

**Town of Scituate
School Building Committee
Hatherly Elementary School Project
Wednesday, September 25, 2024
5:30 – 7:00 pm**

M I N U T E S

Committee Members Present: Nicole Brandolini (chair), Joe Annese, James Boudreau, William Burkhead, Jonathan Burwood, Chris Carchia, Chris Cataldo, Andrew Goodrich, Nancy Holt, Gerard Kelly, Janice Lindblom, Cameron MacDonald, Bruce Marshman, Kristine Sheahan and Julie Ward

Committee Members Absent: Jared Cianciolo, Gregg Davey, Jeff Halbig, Ryan Lynch, Matt Marino, Tom Raab, and Andrew Scanzillo

Others Present: Jon Lemieux, Allyson Mahar - Vertex; Tom Hengelsberg, Don Walter, Michelle Meier, Nick Beck - Dore & Whittier

1. Call to Order and Roll Call

William Burkhead called the meeting to order at 5:37pm. Chris Carchia made a motion to accept the agenda for the September 25th, 2024 School Building Committee meeting. Bruce Marshman seconded. **Vote – Approved – 13-0.**

2. Public Participation

None. One member of public attended.

3. Meeting Minutes

Nancy Holt made a motion to accept the meeting minutes from the August 28th, 2024 School Building Committee meeting. Chris Carchia seconded. Gerry Kelly abstained. Voice vote was taken - **Approved 14-0.**

4. Design Project Update: Schedule

Tom Hengelsberg, Dore & Whittier, reviewed over project schedule and the calendar for Design Development through 60%CDs. The project is in Design Development.

Milestones include:

- 10/1/24 Cost Estimates due
- 10/4/24 Cost reconciliation
- 10/7/24 Final cost estimate
- 10/8/24 Working Group Meeting

- 10/15/24 Working Group Meeting
- 10/17/24 School Building Committee Meeting
- 10/31/24 Submit Design Development package to MSBA

5. Design Update

Site Planning:

Dore & Whittier gave an update on the parking and playground swap on the site plan.

- Created another row of parking in Pre-K lot – short term parking for Pre-K and visitors
- Retaining wall to keep trees was proposed
- Adjustment to intersection at entry of site – more information coming from traffic engineers

Landscape:

Dore & Whittier gave an update on the landscape design and noted that the proposed courtyards were presented to the Working Group earlier this week. Courtyard design review included:

- Active courtyard (lower)
 - Larger of two
 - Poured in place rubber surface
 - Pre-K age equipment
 - Play structures
- Garden courtyard (north)
 - Synthetic turf play area
- Upper Elementary Playground
 - basketball surface
 - for older age students
 - resilient poured in place under play equipment
 - Nancy Holt made the suggestion to move boundary in from the road noting plows may hit if it is too close to the drive.
- Flannery Field
 - Fence all the way around the field
 - The question was asked if there will be a gate connection to playground.
- Lower Elementary playground
 - Prek-K-1 on one side
 - Older grades on other side
 - Poured in place rubber

Dore & Whitter discussed the approach to the playground design. Landscape Architects have proposed ideas and suggestions in preparation for presenting to the Playground Working Group next month. Superintendent Burkhead noted that the Working Group learned earlier this week the amount of research that has been done on the equipment for specific age groups and

accessibility. Playground designs proposed have been well thought out and are intended to be learning spaces to keep kids active. ADA accessibility will be a large priority in all playgrounds and courtyards. A sub working group is being developed specifically for playgrounds and courtyards. If anyone is interested in joining this working group they should contact Superintendent Burkhead or Nicole Brandolini.

Traffic Engineering:

Dore & Whittier presented the proposed traffic plan.

- Parent vehicle circulation was reviewed
- A Traffic study was performed on 9/11/24 by engineers and they are currently working on further analysis.
- Data was collected on the intersection into the school.
- A diagram with a second bus entry option was shown to the engineers for review.
 - o The following disadvantages were noted:
 - People will be unsure what entrance they need to go in
 - Only 100' distance between 2 intersections
 - Additional crossing point
 - Wetland buffer, close with grading, takes up half of stormwater groundwater infiltration
 - Adds impervious surface
 - Would still need to keep a connector between two roads
- The current proposed design was reviewed:
 - o Straightened intersection from what was previously presented
 - o Engineers are studying as a two lane road
 - o Engineers are studying if there is an extra turning lane as a dedicated right turn and dedicated right lane. Engineers will look at numbers and see if it improves
 - o It is likely 1 or 2 crossing guards will be required at intersection
 - o Nicole Brandolini suggested bus routes have right turn only out of site during certain times
 - o Janice Lindblom asked if there was discussion about switching the traffic plan so buses go right and cars go left. Dore & Whittier noted this was reviewed however it was determined that there is not nearly enough stacking space.
 - o The design team also looked at cars going all the way around to parking lot area with parking becoming an active drop off zone. It was determined that students would be unloading too far away from the entrance.
 - o Jon Lemieux suggested having buses travel the same way as cars. The design team reviewed this and engineers were concerned with safety. A few committee members were interested in looking at this idea further.
 - o Superintendent Burkhead noted some concerns about the proposed traffic plan:
 - Concerned this plan will create the same traffic issues experienced at Gate Middle School.
 - Concerned this will require (3) crossing guards to support
 - Suggested moving the road further away from wetlands. The design team will look into this but it may require a retaining wall.

- The question was asked if there has been any study of traffic flow during events. Dore & Whittier will follow up with engineers on this.
- The design team noted the engineers need to determine data based on a combined Cushing and Hatherly school.
- AM/PM schedules for the school will need to be included in the discussion.
- Turning movement studies were performed.

Irrigation Concept:

- Chris Carchia asked if the design team was looking at the stormwater reuse system for irrigation it as part of cost estimates. A meeting with Planning will need to be set up as well to get their thoughts.
- Rainwater catchment system to supply water to the field – requested by Water Resource Board
- Design Team needs more information - need to know size of tank
- Irrigation consultant has been asked to look into this, it is currently not in the scope of the project
- Nicole Brandolini asked if the project is able to add the turf field back in, will this be required? In this case the irrigation would no longer be needed.
- Nancy Holt asked if the project could add the turf as an alternate on the project. Also suggested a last alternate for turf at Cushing.

Proprietary Specifications:

Dore & Whittier introduced proprietary specifications. If after reasonable investigation the project determines there are products that must be proprietary these will need to be voted on and identified in the specifications. These items were voted on by the SBC for Gates. The record of the decision will be posted on the Town website. Dore & Whittier presented a preliminary list of potential items for consideration:

- district standard for door hardware **Stanley best
- laminated safety glass
- translucent glazing units
- gypsum tile backer board
- flocked flooring
- knox box
- EV charging stations – town standard
- Communications
- Building security

A vote will be required to move forward at a future meeting. Jon Lemieux suggested different strategies and options for getting products needed rather than making them proprietary including making them an upgrade alternate or change order after the fact. Proprietary products often lead to higher costs on bid day. These will continue to be part of the discussion going forward. It was noted that the SBC will make the final decision on alternates and the order they are accepted in on bid day.

6. New Business:

Ann Vinal Sewer Replacement:

Chris Carchia asked if there was an update from DPW on the sewer design increase and additional costs. It was noted that this will be looked at with the Design Development estimates and discussed at the next meeting. It was noted that the Weston & Sampson report recommended 3" pipe, the DPW is currently requesting a 4" pipe but the engineers will be looking into this as part of the design process.

New Members:

Superintendent Burkhead introduced Cam MacDonald, the new Town Facilities Director, replacing Kevin Kelly.

IDS - 3rd Party Consulting:

Jon Lemieux informed the SBC of a consultant that the project team is considering bringing on as part of the team. IDS is a 3rd party consultant that would be hired on behalf of the Town to perform commissioning services beyond the basic commissioning responsibilities. They deal with ensuring the building is functioning correctly once the building is up and running. Vertex is working on soliciting quotes, the cost is approximately \$1/SF. This consultant is involved early on in the process to inform the design can ensure it can support the adjustments that would be required to operate the building most efficiently. Vertex will meet with IDS and provide a further update in the future.

7. Adjournment

Motion to Adjourn by Nancy Holt

Seconded by Julie Ward

Meeting was adjourned at 7:00 PM

APPROVED 10/17/24