

**Town of Scituate  
School Building Committee  
Hatherly Elementary School Project  
Thursday, October 17, 2024  
5:30 – 7:00 pm**

**M I N U T E S**

**Committee Members Present:** Nicole Brandolini (chair), William Burkhead, Jonathan Burwood, Chris Carchia, Chris Cataldo, Jared Cianciolo, Andrew Goodrich, Nancy Holt, Gerard Kelly, Janice Lindblom, Cameron MacDonald, Kristine Sheahan Julie Ward, and Tom Raab

**Committee Members Absent:** Joe Annese, James Boudreau, Gregg Davey, Jeff Halbig, Matt Marino, Bruce Marshman, and Andrew Scanzillo

**Others Present:** Steve Theran, Allyson Mahar - Vertex; Tom Hengelsberg, Don Walter - Dore & Whittier

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

Nicole Brandolini called the meeting to order at 5:33pm. Tom Raab made a motion to accept the agenda for the October 17<sup>th</sup>, 2024 School Building Committee meeting. Nancy Holt seconded. **Vote – Approved – 13-0.**

**2. Public Participation**

An abutter to the Hatherly School attended the meeting. Concerns were related to the traffic study due to safety concerns witnessed at the recent open house at Hatherly where cars were parking up the street. She requested a speed monitor be added permanently on Ann Vinal Rd. The abutter also asked about the status of ConCom approval. Dore & Whittier noted there is another informal meeting scheduled with ConCom and the Planning Board next month. Permits will be filed with the Design Development documents that were just completed and abutter letters will be issued.

**3. Meeting Minutes**

Nancy Holt made a motion to accept the meeting minutes from the September 25<sup>th</sup>, 2024 School Building Committee meeting. Gerry Kelly seconded. Tom Raab abstained. Voice vote was taken - **Approved 14-0.**

**4. Design Project Update: Schedule**

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

Milestones include:

- 10/1/24 Cost Estimates due
- 10/7/24 Cost reconciliation
- 10/8/24 Final cost estimate
- 10/8/24 Working Group Meeting
- 10/17/24 School Building Committee Meeting – VOTE to Submit DD to MSBA
- 10/24/24 Playground WG Meeting
- 10/31/24 Submit Design Development package to MSBA
- 11/1/24 Begin 60% Construction Documents Phase
- 11/7/24 Safety and Security WG Meeting
- 11/14/24 Sustainability WG Meeting
- 11/12/24 Working Group Meeting
- 11/20/24 School Building Committee Meeting
- 11/21/24 Playground WG Meeting

##### **5. Design Update: Cost Estimates / Budget Update**

Tom Hengelsberg, Dore+Whittier gave an updated on the Design Development cost estimates that were received and reported that the project is on budget. All basic scope is accounted for in the estimates including Ann Vinal sewer force main replacement, revised site plan with main parking and playground switched, energy code compliance measures, and Cushing School abatement, demolition and site leveling. Based on the current cost estimate, potential scope or upgrades that could also fit within the budget include:

- Relocated roadway and retaining wall to preserve existing trees (design in progress)
- Flannery Field Turf – Artificial Turf in lieu of Natural Grass
- Terrazzo Floors at Main Public Spaces in lieu of Linoleum (Value Engineered at SD)

These potential scope changes will be discussed further going forward before any changes are made.

The construction budget at Schematic Design was \$94.92M

The Design Development reconciled Construction Cost Estimate is \$92.52

Cost estimates came in \$2.4M under the Schematic Design construction budget.

Dore + Whittier reviewed the changes from Schematic Design to Design Development. The SBC discussed that the construction budget would remain unchanged at this time due to the stage of design as well as a number of factors that may increase costs between now and final construction documents.

Nancy Holt suggested that an alternate be included when the project goes out to bid for a turf field at Cushing. This would be listed as the last alternate to be accepted. Nancy Holt will discuss field needs at Cushing with the Rec department.

Andrew Goodrich mentioned there may be a challenge with the Water Resource Commission approving irrigation and the project may not be grandfathered in because of the existing system. Currently the project is planning for Natural Grass field at Hatherly which would require

irrigation. This has been discussed with the board previously and it was planned that the project would be including irrigation to replace the existing irrigation system. The SBC discussed the desire to replace the Natural Grass field with a turf field therefore irrigation would not be required. Tom Raab noted he would support the decision to make this scope change. The SBC discussed waiting to make a decision until the project is further along in design. Dore & Whittier will follow up with a date for when the decision will need to be made by. Dore & Whittier will obtain a proposal from consultants (Terraink) to design turf fields at both Hatherly and Cushing. Jonathan Burwood noted the cost for a rainwater catchment system may need to be included if the decision is to go with natural grass fields, this is another cost that should be considered as part of the decision. This was a request from the Water Resource Commission and the design team is looking into pricing. It was also noted that natural grass fields require 3 growing seasons before they can be used.

#### **6. Design Update: Construction Phasing Plans**

Dore+Whittier reviewed the overall project schedule noting specific focus on the end of construction when the new building will be opening. There is a significant amount of work that will need to be completed in the Summer of 2027. Construction of the new building will be completed in the Spring of 2027 however, the old building will need to be abated and demolished and site work completed. This work cannot begin until the end of the school year 2027 and it will still be going on when the new school opens in Fall 2027. Dore & Whittier presented preliminary construction phasing plans for discussion and feedback.

Kristine Sheehan asked if the existing equipment can be moved over to the temp playground. Dore + Whittier noted that this was considered however there would be significant costs associated because it would still require new foundations and a safety inspection. Kristine noted this is the younger students' playground and they will need somewhere to go. It was suggested that equipment could be moved into the other playground to accommodate the younger students.

The SBC discussed logistics and state of construction during opening of the new school including parking and traffic patterns. Suggestions were made to alleviate the burden during this transition period. Safety is a priority and discussions will continue to come up with solutions to ease the transition. Traffic plans will need to be developed and reviewed during the different phases of construction as well as the final condition.

The SBC noted that moving will include programs from Hatherly, Cushing and Wompatuck into the new school. Vertex will be responsible for managing the move process.

#### **7. Design Update: Traffic Study Update**

Dore + Whittier provided an update on the traffic study based on feedback received by the SBC at the previous meeting. Options were discussed and studied by the traffic engineer. The traffic study takes into account the population and future growth and calculations are run for turning movements that will be processed through intersections. Options were reviewed with the

Working Group and it was determined that having second entrance will provide more flexibility and options for traffic plans on the site.

Chris Carchia noted the project will get heavy pushback on second entrance from the Planning Board related to wetlands. Dore + Whittier noted the wetlands issue has been resolved and it will be presented to the Planning Board for review at the next informal meeting.

The SBC discussed the configuration with a turning lane into the site and two turning lanes out of the site. One SBC member suggested having no left turn out of the site, only right turn out, and two lanes was the preference.

The abutter expressed concerns with the traffic plan presented and suggested the traffic pattern have cars go around and drop off at the back of the building. This option had been presented previously but was eliminated as an option. Dore + Whittier explained that a number of options have been evaluated and eliminated. Dore + Whittier will provide the different options that have been reviewed and the reasons those plans were not favorable.

Parking during events was discussed. It was suggested that cape cod berm be installed around the drive so cars can park off to the side during events and still allow emergency vehicle access. Dore + Whittier noted this will depend on how stormwater will need to be handled. The SBC noted Flannery Field is a town field and the School and the Town will need to coordinate events that will be using the same parking lot.

**8. Approve Design Development Submission to MSBA:**

Dore + Whittier reviewed the Design Development submission and its contents that will be sent to the MSBA at the end of the month.

Nancy Holt made a motion to accept the construction budget of \$94.92M and submit the Design Development package to the MSBA. Jonathan Burwood seconded. Voice vote was taken.  
**14-0 – APPROVED.**

**9. Adjournment**

Motion to Adjourn by Nancy Holt

Seconded by Julie Ward

Meeting was adjourned at 7:06 PM

**APPROVED 11/20/24**