

District: South Shore Regional Vocational Technical School District
 School Name: South Shore Regional Technical High School
 Recommended Category: Preferred Schematic
 Date: April 17, 2024

Recommendation

That the Executive Director be authorized to approve the South Shore Regional Vocational Technical School District (the “District”), as part of its invitation to Feasibility Study, to proceed into Schematic Design to replace the existing South Shore Regional Vocational Technical High School with a new facility to be located on the site of the existing school. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

The District's Preferred Schematic and the South Shore Regional Vocational Technical High School site are subject to the review of the Massachusetts Environmental Policy Act Office ("MEPA Review"). If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, will be conditioned upon the District fulfilling the applicable MEPA requirements associated with the MEPA Review.

District Information	
District Name	South Shore Regional Vocational Technical School District
Elementary Schools	N/A
Middle School	N/A
High School	South Shore Regional Technical High School
Priority School Name	South Shore Regional Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1962
Existing Square Footage	125,000
Additions	N/A
Acreage of Site	35 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Windows • Roof <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.</p>
Original Design Capacity	Unknown
2023-2024 Enrollment	667

District Information	
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> • Grades 9-12 as currently configured: 645 students • Grades 9-12 with Proposed Expansion of Chapter 74 Programming based on current District membership: 805 students • Grades 9-12 based on current district membership: between 645-805 students • Grades 9-12 with Proposed Expansion of Chapter 74 Programming based on expanded District membership to include Marshfield: 975 students • Grades 9-12 based on expanded District membership to include Marshfield: Between 645-975 students (Preferred Schematic)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 900 students in grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	October 26, 2022
Preferred Schematic Authorization	On April 24, 2024 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 30, 2024
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	55.63%

Consultants	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	Drummey Rosane Anderson, Inc.

Discussion

The existing South Shore Regional Technical Vocational High School is a 125,000 square foot facility located on a 35-acre site in Hanover, Massachusetts. The existing facility currently serves 645 students in grades 9-12 and offers twelve (12) Chapter 74 career vocational programs. The original facility was constructed in 1962. Please note, the District includes the following eight (8) communities: Abington, Cohasset, Hanover, Hanson, Norwell, Rockland, Scituate and Whitman. The District has recently amended its Regional Agreement to add the Town of Marshfield to the District.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility associated with the age of the building and its systems, along with programmatic deficiencies, and accessibility issues. Additionally, the existing space does not support the delivery of its educational program.

As part of the Feasibility Study, the MSBA mutually agreed with the District to explore the following five enrollment options for students in grades 9-12:

- Enrollment 1: 645 students in grades 9-12.
- Enrollment 2: A design enrollment between 645-805 students, which the District identified as 750 students in grades 9-12.
- Enrollment 3: 805 students in grades 9-12 with proposed expansion of Chapter 74 Programming.
- Enrollment 4: A design enrollment between 805 and 975 students, which the District identified as 900 students including Marshfield in grades 9-12.
- Enrollment 5: 975 students in grade 9-12 with proposed expansion of Chapter 74 Programming including Marshfield.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied twenty-six (26) preliminary options that included one (1) base repair, ten (10) addition/renovation configurations, and fifteen (15) new construction options. The following is a detailed list of the preliminary options considered.

Option	Description of Preliminary Options
Option BR	Code Upgrade / Base Repair for 645 students in grades 9-12 at the existing South Shore Regional Vocational Technical High School; with an estimated project cost of \$109 million.
Option AR-1 (645)	Addition/Renovation (L-shape) for grades 9-12 with an enrollment of 645 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$303.7 million.
Option AR-1 (750)	Addition/Renovation (L-shape) for grades 9-12 with an enrollment of 750 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$332.4 million.
Option AR-1 (805)	Addition/Renovation (L-shape) for grades 9-12 with an enrollment of 805 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$349.8 million.
Option AR-1 (900)	Addition/Renovation (L-shape) for grades 9-12 with an enrollment of 900 students.
Option AR-1 (975)	Addition/Renovation (L-shape) for grades 9-12 with an enrollment of 975 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$391.1 million.

Option AR-2 (645)	Addition/Renovation (Lightwell) for grades 9-12 with an enrollment of 645 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$277.9 million.
Option AR-2 (750)	Addition/Renovation (Lightwell) for grades 9-12 with an enrollment of 750 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$303.6 million.
Option AR-2 (805)	Addition/Renovation (Lightwell) for grades 9-12 with an enrollment of 805 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$314.2 million.
Option AR-2 (900)	Addition/Renovation (Lightwell) for grades 9-12 with an enrollment of 900 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$338.8 million.
Option AR-2 (975)	Addition/Renovation (Lightwell) for grades 9-12 with an enrollment of 975 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$349.3 million.
Option NC-1 (645)	New Construction (Courtyard) for grades 9-12 with an enrollment of 645 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$293.7 million.
Option NC-1 (750)	New Construction (Courtyard) for grades 9-12 with an enrollment of 750 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$329.9 million.
Option NC-1 (805)	New Construction (Courtyard) for grades 9-12 with an enrollment of 805 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$344.1 million.
Option NC-1 (900)	New Construction (Courtyard) for grades 9-12 with an enrollment of 900 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$367.9 million.
Option NC-1 (975)	New Construction (Courtyard) for grades 9-12 with an enrollment of 975 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$389.3 million.
Option NC-2 (645)	New Construction (Linear) for grades 9-12 with an enrollment of 645 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$293.7 million.
Option NC-2 (750)	New Construction (Linear) for grades 9-12 with an enrollment of 750 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$329.9 million.

Option NC-2 (805)	New Construction (Linear) for grades 9-12 with an enrollment of 805 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$344.1 million.
Option NC-2 (900)	New Construction (Linear) for grades 9-12 with an enrollment of 900 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$367.9 million.
Option NC-2 (975)	New Construction (Linear) for grades 9-12 with an enrollment of 975 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$389.3 million.
Option NC-3 (645)	New Construction (Wings) for grades 9-12 with an enrollment of 645 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$293.7 million.
Option NC-3 (750)	New Construction (Wings) for grades 9-12 with an enrollment of 750 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$329.9 million.
Option NC-3 (805)	New Construction (Wings) for grades 9-12 with an enrollment of 805 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$344.1 million.
Option NC-3 (900)	New Construction (Wings) for grades 9-12 with an enrollment of 900 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$367.9 million.
Option NC-3 (975)	New Construction (Wings) for grades 9-12 with an enrollment of 975 students at the existing South Shore Regional Vocational Technical High School; with an estimated total project cost of \$389.3 million.

As a result of this analysis, the District initially determined that all twenty six (26) options would be considered for further evaluation. However, subsequent to the evaluation of the preliminary options, the District determined that the following options would not be considered for further evaluation:

The District determined that “Option AR-1 645” and “Option AR-1 750” would not be considered for further evaluation because the size is insufficient for current and proposed enrollment growth, the layout results in less-than-ideal programmatic adjacencies, both options are anticipated to be excessively disruptive, and both options result in lower long-term value.

The District determined that “Option AR-1 975” would not be considered for further evaluation due to the site layout constraints and the insufficient amount of parking and fields. The District also determined that the layout of this option results in less-than-ideal programmatic adjacencies and is anticipated to be excessively disruptive and results in lower long-term value.

The District determined that “Option AR-2 750” and “Option AR-2 805” would not be considered for further evaluation because of the insufficient size for proposed enrollment growth and the limited flexibility for future expansion. The layout of both options result in less-than-ideal programmatic adjacencies and both options are anticipated to be excessively disruptive and result in lower long-term value.

The District determined that “Option AR-2 900” and “Option AR-2 975” would not be considered for further evaluation due to the site layout constraints and insufficient amount of parking and fields. The District also determined that the layout of both options result in less-than-ideal programmatic adjacencies and both options are anticipated to be excessively disruptive and result in lower long-term value.

The District determined that “Option NC-1 645” would not be considered for further evaluation because of the insufficient size for proposed enrollment growth, the proposed courtyard configuration is not easily expanded, and separate entrances are required for public customers.

The District determined that “Option NC-1 805”, “Option NC-1 900” and “Option NC-1 975” would not be considered for further evaluation because the site layout is constrained and there is insufficient amount of parking, the proposed the courtyard configuration is not easily expanded, and separate entrances are required for public customers.

The District determined that “Option NC-2.0 645” and “Option NC-2.0 750” would not be considered for further evaluation due to the insufficient size for current enrollment growth and the higher cost per square foot compared to larger options.

The District determined that “Option NC-2.0 975” would not be considered for further evaluation because of the site layout constraints, limited future expansion flexibility, and insufficient amount of parking and service areas.

The District determined that “Option NC-2.1 645”, and “Option NC-2.1 750” would not be considered for further evaluation due to the higher estimated construction cost, insufficient size for current and proposed enrollment growth, less desirable internal layout, and undesirable locker room relationship to exterior fields.

The District determined that “Option NC-2.1 975” would not be considered for further evaluation due to the higher estimated construction cost, limited future expansion flexibility, less desirable internal layout, and undesirable locker room relationship to exterior fields.

The District determined that “Option NC-3 645” and “Option NC-3 750” would not be considered for further evaluation because of the higher estimated construction cost, insufficient size for proposed enrollment growth, and limited future expansion flexibility. Additionally, this option was eliminated due to the proposed separate wings configuration that does not support the District’s vision.

The District determined that “Option NC-3 900” would not be considered for further evaluation due to the site layout constraints, higher estimated construction cost, and insufficient amount of parking. Additionally, this option was eliminated due to the proposed separate wings configuration that does not support the District’s vision.

Additionally, subsequent to the evaluation of preliminary options, the District renamed “Option NC-2” to the new construction option referred to as “Option NC-2.0” and created a new iteration referred to as “NC-2.1”. The design of “Option NC-2.0” is identical to “Option NC-2”.

Furthermore, subsequent to the evaluation of preliminary options, the District voted to select the 900-student option as its desired enrollment option, which proposes the expansion of Chapter 74 Programming and includes the Town of Marshfield as a District member. MSBA staff and the District agreed to explore the following ten (10) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: one (1) code upgrade option, three (3) addition/renovation options, and six (6) new construction options.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Base Repair Option (Code Upgrade Only)	121,805	121,805 \$556/sq. ft.	N/A	\$13,502,914	\$81,233,802 \$667/sq. ft.	\$109,665,633
AR-1 805 (Add/Reno, L shape, 805 Enrollment)	235,310	112,100 \$699 /sq. ft.	123,210 \$668/sq. ft.	\$44,485,643	\$205,236,019 \$872 /sq. ft.	\$277,825,034
AR-1 900 (Add/Reno, L shape, 900 Enrollment)	253,990	112,100 \$701 /sq. ft.	141,890 \$670 /sq. ft.	\$43,011,215	\$216,712,216 \$853 /sq. ft.	\$293,492,782
AR-2 645 (Add/Reno, Lightwell, 645 Enrollment)	188,100	115,000 \$746/sq. ft.	73,100 \$715/sq. ft.	\$33,995,863	\$172,026,314 \$915/sq. ft.	\$224,157,893
NC-1 750 (New Construction, Courtyard, 750 Enrollment)	228,540	N/A	228,540 \$755/sq. ft.	\$41,016,074	\$213,563,774 \$934/sq. ft.	\$266,954,717
NC-2.0 805 (New Construction, Linear Left, 805 Enrollment)	237,175	N/A	237,175 \$744/sq. ft.	\$41,936,341	\$218,356,593 \$921/sq. ft.	\$273,966,709
***NC-2.0 900 (New Construction, Linear Left, 900 Enrollment)	256,350	N/A	256,350 \$718/sq. ft.	\$41,758,114	\$225,773,834 \$881/sq. ft.	\$283,595,433
NC-2.1 805 (New Construction, Linear Center, 805 Enrollment)	240,360	N/A	240,360 \$762/sq. ft.	\$41,758,761	\$224,946,731 \$936/sq. ft.	\$281,841,924
NC-2.1 900 (New Construction, Linear Center, 900 Enrollment)	259,520	N/A	259,520 \$736/sq. ft.	\$41,759,117	\$232,893,002 \$897/sq. ft.	\$292,102,837

NC-3 975 (New Construction, Wings, 975 Enrollment)	278,000	N/A	278,000 \$722/sq. ft.	\$43,837,820	\$244,487,100 \$879/sq. ft.	\$305,608,875
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* *Marked up construction costs*

** *Does not include construction contingency*

*** ***District's Preferred Schematic***

The District selected “Option NC-2.0 900” as its preferred option to proceed into schematic design. The District felt this option satisfies the District’s space needs, including two (2) newly proposed Chapter 74 programs. Additionally, the District determined that this option aligns with the District’s educational goals. The District also determined that the proposed design provides convenient and secure public access to the Consumer Services programs and assembly spaces. Additionally, the compact footprint promotes good internal connectivity and efficient internal layout that results in a slightly smaller gross building area. Also, this option allows the locker rooms to be located near the athletic fields. Furthermore, this option results in a lower estimated construction cost when compared to the other new construction options studied based on efficiencies associated with the specific building design, massing, and layout, and provides long-term value with new infrastructure and anticipated robust energy efficiency.

The “Base Repair Option” was not selected by the District because it was determined that this option does not address the educational deficiencies, does not add space for increased enrollment, and does not add space for additional Chapter 74 programs. Also, the implementation of this option is anticipated to be significantly disruptive.

“Option AR-1 805”, “Option AR-1 900”, and “Option AR-2 645” were not selected by the District due to less flexibility associated with future expansion. The proposed layout results in less-than-ideal programmatic adjacencies and all three options are anticipated to result in disruptive phased construction and longer construction period.

“Option NC-1 750” was not selected by the District due to insufficient size for proposed enrollment growth. Additionally, the courtyard configuration cannot be easily expanded, and separate entrances are required for public customers.

“Option NC-2.0 805” was not selected by the District because this option provides limited capacity for future growth and lower perceived value. Additionally, this option results in a higher estimated cost per square foot and lower building efficiencies attributed to the increased net-to-gross ratio and the associated exterior envelope when compared to the preferred option.

“Option NC-2.1 805” was not selected by the District because this option provides limited capacity for future growth, results in a less desirable internal layout, and includes undesirable locker room relationship to exterior fields. Additionally, this option results in higher estimated cost per square foot and lower building efficiencies attributed to the increased net-to-gross ratio and the associated exterior envelope when compared to the preferred option.

“Option NC-2.1 900” was not selected by the District because of the higher estimated project cost, higher net-gross ratio and lower building efficiencies attributed to the increased net-to-gross ratio and the associated exterior envelope when compared to the preferred option. Also, this option

results in a less desirable internal layout, undesirable locker room relationship to exterior fields, and the larger building footprint constrains future expansion.

“Option NC-3 975” was not selected by the District due to the higher estimated project cost based on the variation of building design, massing, and layout, and the insufficient amount of parking and service areas. Also, the proposed separate wings configuration associated with this option does not support the District’s vision, and the larger building footprint constrains potential future expansion.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on March 27, 2024. At that meeting, members of the FAS discussed the following items: Appreciation of the stated goals in the District’s educational program and the recommendation to further detail program specifics and incorporation of professional development for new curriculum areas ahead of implementation; planning and preparation required for expanding vocational programming; opportunities for integration of Vocational Technical programs with academic programs and spaces; size, spacing, and use of vocational shops, including maximizing wall space for student workstations and use of overhead doors; description of the two new Chapter 74 Programs (Veterinary Science & Plumbing); opportunities to centrally locate science labs; organization of the building and relationship between program areas; further development of the main stairway to the second floor; interior circulation of students and access for members of the public; appreciation of the compact footprint due to site constraints; importance of ongoing outreach and communication with local member communities; distribution of Special Education spaces and DESE submittal process; engagement of students and teachers both vocationally and academically in all phases of the design and construction of the new building, particularly ways to involve academic teachers and encourage student activities; and, opportunities for site development for outdoor learning.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable, cost-effective, and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District’s Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the South Shore Regional Vocational Technical School District be approved to proceed into Schematic Design to replace the existing South Shore Regional Technical High School with a new facility on the site of the existing school.

If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, will be conditioned upon the District fulfilling the applicable MEPA requirements associated with the MEPA Review.