COHASSET PUBLIC SCHOOLS

Cohasset Middle-High School Feasibility Study

The next step in our partnership with the Massachusetts School Building Authority (MSBA)





Special Town Meeting · October 26, 2026

Two Warrant Articles

ARTICLE 1

Return the Osgood roof reimbursement

$400,000

Partial MSBA reimbursement for the Osgood School roof, returned to the School Stabilization Fund. The remaining $400,000+ will be returned at the ATM.

ARTICLE 4

Fund the CMHS Feasibility Study

up to $2,000,000

From the existing School Stabilization Fund. Working estimate is about $1.5M — the $2M figure is a ceiling, not a target.

HOW WE GOT HERE · 2019–2023

Years of groundwork

2019–2021

Identifying the need

- Questions raised about secondary school facilities
- Dormant School Facilities Committee revived
- Committee tours other districts' schools

2022

First study, first application

- Existing Conditions Study and district Master Plan
- First Statement of Interest to the MSBA
- Not invited, despite demonstrated need

2023

The Town invests

- Second application — not invited
- Town creates the School Capital Stabilization Fund
- Town funds an independent feasibility study

HOW WE GOT HERE · 2024–2026

Persistence pays off

2024

Third application

- Not invited
- Independent study begins
- Osgood roof applies for repair funding

2025

Accepted

- Independent study completed
- Osgood roof accepted
- December: CMHS accepted into the MSBA Core Program

2026

Eligibility Period

- Osgood roof completed, 32.46% paid by MSBA
- Oct. 26: vote to fund the study

Ahead

Next steps

- MSBA-required feasibility study
- Deer Hill roof repair application, 2027–28

Four applications in four years — and a seat at the MSBA table.

What Is The MSBA & Why Work With Them?

The Massachusetts School Building Authority is the state agency that partners with cities and towns to fund school renovation and construction.

FUNDING

OVERSIGHT

GUIDANCE

State Reimbursement

32.46%

MSBA reimbursement rate on the Osgood School roof — state dollars that came back to Cohasset.

Cohasset has been invited into that process for Cohasset Middle-High School.

Only 11 - 22 districts are invited each year.

Tonight Completes Our Eligibility Period

MSBA Module 1
Apri 1 - Dec 28

Eligibility Period

SBC formed, requirements filed. Final item: tonight's funding vote. Ends December 28, 2026.

We Are Here

MSBA Module 2
~4-5 months

Project Team

Hire an Owner's Project Manager and a Designer through a competitive process.

MSBA Module 3
~5 months

Feasibility Study

Evaluate renovation, addition, and new-build options side by side.

MSBA Modules 4 & 5
~ 5 months

Schematic Design & Funding

MSBA Board approves scope, budget, and the state grant.

Funding Vote
Fall/Winter 2028

Tonight's vote confirms community funding to proceed to MSBA Modules 2, 3 & 4. It is the last requirement before the MSBA can invite us fully into the feasibility study.

FURTHER DOWN THE ROAD

If a project is approved: Modules 6–8

Module 6:
~ 12 months

Detailed Design

- Complete the construction documents
- Bid the project and award a construction contract
- Stay within the agreed scope, budget, and schedule

Module 7:
~ 24 - 48 months

Construction

- The project is built
- MSBA monitors progress to keep it on track
- Owner's Project Manager oversees the work for the Town

Module 8:
~ 12 months

Completing the Project

- MSBA conducts a final audit
- Final grant amount is set
- MSBA makes its final payment

These steps happen only if residents approve a project in Module 5, at Town Meeting and the ballot.

Purpose Of The Feasibility Study

Before the state invests in a school, it asks the community to show the need and the best response to that need in an objective manner. The feasibility study is that evidence.

What is the problem?

Building condition, aging systems, and educational adequacy.

What are our options?

Renovation, addition-renovation, and new construction, compared on the same terms.

What is the best path?

The most educationally sound, cost-effective option. This will be decided and recommended by the School Building Committee.

The Feasibility Study: We Are Not Starting From Scratch

The 2024-2025 Preliminary Study

- Funded to support a stronger MSBA Statement of Interest (SOI) submission
- Stopped after initial conceptual designs
- Shared in public forums, but not done in concert with a School Building Committee

Need For A Full Feasibility Study

- Our MSBA agreement requires a complete feasibility study, even when one was done before
- The School Building Committee must vet every option to MSBA standards
- Valid prior work carries forward — keeping the cost down
- The full study will provide fully vetted design options

Building On The 2024 - 2025 Study

Reuse

Valid prior work carries forward

- Geotechnical Evaluation
- Hazardous Materials Inspection Services
- Environmental Site Assessment
- Wetland Delineation
- Soils Characterization
- Site Survey
- Traffic Study
- Educational Visioning

Complete

What the earlier study never reached

- Fully developed options: renovation, addition, new build
- Cost estimates for each option
- A preferred option and the MSBA submissions

Refine

Take a fresh look, with the SBC

- Enrollment and space needs
- The educational program
- Earlier conceptual designs
- Construction costs, updated to today

MSBA-Required Professional Partners

Owner's Project Manager
Represents the Town and oversees the project

Designer / Architect
Develops the options and the preferred design

Engineers
Civil, structural, and building systems analysis

Educational Planner
Matches spaces to how our students learn

Cost Estimators
Independent pricing of every option

Hired through competitive, qualifications-based selection and approved by the MSBA DSP and CPS

Work reviewed by MSBA at the completion of each phase

Led by the School Building Committee

Funding A Feasibility Study; NOT A Building

You ARE voting to

- Fund an expert, MSBA-guided feasibility study
- Keep Cohasset's place in the MSBA program
- Give the community real data for a future decision
- Protect access to state reimbursement

You are NOT voting to

- Renovate, add on, or build new
- Approve any specific design
- Spend money on construction
- Make a final decision about the future of CHS & CMS

No decision has been made. That recommendation comes later, from the SBC, after the study.

The Cost: A Ceiling, Not A Target

REQUESTED CEILING

$2.0M

Not-to-exceed amount in the warrant article

WORKING ESTIMATE

$1.5M

Lower because valid prior work carries forward

COMPARABLE PROJECTS

$1.0M–$2.0M

Benchmark range for similar MSBA studies

The firm cost is set after the MSBA Board moves us into Phase 2 and the Owner's Project Manager and Designer are selected through a competitive RFP.

State Reimbursement: 32.46%

Existing Funds

SCHOOL STABILIZATION FUND BALANCE

$2,000,000+

The School Stabilization Fund was established for this purpose.

Built from

- Dedicated tax levy increases
- Interest income
- MSBA turn back from the Osgood roof

State Reimbursement: 32.46%

The MSBA Partnership Pays Off

Osgood School Roof Project	Amount
Actual Osgood Roof Project Cost	~ $2,687,147
MSBA Reimbursement (32.46%)	~ $872,515
Net Cost to Cohasset	~ $1,814,632

What the MSBA Reimbursement Saved Cohasset

$872,515

What Is At Stake

The window closes

Our Eligibility Period ends December 28, 2026. Without confirmed funding, Cohasset risks losing its invitation and potential funding, and will have to start over.

Costs keep rising

Construction costs climb every year. Delay means a bigger bill for whatever Cohasset ultimately decides.

We lose the state partner

Outside the MSBA process, any future project would be paid entirely by Cohasset taxpayers.

Cohasset Residents Weigh In & Decide

TONIGHT

Town Meeting funds the feasibility study

NEXT

MSBA moves us into Phase 2

Project Manager and Designer selected competitively

2027

SBC leads the study

Public meetings and community forums throughout

END OF STUDY

SBC makes an informed recommendation

Renovate, add on, or build new

LATER

Town Meeting & ballot vote

Residents decide whether to fund a project

Tonight is one decision point of several. Any construction project would come back to voters.

IN SUMMARY

This final step of our Eligibility Period allows the School Building Committee to lead a complete & rigorous feasibility study to explore all future options for the Cohasset Middle & High School facility in partnership with the MSBA.

Please vote YES on Article 4 to allocate School Capital Stabilization Funds for the Cohasset Middle & High School Feasibility Study