



COTUIT ELEMENTARY SCHOOL
FEASIBILITY STUDY

4/25/25



WHO ARE WE
WHY ARE WE HERE



WHO WE ARE

An award-winning 50-Person architecture firm in Boston, MA, focused on institutional, multifamily, and renovation and adaptive re-use projects.

- Lincoln Community Center, Lincoln, MA
- Fairbank Community Center, Sudbury, MA
- Town Center, Aquinnah, MA
- Town Hall Renovation/Addition, Brimfield, MA
- Old Fire Station Community Building, Orleans, MA
- Town Hall Renovation/Addition, Northborough, MA



WHY ARE WE HERE

Upon motion duly made and seconded, the District votes to expend a sum not to exceed the sum previously allocated and unexpended under article 17 in 2021, from certified free cash to:

1. Study the feasibility and estimate the cost of restoring and rehabilitating all or a portion of the former Cotuit elementary school at 140 Old Oyster Rd. (the school property) for the use of district residents, funding a professional analysis of the building for potential reuse and potential recreational and other uses of the grounds and for the authors of said study to present the finding of the completed study to the voters of the district at a public meeting and;
2. To study the cost of demolition of the school property and the restoration of the site to a natural state.



COMMON AREAS - PROPOSED		Proposed Net SF
Vestibules, Toilet Rooms, Mechanicals		
Building Lobby		700
Entry Vestibule		130
Pool Vestibule		120
Shared Breakroom/Kitchenette (Rec/Senior Ctr)		240
Men's Restroom		450
Women's Restroom		450
Elec		180
Life Safety Elec		100
Plumb/FP		200
Mech		400
Common Areas Total Gross Square Feet		2970
Net to Gross 1.37		4069

SHARED SPACES - PROPOSED		Proposed Net SF
Multipurpose Room		3000
Multipurpose Storage		200
Commercial Kitchen		650
Commercial Kitchen Walk-in Cold Storage		80
Commercial Kitchen Storage		40
Fitness Studio		1000
Art Space		1000
Shared Spaces Total Gross Square Feet		5970
Net to Gross 1.37		8179

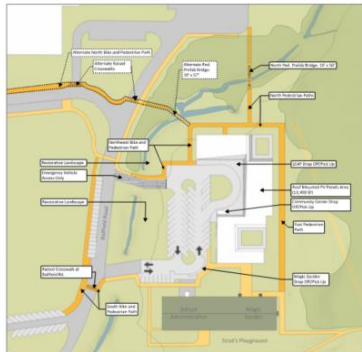
SENIOR CENTER - PROPOSED		Proposed Net SF
Administrative Area		
Executive Director		150
Assistant Director (future Position)/ Program Coordinator		120
Administrative Assistant		95
Information Specialist		95
Workspace for 4 (grant employees & volunteers)		150
Small Meeting Room/Counseling		150
Wellness Office		160
Copy/Supplies		80
Coat Closet		
Subtotal		1000

Program Spaces and Storage Spaces		
Drop-in Social Space/Lending Library		800
Reception Area		80
Arts & Crafts Storage		100
Kitchen Pantry		60
Program Room 4		600
Program Room 5		600
Program Room 6		600

100% OPTION: UP TO \$25M

COURTYARD CONCEPT

- Estimated Project Cost: \$23.032M
- New Construction | 1-Story
- All Pods Demolished



Site Plan

Total Square Footage	19,500
Total Parking Spaces	88
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓

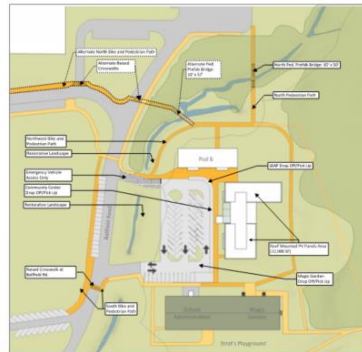


Floor Plan

75% OPTION: UP TO \$18.75M

1-STORY CONCEPT

- Estimated Project Cost: \$18.75M
- New Construction | 1-Story
- Pod B Renovated | Pods A & C Demolished



Site Plan

Total Square Footage	12,540
Total Parking Spaces	87
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓

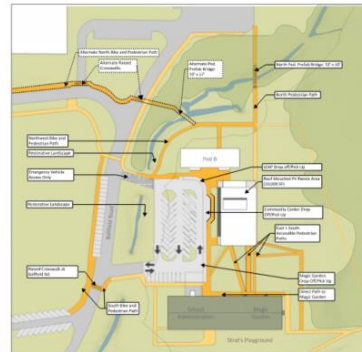


Floor Plan

75% OPTION: UP TO \$18.75M

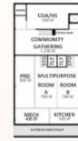
2-STORY CONCEPT

- Estimated Project Cost: \$18.72M
- New Construction | 2-Story
- Pod B Renovated | Pods A & C Demolished



Site Plan

Total Square Footage	12,890
Total Parking Spaces	87
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓



First Floor Plan

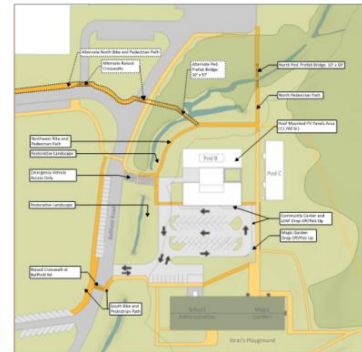


Second Floor Plan

50% OPTION: UP TO \$12.5M

RENO + ADD CONCEPT

- Estimated Project Cost: \$12.5M
- Addition to Renovated Pod B



Site Plan

Total Square Footage	10,790
Total Parking Spaces	87
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓



Floor Plan





AERIAL VIEW



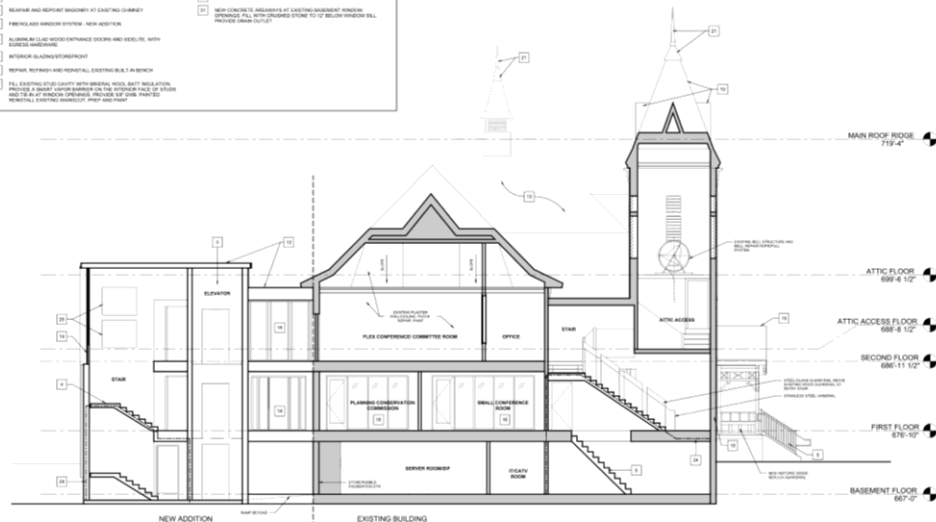
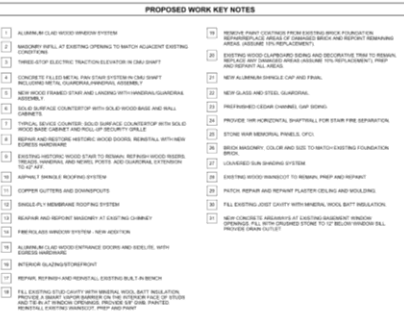
MULTIPURPOSE ROOM



COMMUNITY GATHERING SPACE

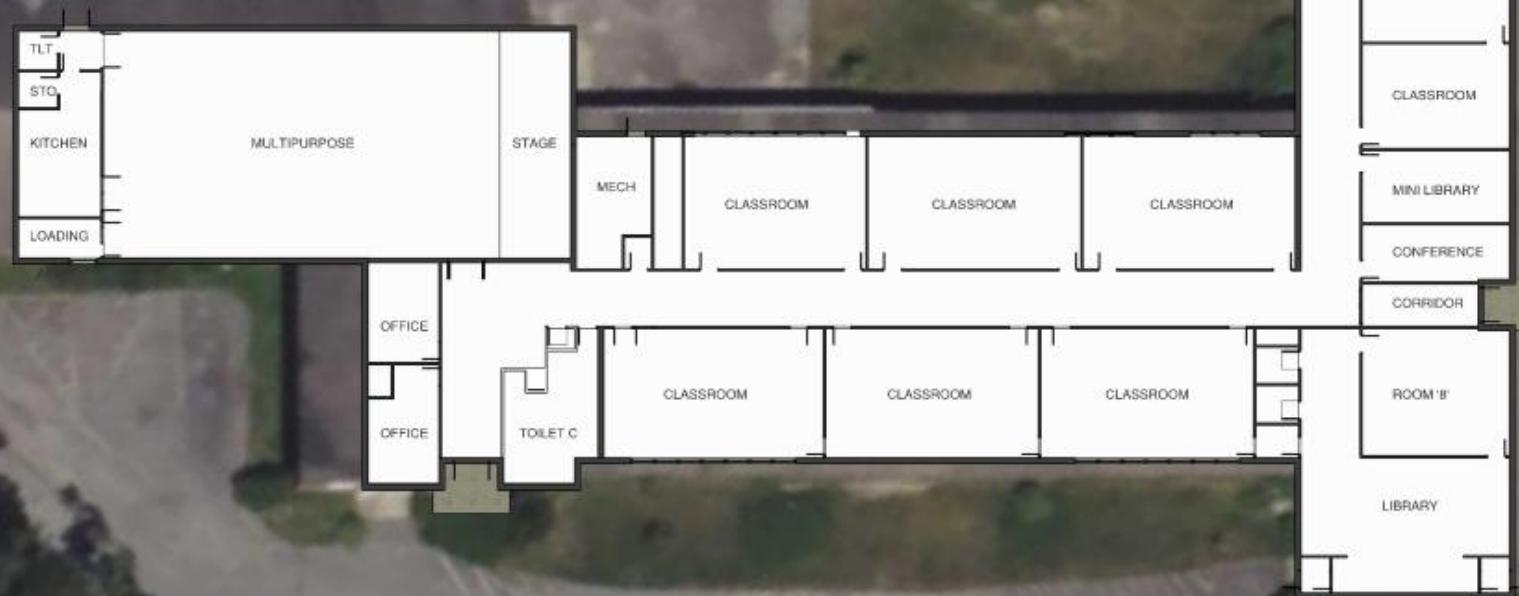


MAIN ENTRANCE PICK-UP/DROP-OFF





**OLD COTUIT
ELEMENTARY
EXISTING**













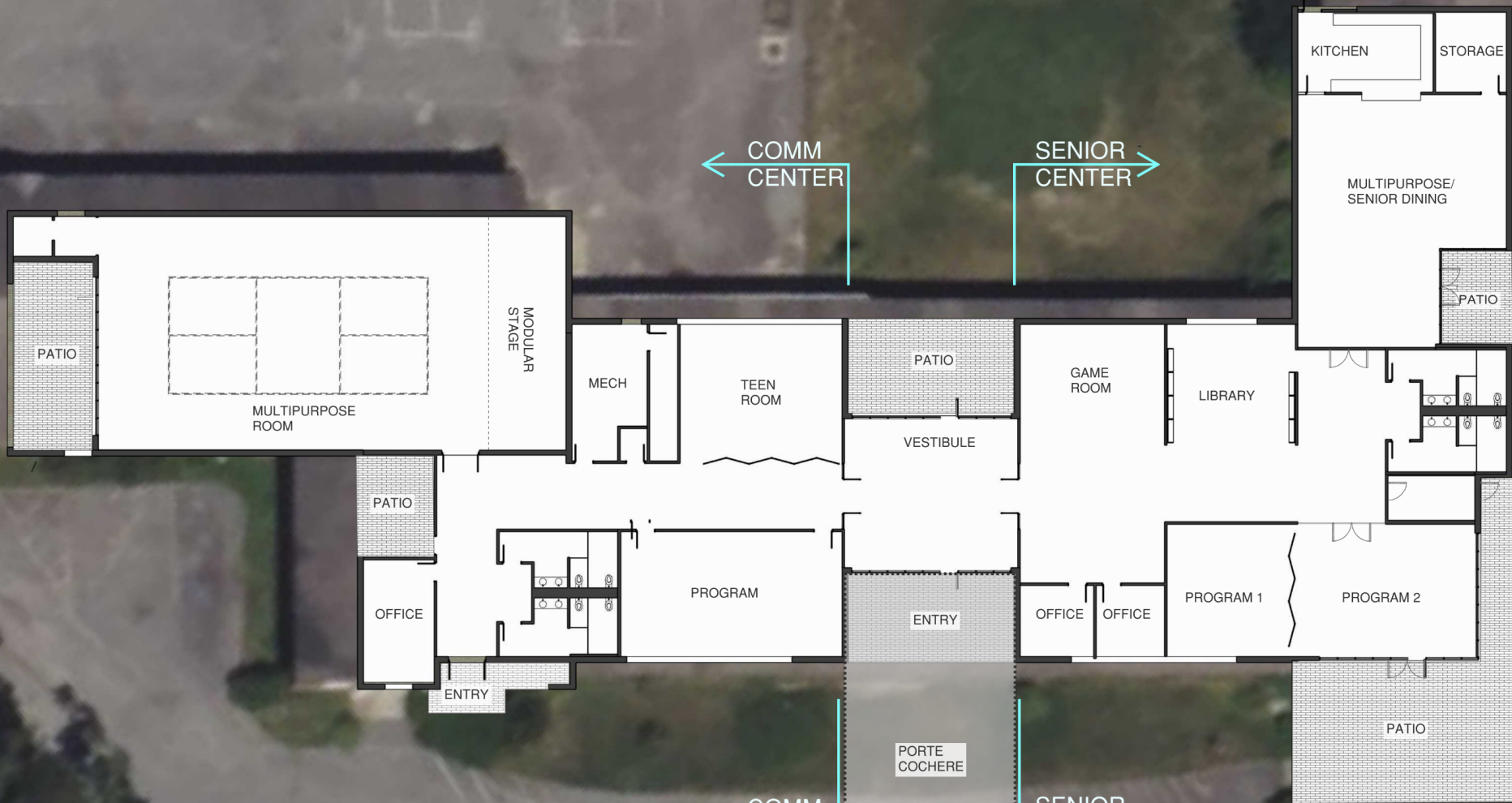
OLD COTUIT ELEMENTARY OPTIONS

OPTION 1 – DEMOLITION AND SITE RESTORATION



OPTION 2 – COMMUNITY CENTER



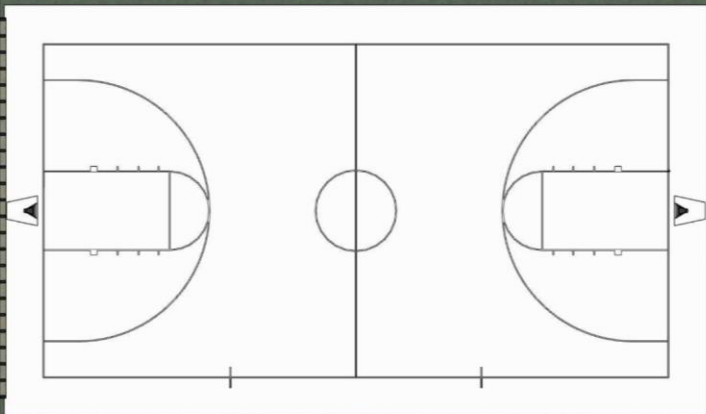
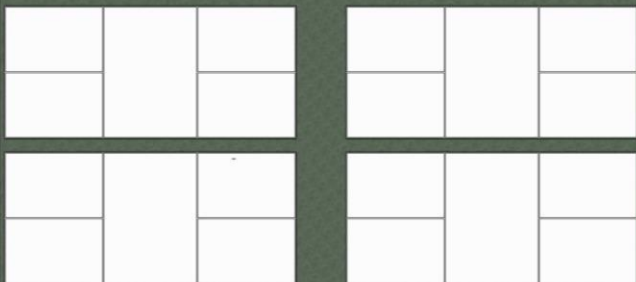
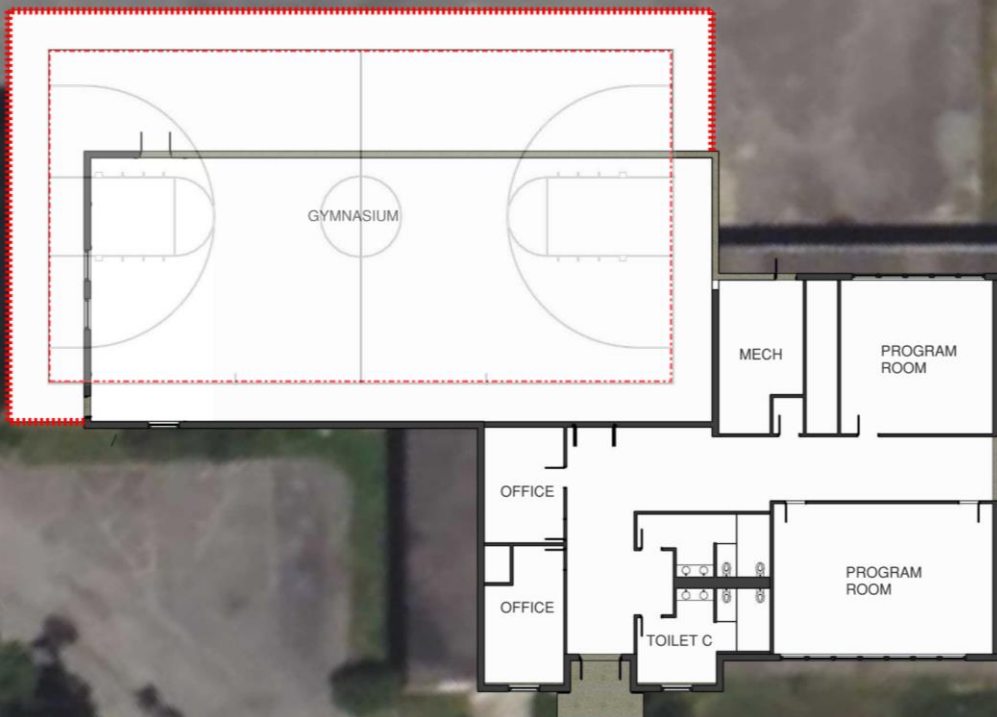


OPTION 3 – RECREATIONAL USE



Old Oyster Road

Main Street







COST DRIVERS

**MASSACHUSETTS ARCHITECTURAL
ACCESS BOARD**
EXISTING BUILDINGS

Under \$100,000

TOTAL FOR 36 MO. PERIOD

**WORK TO
MEET CURRENT
REGULATIONS**

**PROVIDE AN
ACCESSIBLE
RESTROOM**

**Over \$100,000
but under 30% of
building value**

TOTAL FOR 36 MO. PERIOD

**WORK TO
MEET CURRENT
REGULATIONS**

**PROVIDE AN
ACCESSIBLE
BUILDING ENTRY**

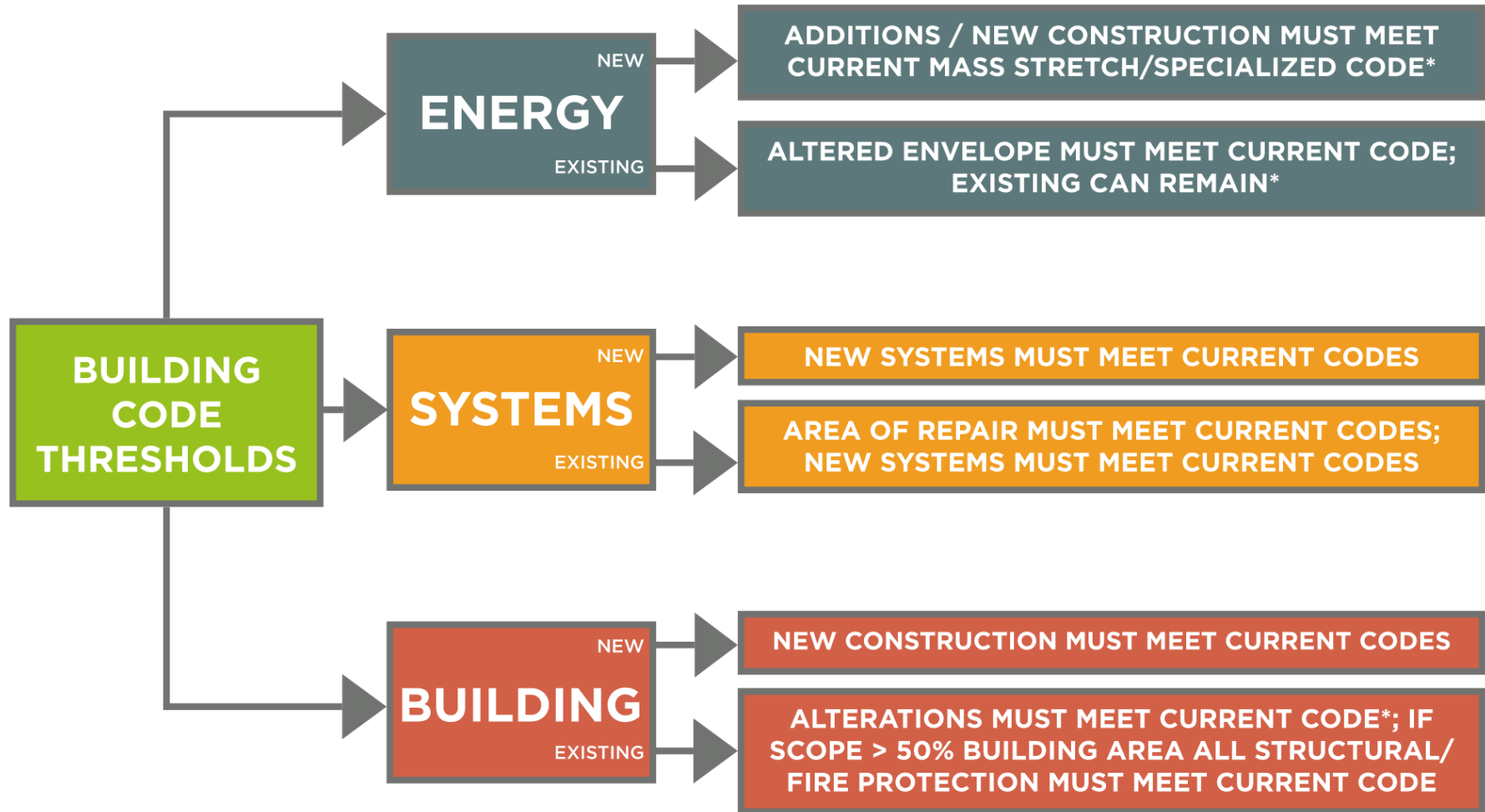
**Over \$100,000 and
over 30% of building
value**

**UPGRADE
ENTIRE BUILDING
TO CURRENT
REGULATIONS**

**PROVIDE AN
ACCESSIBLE
DRINKING
FOUNTAIN & PHONE**

+

+



PHASING

```
graph LR; PHASING[PHASING] --- COSTS[COSTS]; PHASING --- LOGISTICS[LOGISTICS/FUNCTION]; COSTS --> COSTS_LIST[• MULTIPLE DESIGN/BID PHASES  
• ESCALATION  
• COMPLEXITY]; LOGISTICS --> LOGISTICS_LIST[• CONSTANT CONSTRUCTION  
• MOVING AROUND THE BUILDING  
• DIFFERENT CONTRACTORS/QUALITY];
```

The diagram illustrates the concept of 'PHASING' in a project. It is represented by a green box on the left. Two arrows originate from this box, pointing to two separate boxes on the right. The top box is orange and labeled 'COSTS', which then points to a larger orange box containing a list of three items: 'MULTIPLE DESIGN/BID PHASES', 'ESCALATION', and 'COMPLEXITY'. The bottom box is dark grey and labeled 'LOGISTICS/FUNCTION', which points to a larger dark grey box containing a list of three items: 'CONSTANT CONSTRUCTION', 'MOVING AROUND THE BUILDING', and 'DIFFERENT CONTRACTORS/QUALITY'.

COSTS

- MULTIPLE DESIGN/BID PHASES
- ESCALATION
- COMPLEXITY

LOGISTICS/ FUNCTION

- CONSTANT CONSTRUCTION
- MOVING AROUND THE BUILDING
- DIFFERENT CONTRACTORS/QUALITY



COST BY OPTION



COST ANALYSIS – OPTION 1 - DEMOLITION



SCOPE – DEMO:

- HAZMAT REMEDIATION
- DEMOLITION EXISTING BUILDING AND SITE

SCOPE – NEW:

- SMALL SIX-SPACE PARKING AREA
- WALKING PATHS
- REPLANTING NATIVE GRASSES AND MEADOW



COST ANALYSIS – OPTION 1 - DEMOLITION

COST:

- **CONSTRUCTION COST**
 - \$1,489,142
- **TOTAL PROJECT COST**
 - \$1,861,431





COST ANALYSIS – OPTION 2 – COMMUNITY CTR



SCOPE – DEMO:

- HAZMAT REMEDIATION
- DEMO MODULAR AND AREAS OF BUILDING

SCOPE – NEW:

- PARKING AREA
- SENIOR CENTER/
COMMUNITY CENTER
- REPLANTING NATIVE
GRASSES AND MEADOW



COST ANALYSIS – OPTION 2 – COMMUNITY CTR

COSTS:

- **CONSTRUCTION COST**
 - \$10,992,172
- **TOTAL PROJECT COST**
 - \$14,289,823





COST ANALYSIS – OPTION 3 – RECREATION CTR



SCOPE – DEMO:

- HAZMAT REMEDIATION
- DEMO 45% OF EXISTING BUILDING

SCOPE – NEW:

- PARKING AREA
- NEW SITE AMENITIES
- REC PROGRAM WITH INDOOR BASKETBALL COURT
- REPLANTING NATIVE GRASSES AND MEADOW



COST ANALYSIS – OPTION 3 – RECREATION CTR

COSTS:

- **CONSTRUCTION COST**
 - \$8,562,468
- **TOTAL PROJECT COST**
 - \$11,131,315



E-ICON
ARCHITECTURE