



## Follow up Answers to Resident Questions

(Provided by Whittier Tech Business Manager Kara Kosmes, January 19, 2024)

1. What are the acceptance rates of the other member towns and cities?

Attachment 1 to this document shows the acceptance rates for all District Cities and Towns since 2013.

2. Are Haverhill residents accepted at a higher percentage than other towns and cities?

As shown in Attachment 1, acceptance rate for Haverhill residents is not higher than the average district-wide acceptance rate of other District members.

3. Was the project designed with NetZero emissions in mind and if so, where could we find the details of the systems?

The building's HVAC system is designed as a fossil fuel-free electric heating system. The building will have limited use of natural gas for the purpose of equipment training in the Trade HVAC & Plumbing Shop areas and for cooking in the Kitchen and Culinary Kitchens.

The building's energy usage has been estimated at approximately 27 EUI per building energy modeling. This low EUI qualifies for Utility company Path 1 incentive programs for near NetZero buildings. Trade schools have specific requirements that tend to have higher energy use, such as high ventilation levels and larger plug loads for equipment.

The project is designed to be Net Zero Ready. The design incorporates energy-efficient mechanical systems, including a high-efficiency geothermal heat pump system, a high-performance envelope, and accommodations for future electrification and installation of solar panels. On day one, some systems will still use natural gas, primarily the kitchens and vocational spaces, so that students can continue to train on gas equipment, but the School is designed with the flexibility to replace these systems over time as the requirements of the programs change.

4. Is the project LEED certified and if so, at what level?

The project will be, at a minimum LEEDv4 certified. However, there is a possibility of reaching Silver as the LEED scorecard is scheduled to track to possibly 52 points, which would certify the project as LEED Silver. LEED Silver is between 50-59 points. More information on the sustainability of the project can be found by downloading the schematic design document from the Whittier Tech website. [https://buildingthefutureofwhittier.org/wp-content/uploads/sites/20/2023/11/WT\\_SD\\_4.1.2\\_Schematic-Design-Binder-Appendices.pdf](https://buildingthefutureofwhittier.org/wp-content/uploads/sites/20/2023/11/WT_SD_4.1.2_Schematic-Design-Binder-Appendices.pdf) Please see pages 177-187, and pages 1556 – 1578.



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5. Where could we find a breakdown of the costs that make up the \$444.6 million price tag for the project?

The breakdown can be found here on the Whittier Tech website. The total project budget can be accessed here. [https://buildingthefutureofwhittier.org/wp-content/uploads/sites/20/2023/12/WT\\_SD\\_Updated-MSBA-Total-Project-Budget-3011.pdf](https://buildingthefutureofwhittier.org/wp-content/uploads/sites/20/2023/12/WT_SD_Updated-MSBA-Total-Project-Budget-3011.pdf) This document provides the math to an anticipated district share of \$267.5 million. Please note that this anticipated share assumes expenditure of 100% of the Project's built-in design, escalation, and contingencies. If said costs don't materialize, the Project will be less and thus less of the District share.

6. What percentages of graduates go into the trade they studied, a 2- or 4-year college or enter the work force in another field?

Attachment 2 to this document shows the post-secondary outcomes for graduating seniors from 2019 through 2023.

7. Did the Feasibility Study include a geotechnical investigation so that site conditions such as poor soils, ledge etc. were accounted for in the scope and cost of the project? (This gets to the potential for change orders for unanticipated conditions under the Guaranteed Maximum Price arrangement).

Yes, geotechnical investigations were performed, and costs to accommodate the soil conditions were included in the construction estimate.

8. Where do students that aren't accepted at Whittier typically go to attend High School?

The District doesn't track that information. I assume most would go back to their home district.



Follow up Answers to Resident Questions  
(Provided by West Newbury Select Board and Town Manager)

9. What was the size and \$/sq ft cost for the Pentucket MS/HS?

The cost for the Pentucket Regional MS/HS construction project was \$691/sq ft for all costs. It should be noted that Vocational/Technical School building costs are typically higher due to the type of classroom equipment used and building structural requirements. The cost per sq ft for the two different types of high schools are therefore usually not directly compared.

The total sq ft of the Pentucket Regional MS/HS is 211,700 sq ft.

10. Can the number of students and building sizes be added to the table of comparable vocational/technical building projects shown in the presentation?

See Attachment 3 for an updated table including this information.

11. Please explain the source of the MSBA PSR renovation costs shown in the presentation table.

These costs were estimated based on costs in the Preferred Schematic Report submitted by Whittier to the MSBA on March 2, 2023, Pages 816-818:

[https://buildingthefutureofwhittier.org/wp-content/uploads/sites/20/2023/09/WT\\_PSR\\_combined.pdf](https://buildingthefutureofwhittier.org/wp-content/uploads/sites/20/2023/09/WT_PSR_combined.pdf)

This document details the cost of the renovation alternative and includes the wastewater treatment plant upgrade, new access road, fire suppression system and necessary code upgrades. Other than the new access road, these costs were unburdened. This means that the design, cost escalation and engineering costs that are a necessary part of a construction project weren't included. They were included for the access road, however, so the percentage of the total access road cost that was due to design and engineering costs was calculated and applied to the other renovation item costs on a percentage basis. The costs in the presentation table shown in column 1 therefore reflect a 56% burden. This was done to make them comparable to the costs that are shown in the other two columns that have been presented by Whittier to District members. See Attachment 4 for the referenced slide.

12. What is the Construction Manager at Risk type of building project contract?

This type of contract is an alternative method to a traditional design/build approach to managing a construction project. The contractor is selected based on their qualifications and performance on similar types of projects, not on a bid for the proposed project. This selection is competitive and Whittier reported that qualifications from multiple firms were considered before selecting Consigli. This approach is allowed under M.G.L. c. 149A and must be approved by the Massachusetts Office of the Inspector General for public projects. It is becoming more common for school projects to use this type of construction management, and this is how the Pentucket Regional MS/HS Building project was managed. Pros and cons of this approach are described here: <https://www.mass.gov/info-details/construction-management-at-risk-frequently-asked-questions#faq->



Follow up Answers to Resident Questions  
(Provided by West Newbury Select Board and Town Manager)

13. What impact will this project have on our taxes if the vote passes?

The current estimated impact on the taxes of West Newbury residents is \$33.60 per \$100,000 of assessed property value. For the average priced home in West Newbury of \$815,000 that is projected to mean an annual increase in taxes of approximately \$274. This is in addition to other future increases during the 30-year term of this debt that may result from:

- Depletion of the school stabilization fund currently being used to offset costs related to the Pentucket Regional MS/HS
- Renovation of the Page School
- Identification and development of a Town water supply
- Other major capital costs/projects

14. Is West Newbury represented on the Whittier Building Committee?

There is no one from West Newbury on the Building Committee. 963 CMR 2.00 dictates membership designations, and school committees choose who will fill those designations. Current Whittier members are shown in Attachment 5, along with the most recent membership of the Pentucket Building Committee for each of these designations for comparison.



Whittier Tech District Acceptance Rates

City/Town	2013-2014			2014-2015			2015-2016			2016-2017		
	Applied	Accepted	%									
AMESBURY	29	13	45%	25	16	64%	46	28	61%	32	24	75%
GEORGETOWN	19	15	79%	23	18	78%	17	14	82%	14	11	79%
GROVELAND	39	33	85%	23	19	83%	36	34	94%	18	16	89%
HAVERHILL	331	222	67%	288	237	82%	344	258	75%	359	286	80%
IPSWICH	14	11	79%	15	13	87%	12	10	83%	13	8	62%
MERRIMAC	19	13	68%	28	24	86%	27	24	89%	25	22	88%
NEWBURY	16	11	69%	8	8	100%	8	5	63%	24	20	83%
NEWBURYPORT	5	4	80%	9	8	89%	19	11	58%	15	11	73%
ROWLEY	6	3	50%	7	6	86%	9	7	78%	11	9	82%
SALISBURY	29	17	59%	12	7	58%	22	18	82%	15	13	87%
WEST NEWBURY	11	9	82%	5	4	80%	6	6	100%	7	7	100%
<b>Districtwide</b>	<b>518</b>	<b>351</b>	<b>68%</b>	<b>443</b>	<b>360</b>	<b>81%</b>	<b>546</b>	<b>415</b>	<b>76%</b>	<b>533</b>	<b>427</b>	<b>80%</b>

City/Town	2017-2018			2018-2019			2019-2020			2020-2021		
	Applied	Accepted	%									
AMESBURY	31	17	55%	41	25	61%	50	34	68%	64	39	61%
GEORGETOWN	17	16	94%	15	11	73%	17	14	82%	18	17	94%
GROVELAND	20	18	90%	24	19	79%	18	17	94%	17	11	65%
HAVERHILL	325	266	82%	316	253	80%	385	305	79%	398	255	64%
IPSWICH	20	19	95%	11	10	91%	7	5	71%	13	10	77%
MERRIMAC	22	19	86%	17	12	71%	9	9	100%	27	19	70%
NEWBURY	8	8	100%	11	10	91%	5	5	100%	8	5	63%
NEWBURYPORT	24	18	75%	18	9	50%	15	12	80%	11	8	73%
ROWLEY	6	5	83%	14	13	93%	12	8	67%	6	4	67%
SALISBURY	8	5	63%	15	9	60%	10	10	100%	23	19	83%
WEST NEWBURY	2	2	100%	5	5	100%	3	3	100%	8	6	75%
<b>Districtwide</b>	<b>483</b>	<b>393</b>	<b>81%</b>	<b>487</b>	<b>376</b>	<b>77%</b>	<b>531</b>	<b>422</b>	<b>79%</b>	<b>593</b>	<b>393</b>	<b>66 %</b>

Source: Kara Kosmes, Whittier Tech Business Manager, January 19, 2024



Whittier Tech District Acceptance Rates

City/Town	2021-2022			2022-2023			2023-2024			11 Year Average
	Applied	Accepted	%	Applied	Accepted	%	Applied	Accepted	%	
AMESBURY	57	41	72%	54	26	48%	75	35	47%	60%
GEORGETOWN	20	18	90%	29	22	76%	16	14	88%	83%
GROVELAND	20	15	75%	18	11	61%	27	15	56%	79%
HAVERHILL	380	251	66%	480	246	51%	465	245	53%	71%
IPSWICH	11	8	73%	24	15	63%	13	7	54%	76%
MERRIMAC	32	21	66%	13	5	38%	17	9	53%	74%
NEWBURY	6	3	50%	9	8	89%	8	6	75%	80%
NEWBURYPORT	12	9	75%	19	6	32%	20	16	80%	69%
ROWLEY	10	9	90%	11	6	55%	11	7	64%	74%
SALISBURY	25	12	48%	37	14	38%	29	13	45%	66%
WEST NEWBURY	11	8	73%	4	1	25%	12	4	33%	79%
<b>Districtwide</b>	584	395	68%	698	360	52%	693	371	54%	71%

Source: Kara Kosmes, Whittier Tech Business Manager, January 19, 2024



Whittier Tech Students Post Secondary Outcomes

<b>YEAR</b>	<b>Class Total</b>	<b>4 Yr. College</b>	<b>%</b>	<b>2 Yr. College</b>	<b>%</b>	<b>Trade School</b>	<b>%</b>	<b>Work</b>	<b>%</b>	<b>Military</b>	<b>%</b>	<b>Other</b>	<b>%</b>
2019	289	98	34%	85	29%	10	4%	85	29%	11	4%	0	0%
2020	315	93	30%	91	29%	22	7%	100	32%	8	3%	1	0%
2021	267	79	30%	67	25%	15	6%	100	38%	6	2%	0	0%
2022	286	93	33%	79	28%	10	4%	101	35%	3	1%	0	0%
2023	317	99	31%	78	25%	8	3%	117	37%	8	3%	7	2%
5 Yr Average	294.8	92.4	31%	80	27%	13	4%	100.6	34%	7.2	2%	1.6	1%

Source: Kara Kosmes, Whittier Tech Business Manager, January 19, 2024



# Comparable Projects

School	Cost	SqFt	Cost/SqFt	# Students	Cost Allocation
Whittier Tech	\$ 445 M	380,325	\$1,169	1280	Community # students
Essex Tech	\$ 133 M	337,563	\$ 394	1745	Student enrollment
North East Metro Tech	\$ 317 M	385,645	\$ 822	1600	Student enrollment
Diman Voc Tech	\$ 300 M	403,769	\$ 743	1443	Student enrollment
Tri-County Voc Tech	\$ 286 M	285,145	\$1,003	964	Student enrollment

Source: Newburyport Public Forum - Whittier Tech Building Project, January 9, 2024  
*Updated January 18, 2024*



# Estimated Renovation Costs

<b>Renovation Item</b>	<b>MSBA PSR<sup>1</sup></b>	<b>Leftfield<sup>2</sup></b>	<b>Consigli<sup>3</sup></b>
Wastewater Treatment Plant	\$ 3.0 M	\$ 11.7 M	\$ 12.8 M
Sprinkler System	\$ 7.8 M	\$ 12.1 M	\$ 11.3 M
New Access Road	\$ 3.9 M	\$ 11.4 M	\$ 9.4 M
Code Upgrade	\$ 150.5 M	\$ 328.9 M	\$ 316.8 M
<b>Total</b>	<b>\$ 165.2 M</b>	<b>\$ 364.2 M</b>	<b>\$ 350.2 M</b>

<sup>1</sup>Source: MSBA Preferred Schematic Report Combined Submittal, March 2, 2023  
(56% Design/Pricing Contingency and Engineering costs applied to unburdened totals)

<sup>2</sup>Leftfield Construction Estimate, September 20, 2023 provided to District members

<sup>3</sup>Consigli Construction Estimate, January 5, 2024



Comparison of Whittier Tech and Pentucket Regional School Building Committees

<b>963 CMR 2.00 Designation</b>	<b>Whittier Building Committee Name and Title</b>	<b>Pentucket Building Committee Name and Title</b>
<b>SBC member who is MCPPO certified</b>	Tammy D'Entremont Comptroller	Greg Labrecque Business Administrator
<b>Local Chief Executive Officer</b>	Maureen Lynch Superintendent	Justin Bartholomew Superintendent of Schools
<b>Administrator or Manager</b>	Carol McLeod Finance Director, Merrimac	Bill O'Neil Groveland Board of Selectmen
		Joel Breen Merrimac Board of Selectman
		Wendy Reed West Newbury Select Board
<b>School Committee Member (minimum of one)</b>	Lisa O'Connor Groveland	Emily Dwyer School Committee Member
<b>Superintendent of Schools</b>	Maureen Lynch Superintendent	Justin Bartholomew Superintendent of Schools
<b>Local Official responsible for Building Maintenance</b>	Robert Hardy Plant Facilities Manager	Robert Danforth Director of Facilities
<b>Representative of Office authorized by law to construct school buildings</b>	Garry James Chair, School Committee, Ipswich	Dena Trotta School Committee Chair
<b>School Principal</b>	Chris Laganas Principal, Assistant Superintendent	Jonathan Seymour High School Principal Chair, School Building Committee
<b>Member knowledgeable in educational mission and function of facility</b>	Adam Gagne Assistant Principal	Jonathan Seymour High School Principal
	Paul Moskevitz Vocational Coordinator	
<b>Local budget official or member of local finance committee</b>	Kara Kosmes Business Manager	Carol McLeod Merrimac Director of Finance
		Angus Jennings West Newbury Town Manager
		Rebecca Oldham Groveland Town Administrator
<b>Members of community with architecture, engineering and/or construction experience</b>	Richard P. Early, Jr School Committee, Haverhill	Kim Jackson
	Brett Murphy School Committee, Newburyport	Mark Tocci



Whittier Tech Building Project  
Public Forum

Comparison of Whittier Tech and Pentucket Regional School Building Committees

<b>Other: Please provide brief background info/expertise</b>	Charles Labella Chair, School Building Committee	Dena Trotta School Committee Member
	Patricia Lowell Retired Director of Pupil Personnel	Bill Daley Community Member
	Beverly DeSalvo Retired Vocational School Administrator	Ashley Davis Community Member
	Scott Robertson WT Vocational Instructor	Michael Stevens Retired High School Teacher