

**Town of Scituate
School Building Committee
Hatherly Elementary School Project
Wednesday, January 31, 2024
5:30 – 8:00 p.m.**

M I N U T E S

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

Committee Members Absent:, James Boudreau, Jonathan Burwood, Jared Cianciolo, Gregg Davey, Gerard Kelly, Matt Marino, Andrew Scanzillo, and Stephen Shea

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

1. Call to Order and Roll Call

Nicole Brandolini called the meeting to order at 5:30PM.

2. Meeting Minutes

Nancy Holt made a motion to approve the meeting minutes from the December 13th, 2023 School Building Committee meeting. Bruce Marshman seconded. All were in favor. Vote – Unanimous 14-0.

3. Public Participation

There were three (3) attendees from the public at the meeting. One attendee asked for confirmation that ILC and ELC are located on the 1st floor. The design is still in progress but this comment has been noted and the suggestion is being considered. An update was provided on the abutters meeting held last week. There were concerns about ground water and where is it going to flow. The design team presented a plan showing how all groundwater from the site would be managed on the site. There were concerns from the attendees about project information reaching all age groups. Any suggestions or events where the Friends Group can promote the project are welcomed and can be sent to Nicole Brandolini (Chair) or Superintendent Bill Burkhead. The complete list of concerns from the abutters meeting will be addressed in a future meeting as a separate agenda item.

4. Design Presentation

The design team gave an update on the Schematic Design (SD) cost estimates. The SD estimates have been received from both the Designer Cost Estimator and the OPM Cost Estimator and the

cost reconciliation meeting was held. The cost estimates came in higher than the estimate received at the Preferred Schematic Phase. The Design Team has worked closely with Vertex to identify a list of value engineering items as a path forward to bring the project back within the PSR budget.

The following items were identified as reasons for the increased cost:

- The overall building square footage increased by 2,500GSF. Due to added design reality with structure, mechanical space, wall thickness, and code requirements, more gross square footage was needed to make net program more effective. The design team is working on reducing this square footage as much as possible while maintaining the efficiency of the building.
- The site work costs increased including costs associated with phasing and temporary utility, now that there is more detail in Schematic Design.
- Turf field is now included in the cost. Turf is being considered due to irrigation and maintenance concerns. There is a ban on new irrigation, to be confirmed if existing irrigation system can be transferred over to new field.
- The cost to relocate the temporary playground is more than anticipated due to requirements for reinspection of equipment and ADA accessible surface. It was noted that the playground equipment is from 2005. Concerns related to the water table and drainage on the site in the location of the temporary playground were noted. An option was noted to possibly keep the back playground and change the construction fence line. Need to confirm who will be using this playground and what the needs are before making a final decision.

The Design Team reviewed the list of value engineering recommendations. The preference for the mechanical system is Option 4, this is a similar system to the system at Gates Middle School which has been successful. This option would include a natural gas generator.

A Committee member asked if the option to redistrict and not build the school while school is operation was considered. This was considered but was not favorable for a number of reasons. The School District will provide a formal response.

The Committee discussed the target budget for the project. The goal would be for the project to be at or below the \$120.2M budget that was estimated at PSR, including the demolition of the Cushing School (not included at PSR).

There will be another SBC meeting scheduled February 6th @5:30PM to discuss the Total Project Budget MSBA 3011 Form in detail.

Nancy Holt made a motion to accept recommendations for value engineering that amount to \$9.2M with opportunity to include items back in the project as add alternates. The Design Team will continue to look into other opportunities to reduce the cost and present them to the Committee. Bruce Marshman seconded. Vote – unanimous. 14-0.

The Design Team address questions from DEI Committee including locations of the gender-neutral restrooms and MBE/WBE participation goals.

5. New Business

The next School Building Committee meeting is scheduled February 6th @5:30PM.

6. Adjournment

Nancy Holt made a motion to adjourn the meeting. Chris Carchia seconded. All were in favor. Vote – Unanimous 14-0. The meeting was adjourned at 7:52PM.

APPROVED 2/15/24