

**Town of Scituate
School Building Committee
Hatherly Elementary School Project
Wednesday, February 12, 2025
5:30 – 7:10 pm**

M I N U T E S

Committee Members Present: Joe Annese, Nicole Brandolini (chair), William Burkhead, Jonathan Burwood, Chris Cataldo, Nancy Holt, Gerard Kelly, Janice Lindblom, Bruce Marshman, Kristine Sheahan, Tom Raab, and Julie Ward

Committee Members Absent: James Boudreau, Chris Carchia, Jared Cianciolo, Jesse Craddock, Andrew Goodrich, Jeff Halbig, Ryan Lynch, and Cameron MacDonald

Others Present: Jon Lemieux, Allyson Mahar - Vertex; Tom Hengelsberg, Don Walter, Josh Hagan - Dore & Whittier

1. Call to Order and Roll Call

Nicole Brandolini called the meeting to order at 5:35pm. Nancy Holt made a motion to accept the agenda for the February 12th, 2025 School Building Committee meeting. Tom Raab seconded. All were in favor on a roll call vote. **Vote – Approved – 12-0.**

2. Public Participation

Kate Pescatore attended the meeting.

3. Meeting Minutes

Nancy Holt made a motion to accept the meeting minutes from the January 22nd, 2025 School Building Committee meeting. Gerry Kelly seconded. All were in favor on a roll call vote; Janice Lindblom abstained. **Vote - Approved 12-0.**

4. Design Project Update:

Schedule:

Tom Hengelsberg reviewed the overall project schedule and upcoming meetings and milestones.

- Permitting is in process
- 60%CD cost estimates have been received and reconciled
- The 60%CD submission will be issued to the MSBA March 3rd, 2025
- Playground WG meeting is scheduled March 13th, 2025
- Sustainability WG meeting scheduled March 27th, 2025

Permitting:

Tom Hengelsberg gave an update on Permitting:

- Concom – hearing was held on Monday February 10th, 2025. Summary of meeting:
 - Stormwater design
 - Construction phasing plan
 - Landscape plantings, tree preservation
 - Very satisfied with wetlands
 - Follow up
 - Stormwater catchment for irrigation – need to have town requirements and design parameters
 - Continuance tentatively scheduled 3/17/25
- Planning board hearing – scheduled Thursday, February 13th, 2025

It was noted that the traffic study came out from the Town and has been passed to the civil engineer.

60%CD Cost Estimate:

Tom Hengelsberg reported that the 60%CD estimate has been received and reconciled and the project is on budget. The estimated construction cost estimate came in under budget and under the previous estimate. The cost estimators indicated reasons for the estimates going down, in general they have seen lower bids on Mechanical, Plumbing and Electrical trades. The team is proceeding with caution given the unknowns regarding potential tariffs on steel and aluminum. All basic scope is accounted for in this estimate including Ann Vinal Rd sewer force main replacement, stormwater site design features, Opt-in Energy Code compliance measures, and the Cushing School abatement, demo and site leveling.

Estimated Construction Cost:

- At Schematic Design = \$95.28M
- At Design Development = \$92.52M
- At 60%Construction Docs = \$87.71M (\$7M under budget)

The 60%CD estimate included pricing for the following scope upgrades in addition to what is included above:

- Turf field \$622K
- Terrazzo \$345K
- Additional overflow parking \$48,608
- Open risers stair treads \$172K
- Additional security glazing options (options to be reviewed with Police Department 3/6).

Site Plan Parking Update:

Tom Hengelsberg reviewed updates to the site plan including the additional overflow parking spaces. There are a total of 147 paved parking spaces and 29 overflow parking spaces (grass paved) for a total of 176 parking spaces on the site.

Open Stair Treads:

Tom Hengelsberg presented a proposed design change for open stair treads for the stairs in the building. This change is being proposed to be included in the base bid for the project. Graphics and examples were shown for both options. Discussion was had by the Committee. Some concerns were raised about fingers getting caught in the grates, and potential issue for depth perception for children having trouble with stairs or learning how to climb stairs. Overall the Committee liked the lightweight design look of the open stair tread and the visibility it allows in the space for safety reasons. There are different grating design options available. The team will confirm if a color strip will be added on the treads for ADA. Overall the feedback was that the Committee was in favor of the open stair tread design. Superintendent Burkhead will reach out to the Rockland Superintendent for feedback on the design in their new high school and confirm if they have experienced any issues with safety or fingers getting caught in the grates.

Terrazzo:

Tom Hengelsberg presented graphics showing Terrazzo flooring design in other schools. The proposed design for the new school is to change the flooring in all public spaces to Terrazzo (public corridors, cafeteria). Terrazzo is low maintenance and extremely durable and long lasting. The base scope currently includes linoleum flooring in all public spaces. The Committee discussed the two products. The design of the terrazzo would include elementary school appropriate colors similar to what is proposed for linoleum. The project team recommended that this scope be included in the project as an alternate. Additional design work will be required to break out this scope as in alternate in the bid documents.

Artificial Turf:

The Committee is in favor of including the artificial turf field in lieu of natural grass for the new Flannery Field. The project team recommended that this scope be included in the project as an alternate. Additional design work will be required to break out this scope as in alternate in the bid documents. The SBC indicated they would like the turf to be Alternate #1 with Terrazzo Alternate #2.

Proprietary Items:

Tom Hengelsberg reviewed the proposed list of proprietary products (see attached presentation and list below). Public bidding laws require “open” specifications of at least 3 equal competitors for each product or equipment in the building. If after reasonable investigation of a product, equals cannot be found and there is sound reason in the public interest to use the proprietary product, the Awarding Authority must vote to adopt that product as proprietary.

- Div 7 – Thermal Insulation – Pittsburgh Corning “Foamglass”

- High-compressive-strength, durable rigid insulating block that creates a continuous thermal barrier at the base of masonry veneer exterior walls. Only product with the required compressive strength.
- Div 8 - Door Hardware – “Stanley/ BEST”
 - Using the District standard (similar to Gates MS) will allow standardized interchangeable parts on different buildings, ease of stock keeping and quick reaction to repair needs
- Div 8 – Laminated Safety Glazing – “School Guard”
 - Benefit: batter-resistant laminated glazing material that is very clear, greatly increases safety when used at important security locations
- Div 8 – Translucent Glazing Units - “Okalux”
 - Used at Gymnasium clerestory, only glass product that provides true translucency for glare resistance with high R-value (low U-value) that integrates with aluminum curtain wall systems
- Div 9 – Gypsum Tile Backer Board – 2 mfrs: G-P and USG
 - Only tile backer boards with mildew-resistant qualities
- Div 9 – Flexible Gypsum wall board - 2 mfrs: G-P and USG
 - Flexible gypsum wallboard for tightly curved surfaces
- Div 9 – Flocked Flooring - Forbo “Flotex”
 - Unique floor finish item used in PreK and K classrooms and limited common areas (~12.7K SF or 12%): unique product construction, superior water and stain resistance, colorfastness, cleanability, static resistance, low pile for accessibility, and soft and resilient for student floor sitting.
- Div 10 – Fire Protection Specialties – “Knox” box for FD keys
 - Town standard required by Fire Dept. for rapid entry
- Div 26 – Electric Vehicle Charging Stations – “Chargepoint” CT 4000
 - Town standard for ease of management, maintenance, coordination between sites, etc.
 - Uniform town-wide software platform for fee management
 - User familiarity and ease of use
- Div 27 – Communications Equipment– District standards for interchangeability, ease of replacement:
 - Network Switches: Aruba/HPE
 - Wireless: Ruckus Networks
 - VOIP Phone: Mitel
 - Distributed Communication: Telcor
- Div 28 - Building Security Items – District standards for interchangeability, communicability, ease of replacement:
 - Door access control systems, including door hardware, control electronic hardware, and operating system software: Lenel S2 (was Avigilon).

- Video surveillance equipment, including closed circuit video cameras, control electronic hardware, and operating system software:
Milestone (was Pelco)

Nancy Holt made a motion to recommend to the Scituate School Committee (the Awarding Authority for the Scituate Hatherly Elementary School Project), having found and determined after discussions with Dore + Whittier Architects, the project Designer, and after reasonable investigation of other feasible alternatives as reviewed by the Owner's procurement official, that it is in the best interest of the Owner and the public at large to have certain portions of the work, as detailed above be include in the specifications for this project as a proprietary specification and not provide for "or equal" substitutions. Joe Annese seconded. All were in favor on a roll call vote. **Vote – Approved – 12-0.**

Nancy Holt made a motion to submit the 60%CD submission to the MSBA. Janice Lindblom seconded the motion. All were in favor on a roll call vote. **Vote – Approved – 12-0.**

Nancy Holt made a motion to include the 29 overflow parking spaces in the base bid for an additional \$48,608. Janice Lindblom seconded the motion. All were in favor on a roll call vote. **Vote – Approved – 12-0.**

Nancy Holt made a motion to include the open tread riser design in the base design if Superintendent Burkhead is satisfied with the feedback received from the Rockland Superintendent. Tom Raab seconded the motion. All were in favor on a roll call vote. **Vote – Approved – 12-0.**

Cushing Field Mini-Study:

Tom Hengelsberg reviewed the scope of work that would be required for a mini feasibility study to develop the Cushing property. See attached presentation for details. The total cost for this mini-study is \$53,250. Discussion was had by the Committee. Nancy Holt noted that the work described seems like more than they would need, the Town would just like to have the property developed into usable space. Other members noted that there may be other needs for that space other than fields and community input is needed before making a decision on how the property will be developed. Jim Boudreau was unable to attend the meeting and requested to be included in the conversation. This topic will be discussed at the next meeting in March.

5. Old Business:

Tom Hengelsberg provided an update in response to the letter received from a student at the last SBC meeting regarding design features in the new building to accommodate food allergies. Dore + Whittier will provide a formal response on letterhead to the student.

- 2 sinks in the cafeteria that are next to trash for hand washing
- Every classroom has sinks

Allyson Mahar gave an update on procurement of a building automation consultant. After further investigation and due diligence by the project team, the Sustainability Working Group made a recommendation to award IDS as the building automation consult for the project. Vertex negotiated a best and final price that was within the budgeted amount for this scope of work. IDS is now reviewing the 60%CDs.

6. Adjournment

Motion to Adjourn by Nancy Holt

Seconded by Tom Raab

Meeting was adjourned at 7:10 PM

APPROVED 3/19/25