

**Town of Scituate  
School Building Committee  
Hatherly Elementary School Project  
Wednesday, November 15, 2023  
5:30 – 7:00 p.m.**

**M I N U T E S**

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

**Committee Members Absent:** James Boudreau, Jared Cianciolo, Gregg Davey, Jeff Halbig, Matt Marino, Andrew Scanzillo, Stephen Shea, and Scott Williams

**Others Present:** Jon Lemieux, Steve Theran and Allyson Mahar, Vertex; Tom Hengelsberg and Don Walter, Dore & Whittier; GGD Consulting Engineers

**1. Call to Order and Roll Call**

Nicole Brandolini called the meeting to order at 5:32PM. Nancy Holt made a motion to accept the agenda for the November 15<sup>th</sup>, 2023 School Building Committee Meeting. Janice Lindblom seconded. All were in favor.

**2. Meeting Minutes**

Nancy Holt made a motion to approve the meeting minutes from the October 18<sup>th</sup>, 2023 School Building Committee meeting. Janice Lindblom seconded. All were in favor. Vote – Unanimous 14-0.

**3. Public Participation**

None.

**4. Schedule / Upcoming Meetings**

Dore & Whittier reviewed the updated schedule and upcoming meetings.

November:

- PTO Meetings ongoing
- Sustainability Working Group Mtg 11/17

December:

- Senior Center Breakfast - 12/5
- Working Group Meeting – 12/5

- Public Meeting – 12/6
- Working Group Meeting – 12/12
- SBC Meeting – 12/13
- Schematic Design Pricing Set to Cost Estimators – 12/15

## **5. Design Presentation**

### **Life Cycle Cost Analysis**

Dore & Whittier presented the Life Cycle Cost Analysis of various mechanical system options in comparison to baseline mechanical system. The options included:

- Baseline Option – All Electric – Packaged Air-Source Heat Pump Rooftop Units
- Option 1 – All Electric – Packaged Air-Source Heat Pump RTUs/ERVs/Displacement Ventilation
- Option 2 – All Electric – Ground Source (Geothermal) Heat Pumps, ERVs/Displacement Ventilation
- Option 3 – All Electric – Air Source Variable Refrigerant Flow, DOAS Air-Source Heat Pump Rooftop Units, ERVs
- Option 4 – Mixed Fuel – Air Source Heat Pump RTUs with Displacement Ventilation and Gas-fired boiler plant heating

The analysis included the cost estimates of each option as well as a comparison of the total life cycle savings. Various incentives are offered by the MSBA, utility companies and potentially Federal Tax Credits offered through government programs that factor into overall cost savings however it was noted that these incentives will not be factored into the total cost of the system for budget purposes because the systems will need to be purchased upfront and incentives, if received, will be after the project is complete. In summary Option 1 presented the lowest life cycle cost of the all-electric system options studied not including incentives. If it is determined that fossil-fuel heating is acceptable as a fuel source, the hybrid option (Option 4) has the lowest life cycle costs of all system options however there are a number of things to consider with this option including the MSBA has stated its motivation to build all-electric schools; the project would not be eligible for available utility incentives or Federal Tax Credits; and to comply with the Opt-in Specialized Stretch Energy Code (required for MSBA 3% reimbursement), the building must be designed to allow for future solar panels. Solar PV array is not required to be installed in the all electric options. The benefits and risks of installing a geothermal system (option 2) were reviewed and discussed including significant utility incentives and potential Federal Tax Credits. A geothermal system also has the lowest EUI of all options, less maintenance, controllability of equipment, and best acoustics. The Sustainability Subcommittee will be making site visits to surrounding schools that have installed and are operating geothermal systems. A final decision on which mechanical system option to move forward with will be required by the Committee before the Schematic Design Submission is finalized.

### **MSBA Update**

Dore & Whittier informed the Committee that the MSBA took at vote to formally approve the project to move forward with Schematic Design at the Board Meeting on October 25<sup>th</sup>.

The MSBA Board voted to raise project funding limits. The reimbursable Construction Cost Cap has been increased to \$550/SF and the reimbursable Site Construction Cost Cap has been increased to \$55/SF. This means the project will receive a higher estimated grant amount from the MSBA. The total project budget will be developed over the next couple of months to determine the total estimated project costs, the estimated Town share, and the estimated grant amount from the MSBA.

### **Exterior Architecture Updates**

Dore and Whittier gave an update on the building exterior design. The design was informed by inspirational imagery from the Scituate coast. The design motif is coastal landscape. Feedback has been received by the working group. Two options for the building entry were presented to the Committee and feedback was received. The design team was given a direction to move forward with and will continue to develop the design.

### **Site Plan**

Dore and Whittier presented the civil site plan and the entry intersection and discussed the intended site circulation.

### **Public Forum #5**

Dore and Whittier presented to the proposed agenda for Public Forum #5 scheduled December 6<sup>th</sup>.

### **6. New Business**

The next School Building Committee meeting is scheduled December 13<sup>th</sup> @5:30PM.

### **7. Adjournment**

Nancy Holt made a motion to adjourn the meeting. Julie Ward seconded. All were in favor. The meeting was adjourned at 6:50PM.

**APPROVED 12/13/23**