

**Town of Scituate
School Building Committee
Hatherly Elementary School Project
Wednesday, December 13, 2023
5:30 – 7:00 p.m.**

M I N U T E S

Committee Members Present: Nicole Brandolini (chair), James Boudreau, William Burkhead, Chris Carchia, Chris Cataldo, Jared Cianciolo, Maura Curran, Jeff Halbig, Nancy Holt, Gerard Kelly, Kevin Kelly, Tom Raab, and Julie Ward

Committee Members Absent: Jonathan Burwood, Gregg Davey, Janice Lindblom, Matt Marino, Bruce Marshman, Andrew Scanzillo, Stephen Shea, Kristine Sheahan, and Scott Williams

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

1. Call to Order and Roll Call

Nicole Brandolini called the meeting to order at 5:35PM. Maura Curran made a motion to accept the agenda for the December 13th, 2023 School Building Committee Meeting. Nancy Holt seconded. All were in favor. Vote – Unanimous 13-0.

2. Meeting Minutes

Nancy Holt made a motion to approve the meeting minutes from the November 15th, 2023 School Building Committee meeting. Gerard Kelly seconded. All were in favor. Vote – Unanimous 13-0.

3. Public Participation

There was one attendee from the public that was interested in comments from the public meeting held on December 6th.

4. Select Board Recommendation to School Committee – Cushing School Demolition

At the November 21st, 2023 Select Board Meeting, the Board voted to move forward a recommendation to the School Committee and the Hatherly School Building Committee that the new school project should include costs to demolish the Cushing School and develop the existing cleared area of the site into fields upon completion of the new school. The Select Board sent a letter to School Committee and the School Building Committee with this recommendation.

Dore & Whittier asked for clarification on the intended scope for the development of the existing site into fields. The Committee discussed the following intent for the scope of work:

- Abate and demo building
- Remove pavement adjacent to building and remove small parking lot on the high school site side
- Other pavement to remain
- Loam and seed field for recreation use, not a full field
- Access path to high school is being completed with CPA money
- Look at step path from high school and determine if stairs and accessible ramps are possible

During the PSR phase, the cost of the demolition of the Cushing Elementary School was carried in the PSR estimate and broken out below the line of the budget. This scope of work will be added to the Schematic Design documents and cost estimate.

5. Schedule / Upcoming Meetings

Dore & Whittier reviewed the updated schedule and upcoming meetings.

December:

- Schematic Design Pricing Set to Cost Estimators – 12/15
- Project Update to School Committee – 12/18

January

- 1/9 Sustainability Working Group Meeting
- 1/16 Working Group Meeting
- 1/24 Draft Estimates Due; 1/25 Cost Reconciliation Meeting; 1/26 Final Cost Estimates Due
- 1/30 Working Group Meeting
- 1/31 SBC Meeting – Present Cost Estimates

February

- 2/7 Public Meeting #6 at Hatherly
- 2/13 Working Group Meeting
- 2/15 SBC Meeting
- 2/23 D&W submit Schematic Design Docs to OPM
- 2/28 Schematic Design Submission to MSBA

6. Design Presentation

Public Meeting #5 Summary

Dore & Whittier provided a summary of the feedback received at the public meeting held December 6th. In general the meeting was well attended and feedback was positive. The FAQs will be updated on the website with Q&A discussed. The meeting was video recorded and available to the public. It has had 100 views since it was posted.

Sustainability Working Group Update

Dore & Whittier gave an update on the Geothermal site visits that the Sustainability Working Group attended on November 29th. The group visited three recent MSBA elementary schools where geothermal systems were installed and are operating to gather feedback. Schools that were visited included Fales Elementary School in Westborough, Douglas-Gates Elementary School in Boxborough, and Maria Hastings Elementary School in Lexington. Next steps for making the decision if a geothermal system will be included in the project:

- Tom Raab and Nancy Holt will be looking into the process for the federal tax credit available.
- The project team and members of the SBC will be attending a webinar on January 18th that will be presented by tax experts with experience in this branch of tax law
- The geothermal system will be included in the Schematic Design cost estimating set so pricing can be evaluated as part of the decision.
- Pricing will be review with the Sustainability Working Group and a recommendation will be made by the SWG to the SBC on how to proceed.
- A vote will be required by the SBC prior to the Schematic Design submission to the MSBA on February 28th.

Design Updates: Site Planning

Dore & Whittier discussed the play surface for Flannery Field. Currently the documents include a natural grass field with irrigation. The following was discussed:

- ADD Options were presented to go to a Sodded Field as well as an Artificial Turf Field
- Maintenance costs of the options were discussed
- The field is not regulation size, intended for same use as current
- Irrigation system in place today at Flannery, not effective
- Questions related to a turf field related to safety and environmentally friendly fill material options including cost difference between different materials will need to be addressed
- The Design Team asked the Committee if the ADD to go to a Turf Field should be carried as an alternate. The Committee confirmed an Artificial Turf Field should be carried as the base scope for the Schematic Design estimate and it will be reviewed and value engineered out of the project if needed.

Dore & Whittier presented the preliminary site plan during construction. The Hatherly School will remain in operation during construction. Fields will be offline during construction. The construction area will be designated by a construction fence and a construction entrance will be provided for workers and deliveries separate from public traffic to the school.

Design Update: Architecture

Dore & Whittier reviewed the updated drawings that will be included in the Schematic Design submission to the MSBA including massing, exterior elevations, floorplans, enlarged room layouts, preliminary furniture layouts, interior elevations, code plans, equipment plans, and technology will all be included. The Schematic Design set is very detailed as it sets the budget for the project going forward. Exterior materials will be presented to the Committee in January.

Dore & Whittier addressed questions that were raised at the Public Meeting on December 6th:

- Due to the mobility of students in PLC, this space, originally planned for the second floor, will be moved to the first floor.
- Grade level configuration – the concept for the grade level configuration was that the building would be separated into a Lower Elementary and an Upper Elementary and Public “Core” shared spaces in the middle. The Lower Elementary side consists of Pre-K, Kindergarten on the 1st Floor and 1st and 2nd Grade on the 2nd Floor. The Upper Elementary side consists of 3rd Grade on the 2nd Floor and 4th & 5th Grades on the 1st Floor. The design of the extended learning spaces on the lower level are appropriate for 4th & 5th Grades. Also having 3rd Grade on the upper level, this allows for adjacency to 2nd Grade and the design of the upper floor will be consistent with this age group. There will be separate playgrounds for the two sides of the building allowing the design of the playgrounds to be reflective of the specific age groups as well.

Dore & Whittier noted a submission to DESE will be made as part of the Schematic Design process and showed an example of how DESE evaluates the distribution of Special Education spaces throughout the plan.

7. New Business

The next School Building Committee meeting is scheduled January 31st @5:30PM.

A neighborhood meeting will be scheduled with Hatherly abutters to review any questions or concerns in January. This meeting will include a site walk at the project site.

The Design Team will be setting up an informal meeting with ConComm to review the proposed plans and reconfirm if there are any concerns with wetlands boundaries.

Nancy Holt discussed the draft preliminary taxpayer impact statement she developed using the estimated town share based on the PSR cost estimate. It was noted that this town share estimate is still a work in progress and there are still various factors that could result in a fluctuation of this number including decisions that need to be made by the Committee in the next couple months, the Schematic Design cost estimates, and the Total Project Budget MSBA 3011 form that will determine eligible project costs and estimated MSBA reimbursement that still needs to be developed and approved. A draft of this statement was sent to the Committee for review. This will be added as an agenda item for discussion at the next School Building Committee. The Committee agreed the project would be referred to as the Cushing/Hatherly Project for purposes of this taxpayer impact statement.

8. Adjournment

James Boudreau made a motion to adjourn the meeting. Gerard Kelly seconded. All were in favor. Vote – Unanimous 13-0. The meeting was adjourned at 6:54PM.

APPROVED 1/31/24