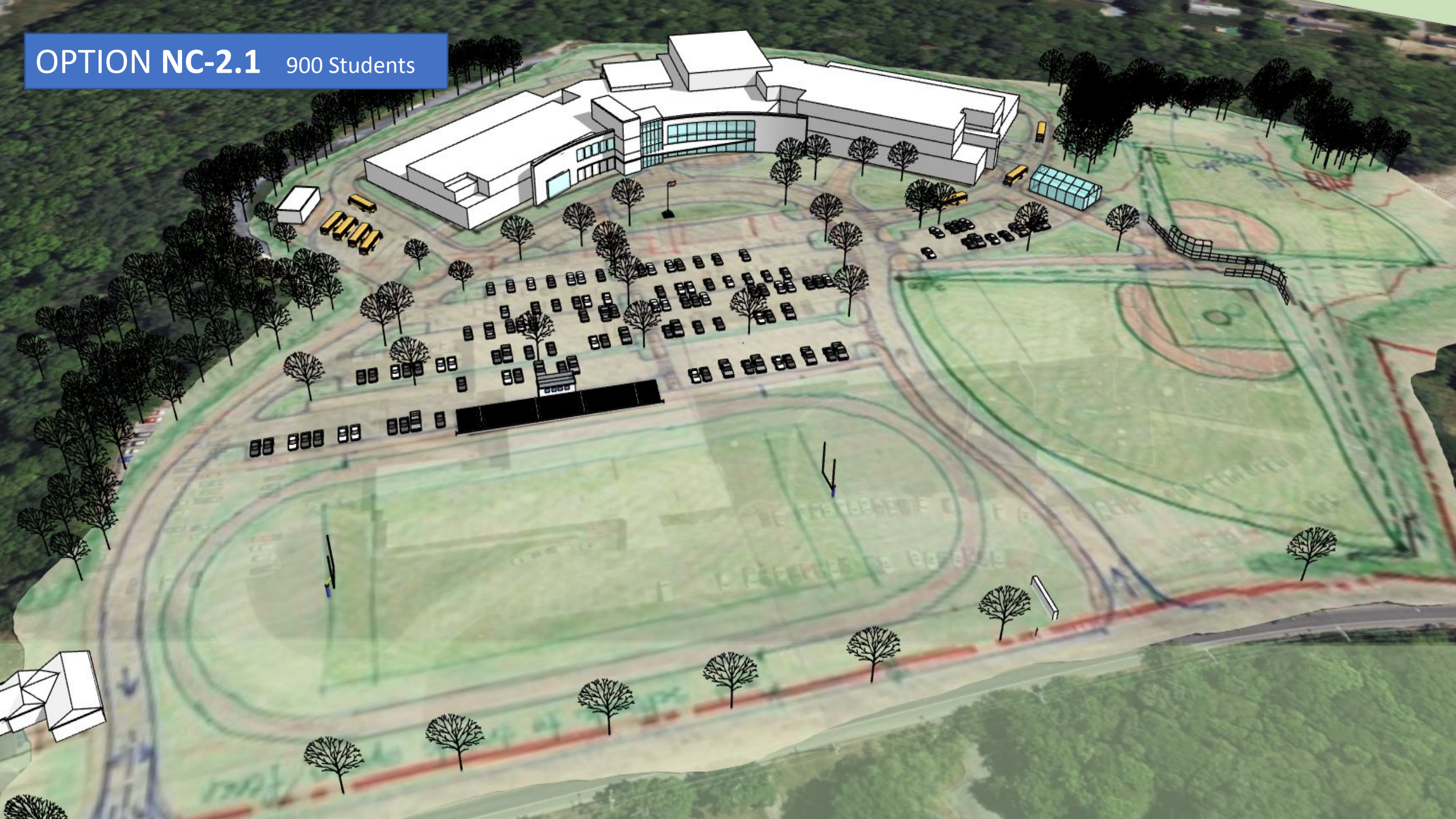


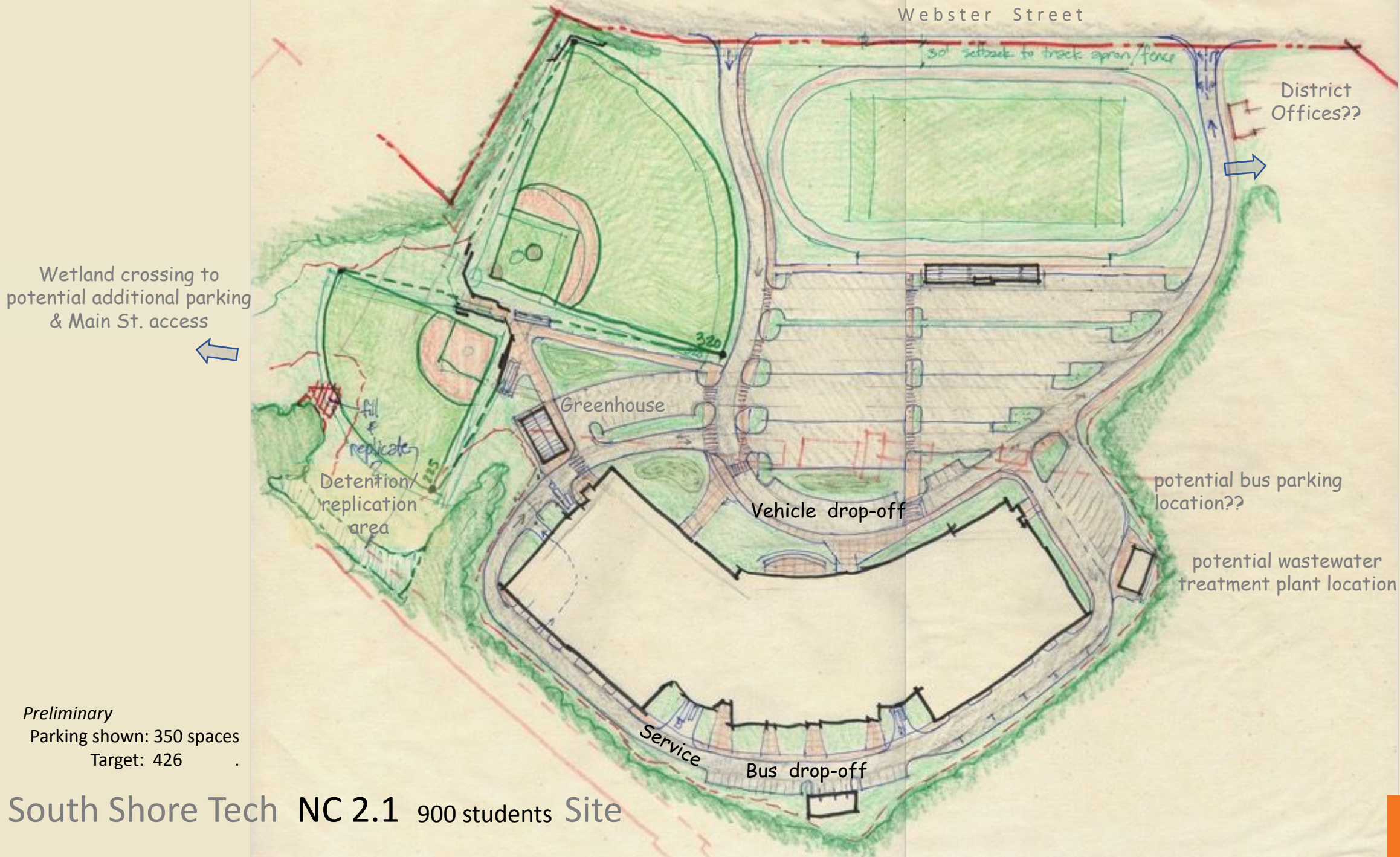
Preliminary Options

New Construction Options

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

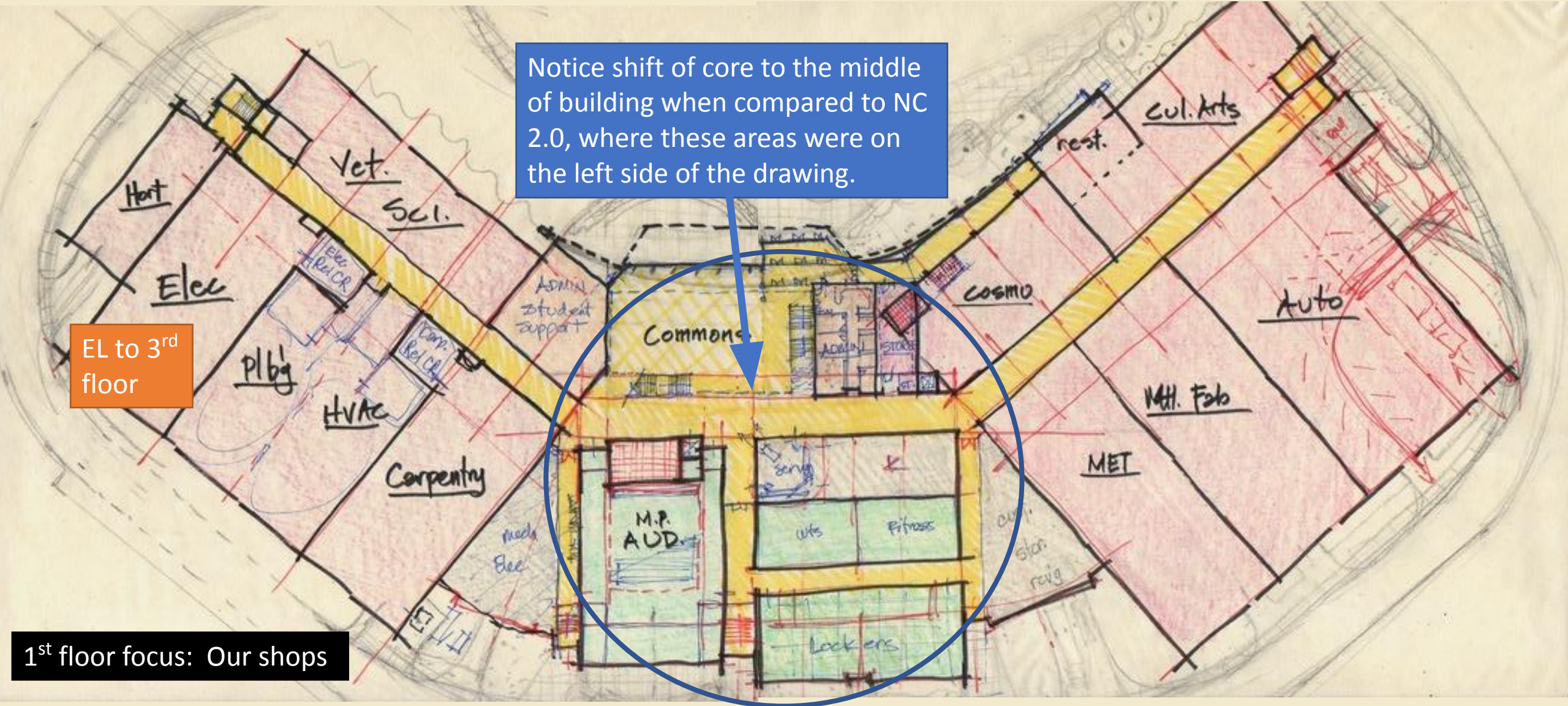
OPTION NC-2.1 900 Students



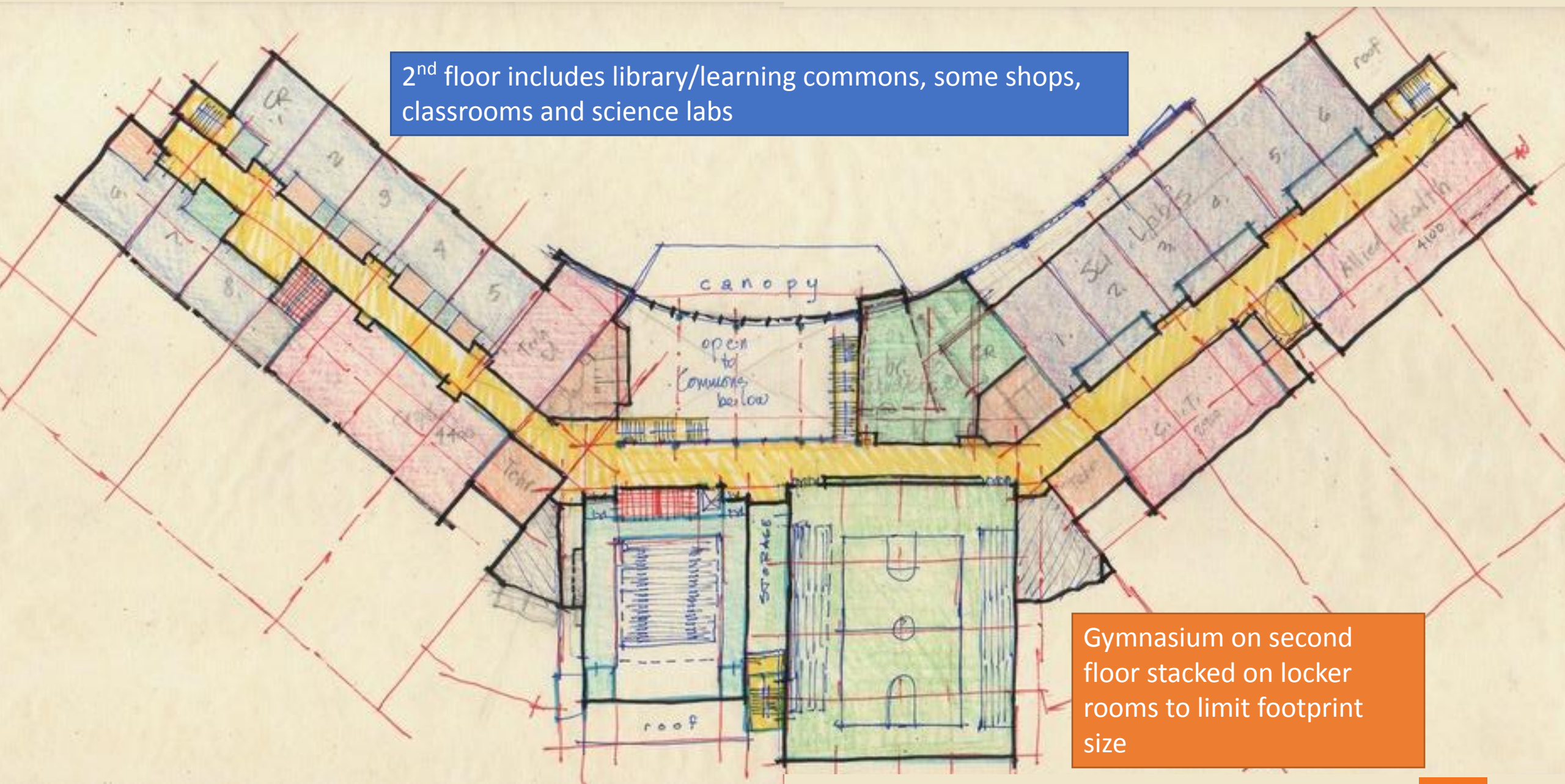


Preliminary
Parking shown: 350 spaces
Target: 426

South Shore Tech NC 2.1 900 students Site

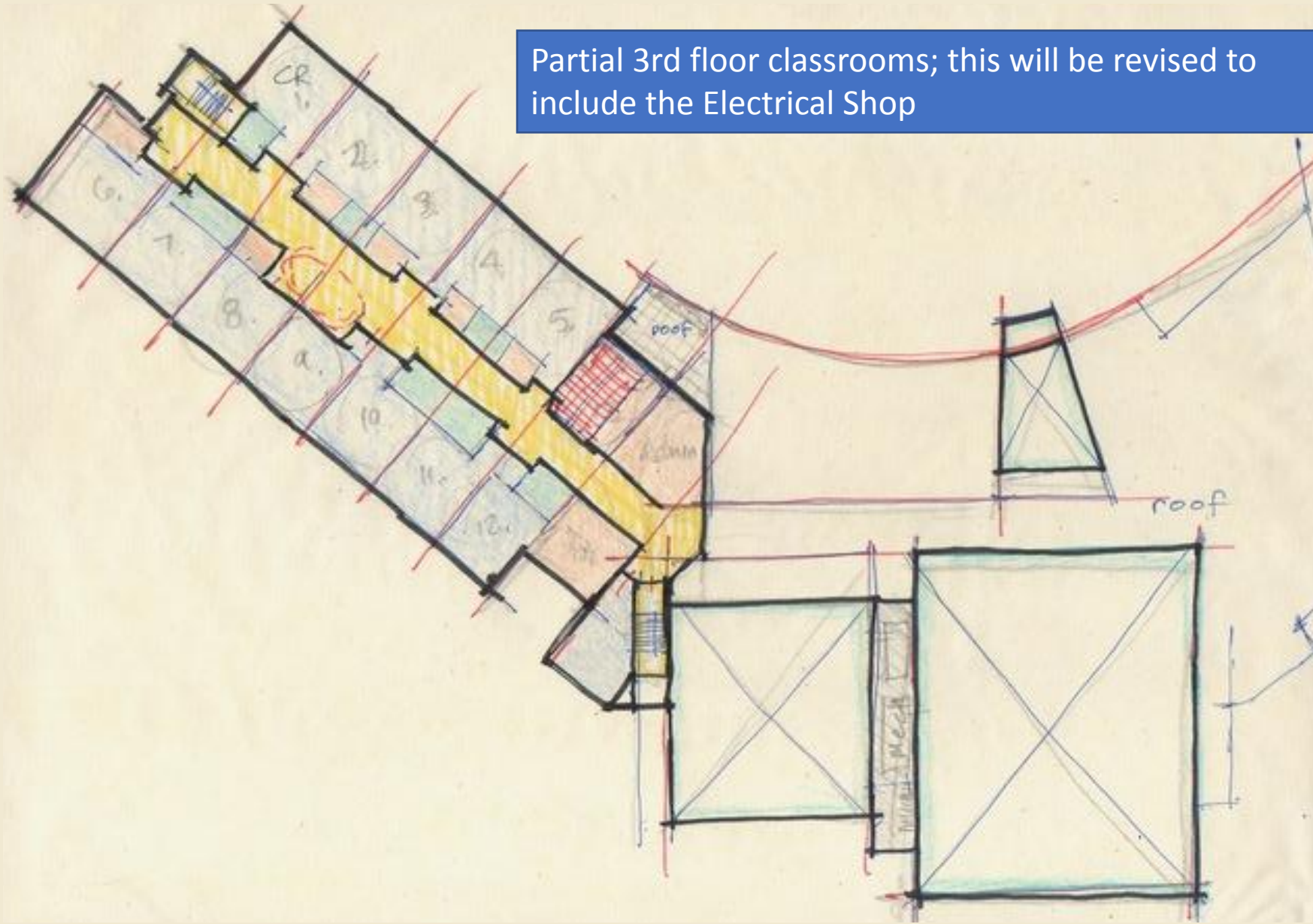


2nd floor includes library/learning commons, some shops, classrooms and science labs



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

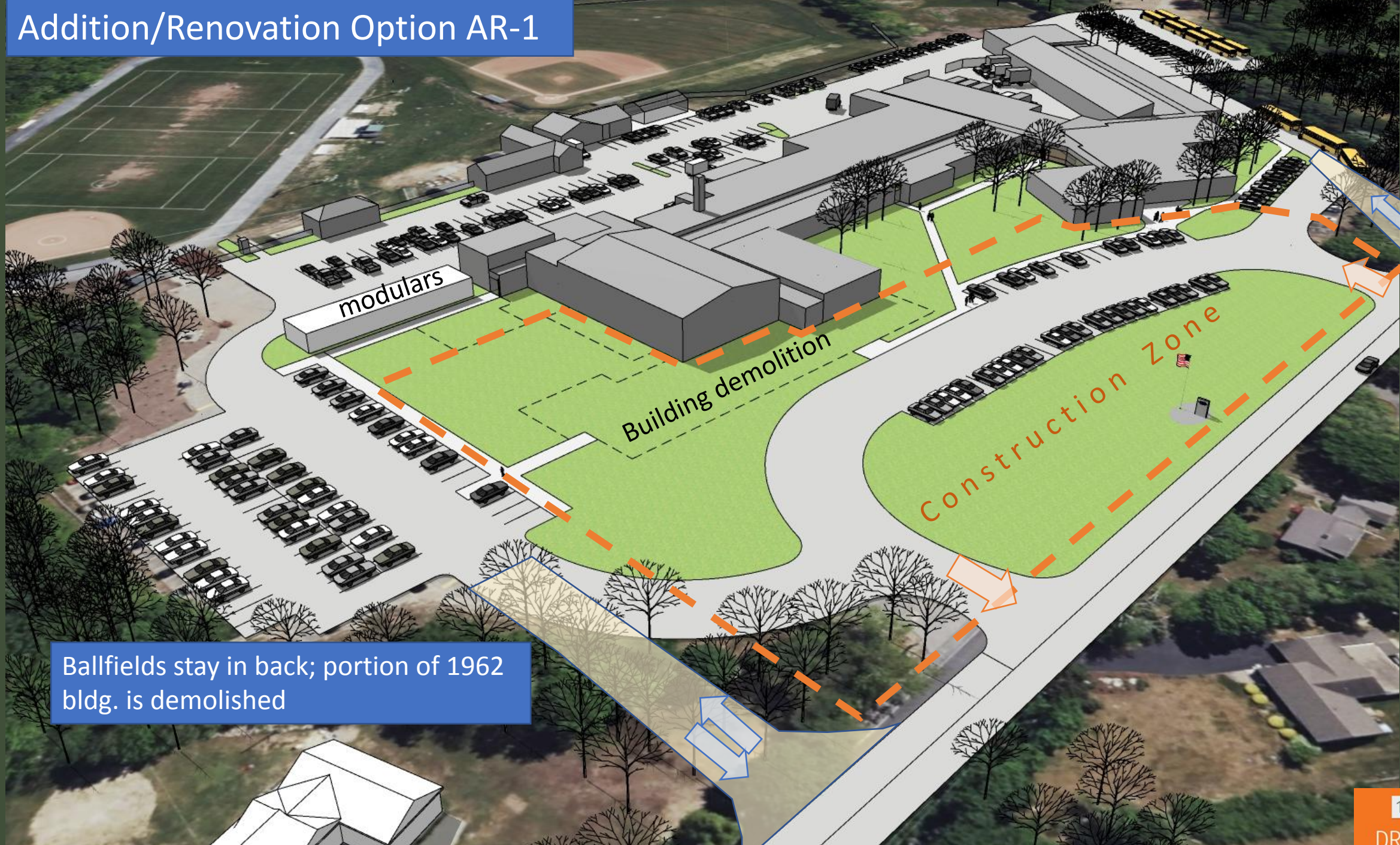


Preliminary Options

Addition / Renovation Options

- AR-1 “L-Shaped”

Addition/Renovation Option AR-1

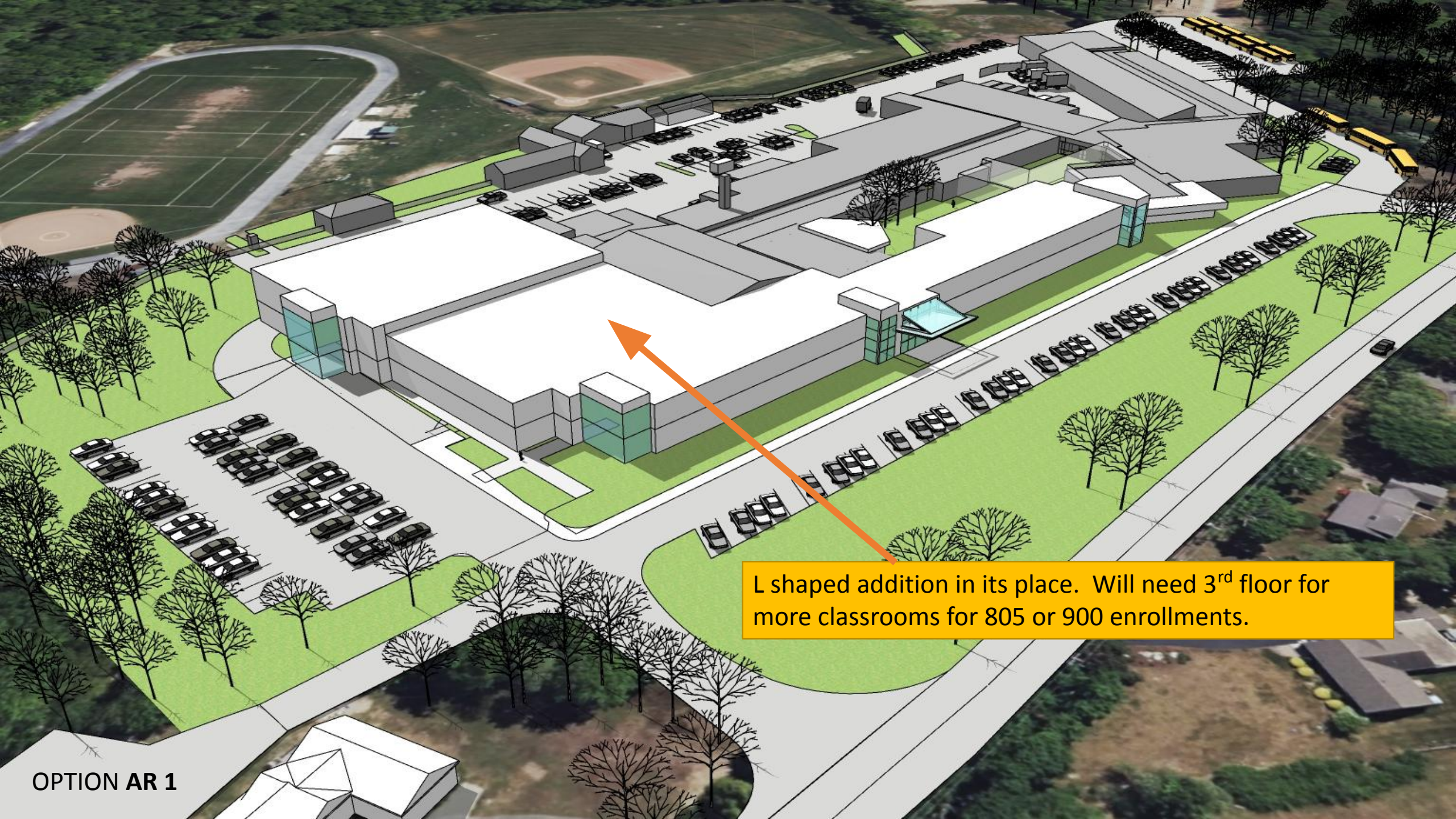


modulars

Building demolition

Construction Zone

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



L shaped addition in its place. Will need 3rd 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

Existing pavement and maintenance barn to remain

Preliminary
 Parking shown: 356 spaces
 Target: 426

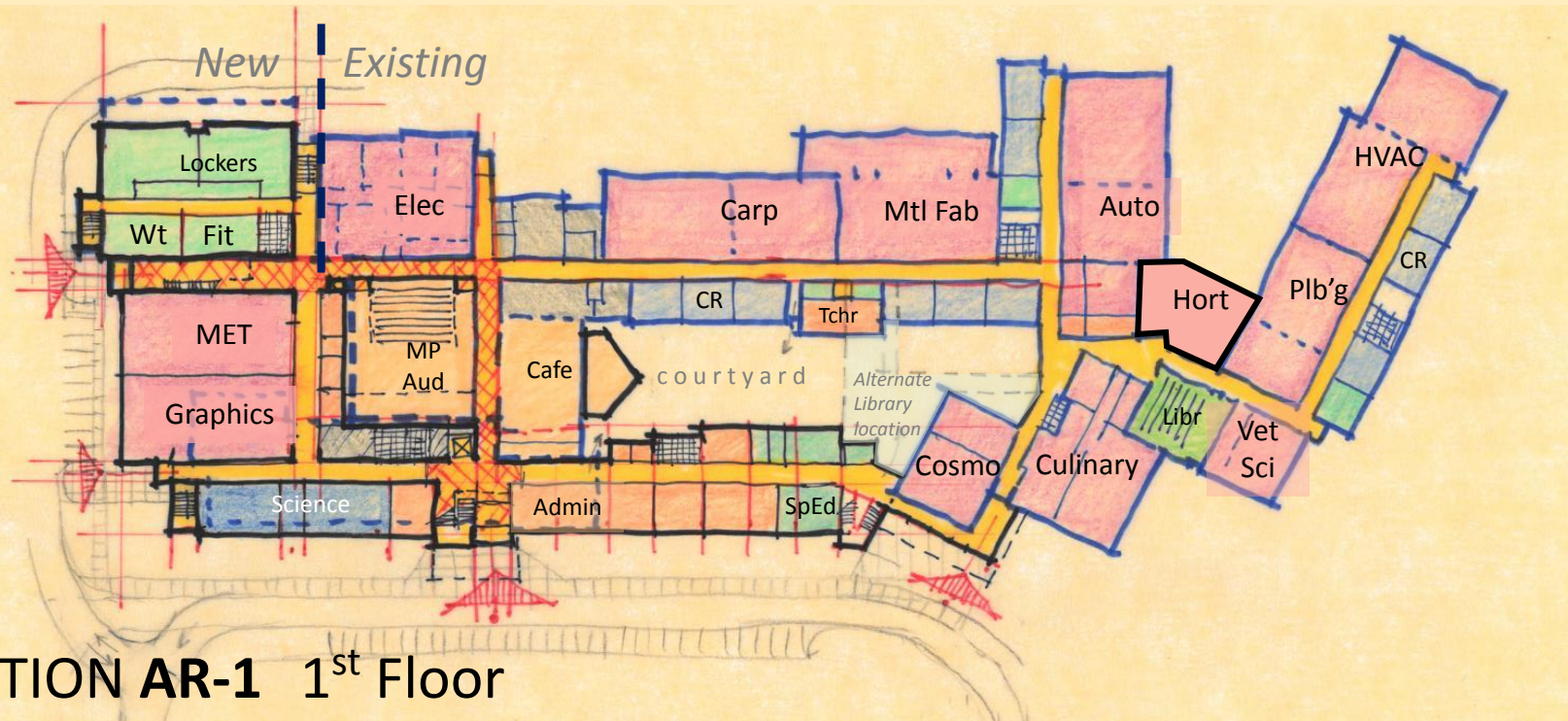
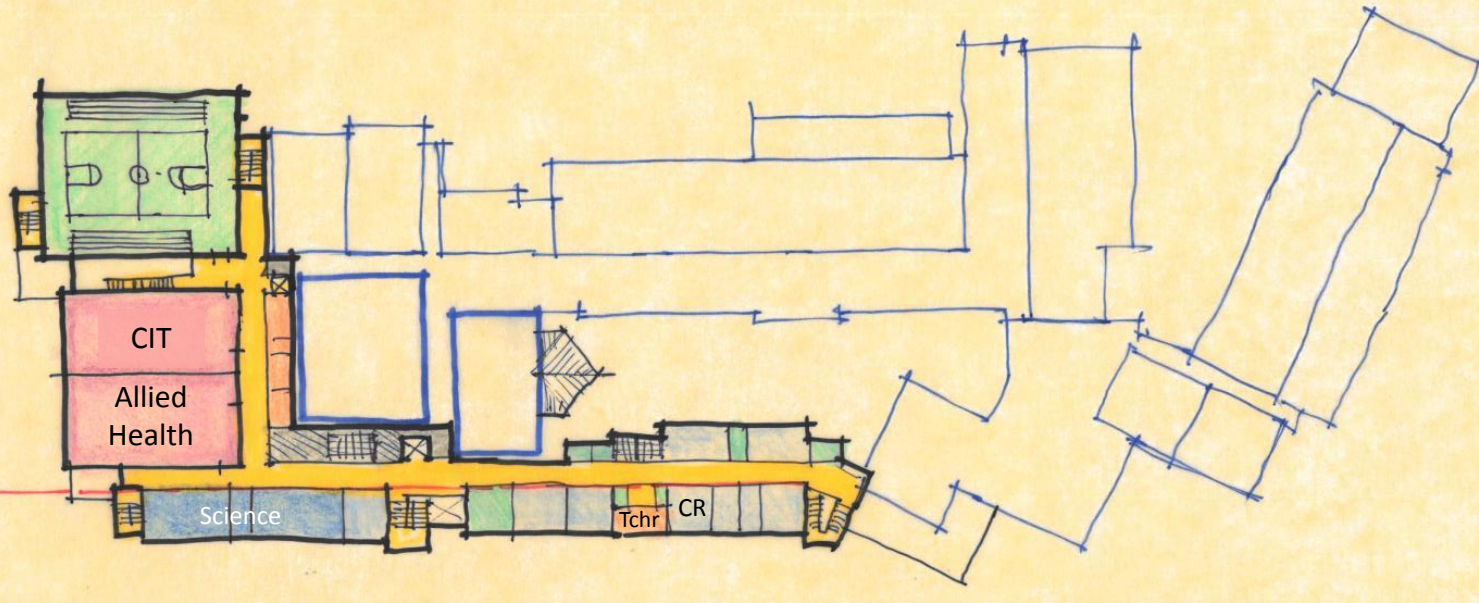


Webster Street is here...

South Shore Tech
 AR 1
 900 students

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

2nd Floor



South Shore Tech OPTION AR-1 1st Floor

Where are we with the cost estimates?

DISCLAIMER: Not actual project costs; For comparison purposes only at this point. More refined numbers will be forthcoming during the Schematic Design phase. These estimates also do not include an unofficial MSBA projected reimbursement yet (coming soon!).

Design	805 enrollment		900 enrollment	
	Initial total estimate	Revised total estimate	Initial total estimate	Revised total estimate
New construction (NC 2.0) “Linear”	\$344.1m	\$266m-\$287m	\$367.9m	\$278m-\$299m
New construction (NC 2.1) “Linear/center core”	\$344.1m	\$263m-\$303m	\$367.9m	\$281m-\$308m
Add/Reno (AR-1) “L shaped”	\$349.8m	\$256m-\$267m	\$366.7m	\$271m-\$282m

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. Debt shares will ultimately reduce for the other 8 member towns.

Marshfield’s 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.

*****Note: We are studying an adjustable debt share model using rolling averages. If this idea has merit we will bring this back for consideration to all towns later in 2024.**



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

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