

CUSHING - HATHERLY ELEMENTARY SCHOOL PROJECT



Scituate Public Schools



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**SCHOOL BUILDING COMMITTEE
MEETING #28**

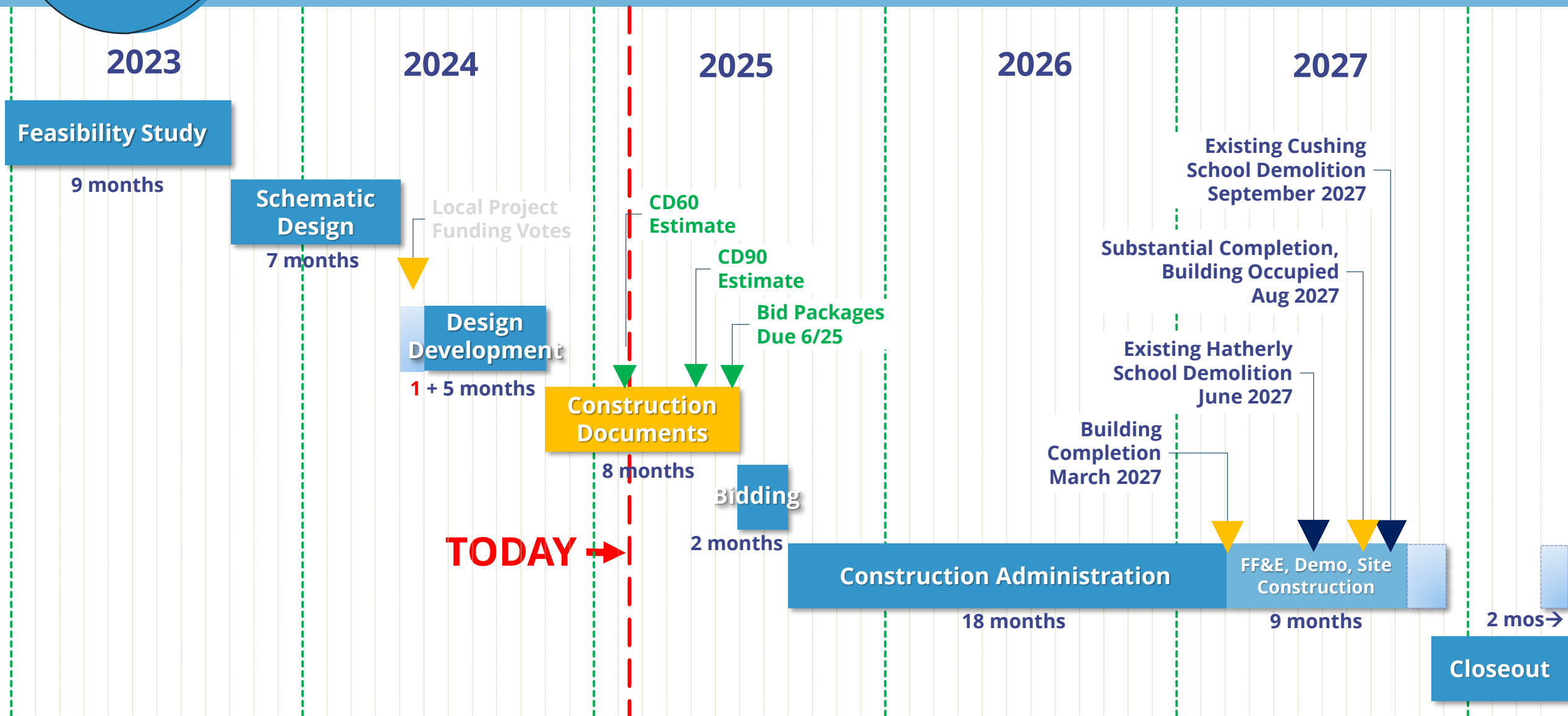
February 12, 2025

Agenda

2/10/25 – Working Group #37

- Project Schedule Update
- Permitting Hearing Update
- CD60 Cost Estimate Results
- Proprietary Products – Vote to Recommend Action
- Proposal for Cushing Fields mini-study
- Questions?

Overall Project Schedule



UPCOMING CALENDAR

February 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 CD60 Cost Estimates due	5	6 CD60 Cost Estimate Reconciliation	7 CD60 Final Cost Estimate Issued EOD	8
9	10 WG MTG 37 3:45 PM – FINAL REVIEW OF CD60 COST VE MEASURES AS REQ'D REMOTE ConCom Mtg 6:00 PM – REVIEW OF SITE PLAN, STORMWATER, WETLANDS ETC.	11	12 SBC MEETING 28 5:30 PM – IN PERSON REVIEW OF CD60 COST ESTIMATE; REVIEW VE AS REQ'D; VOTE TO APPROVE CD60 MSBA SUBMISSION	13 Planning Board Mtg 6:30 PM – REVIEW OF SITE PLAN.	14	15
16	17 PRESIDENTS DAY	18 FEBRUARY BREAK → FINAL EDITS DUE TO CD60 REPORT PRINT AND COLLATE REPORT D+W QA/ QC REVIEW	19 D+W report QA/ QC REVIEW	20 Print and Collate Docs By 2:00 PM D+W SUBMIT CD60 Book TO OPM	21 ← FEBRUARY BREAK VERTEX QA/ QC REVIEW	22
23	24 D+W - MSBA Drawings & Specs, Pencils Down SEND TO PRINTER VT FEB BREAK WEEK→	25	26	27 By 2:00 PM D+W SUBMIT CD60 Drawings TO OPM	28 ←VT FEB BREAK WEEK	

March 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 BEGIN CD 90 PHASE
2	3 By 2:00 PM OPM SUBMIT CD60 DOCS TO MSBA	4	5	6	7	8
9	10 WG MTG 38 3:45 PM - REMOTE AGENDA TBD	11	12	13 PLAYGROUND WORKING GROUP 6 1:30 PM REMOTE Final Details, Garden Plan, and Review	14	15
16	17	18 Educator Professional Development – No School	19 GC PREQUAL WG 1 10:00 AM REMOTE	20 SBC MEETING 29 5:30 PM – IN PERSON AGENDA TBD	21	22
23	24	25	26	27 SUSTAINABILITY WORKING GROUP 9 1:30 PM REMOTE Review Owner-involved LEED Credits, cont'd	28	29
30	31					

PERMITTING HEARING UPDATE



Conservation Commission Meeting

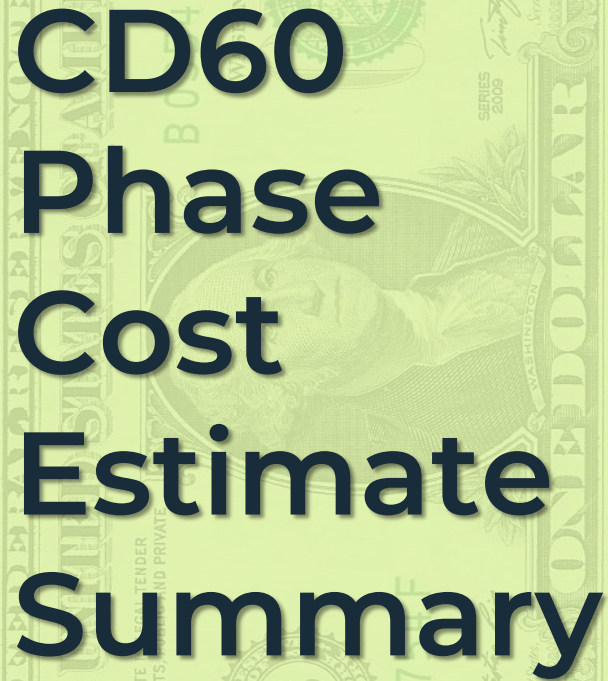
- Feb 10, 6:00 PM
- Primary issues:
 - Wetlands, Buffers and Setbacks
 - Stormwater Design and Site Planning
 - Landscape Plantings and Tree Conservation
- Meeting went very well
- Commission seemed satisfied with the measures undertaken on the above items.
- Questions to follow up on:
 - Stormwater catchment for Irrigation – Water Resources Commission, Select Board
 - Use of Town Water during construction – General construction and landscape watering
 - Succession Plan for Non-Native Trees
 - Erosion Control during Construction
- To be continued until March 17

PERMITTING HEARING UPDATE



Planning Board Public Hearing

- Feb 13, 6:30 PM – Design Team IN PERSON, hybrid remote participation possible – Zoom login on Agenda
- We are #2 on the Agenda, 7:00 PM start likely
- Primary issues:
 - Protection of Adjoining Premises: Light, Noise, Views, Etc.
 - Zoning Requirements
 - Site/Civil Design and Infrastructure Planning
 - **Stormwater Design**
 - Traffic, Parking, and Site Circulation – may be continued
 - Public Health and Welfare
 - Water Resources
- Initial department, peer review comments received and will be responded to by Feb 28
- Hearing to be continued until March 27 or April 10 - TBD



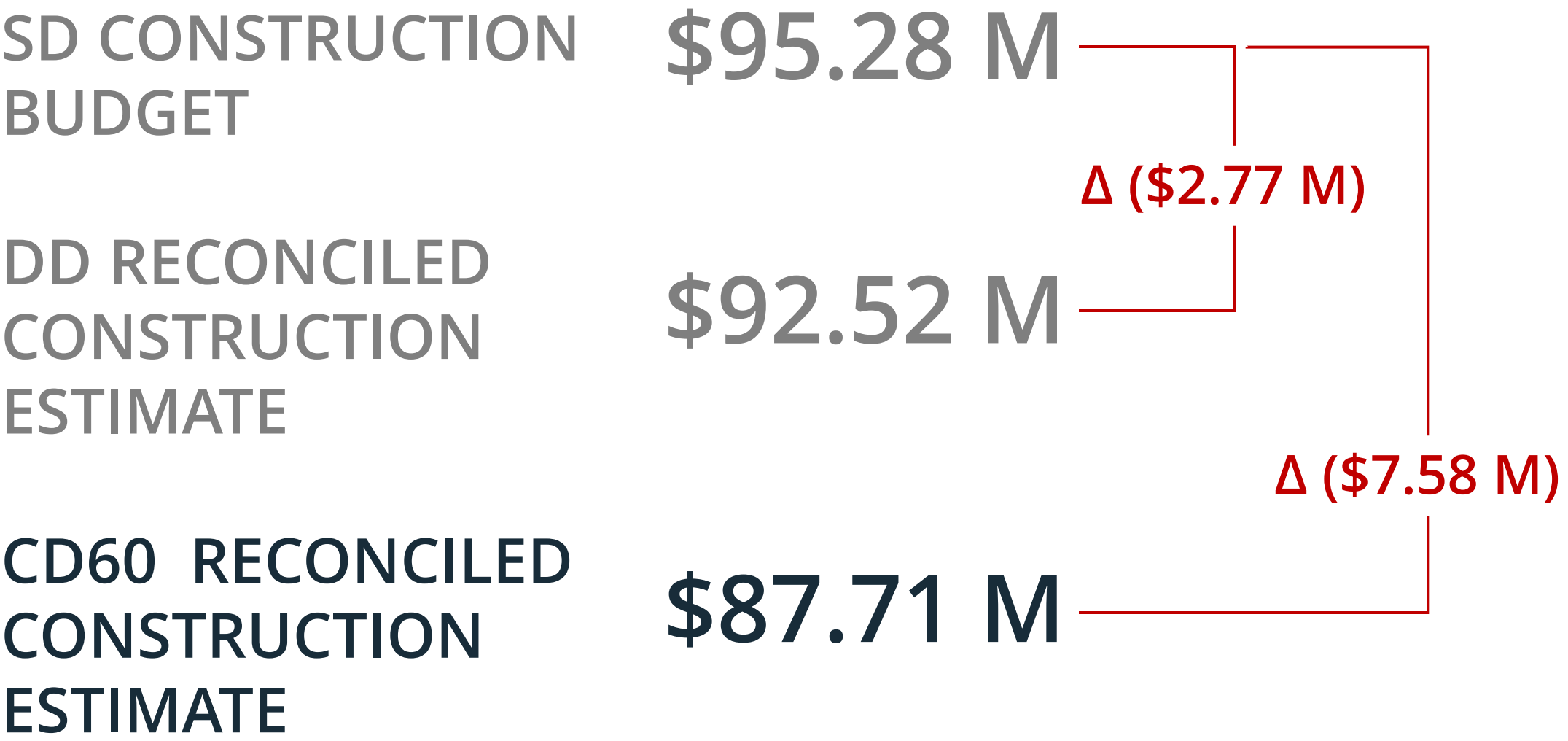
CD60 Phase Cost Estimate Summary

Great News!

The Project is still On-Budget!

- ❑ All basic scope accounted for, including:
 - Ann Vinal Road sewer force main replacement
 - Stormwater Site Design Features
 - Opt-In Stretch Energy Code compliance measures
 - Cushing School Abatement, Demolition, Site Leveling

CD60 Phase Construction Cost Estimate Summary



CD60 Phase Cost Estimate Summary

WHY? HOW? WHAT CHANGED?



Added scope and detail in Site Work - Stormwater



Added scope and detail in Foundations



Overall small increases with more detail



Market Corrections in Steel, Windows, Roofing



MAJOR MARKET CORRECTIONS IN MEP FP costs

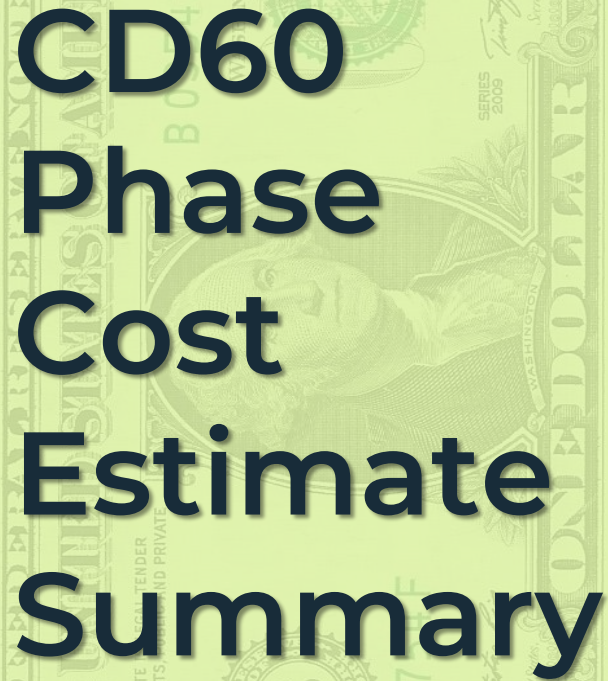


Design/ Estimate Contingencies 5% → 3%



Escalation reduced as we get closer to bid time –

2.8% → 1%



CD60 Phase Cost Estimate Summary

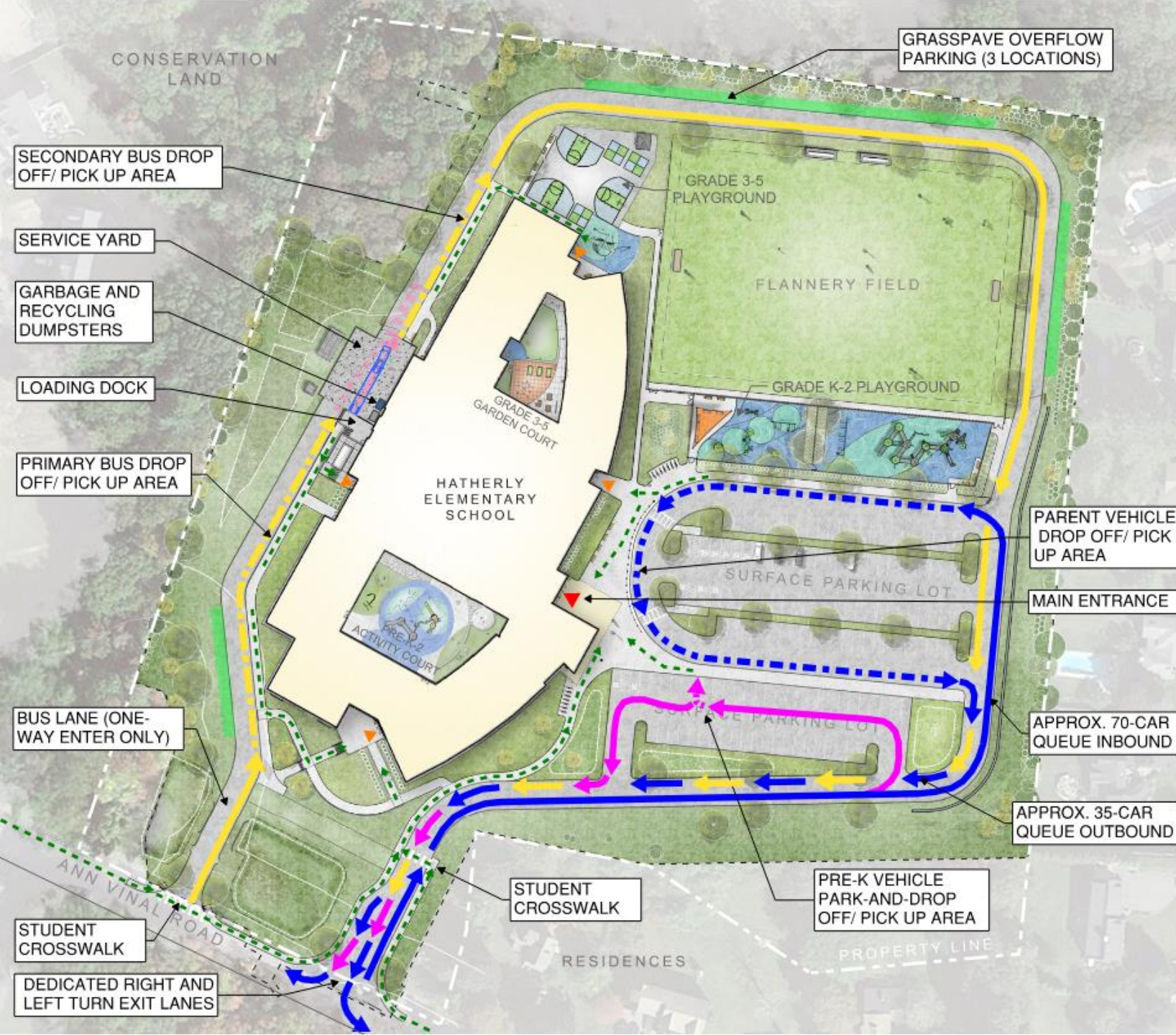
- ❑ Stay cautious, economic conditions can always change
- ❑ Questions for today:
 - Should the Turf Field be included in the project or stay as an Alternate?
 - Should the Terrazzo flooring be included in the project or stay as an Alternate?
- ❑ D+W recommends including in the project:
 - Overflow Parking
 - Security Glazing
 - Open Riser Stairs

CD60 Phase Cost Estimate – Additional Scope Options

Potential Scope Upgrades priced as part of this estimate:

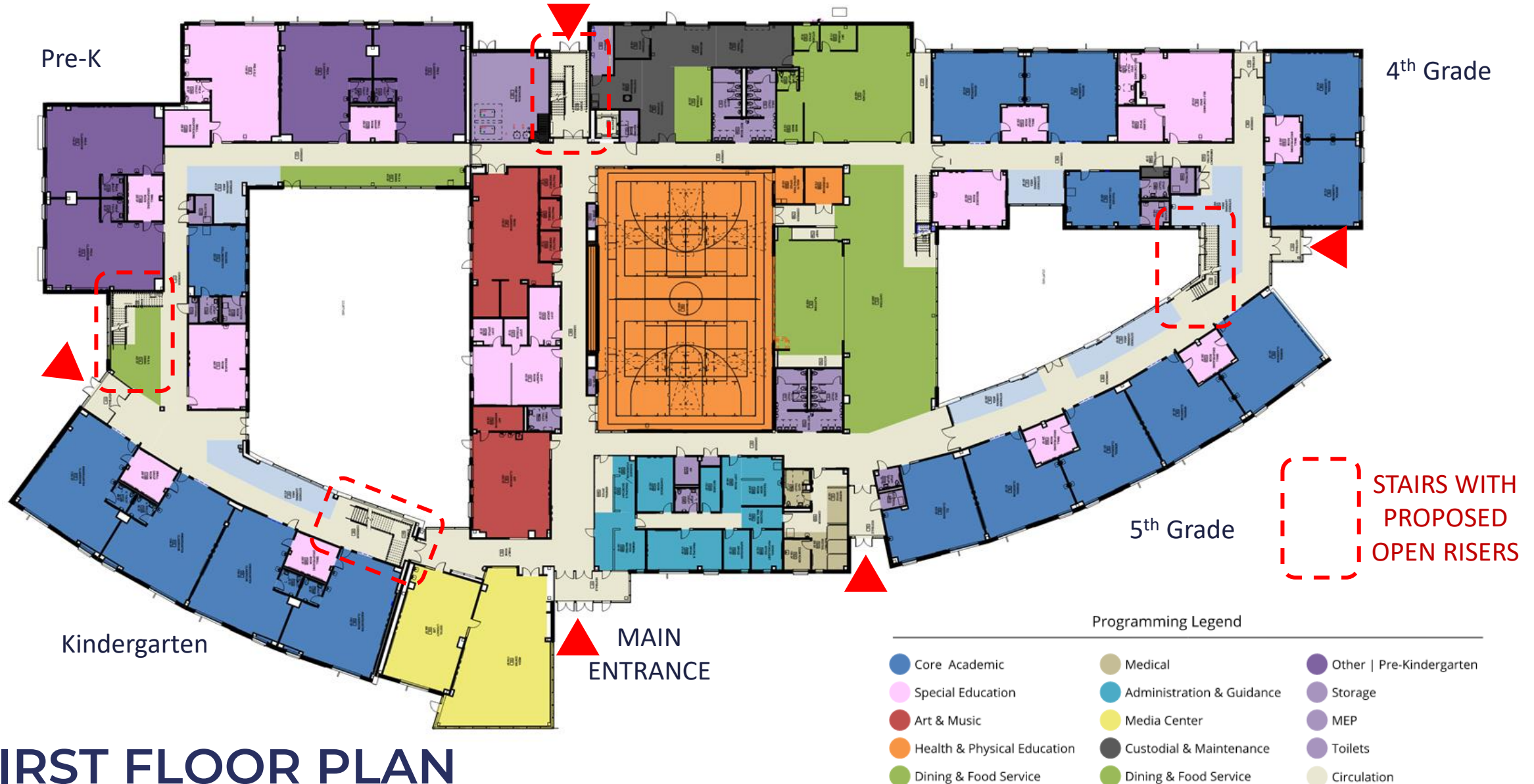
- Flannery Field – Artificial Turf ILO Natural Grass \$622,262
- Terrazzo Floors at Main Public Spaces ILO Linoleum \$345,380
- Additional Overflow Parking (29 spaces) – North Drive edges \$48,608
- “Open” Risers and Precast Concrete treads on four stairs \$172,417
- (3) Security Glazing Options – pricing TBD after further discussion with Scituate Police Dept.

SITE PLAN: PARKING UPDATE



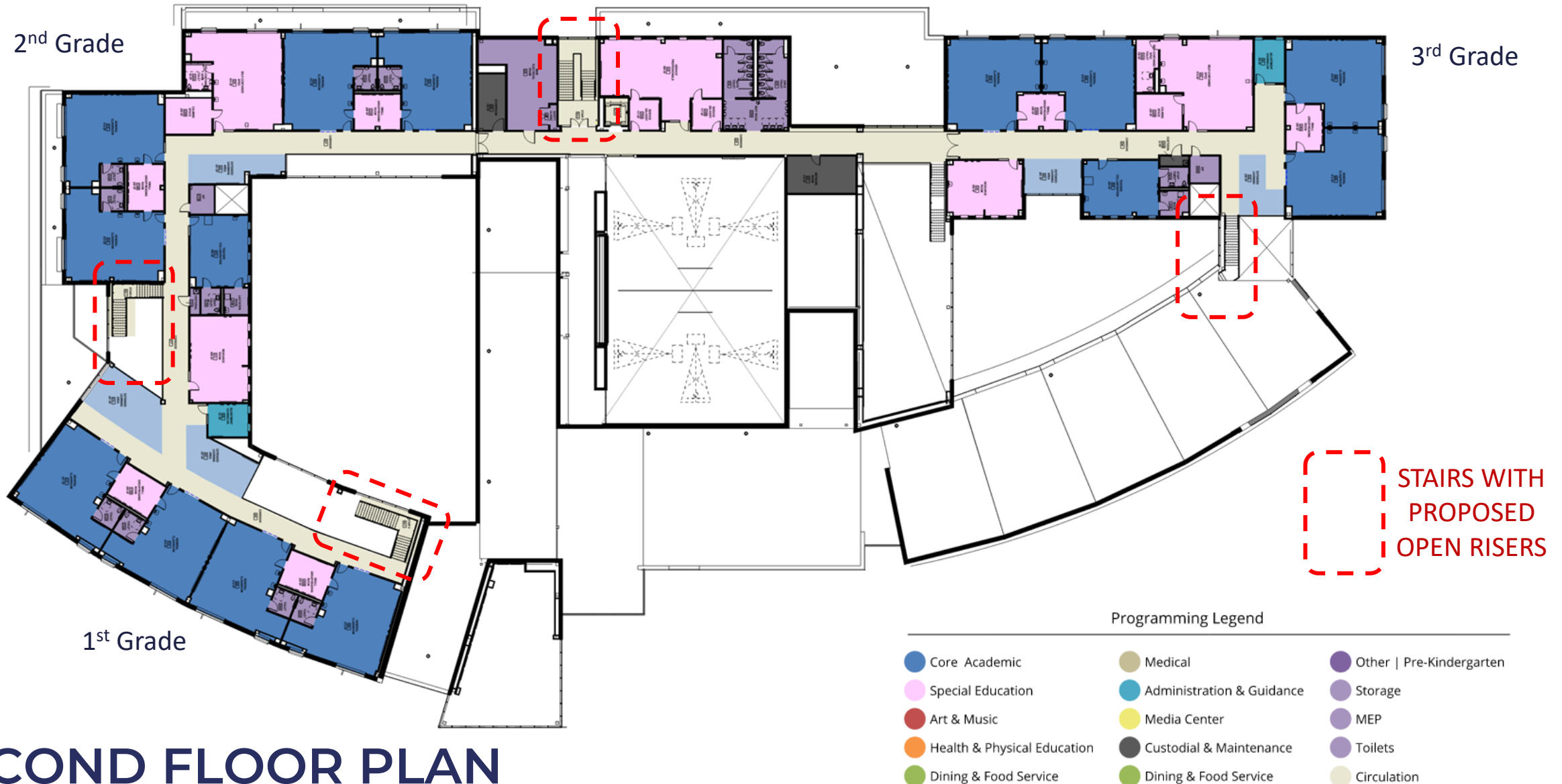
- Met with Fire Dept and Police Dept on 1/15/25 - Emergency Circulation and Auxiliary Parking Plan accepted
- Design team did a refined layout and increased space count to (29) overflow spaces:
 - parallel parking off pavement
 - 9' wide "Grasspave" strip
 - Mountable granite curbing to allow access off pavement
 - Coordinated with site lighting and hydrants
- Site Total Spaces: 147 Paved**
29 Overflow
176 Total

FLOOR PLAN UPDATES



FIRST FLOOR PLAN

FLOOR PLAN UPDATES



SECOND FLOOR PLAN

DESIGN UPDATE – INTERIOR STAIRS



OPEN RISER STAIR

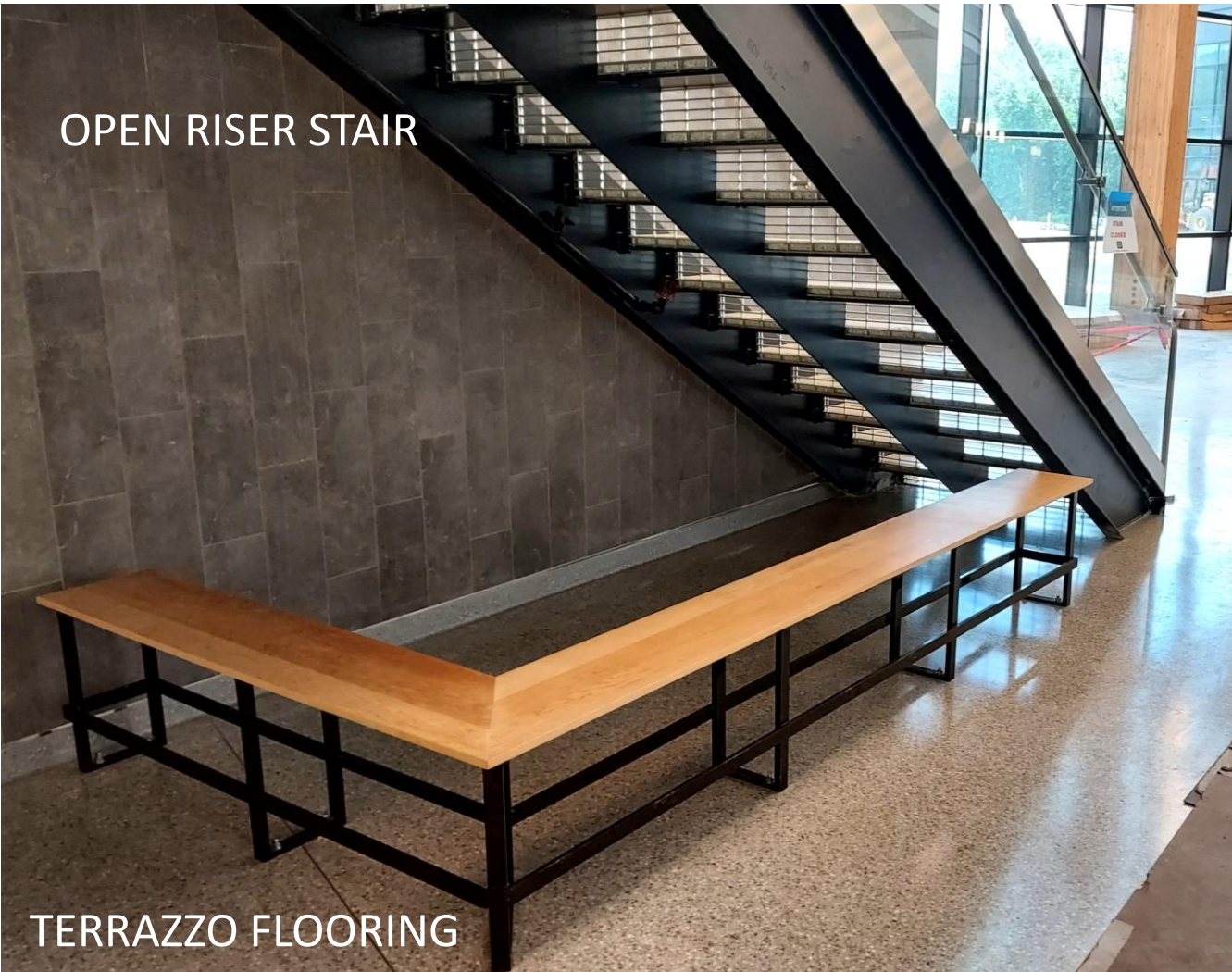


LINOLEUM FLOORING

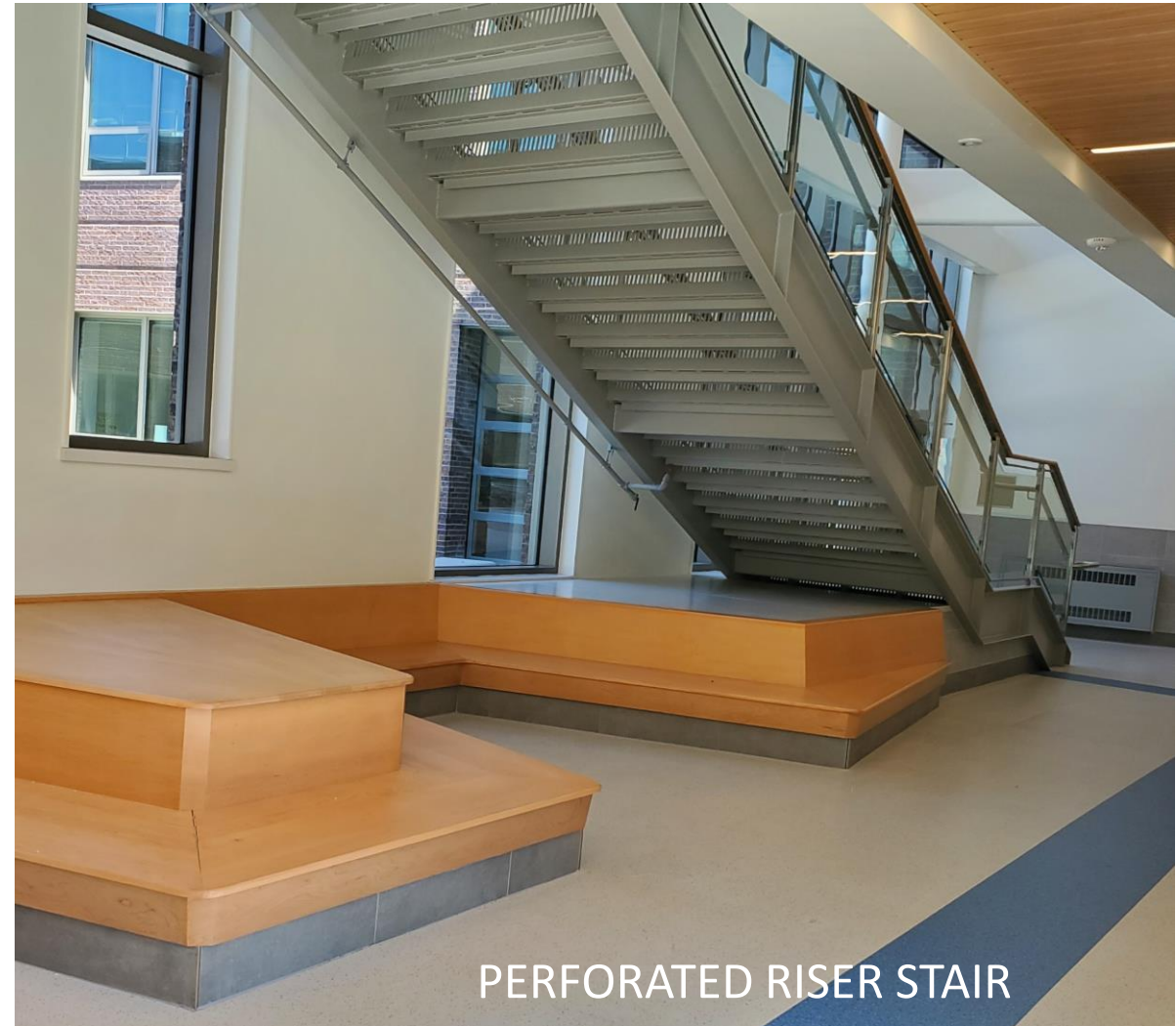
PERFORATED METAL
RISER STAIR

DESIGN UPDATE – INTERIOR STAIRS

OPEN RISER STAIR

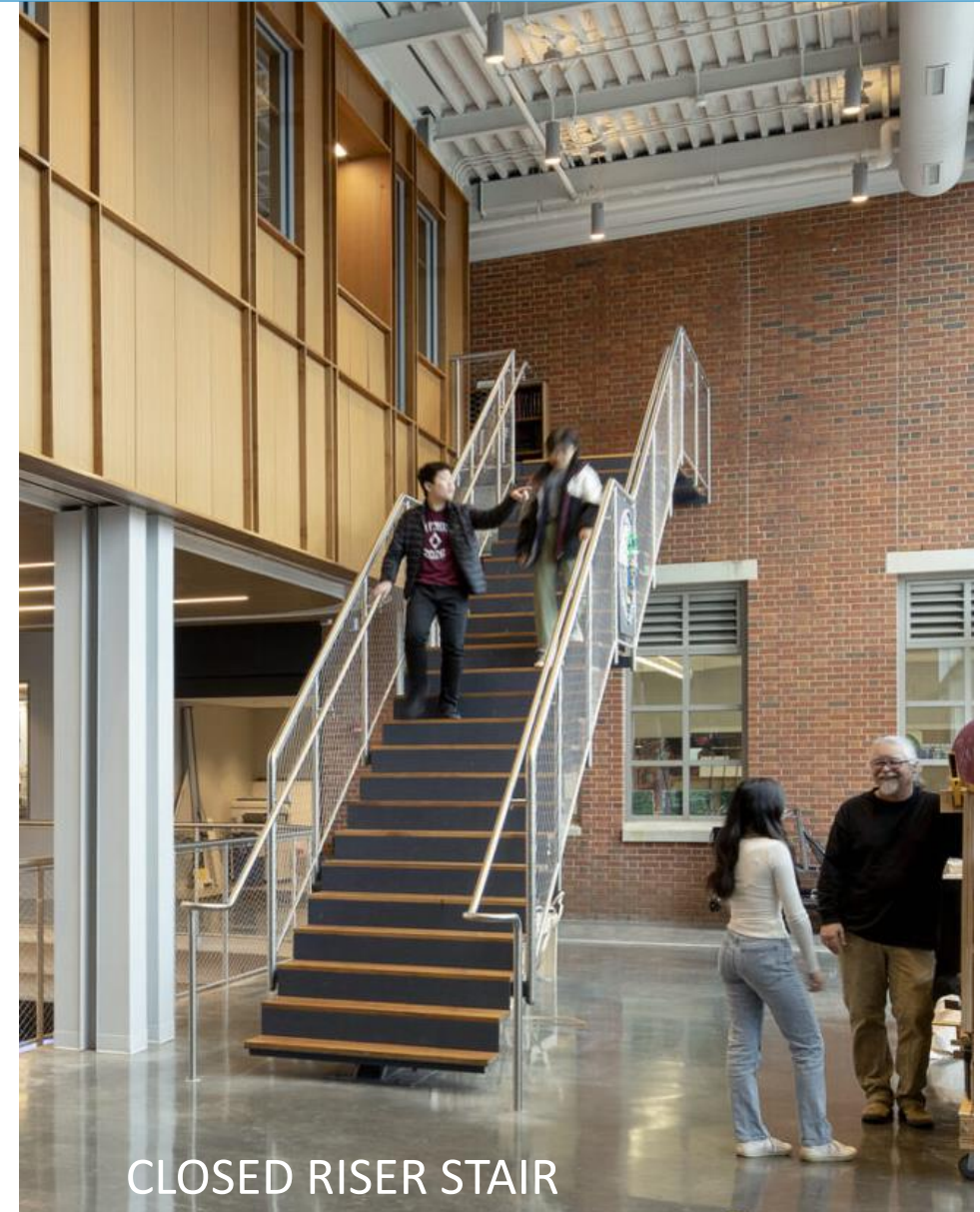
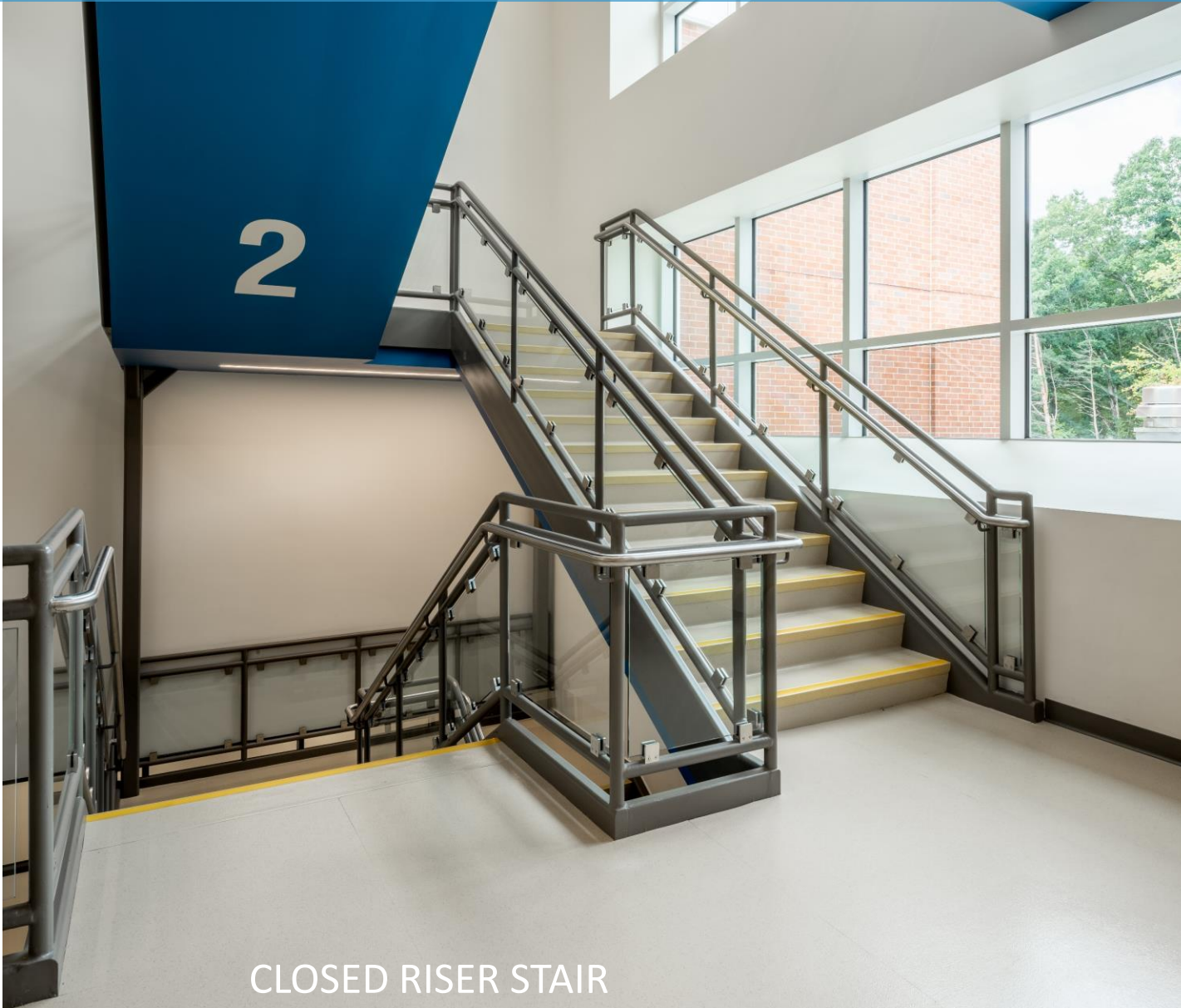


TERRAZZO FLOORING



PERFORATED RISER STAIR

DESIGN UPDATE – INTERIOR STAIRS



DESIGN UPDATE – INTERIOR STAIRS



OPEN RISER STAIR



PERFORATED RISER
STAIR

DESIGN UPDATE – FLOOR FINISH MATERIALS

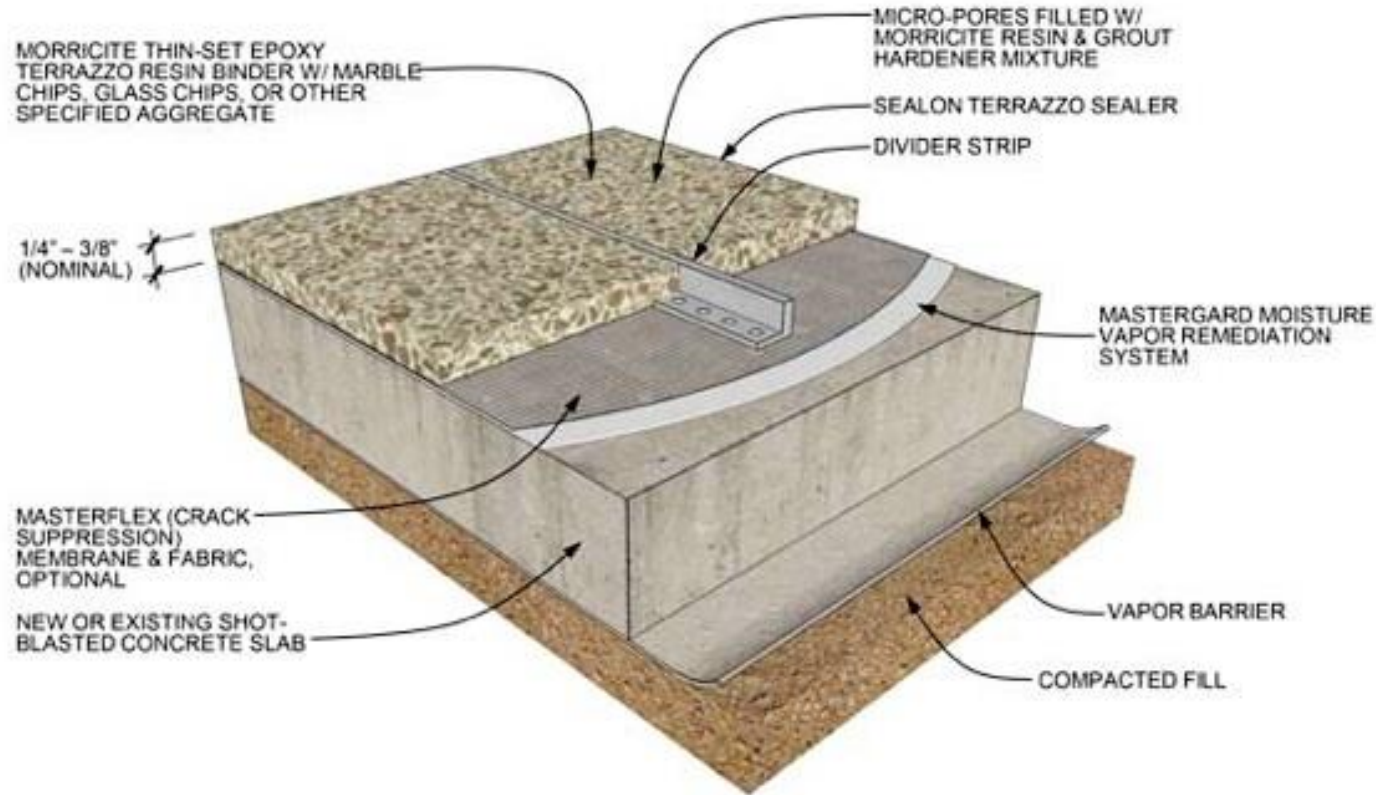


TERRAZZO FLOORING



TERRAZZO FLOORING

DESIGN UPDATE – FLOOR FINISH MATERIALS



TERRAZZO FLOORING SYSTEM DETAIL



DESIGN UPDATE – FLOOR FINISH MATERIALS

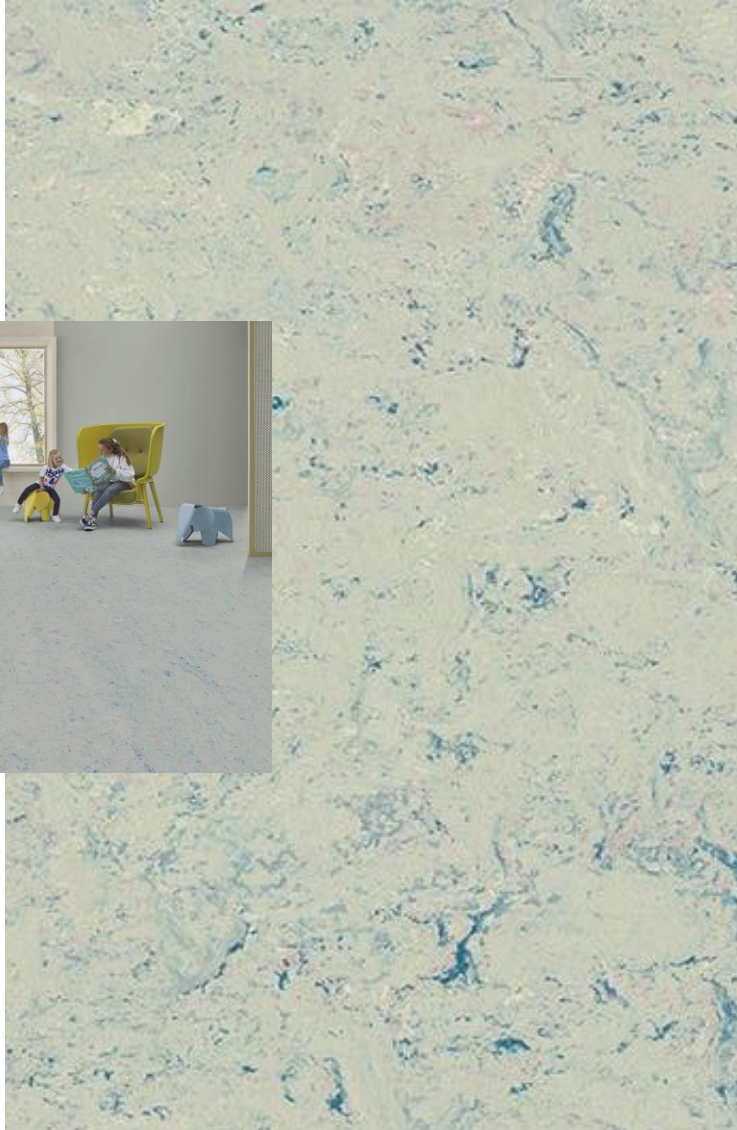


LINOLEUM FLOORING



LINOLEUM FLOORING

DESIGN UPDATE – FLOOR FINISH MATERIALS



LINOLEUM FLOORING

Proprietary Specifications Voting Procedure

Public Construction requires “Open” specifications of **at least three equal competitors** for each product or piece of equipment in the building.

If after **reasonable investigation** of a product, equals cannot be found, and there are **sound reasons in the public interest** to use the single, or Proprietary, product, the **Awarding Authority** must **vote** to adopt that product as proprietary, record the decision in writing, and post the meeting minutes in the public record on the district and town websites.

D+W’s understanding is that the School Committee is the Awarding Authority, with the SBC voting to make a recommendation to it.

Proprietary Items List (as of CD60 submission)

Div 7 – Thermal Insulation – Pittsburgh Corning “Foamglass”

- High-compressive-strength, durable rigid insulating block that creates a continuous thermal barrier at the base of masonry veneer exterior walls. Only product with the required compressive strength.

Div 8 - Door Hardware – “Stanley/ BEST”

- Using the District standard (similar to Gates MS) will allow standardized interchangeable parts on different buildings, ease of stock keeping and quick reaction to repair needs

Div 8 – Laminated Safety Glazing – “School Guard”

- Benefit: batter-resistant laminated glazing material that is very clear, greatly increases safety when used at important security locations

Div 8 – Translucent Glazing Units - “Okalux”

- Used at Gymnasium clerestory, only glass product that provides true translucency for glare resistance with high R-value (low U-value) that integrates with aluminum curtain wall systems

Div 9 – Gypsum Tile Backer Board – 2 mfrs: G-P and USG

- Only tile backer boards with mildew-resistant qualities

Proprietary Items List (as of CD60 submission)

Div 9 – Flexible Gypsum wall board - 2 mfrs: G-P and USG

- Flexible gypsum wallboard for tightly curved surfaces

Div 9 – Flocked Flooring - Forbo “Flotex”

- Unique floor finish item used in PreK and K classrooms and limited common areas (~12.7K SF or 12%): unique product construction, superior water and stain resistance, colorfastness, cleanability, static resistance, low pile for accessibility, and soft and resilient for student floor sitting.

Div 10 – Fire Protection Specialties – “Knox” box for FD keys

- Town standard required by Fire Dept. for rapid entry

Div 26 – Electric Vehicle Charging Stations – “Chargepoint” CT 4000

- Town standard for ease of management, maintenance, coordination between sites, etc.
- Uniform town-wide software platform for fee management
- User familiarity and ease of use

Proprietary Items List (as of CD60 submission)

Div 27 – Communications Equipment– District standards for interchangeability, ease of replacement:

- Network Switches: Aruba/HPE
- Wireless: Ruckus Networks
- VOIP Phone: Mitel
- Distributed Communication: Telcor

Div 28 - Building Security Items – District standards for interchangeability, communicability, ease of replacement:

- Door access control systems, including door hardware, control electronic hardware, and operating system software: Lenel S2 (was Avigilon).
- Video surveillance equipment, including closed circuit video cameras, control electronic hardware, and operating system software: Milestone (was Pelco)

Proprietary Items List – Vote to Recommend to School Committee

Move to recommend to the Scituate School Committee (The Awarding Authority for the Scituate Hatherly Elementary School Project), having found and determined after discussions with Dore + Whittier Architects, the project Designer, and after reasonable investigation of other feasible alternatives as reviewed by the Owner' procurement official, that it is in the best interests of the Owner and the public at large to have certain portions of the work, as detailed above be included in the specifications for this project as a proprietary specification and not provide for "or equal" substitutions.

Proprietary Items Schedule

WG 9/23/24 presented initial list
SBC 9/25/24 presented initial list

WG 2/10/25 update
SBC 2/12/25 Discussion, VOTE

SC VOTE at earliest agenda
opportunity, 3/10/25?

- Publish draft minutes by 3/31/25
- Post final minutes on Town website ASAP thereafter
- Notify MSBA in CD90 submission

Cushing Fields Mini-Study

Charge: D+W will lead a team of consultants to conduct a mini feasibility study for the Cushing property to:

1. Meet with Town and District officials to determine a program of required fields, parking, playground, and support facilities.
2. Generate a design brief which defines the programmatic, functional, spatial, and environmental requirements for the site.
3. Provide a site opportunities and constraints analysis.
4. Work with TerraInk Landscape Architects and Nitsch Civil Engineers to generate three plan options or variants for discussion.
5. Consultants to research and report on drainage and permit considerations
6. Develop a **conceptual design** of the preferred option for the site plan
7. Provide a conceptual cost estimate
8. Review the estimate and determine next steps

Traffic Impact Study not included.

Cushing Fields Mini-Study

Outline Proposal:

- D+W Project Management, Programming meetings and documentation, design meetings, meeting minutes, design coordination, feedback, presentations to SBC, SC, Select Board, cost estimate coordination, and a summary report: \$23,800
- TerraInk Landscape Architecture \$16,500
- Nitsch Engineering (Civil) \$8,800
- PM&C Cost Consultants \$2,750
- TOTAL \$53,250**

QUESTIONS?





Scituate Public Schools

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Thank You.

