

District: Town of Scituate
 School Name: Hatherly Elementary School
 Recommended Category: Preferred Schematic
 Date: October 18, 2023

Recommendation

That the Executive Director be authorized to approve the Town of Scituate (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Hatherly Elementary School and Cushing Elementary School with a new facility serving students in pre-kindergarten through grade 5 on the existing Hatherly Elementary School site. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Scituate
Elementary School(s)	Hatherly Elementary School (K-5) Cushing Elementary School (K-5) Jenkins Elementary School (K-5) Wampanoag Elementary School (PK-5)
Middle School(s)	Gates Intermediate School (6-8)
High School(s)	Scituate High School (9-12)
Priority School Name	Hatherly Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1962
Existing Square Footage	41,426
Additions	2 modulars added in 2000
Acreage of Site	18.75 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Building Envelope • Windows • Roof • Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2022-2023 Enrollment	255
Agreed Upon Enrollment	460
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 460 students serving grades K-5, for a project that will serve students in grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	March 2, 2022
Preferred Schematic Authorization	On October 25, 2023 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on April 24, 2024
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	43.00%

Consultants	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, LLC.
Designer	Dore + Whittier Architects, Inc.

Discussion

The existing Hatherly Elementary School is a 41,426 square foot facility located on an 18.75-acre site that currently serves 255 students in kindergarten through grade 5. The original school building was constructed in 1962, with a modular classroom wing added in 2000.

The District’s Statement of Interest (SOI) identified numerous deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; and existing spaces that are not conducive for delivering the District’s educational program.

As part of the Feasibility Study, the MSBA and the District mutually agreed to move forward with a project that proposes consolidation of the students from the Hatherly Elementary School and Cushing Elementary School.

The existing Cushing Elementary School is a 41,460 square foot facility located on a 19.75-acre site that currently serves 353 students in kindergarten through grade 5. The original school building was constructed in 1964, with a modular classroom wing added in 2000.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions of both facilities 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 (23) preliminary options that included (1) code upgrade option, (4) addition/renovation options, and (18) new construction options. The following is a detailed list of the preliminary options considered.

Option	Description of Preliminary Options
Option 1	Code upgrade options at the existing Hatherly Elementary School and Cushing Elementary School; with a total project cost of \$62 million. (Please note this option includes combined costs for upgrades at both the Hatherly Elementary School and Cushing Elementary School.)
Option 2	Phased addition/ renovation for 460 students in grades K-5 at the existing Hatherly Elementary School; with an estimated project cost of \$113.5 million.

Option 3	New construction for 460 students in grades K-5 at the existing Hatherly Elementary School site; with an estimated project cost of \$106.0 million. (L North Concept)
Option 4	New construction for 460 students in grades K-5 at the existing Hatherly Elementary School site; with an estimated project cost of \$107.5 million. (C North Concept)
Option 5	Phased new construction for 460 students in grades K-5 at the existing Hatherly Elementary School site; with an estimated project cost of \$108.2 million. (C West Concept)
Option 6	Phased new construction for 460 students in grades K-5 at the existing Hatherly Elementary School site; with an estimated project cost of \$111.9 million. (E-W Courtyard Concept)
Option 7	New construction for 460 students in grades K-5 at the existing Hatherly Elementary School site; with an estimated project cost of \$111.5 million. (N-S Courtyard Concept)
Option 8	New construction for 460 students in grades K-5 at the existing Hatherly Elementary School site; with an estimated project cost of \$108.8 million. (T Concept)
Option 9	Phased addition/ renovation for 460 students in grades K-5 at the existing Cushing Elementary School; with an estimated project cost of \$114.3 million.
Option 10	New construction for 460 students in grades K-5 at the existing Cushing Elementary School site; with an estimated project cost of \$109.2 million. (C Concept)
Option 11	New construction for 460 students in grades K-5 at the existing Cushing Elementary School site; with an estimated project cost of \$107.6 million. (L Concept)
Option 12	New construction for 460 students in grades K-5 at the existing Cushing Elementary School site; with an estimated project cost of \$113.5 million. (Courtyard Concept)
Option 13	Phased addition/ renovation for 460 students in grades K-5 plus Pre-K, at the existing Hatherly Elementary School; with an estimated project cost of \$123.9 million.
Option 14	New construction for 460 students in grades K-5 plus Pre-K, at the existing Hatherly Elementary School site; with an estimated project cost of \$115.4 million. (L North Concept)
Option 15	New construction for 460 students in grades K-5 plus Pre-K, at the existing Hatherly Elementary School site; with an estimated project cost of \$117.3 million. (C North Concept)
Option 16	Phased new construction for 460 students in grades K-5 plus Pre-K, at the existing Hatherly Elementary School site; with an estimated project cost of \$117.8 million. (C West Concept)
Option 17	Phased new construction for 460 students in grades K-5 plus Pre-K, at the existing Hatherly Elementary School site; with an estimated project cost of \$121.9 million. (E-W Courtyard Concept)
Option 18	New construction for 460 students in grades K-5 plus Pre-K, at the existing Hatherly Elementary School site; with an estimated project cost of \$121.7 million. (N-S Courtyard Concept)

Option 19	New construction for 460 students in grades K-5 plus Pre-K, at the existing Hatherly Elementary School site; with an estimated project cost of \$118.6 million. (T Concept)
Option 20	Phased addition/ renovation for 460 students in grades K-5 plus Pre-K, at the existing Cushing Elementary School; with an estimated project cost of \$124.9 million.
Option 21	New construction for 460 students in grades K-5 plus Pre-K, at the existing Cushing Elementary School site; with an estimated project cost of \$119.1 million. (C Concept)
Option 22	New construction for 460 students in grades K-5 plus Pre-K at the existing Cushing Elementary School site; with an estimated project cost of \$117.1 million. (L Concept)
Option 23	New construction for 460 students in grades K-5 plus Pre-K, at the existing Cushing Elementary School site; with an estimated project cost of \$123.6 million. (Courtyard Concept)

As a result of this analysis, the District determined that although “Options 3 and 14” would meet the needs of the District’s educational program, these options would not be considered for further evaluation because the site location of these options results in concerns associated with the close proximity to the east and north property lines, as well as the existing building resulting in anticipated disruption to ongoing education during construction. Additionally, the District determined that these options include significant alterations to the site with some intensive grading for parking and fields and offer little opportunity for outdoor learning spaces and lack protected space for the playgrounds.

The District determined that “Options 4 and 15” would not be considered for further evaluation because of concerns associated with the close proximity to the existing building, resulting in significant disruption to ongoing education during construction. Additionally, the District determined that these options include significant alterations to the site with some intensive grading for parking and fields and offer little opportunity for outdoor learning spaces and lack protected space for playgrounds., Further, the District determined that the associated site circulation and proposed parking layout for these options was not favorable.

The District determined that “Options 5, 6, 16 and 17” would not be considered for further evaluation because these options require phased construction resulting in an anticipated longer construction duration and these options are anticipated to result in significant disruption to ongoing education during construction. Additionally, the District determined that these options require significant alterations to the site with intensive grading and terracing for parking and fields.

The District determined “Option 8” would not be considered for further evaluation because the proposed building layout results in a less-favorable building layout when compared to “Option 7”. Additionally, the District determined this option requires significant alterations to the site with considerable grading and minor terracing for parking and fields; and this option offers little opportunity for outdoor learning spaces and lack a protected space for playgrounds.

The District determined “Options 9 and 20” would not be considered for further evaluation because these options require phased construction resulting in an anticipated longer construction

duration and these options result in significant disruption to ongoing education during construction. Additionally, the District determined these options do not improve the overall safety and functionality of Aberdeen Drive, as the entry/exit configuration remains largely the same as the existing conditions.

The District determined that “Options 10, 11, 21, and 22” would not be considered for further evaluation because these options result in anticipated negative traffic conditions. Additionally, the District determined that these options also include undesirable and significant tree clearing associated with new construction options.

The District determined “Options 12 and 23” would not be considered for further evaluation because of the unfavorable, stepped section of the proposed building concept, and the associated estimated construction costs. Additionally, the District determined that the open-ended courtyard concept defeats the purpose of a more desirable enclosed exterior space as compared to other options. Further, the District determined that these options also result in anticipated negative traffic impact and include significant and undesirable tree clearing associated with new construction options.

MSBA staff and the District agreed to explore the following (6) options for further development and consideration in the final evaluation and development of preliminary pricing as presented below, including: (1) code upgrade option, (2) addition/renovation options, and (3) 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
Option 1 (Code Upgrade)	82,886	82,886 \$465/sq. ft.	N/A	\$7,404,832	\$45,935,050 \$554/sq. ft.	\$62,012,318
Option 2 (Addition/Renovation)	95,592	28,930 \$638/sq. ft.	66,662 \$828/sq. ft.	\$11,186,662	\$84,819,566 \$887/sq. ft.	\$114,506,414
Option 7 (New Construction)	95,592	N/A	95,592 \$801/sq. ft.	\$9,747,945	\$86,289,046 \$903/sq. ft.	\$112,175,760
Option 13 (Addition/Renovation)	105,717	28,930 \$635/sq. ft.	76,787 \$784/sq. ft.	\$11,946,857	\$90,511,899 \$856/sq. ft.	\$122,191,064
Option 18*** (New Construction)	105,717	N/A	105,717 \$774/sq. ft.	\$10,508,109	\$92,366,934 \$874/sq. ft.	\$120,077,014
Option 19 (New Construction)	105,717	N/A	105,717 \$749/sq. ft.	\$10,508,109	\$89,695,078 \$848/sq. ft.	\$116,603,601

* Marked up construction costs

*** Does not include construction contingency*

****District's Preferred Schematic*

The District has selected “Option 18”, as the Preferred Schematic to proceed into Schematic Design as the District determined that this option best meets the needs of the District’s educational program, includes pre-kindergarten, and the District anticipates that the proposed courtyard concept will provide the safest and most-favorable floor layout and site development plan, while providing natural light and views into the building. Additionally, the District indicated this option provides preferable separation between public and private spaces and supports the District’s outdoor learning goals.

“Option 1” was not selected by the District because this option does not provide additional instructional or support space to meet the needs of the District’s educational program and does not include sufficient square footage to satisfy the 460-student design enrollment at either the Hatherly Elementary School or Cushing Elementary School facilities. The District also determined that this option is anticipated to result in significant disruption to ongoing education during construction.

“Option 2” was not selected by the District because this option does not meet the needs of the District’s educational program and does not include pre-kindergarten. Additionally, the District determined that this option requires phased construction resulting in an anticipated longer construction duration, results in significant disruption to ongoing education during construction, and requires the use of modular swing space.

Although “Option 7” results in the same building layout as the District’s Preferred Schematic (“Option 18”), this option was not selected by the District because this option does not include pre-kindergarten.

“Option 13” was not selected by the District because this option requires phased construction resulting in an anticipated longer construction duration, results in significant disruption to ongoing education during construction, and requires the use of modular swing space.

Although “Option 19” meets the needs of the District’s educational program, this option was not selected by the District because the proposed building results in a less-favorable building layout when compared to the Preferred Schematic (“Option 18”).

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (FAS) on September 27, 2023. At that meeting, members of the FAS discussed the following items: appreciation of the updated Educational Program and the District’s responses to comments; explanation of the location of the building in relation to the flood plain, neighboring residential properties, site topography, and associated drainage considerations; site circulation and location of PK parking and drop-off; the location of accessible drop-off and parking and accessibility of front plaza; sheltered access to the building for individuals with limited mobility; clarification associated with the location, use, and number of the elevators; the proposed locations of the Media Center and Administration Offices; clarification of how the Media Center will be staffed and operated; adaptive PE and opportunities to provide partial separation for students while the gym is in use; use and maintenance of the proposed courtyards; the building’s orientation and how it may impact material choices for the facade; distribution of Special Education spaces and DESE submittal process; appreciation of the site plan and illustration of landscape zones; maintenance considerations for trails and outdoor learning areas as well as

opportunities to use hardscape, raised planters and turf; intentional design and use of the proposed breakout spaces and considerations for younger learners, such as supervision; and, benefits for the design team of working with the District to understand and incorporate feedback from their previous building project.

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 and 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 Town of Scituate be approved to proceed into Schematic Design to replace the existing Hatherly Elementary School and Cushing Elementary School with a new facility serving students in pre-kindergarten through grade 5 on the existing Hatherly Elementary School site.