SOUTH SHORE
Technical High School

Hanover, Massachusetts

Visit www.southshoretechproject.com for more information

Abington Public Forum

January 25, 2024

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 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 we 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**
  - **<u>Dec-Feb homework assignments for school building committee</u>**
    - **Determine 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) ✔
    - **Submit a preferred design and preferred enrollment** (J~~anuary 31~~) (Choice in late Feb with submission on February 29)

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.
- New: The **Add/Reno option is less expensive but has more limitations. Still worthy of review.**
- 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. That will adjust with enrollment increases.

Selected timeline of events

- More public forums and presentations.
- ~~**January**~~ **End of February 2024**: Design and enrollment selection
- ~~**August**~~ ~~**or**~~ **October 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

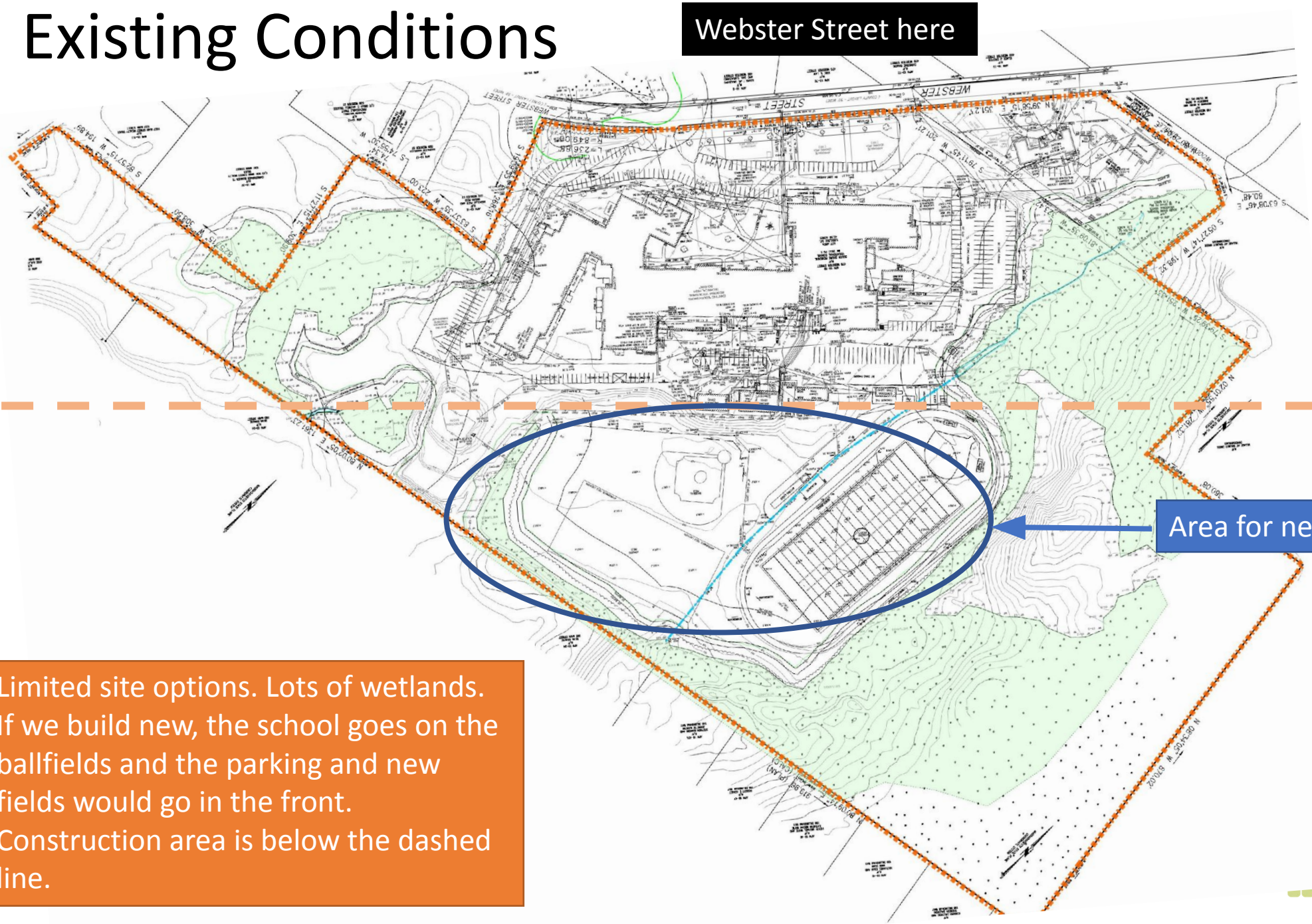
Narrowing down the options to 3 designs and 2 enrollments

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~~

LeftField

100 YEARS DRA

Existing Conditions



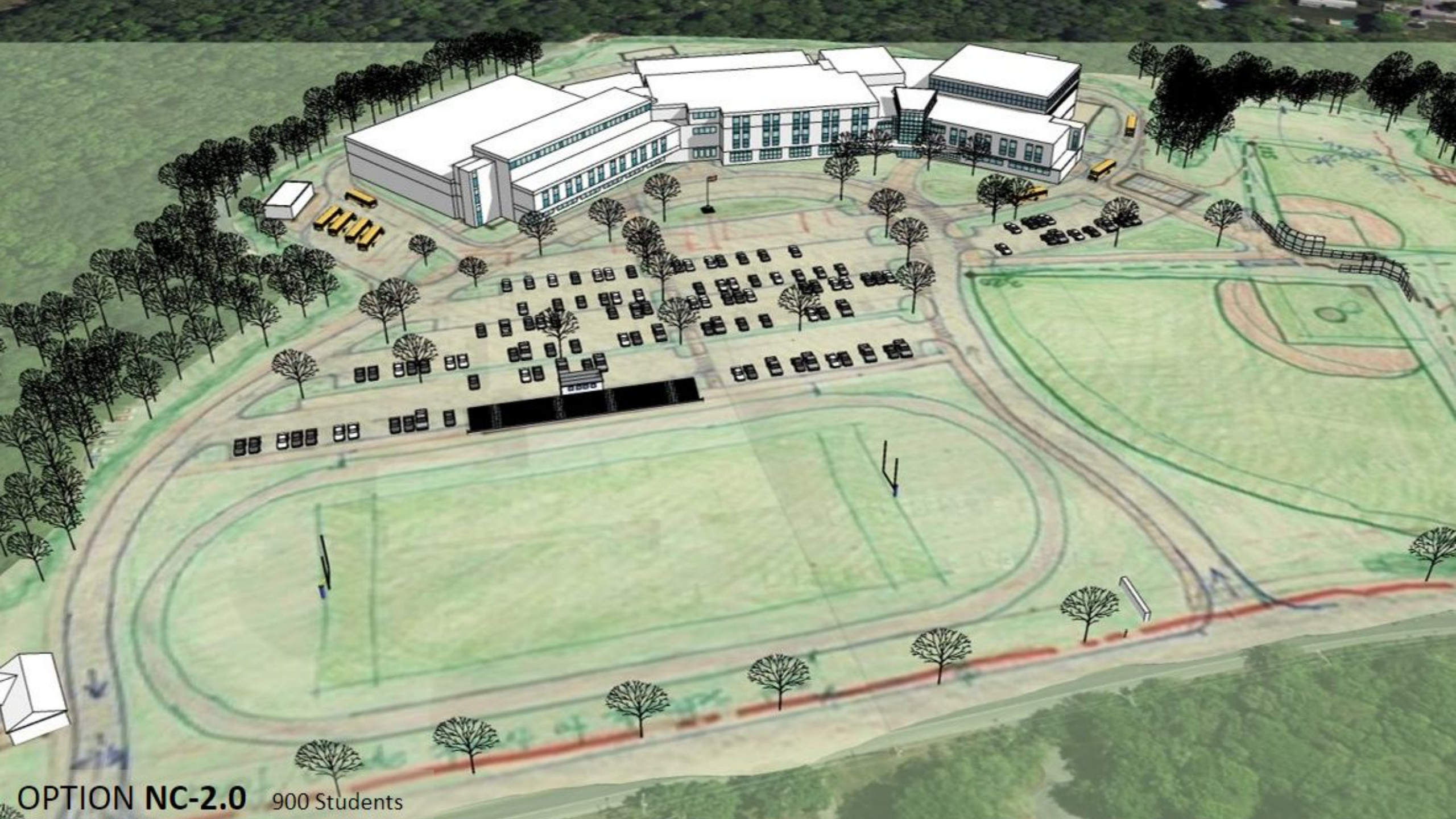
Limited site options. Lots of wetlands. If we build new, the school goes on the ballfields and the parking and new fields would go in the front. Construction area is below the dashed line.

NC 2.0 for 900 students

Preliminary Options

New Construction Options

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

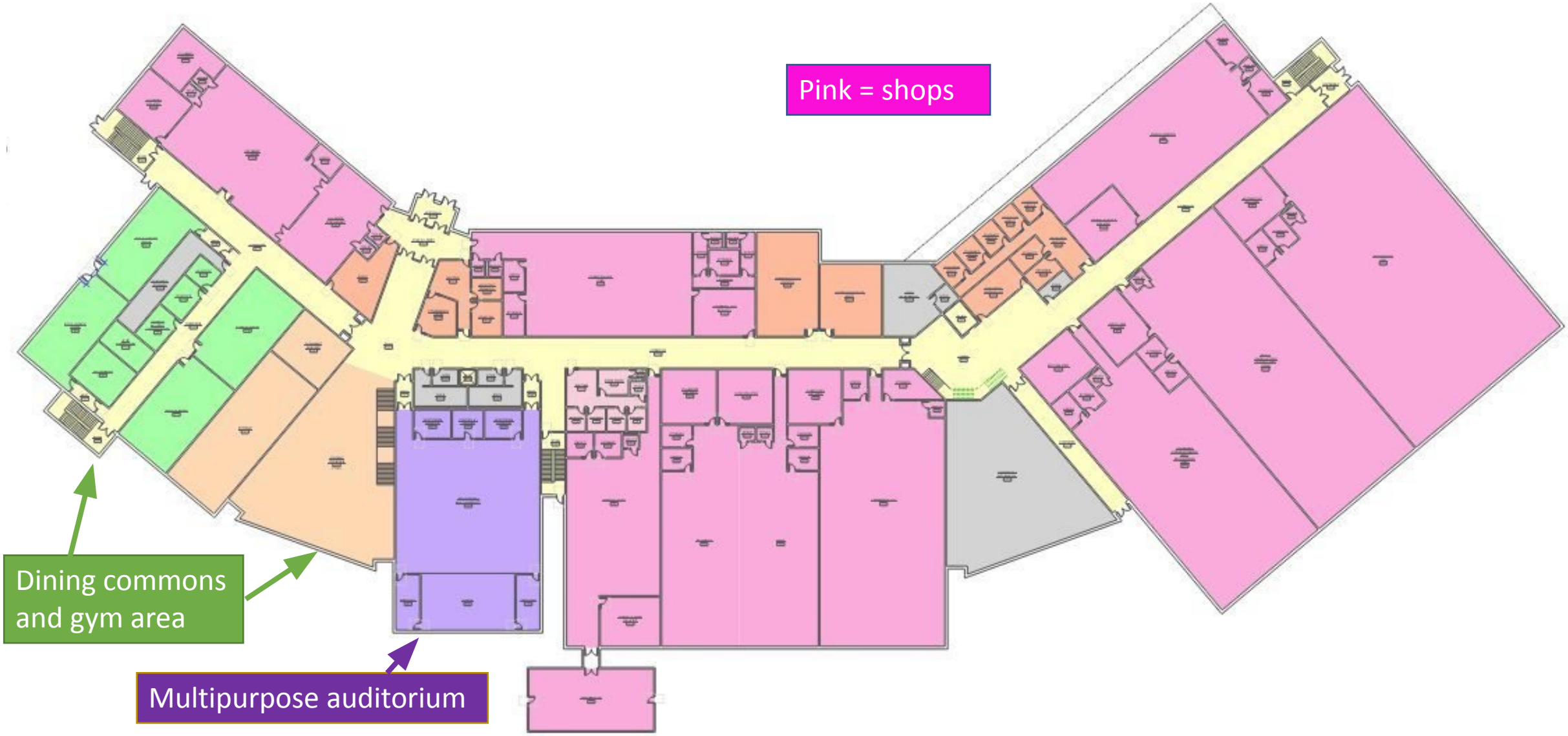

OPTION **NC-2.0** 900 Students

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

OPTION **NC-2.0** 900 Students View from Webster Street

NC 2.0 900 students

Webster Street at top of page

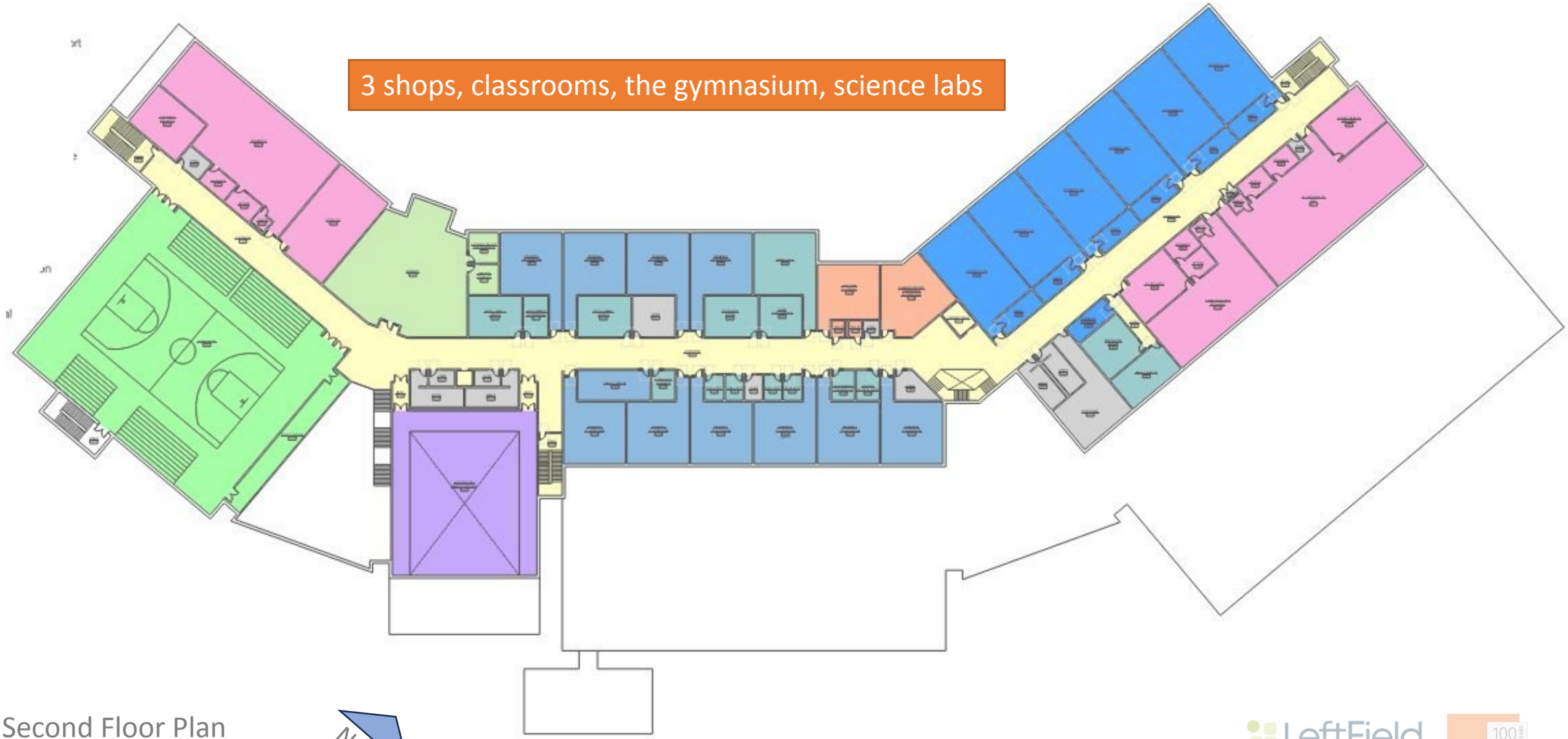


First Floor Plan

NC 2.0 900 students

Webster Street at top of page

3 shops, classrooms, the gymnasium, science labs



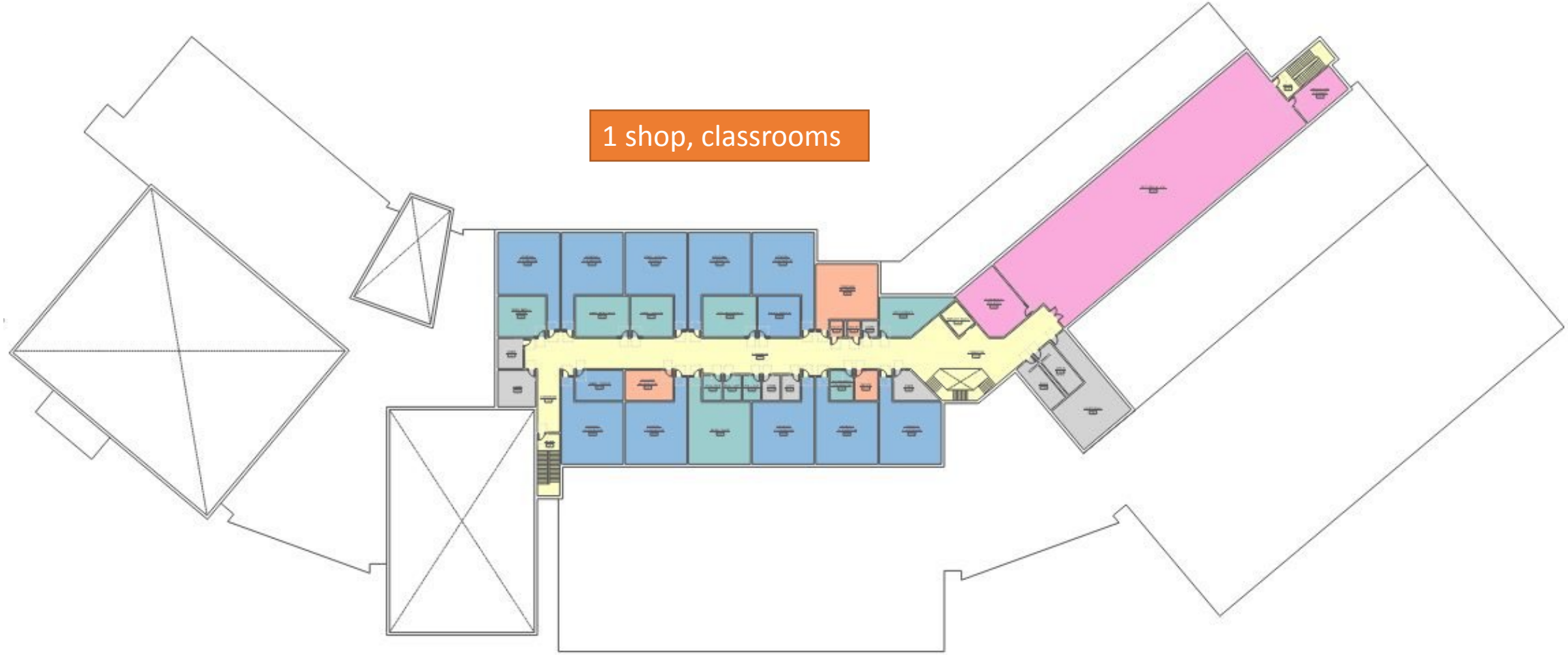
Second Floor Plan

North

Webster Street at top of page

NC 2.0 900 students

1 shop, classrooms



Third Floor Plan

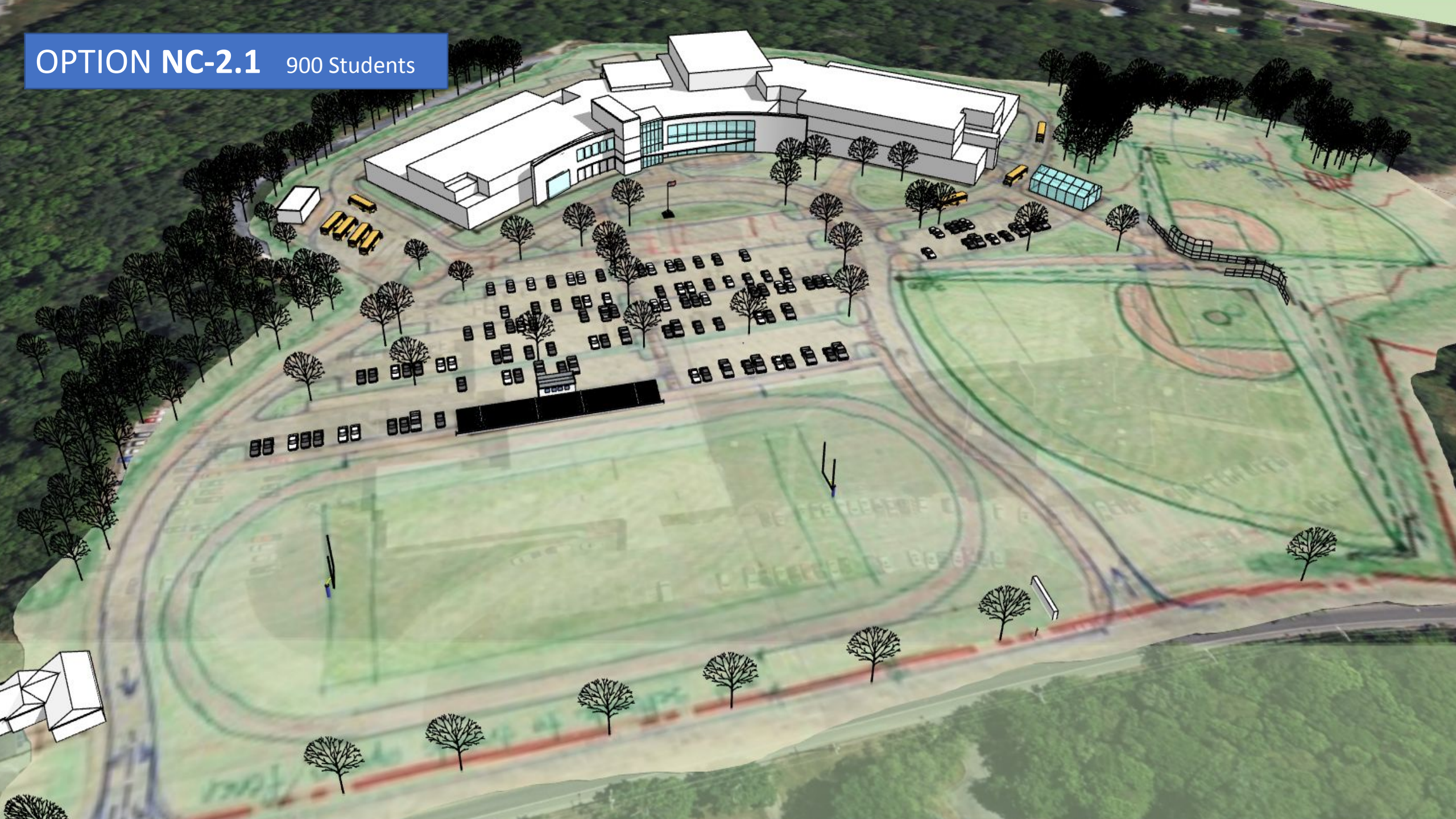
North

Preliminary Options

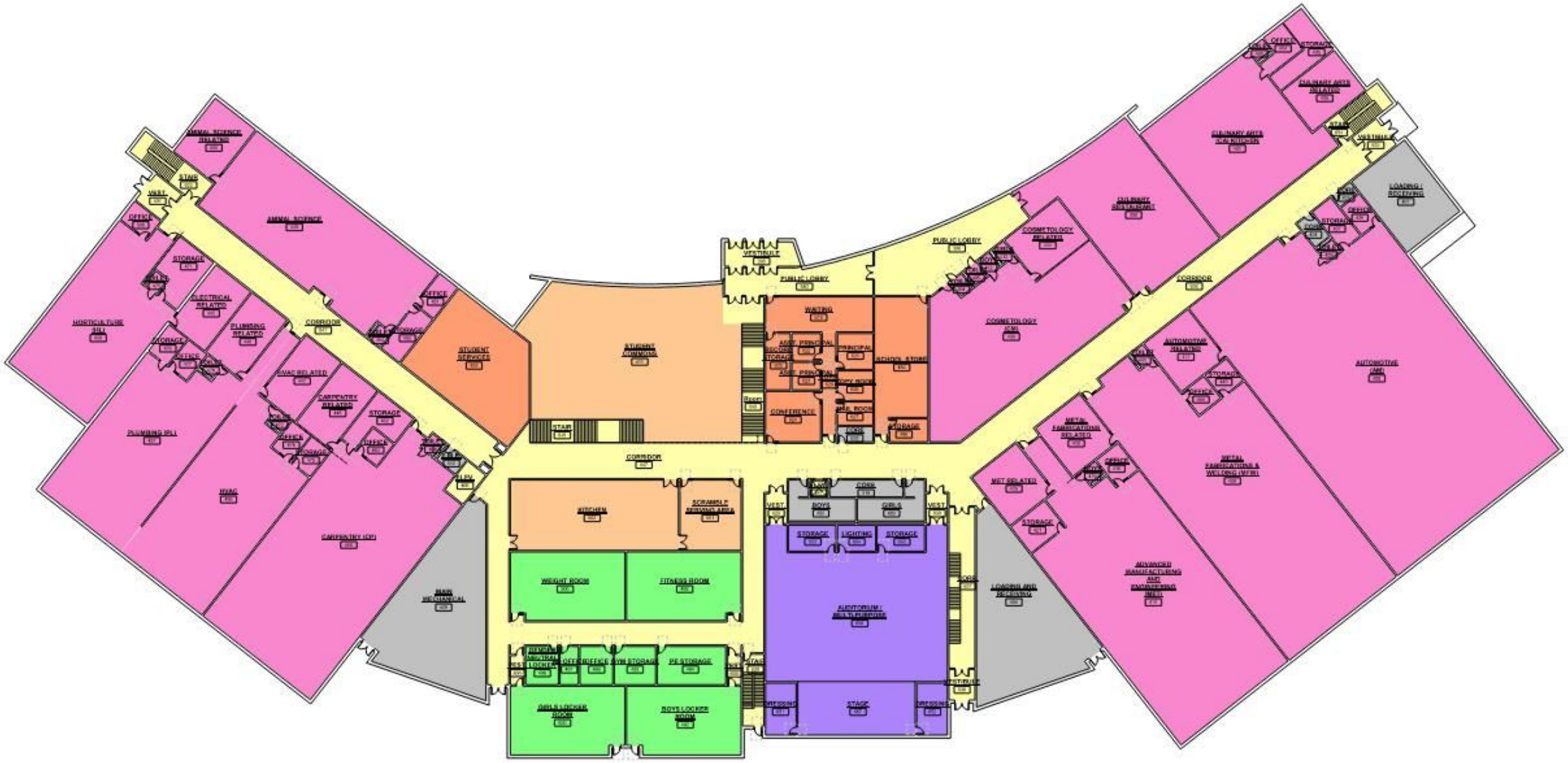
New Construction Options

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

OPTION **NC-2.1** 900 Students



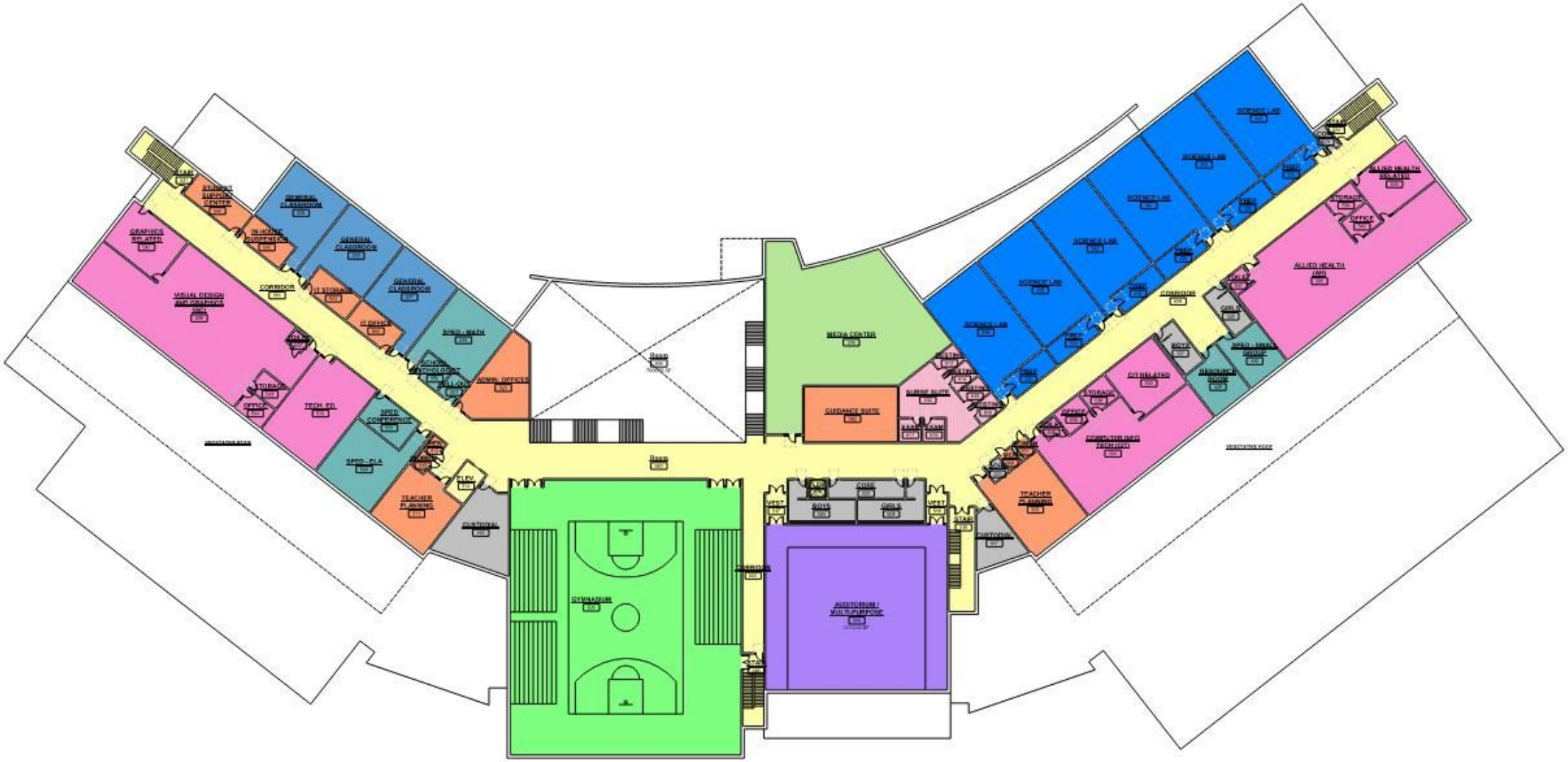
NC 2.1 900 students



First Floor Plan

North

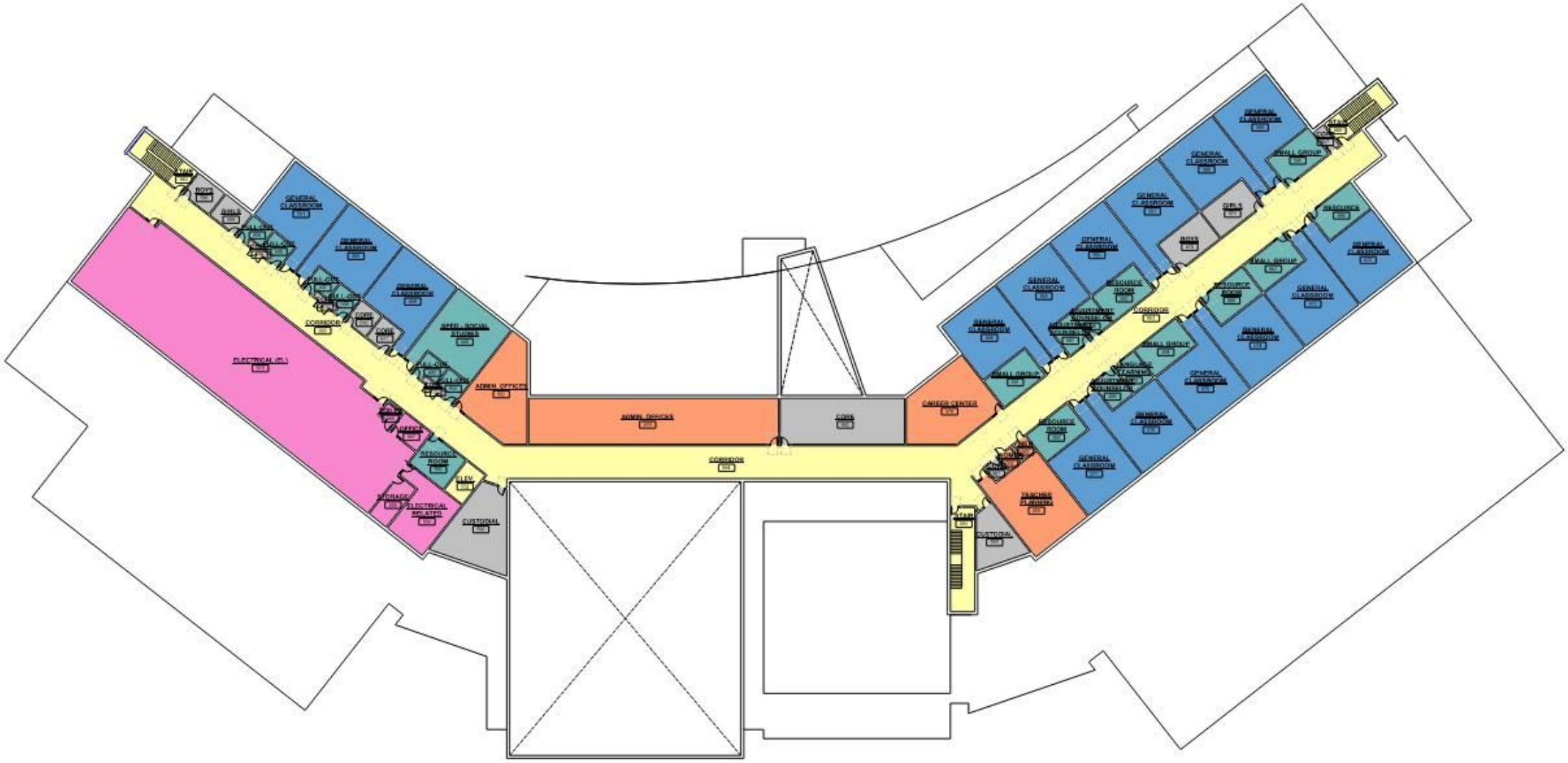
NC 2.1 900 students



Second Floor Plan

North

NC 2.0 900 students



Third Floor Plan

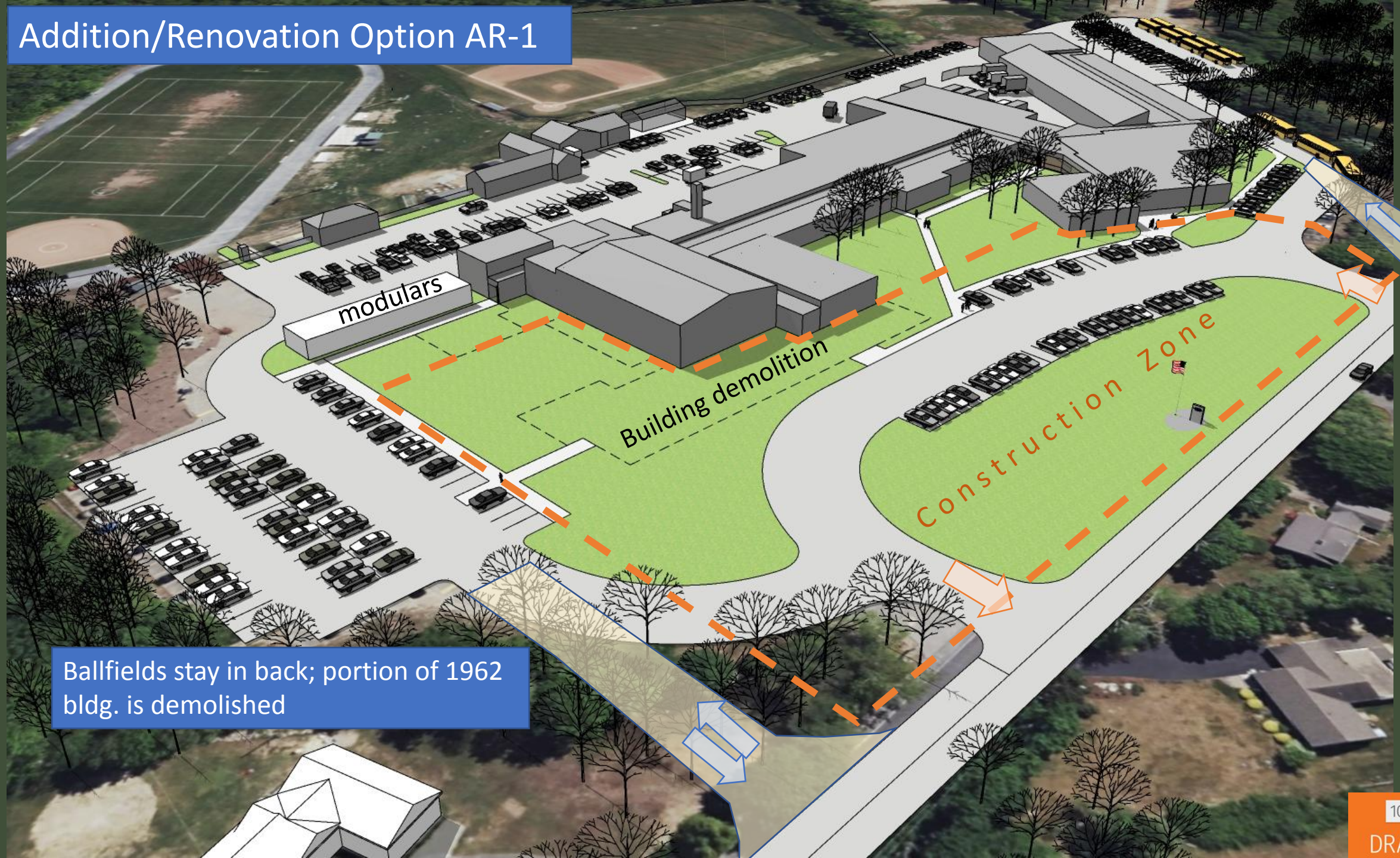
North

Preliminary Options

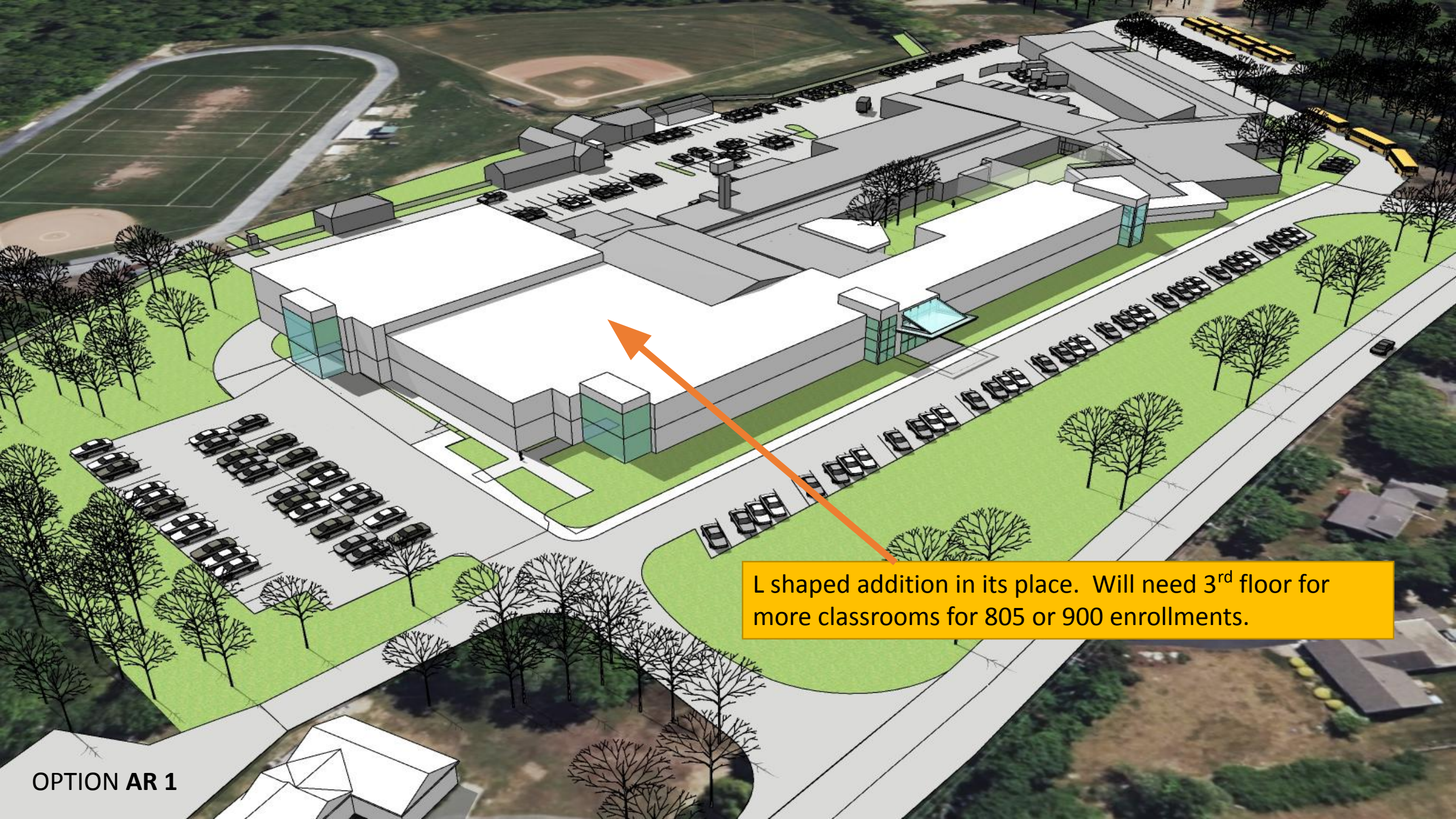
Addition / Renovation Options

- AR-1 “L-Shaped”

Addition/Renovation Option AR-1

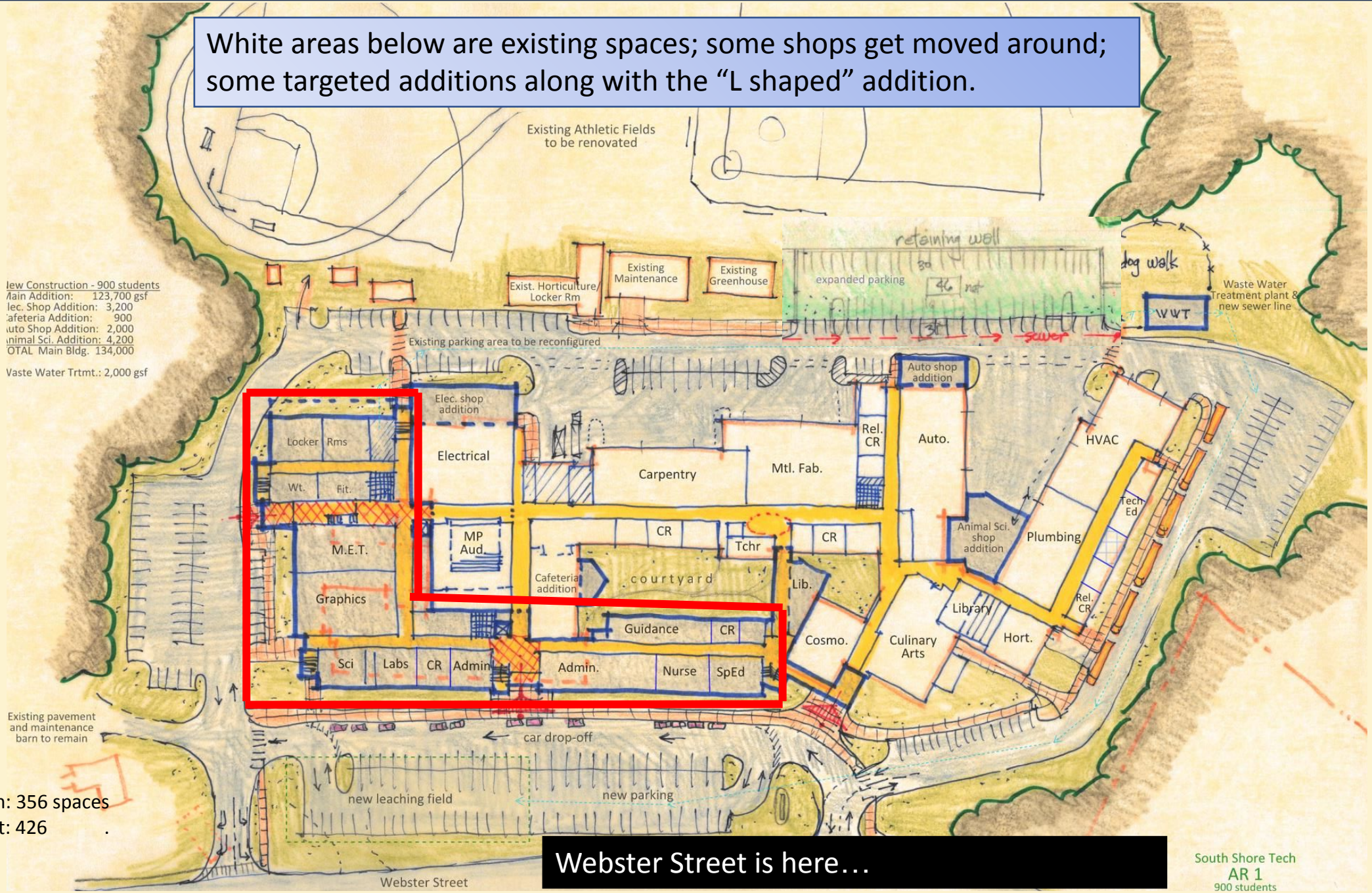


Ballfields stay in back; portion of 1962 bldg. is demolished


L shaped addition in its place. Will need 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.



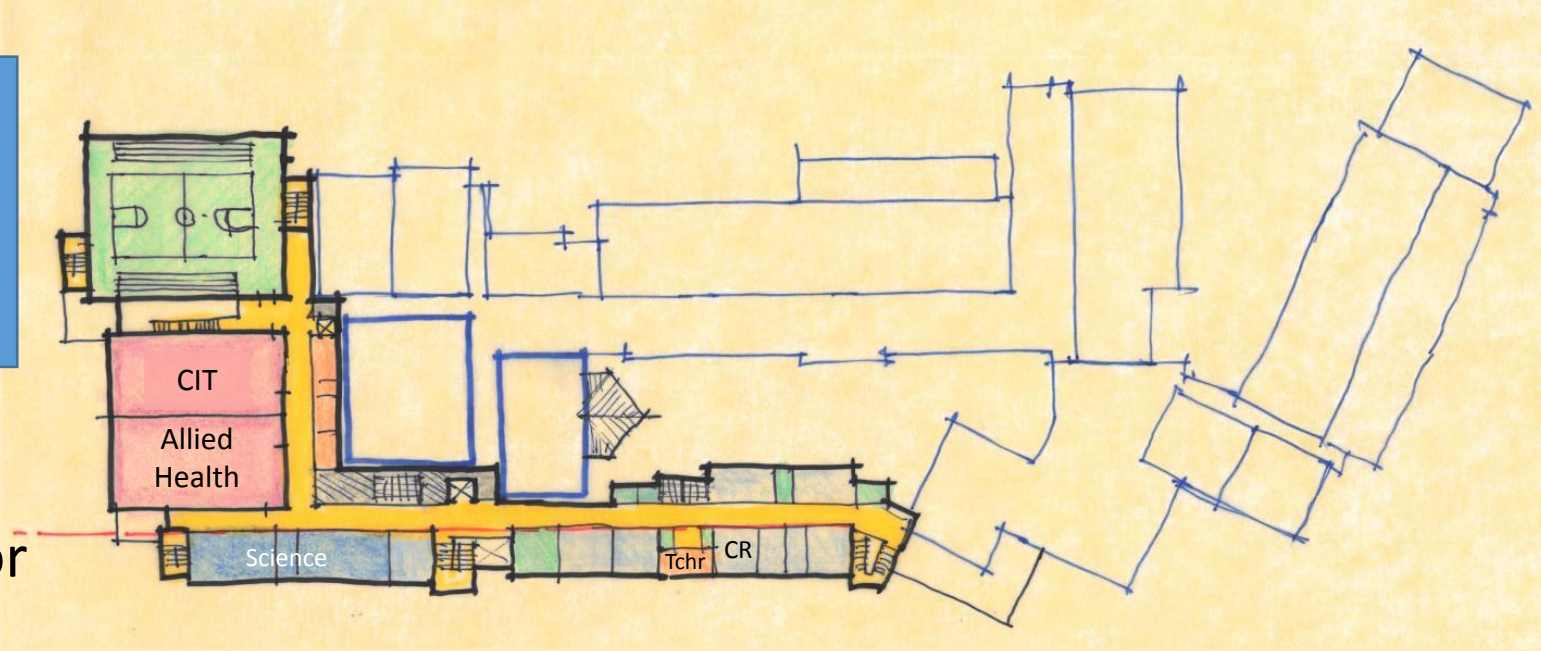
Preliminary

Parking shown: 356 spaces

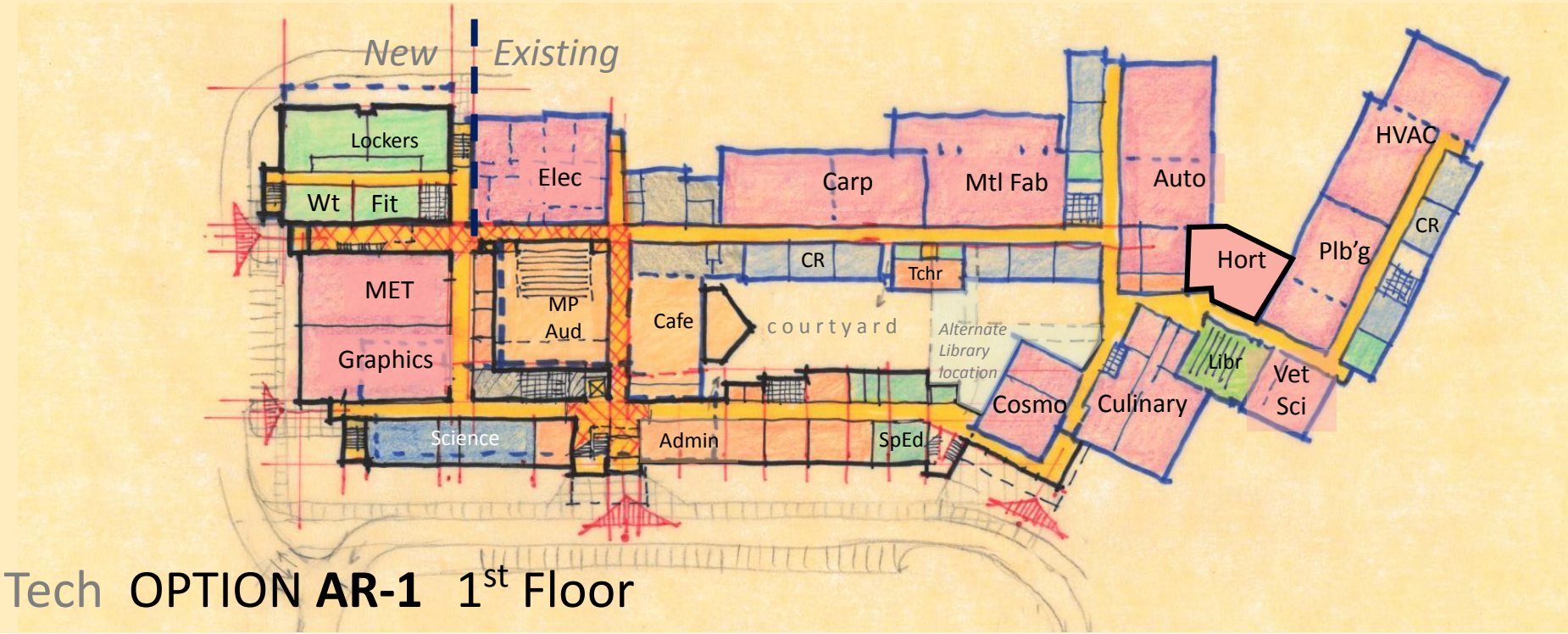
Target: 426 .

South Shore Tech OPTION **AR-1** 900 students Site Plan

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



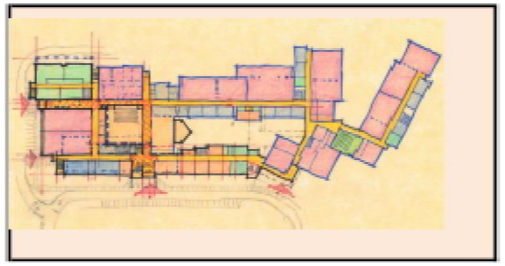
2nd Floor



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

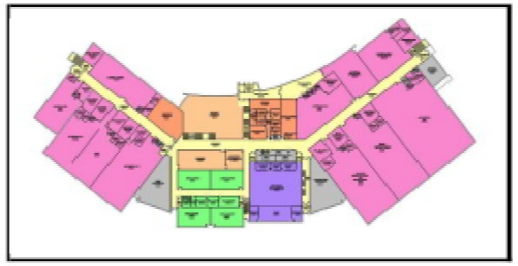
EVALUATION MATRIX

- AR.1 –
  Addition/Renovation



- NC.2.0 –
  New Construction - Linear

- NC.2.1 –
  New Construction – Central Core

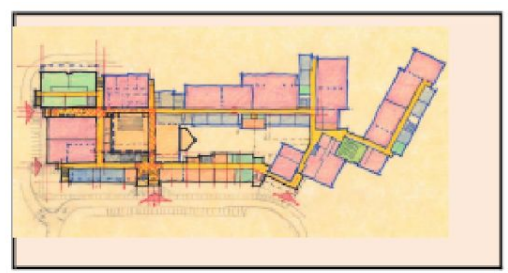


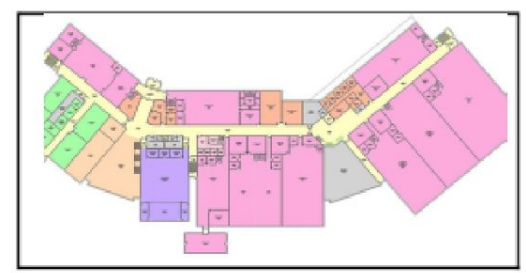
Updated:
1/16/2024

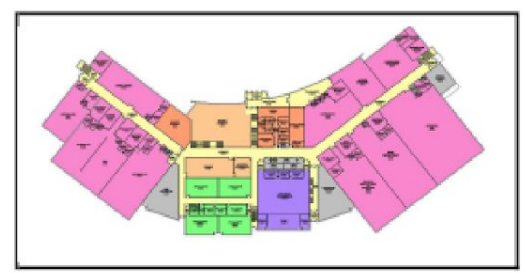
Concept Options

Evaluation Criteria		MSBA Required	Add/ Reno Options	New Construction Options	
		Base Repair	**AR.1**	**NC.2.0**	**NC.2.1**
		Code Renovation	**L - Shaped**	**Linear**	**Center Core**
	Construction Duration:	multiple years	3+ years	2+ years	2+ years
1	**Ed Plan Accommodation** **Compliance w/ Vision**	**doesn't address any educational deficiencies**	Addresses most Space Needs Lacks meaningful integration of academic & CTE spaces Poor career cluster adjacencies	**Good Ed Plan Conformance** **Multi-purpose Student Commons**	**Good Ed Plan Conformance** **Clear "Heart of the School" space**
2	**Project Cost** **Reimbursable Cost** **Temporary Costs** **Long-term Value**		Slightly Lower initial cost **Higher reimbursment rate for renovation** High (non-reimbursable) temporary costs.	**Slightly Higher Initial Construction Cost** **Best Long-Term Value** **Few non-reimbursable temporary costs**	Highest Initial Construction Cost **Best Long-Term Value** **Few non-reimbursable temporary costs**
3	**Disruption** **Impact on Students** **Construction Duration** **Phasing**		**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
4	**Flexibility** **Community Use** **Expansion Potential**		Some Flexibility Good community use Limited expansion potential	Good Flexibility, **Better Community access & Separation** Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential

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





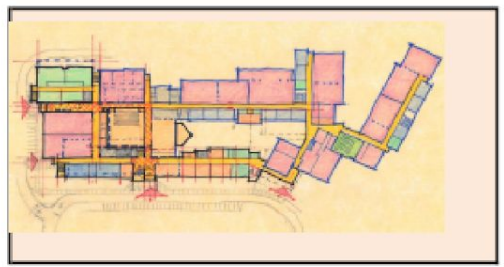


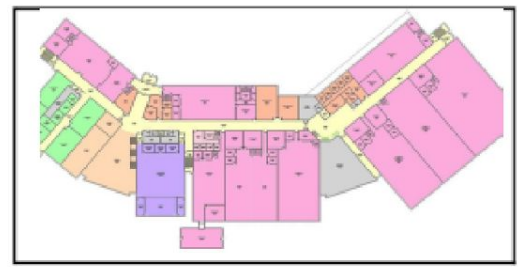
Updated:
1/10/2021

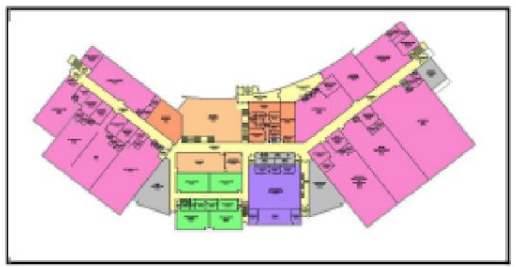
Concept Options

	Evaluation Criteria		MSBA Required	Add/ Reno Options	New Construction Options	
			Base Repair	AR.1	NC.2.0	NC.2.1
			Code Renovation	L - Shaped	Linear	Center Core
	Construction Duration:		multiple years	31 years	21 years	21 years
5	Operating Costs Maintenance			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
6	Site Access Safety & Security Circulation/ Flow			Site circulation similar to existing Potential admin presence at existing public entrance Remains somewhat sprawling	Site approach offset from entrance Central, secure access to public shops Good separation of assembly & academic areas, but with long linear corridor Contained Outdoor Student gathering area	Site Approach focused on School, entry Central, secure access to public shops Shorter internal travel distance to core, but potentially disrupts cafeteria Outdoor Student gathering area in front
7	Final Site layout Site amenities Impact to Abutters			Similar to existing No additional site amenities Minimal new impact to abutters	Building layout follows buildable area Good relationship of lockers to athletic fields Separate Buses and Car drop-offs in front Patio off of the Commons Playing fields may impact abutters	Wings create shared outdoor collaboration area Long distance around back of building from lockers to athletic fields Bus access at rear Patio off of the Commons Playing fields may impact abutters
8	Civic Image / Aesthetics			New "front door" and civic 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

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







Cost Estimate Comparison

January 25, 2024

	Option AR 1.0 Add/Reno 805 Students	Option AR 1.0 Add/Reno 900 Students	Option NC 2.0 New 805 Students	Option NC 2.0 New 900 Students	Option NC 2.1 New 805 Students	Option NC 2.1 New 900 Students
Estimated Construction Costs	$202 M ($857 / sf)	$213 M ($839 / sf)	$218 M ($920 / sf)	$226 M ($881 / sf)	$225 M ($936 / sf)	$233 M ($897 / sf)
Estimated Total Project Costs	$264 M	$280 M	$274 M	$283M	$282 M	$292 M
Estimated MSBA Share	42.04% $111 M	42.56% $119M	36.34% $100 M	37.89% $107 M	35.82% $101 M	37.25% $109 M
Estimated District Share	57.96% $153 M	57.44% $161 M	63.66% $174 M	62.11% $176 M	64.18% $181 M	62.75% $183 M

Estimated MSBA Reimbursement Rates are **for COMPARISON PURPOSED ONLY** and are subject to change throughout the course of the Feasibility Study. The MSBA agrees to a reimbursement rate (which may be higher or lower than shown here) when they approve the Schematic Design Submission.

The estimated construction and total project cost provided are **for COMPARISON PURPOSES ONLY**. The estimated costs will be updated at the Schematic Design Report (SD) phase to inform the Total Project Budget that will be submitted to the MSBA.

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 Hall6 pm
December 5 Rockland Senior Center 7 pm
December 14 Whitman Town Hall 7 pm
January 25 Abington Town Hall 7 pm