Hingham High School Accelerated Repair Project

2025 Hingham School Building Committee Meeting Minutes
Tuesday, April 07, 2026 – 7:00 PM
Location: ZOOM remote meeting only

Meeting Attendees:	Angela Thedinga, Chair	2025 Hingham School Building Committee
	Jim Cahill	2025 Hingham School Building Committee
	Thomas Donnelly	2025 Hingham School Building Committee
	Charles Hayes	2025 Hingham School Building Committee
	Brian Mulkerin	2025 Hingham School Building Committee
	Shane Nolan	2025 Hingham School Building Committee
Central Office/Town:	Aisha Oppong	Executive Director, Hingham Public Schools
	Matthew Meehan	Facilities Director, Hingham Public Schools
	Patricia Burke	Sustainability Coordinator / Town of Hingham
HS Design/OPM Team:	Kevin Riordon	Dietz & Company – Architects / Designer
	Dani Garber-Letitia	Dietz & Company – Architects / Designer
	Tom Ellis	Jones Lang LaSalle Americas (JLL) / OPM
ES Design/OPM Team:	Robert Todisco	P3 / OPM
Guest:	Katie Roberts	Town of Hingham

1. **<u>Call to Order</u>**

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The meeting was called to order by the chair at 7:03 PM as a quorum was present.

The meeting chair made the following statement:
"This meeting is being held remotely as an alternative means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording."

2. **Approval of Prior Meeting Minutes**
Discussion: Minutes from meetings held on March 10 and 24, 2026 were discussed. Angela noted she had sent comments to Tom regarding language clarification, specifically requesting that items only be labeled as "decisions" once the committee has voted on them, rather than items that were simply discussed. Minutes format required adjustment to better align with public meeting structure and proper characterization of committee actions versus discussions. Minutes will be revised and voted upon at the next meeting.

Action Items:

- JLL to revise and resubmit meeting minutes for review and comment.

3. **Formation of CM at Risk Selection Committee**
Discussion: Committee discussed nominees for the Construction Manager at Risk (CMR) Selection Committee which included Shane Nolan, Brian Mulkerin, Aisha Oppong, Matthew Meehan, Tom Ellis, and Kevin Riordan. Thomas Donnelly also volunteered. CMR Selection Committee will be voted upon at future meeting.

Tom Ellis explained that all trade contractors will eventually be pre-qualified with a similar committee structure, noting this will be a future effort.

Angela asked which committee members had prior CM-at-Risk experience. Shane confirmed and volunteered as resource to advise town on CM-at-risk approach and address questions from leadership. Jim Cahill also confirmed he has CM at risk experience and could join the committee if needed.

Action Items:

- Nominees for CM-at-Risk Selection committee are to provide qualifications to Tom Ellis for consideration in OIG CM-at-Risk application.
- Aisha and Angela to review town requirements for submitting application for approval.

4. **Hingham Sustainability Goals and MSBA Project Contribution Presentation**
Discussion: Patricia Burke, Town Sustainability Coordinator, presented Hingham's sustainability goals and how the high school project fits into those objectives. Committee received comprehensive overview of sustainability goals and available support resources for integration into high school project design.

Key Points:

- Town achieved Green Communities designation in 2018, requiring 20% energy reduction in municipal buildings over five years.
- Town has received approximately $500,000 in Green Communities funding to date, with some funds supporting LED conversion at the high school.

- Climate Action Plan approved in April 2023 with net zero carbon emissions goal by 2040.
- High school accounts for 22% of all municipal building carbon emissions.
- HMLP sources approximately 92% renewable electricity, making electrification attractive for emissions reduction.

Available Support and Incentives:

- National Grid comprehensive building assessment completed (fall 2025).
- Potential National Grid incentives for HVAC improvements and electrification.
- Federal tax credits are available for geothermal systems (direct pay option for nonprofits).
- Massachusetts Clean Energy Center bridge funding available.
- HMLP capacity is confirmed to be adequate for building electrification.
- Technical support is available from National Grid, HMLP, and other resources.

Questions:

- **Q1:** Angela inquired about the Town's net zero goal.
- **A1:** Patricia explained that net zero for buildings means producing more energy than consuming, and for emissions includes actively creating carbon sinks through reforesting or carbon capture methods, not just reducing emissions.

- **Q2:** Angela inquired about the impact of fossil fuel backup systems on sustainability goals and what buffer is available.
- **A2:** Patricia clarified that minimal gas backup for extreme weather conditions and emergency generators don't significantly impact annual emissions tracking as they're considered for extreme situations.

- **Q3:** Brian questioned how HMLP claims renewable power when Massachusetts grid is 50-65% gas.
- **A3:** Patricia indicated that breakdown was available on HMLP website showing 92% renewable sourcing.

- **Q4:** Angela asked whether HVAC boilers account for 100% of the CO_2 emissions or if other natural gas systems contribute.
- **A4:** Aisha explained that it would probably be 99.1%, with the kitchen also using gas but that's minuscule compared to overall usage.

- **Q5:** Committee asked if Foster School received National Grid funding as well as MSBA funding.
- **A5:** Patricia explained that Foster didn't receive National Grid incentives because it's an all-electric building with no gas service, noting new construction differs from retrofit projects.

- **Q6:** Angela questioned the best timing to approach National Grid - after deciding on heat pump style or after MSBA approval.
- **A6:** Patricia explained they're already engaged with National Grid and emphasized early integration throughout the process is key, as it's more difficult and costly to add sustainability strategies after the project is rolling.

- **Q7:** Kevin asked if they're restricted by MSBA program scope and whether they can make this an all-electric building with just HVAC and roof replacement.
- **A7:** Tom explained that kitchen and water heating systems will remain gas-fired, and they're not touching windows or exterior insulation, but roof work provides opportunity for air sealing and insulation improvements within MSBA scope of the ARP project.

- **Q8:** Angela asked if weatherization improvements mentioned in the 2018 Town of Hingham Energy Reduction Plan and National Grid reports had been completed.
- **A8:** Aisha indicated that for the most part the school is original construction and improvements had not been made.

Action Items:

- Patricia to connect design team with National Grid and HMLP representatives.
- Consideration of National Grid incentives to be integrated into design process.
- Energy consultant to coordinate with Patricia on town sustainability requirements and initiatives.

5. **<u>Plymouth River and South Elementary School Roof Project Updates</u>**

Discussion: Rob Todisco was not available for this meeting. Key timeline targets were confirmed:

- Plans for PRS and South Elementary to be submitted by August
- October MSBA meeting target
- November/December town meeting anticipated

Discussion of timing strategy for town approvals, considering whether to present elementary school roofs separately from high school project to optimize approval prospects. Tom Fleck raised concerns about the political considerations of presenting multiple funding requests for the town meeting at different times. Tom also commented on community awareness challenges noting lack of Town paper. Committee acknowledged timeline targets and strategic considerations for elementary school roof projects timing and funding approach.

Questions:

- **Q1:** Angela asked about the strategic approach for town meeting timing and approvals.
- **A1:** Aisha explained they've been discussing with town management about getting approval for CRS and South Elementary construction, noting that waiting until April

town meeting might allow meeting the February funding date for roof completion on time, and they're socializing this approach with various stakeholders.

- **Q2:** Angela inquired about communication efforts to families and community.
- **A2:** Aisha explained that schools use their platforms like newsletters to keep families informed and will continue pushing out information, and they've begun socializing the plans with organizations like the advisory committee and Select Board.

- **Q3:** Shane asked whether the roof projects would require a debt exclusion.
- **A3:** Aisha explained that for the feasibility study they were able to get funding from fund balance transfer, but for the actual roof projects it will more than likely be a debt exclusion, requiring both a town meeting vote and probably a ballot vote as well.

Action Items:

- Rob to provide updated timeline on Elementary Schools for the next meeting.
- School Building Committee to continue socialization with Advisory Committee and Select Board

6. **Hingham High School Project Updates**

a. **Project Timeline and Funding**

Discussion: Tom Ellis outlined strategy for maintaining design momentum between schematic design completion and town meeting approval. Proposal to structure funding to allow design team progression without delays, ensuring robust schematic design package for CM engagement and potential summer 2027 construction start.

Questions:

- **Q1:** Angela asked for clarification on what will be done at every stage from now until April 2027 and the character of expenditures.
- **A1:** Aisha explained they need to map out what will be done at every stage to ensure staying true to what funding was approved for, and depending on expenditure character, they may need to decide whether to go to town meeting earlier in the fall or make different decisions based on that information. Tom Ellis discussed the need for interim funding to keep the design team moving forward. Funding should be structured so the design team can continue progressing design to allowing them to prepare robust schematic design package for CM engagement.

- **Q2:** Angela asked about understanding the different cost buckets and timing requirements.
- **A2:** Tom Ellis explained they'll be focusing on providing order of magnitude numbers for different phases - schematic design, detailed design, pre-construction, and construction - showing what costs are needed at what times,

noting they'll refine it going into December MSBA submission but the town needs information early on.

Committee acknowledged need for phased funding approach to maintain design momentum and avoid project delays.

Action Items:
• Tom Ellis to develop ROM costs and schedule for interim funding.

b. Updated Budget and Invoices for approval
Discussion: Tom Ellis mentioned receipt of invoices and add service proposals. Discussed updated budget tracker to include invoices for approval. Committee members requested clarity on tracking all amendments and associated costs.

Action Items:
- JLL to develop comprehensive tracking document for all contract amendments
- Dietz to finalize pending contract amendment proposals
- JLL to submit completed amendments for committee approval

c. Review Geothermal field location
Discussion: Dani presented detailed analysis of potential geothermal well locations comparing softball field outfield versus track infield. Analysis showed:

- ➢ **Softball Field Concerns:**
  - Extensive underground utilities from 2013 renovations
  - Drainage lines, electrical to scoreboard, irrigation systems
  - Significant conflicts with existing infrastructure
- ➢ **Track Infield Advantages:**
  - Minimal underground utilities
  - Closer proximity to building mechanical systems
  - More cost-effective piping runs
  - Less disruptive to existing infrastructure

Athletics Director consultation pending on field usage impact during installation (estimated one season plus summer out of service)

Questions:
- **Q1:** Committee members inquired about the professional recommendation for geothermal well location.
- **A1:** Dani explained the analysis showed track infield as the preferred location due to minimal underground utilities and closer proximity to building systems, making it more cost-effective with less infrastructure disruption compared to the softball field.

- **Q2:** Committee asked about impact on athletics programs during installation.

- **A2:** Design team explained that the track infield would be out of service for approximately one season plus summer during geothermal well installation, pending Athletics Director consultation on field usage impact.

- **Q3:** Committee sought confirmation on utility conflicts at softball field location.
- **A3:** Dani detailed that the 2013 softball field renovations included extensive underground utilities including drainage lines, electrical to scoreboard, and irrigation systems that would create significant conflicts with geothermal installation.

Committee Consensus: No objections to professional recommendations for track infield location, pending athletics department approval.

Action Items:
• Aisha to confirm location preference with Athletics Director
• Test boring to be scheduled during April vacation week if possible

d. **Review Site Survey Proposal**
Discussion: Survey proposal under revision. Proposal will be reviewed once submitted for consideration.

Action Items: Dietz and Company revise and submit proposal for additional services.

e. **Review Test Well Proposal**
Discussion: Committee sought clarification on urgency for test boring approval. Immediate authorization required to enable scheduling through optimal timing windows during April break. Proposal is in process of being revised.

Decisions: Committee motioned to approve proposal on not to exceed value of $70,000 in order to secure preferred schedule. Proposal conditionally approved pending formal revision.

Motion: Shane Nolan moved to approve not-to-exceed $70,000 for geothermal test boring to enable immediate scheduling.
Second: Jim Cahill
Roll Call Vote: Unanimously approved

Action Items:
- Dietz and Co. to schedule driller for Test Well, finalize proposal, and coordinate activities with Hingham HS.

7. **<u>Approve Invoices</u>**
    a. **Dietz and Company February Invoice**
    Discussion: Committee reviewed Dietz's invoice

    Decision: The committee UNANIMOUSLY APPROVED Dietz and Company's February invoice.
        Motion: Tom Donnelly moved to approve Dietz invoice for $5,809.20.
        Second: Jim Cahill
        Roll Call Vote: Unanimously approved

    b. **Jones Lang LaSallle Invoice**
    Discussion: Invoice has not yet been submitted.

    Action Items: JLL to finalize and submit invoice for review and approval.

8. **<u>48 Hour Items</u>**
    Discussion: Committee addressed Gale invoice as a 48-hour item. Committee members confirmed invoice amount and motioned for approval.

    Decisions: The committee UNANIMOUSLY APPROVED Gale invoice.
        Motion: Shane Nolan moved to approve the Gale invoice for $9,885.00
        Second: Brian Mulkerin
        Roll Call Vote: Unanimously approved

9. **<u>Next Meeting</u>**
    Discussion: April 28th conflicts with potential second night of town meeting. Committee preferred meeting time of 6-8 PM.

    Action Item: Aisha to schedule next meeting for Thursday, April 30, 2026, at 6:00 PM.

10. **<u>Adjourn</u>**
    Decisions: After discussion of agenda items, committee concluded the meeting at 9:12 PM
        Motion: Shane Nolan
        Second: Jim Cahill
        Roll Call Vote: Unanimously approved

Recorded by Brendan Bovard
Jones Lang LaSalle Americas, Inc. / Hingham High School ARP Owner's Project Manager
Committee approved minutes by unanimous vote during the April 30, 2026 meeting