

**Town of Scituate
School Building Committee
Hatherly Elementary School Project
Wednesday, March 19, 2025
5:30 – 7:10 pm**

M I N U T E S

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

Committee Members Absent: Jesse Craddock, Andrew Goodrich, Jeff Halbig, Gerard Kelly, and Ryan Lynch

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

1. Call to Order and Roll Call

Nicole Brandolini called the meeting to order at 5:35pm. Nancy Holt made a motion to accept the agenda for the March 19th, 2025 School Building Committee meeting. Chris Carchia seconded. All were in favor. **Vote – Approved – 15-0.**

2. Public Participation

Kate Pescatore attended the meeting.

3. Meeting Minutes

Nancy Holt made a motion to accept the meeting minutes from the February 12th, 2025 School Building Committee meeting. Julie Ward seconded. All were in favor. **Vote - Approved – 15-0.**

4. Design Project Update:

Schedule:

Tom Hengelsberg reviewed the overall project schedule and upcoming meetings and milestones.

- The 60%CD submission was issued to the MSBA March 3rd, 2025
- Permitting is in process. Planning Board Hearing scheduled March 27th and Conservation Commission Hearing scheduled March 31st.
- Sustainability WG meeting scheduled March 27th, 2025
- 90CDs will be issued to cost estimators for pricing April 7th
- Cost Estimates are due April 22nd; Cost Reconciliation Meeting is April 24th

- Working Group Meeting April 7th
- Prequalification Committee Meeting scheduled April 9th
- SBC Meeting Scheduled April 9th

The proposed meeting schedule for the summer was discussed briefly. It was agreed that SBC meetings will continue regularly over the summer with no preference for remote or in person.

Vertex mentioned that a Groundbreaking Ceremony to celebrate the start of construction will need to be planned and scheduled in the Fall. The ideal time for the ceremony is the end of September or early October. Superintendent Burkhead will review with the School and send some proposed dates. Vertex will help with coordinating and provide examples from other projects.

SC Meeting Update

Dore + Whittier gave an update on the School Committee meeting March 10th. A project update and budget status were presented and the School Committee approved the Proprietary Specifications memo. The memo will be posted to the Project website.

Permitting Hearing Update

Dore + Whittier gave an update on Planning Board. The second hearing is scheduled March 27th. Items that will be addressed included responses to questions on site construction phasing plan, how stormwater will be handled and traffic comments. Chris Cataldo will be attending to represent the School and address how the school is committed to maintaining the stormwater systems within the building footprint. The design team has been addressing questions being sent via email by the Planning Board as they come up.

Dore + Whittier gave an update on Conservation Commission. The next hearing is scheduled on March 31st. If Planning Board is continued after March 27th, this meeting may be pushed because Conservation is requiring Planning Board approval prior. Stormwater design and site planning is the only open item remaining to be addressed.

The stormwater catchment system was discussed. Design of this system is not currently in the project and it has not been budgeted for at this time. The design team has requested information on the design parameters and requirements from the Water Resource Board. Jim Boudreau noted this has not been discussed at the Select Board meetings. The Select Board will need to know the cost in order to determine if they would be in support of adding this to the project.

Superintendent Burkhead requested the design team provide an update and/or summary of outcomes and final decisions from the individual working groups. This will be added to the agenda for the next meeting. Dore+Whittier noted the Playground Working Group is complete, an additional meeting may be required when designing the Turf Field. The Sustainability Working Group will be ongoing but a status update will be provided. The Security Working Group is complete, separate meetings will be ongoing with School/Town IT departments.

Chris Carchia asked if emergency lighting is tied into generator, what happens if the generator fails? The question was raised if battery back-up should be required for emergency lighting. This would be an expensive add and has significant maintenance issues with maintaining the battery back up. This is not required by code.

Security Glazing Update

Dore + Whittier provided an update on security glazing upgrades. The project team and working group met with members of the Scituate Police Department on March 6th. Options were presented and discussed and recommendations were made by SPD. The option selected is enhanced from the original design and is an appropriate level of security based on expert's recommendations. The selected option fits within the overall project budget and will be incorporated into the final design. Superintendent Burkhead noted that the School Department is satisfied with the result and support the selected option and ensures safety is a top priority. Details on the security enhancements were not shared during the public meeting but if anyone has specific questions they can contact the Superintendent's office for more information.

Design Add Service Proposals

Vertex presented the following designer additional service requests:

- ASR 7.1 – Artificial Turf Field ILO Natural Grass
- ASR 7.2 – Terrazzo Floors ILO Linoleum in Public Spaces
- ASR 7.3 – Permitting Services – Tree Survey
- ASR 7.4 – Nitsch Additional Traffic Studies
- ASR 7.5 – Acentech Classroom Pocket Doors Acoustics
- ASR 7.6 – Nitsch Abutter Notices

Going forward, upcoming additional design fees need to be presented in advance of work performed. It was agreed to remove the Terrazzo scope of work from the program in an effort to be cost conscious on behalf of the Town. Additional discussion was had on ASR 7.3 Tree Survey and an SBC member asked for clarification on why Scituate's by-laws were not taken into consideration in the original fee proposal.

Alternates

Nancy Holt made a motion to accept Artificial Turf Field in lieu of Natural Grass as Alternate #1. James Boudreau seconded the motion. All were in favor. **VOTE – Approved – 15-0.**

Nancy Holt made a motion to no longer consider Terrazzo Flooring in lieu of Linoleum as an alternate. James Boudreau seconded the motion. All were in favor. **VOTE – Approved – 15-0.**

- Construction cost –

- Considered at last meeting and approved looking into it.

- Benefits

- Promised the town would save

- Vote – unanimous

Design Proposals Vote

Nancy Holt made a motion to approve the following proposals in Designer Amendment #7:

ASR 7.1 – Artificial Turf Field ILO Natural Grass

ASR 7.4 – Nitsch Additional Traffic Studies

ASR 7.5 – Acentech Classroom Pocket Doors Acoustics

ASR 7.6 – Nitsch Abutter Notices

Discussion

7.2 – Terrazzo Floors ILO Linoleum in Public Spaces was removed from the scope.

7.3 – D+W to provide further background for how the item came up and bring back next meeting. The total increase to D+W contract is \$72,111. This amendment requires a budget transfer of \$44,611 from Owner's Contingency.

The question was raised if there are any other added costs for turf field. Maintenance equipment will be included in the base contract.

Chris Carchia seconded the motion. All were in favor. **VOTE – Approved – 15-0.**

5. OPM Update

Allyson Mahar reported that a Structural Peer Reviewer has been brought on board to review the 90%CD documents as required by code.

Allyson Mahar reported that the RFQ for GC and Trade Contractors is due April 2nd and an update will be provided at the next meeting.

6. New Business

Joe Annese requested a copy of the 90%CDs to review when they are issued for any potential bid protests.

A question was raised if MSBA would participate in any cost increases related to Tariffs. Vertex has raised this question with MSBA and will follow up on any response.

Superintendent Burkhead noted he is working with the School Committee separately regarding the naming of the School and will report updates to the Building Committee.

7. Adjournment

Motion to Adjourn by Nancy Holt

Seconded by Tom Raab

Meeting was adjourned at 7:11 PM

APPROVED 4/9/25