

SOUTH SHORE

Technical High School

NOVEMBER 2024
UPDATE ON PROPOSED
MSBA BUILDING PROJECT

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Current School

Location: 476 Webster Street, Hanover



South Shore Tech Background

- Second oldest regional vocational school in MA (1962)
- Current enrollment 684 students
- Highest enrollment in school history
- 75-100 student waiting list
- 12 programs offered currently
- Applicant to Massachusetts School Building Authority (MSBA) Core Program since 2015.
- Statement of Interest noted the following deficiencies and challenges:
 - Undersized CTE Shops
 - Outdated Infrastructure
 - Inefficient Building Envelope
 - Space Needs: Science Labs, Related Rooms, Gym

PROGRAMS

**Allied Health
Automotive
Carpentry
Computer Information Tech
Cosmetology
Culinary Arts
Design Visual Communications
Electrical
HVAC-R
Horticulture/Landscape Construction
Manufacturing Engineering Tech
Metal Fabrication Welding**

PROPOSED NEW: Plumbing

PROPOSED NEW: Veterinary Science



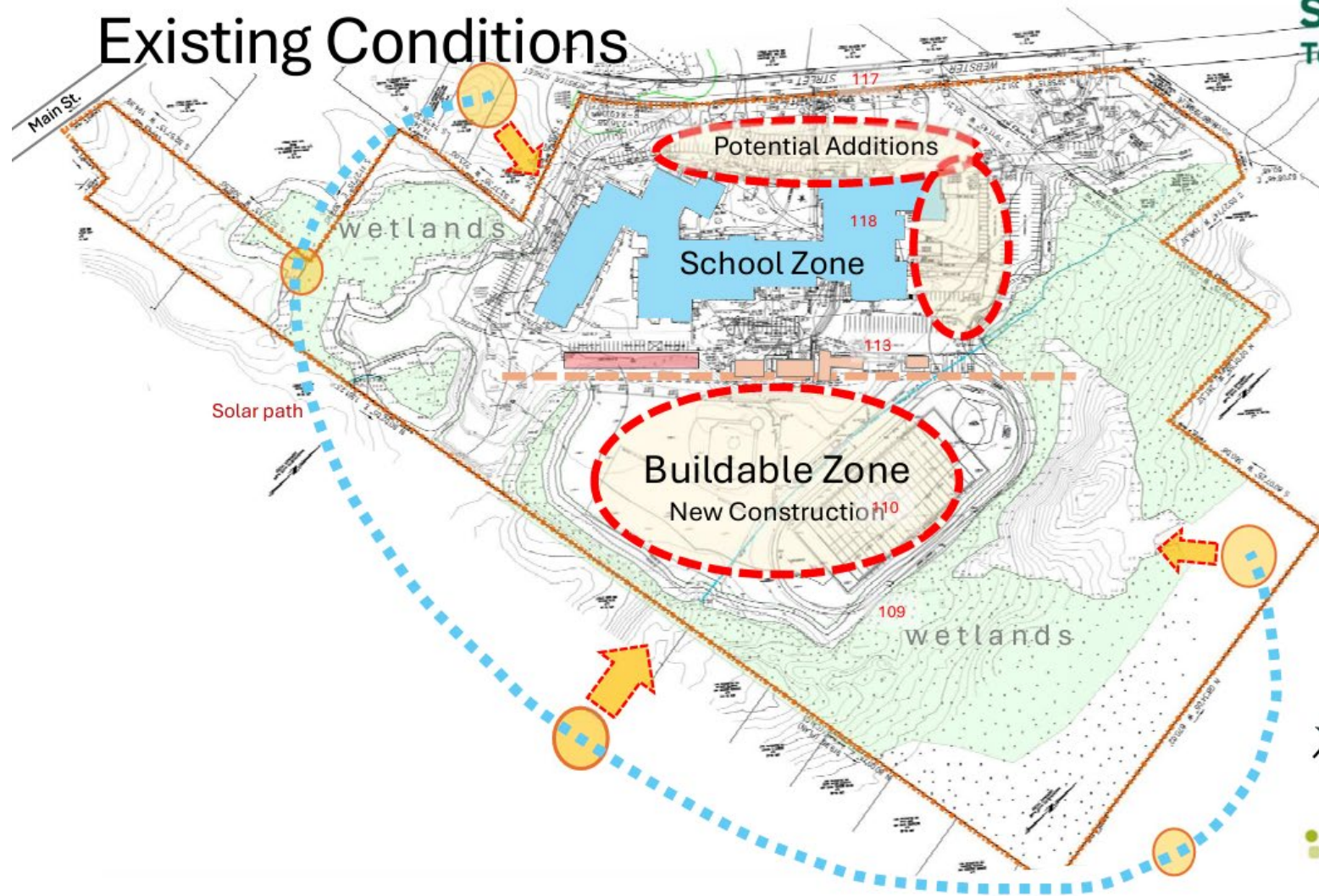
Proposed Building Project

Proposed New Building Location



Existing Conditions

SOUTH SHORE
Technical High School



Site Plan



Proposed New Building: Front



**900 student school will include new
Plumbing and Veterinary Science Programs.**

Opening Fall 2028

New Building View from above Route 123



Site Building View



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First Floor Plan



LeftField

100
years
DRA

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Second Floor Plan



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Third Floor Plan



Student Commons



Multi Purpose Auditorium



Gymnasium





MET Shop

Manufacturing Engineering Tech



Metal Fabrication/Welding



Allied Health

Allied Health



Automotive



Carpentry

Carpentry



CIT

Computer Information Technology



Cosmetology



Design & Visual Communications

Design Visual Communications



Electrical

Electrical



Horticulture Landscape Construction



HVAC

HVAC-R



Veterinary

Veterinary Science



Plumbing

Plumbing



Determining the Construction Approach

New, Add/Reno, Base Repair

Why a New Build?

Current Building Challenge	New Build Solution
Waiting list	45+ more seats per grade; building for 900 students
Limited space	More space in shops, classrooms, breakout rooms for small groups Meets educational goals & expanded enrollment
In demand programming	Addition of plumbing and veterinary science
Security	Priority in building design
Cost	Better investment than code upgrades on old building
Aging facility	Best long-term value, best longevity, energy efficiency, lower operating costs Least disruptive to learning and the community

Why not a renovation/addition?

1 Poor long-term value

- Lower MSBA reimbursement rate; cost very close or in some cases more than a new building
- Significant costs spent on temporary non-reimbursables (e.g. modular classrooms, longer construction phases)

2 Disruptive to learning and community

- Up to four years of construction in a fully occupied building, with considerable noise, learning, parking and traffic impacts
- Some shops would need to relocate, an extremely difficult and complex task given specialized equipment

3 Does not meet educational goals

- Plumbing and Veterinary Science will be a challenge.
- Required code upgrades would reduce long-term value which would translate to fewer students and a longer waiting list
- Substandard building security/multiple public access points; Existing building is sprawling with less than desirable layout

4 Band Aid: Limited longevity and energy efficiency

- Even after being brought up to code, structure and underground plumbing pipes will be over 60 years old
- Even with added insulation, the building's exterior envelope would not be as energy efficient as it would be with new construction

New Design vs. Code Upgrade Comparison

Preferred Option	Major Code Upgrade
Estimated Total Project Cost \$276M	Estimated Total Project Cost \$140M
Estimated MSBA Share \$111M	Estimated MSBA Share \$0
Estimated District Share Approx \$162-165M (incl escalation)	Estimated District Share \$140M (incl escalation)
Length of construction: 24-30 Months	Length of renovations in occupied bldg: 60+ Months
Meets educational and student enrollment needs	Does NOT meet educational and student enrollment needs
Provides appropriately sized spaces	Shrinks existing footprint
Ability to add 2 new programs	May require downsizing existing programs

Preferred Design at Each MSBA Phase

Options	PDP (900 students)	PSR (900 students)	SD (900 students)
Estimated Construction Costs	\$294.3m	\$225.7m	\$223.6m
Estimated Total Project Costs	\$367.9m	\$283.5m	\$276.4m
Estimated MSBA Share	35.4% \$130m	37.89% \$107m	40% \$111m
Estimated District Share	64.6% \$237M	62.11% \$176 M	60% \$164m

SUMMARY

- Best value for 900 students with 2 new programs.
- Costs lower than projected during PSR phase in early 2024.
- Better reimbursement due to incentive points and tight design.

Project Budget Savings

1

Grossing factor
1.44 (vs 1.50
allowable)

2

+1.81%
maintenance
incentive

3

+1.05% district
expansion
incentive

4

+3.0% “Green
School” energy
efficiency

5

+1.0% “Green
School” indoor air
quality

*6.86% increase in MSBA reimbursement equals approximately **\$12.4 Million savings** to the District*

Next Steps

Regional Agreement

Special Town Meetings:

- ~~1. Hanson - October 7~~
- ~~2. Scituate - November 18~~
- ~~3. Rockland - November 20~~
- ~~4. Abington - November 25~~
5. Whitman - December 2
6. Cohasset - December 9
7. Hanover - December 9
8. Norwell - December 12
9. Marshfield - December 16

Building Project

Continued outreach at community events, town board/committees, community groups and public forums.

Special district election on Saturday January 25, 2025, from 9AM -5PM in all 9 towns.

Polling places determined by local town clerks and listed on official election warrant

A photograph of two young men in a carpentry workshop. The man on the left is seen from the back, wearing a black baseball cap and a light-colored t-shirt with a circular logo that reads "SOUTH SHORE CARPENTRY 19 62 TECHNICAL". He is wearing safety glasses. The man on the right is facing him, also in a light-colored t-shirt, and is working on a piece of wood on a workbench. The workshop is filled with various tools, wood, and equipment. An American flag is visible in the background.

THANK YOU!

Questions? Feel free to contact
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Project Website: <http://southshorettechproject.com/>