

Hingham Advisory Committee Meeting
Wednesday, May 27th, 2026, at 7:00 PM
Town Hall, 210 Central Street, Third Floor, South Meeting Room

In Attendance: Carol Tully, Chair, Kevin Freytag, Vice Chair, Ted Ciolkosz, Secretary, Brenda Black, Ben Burnham, Tina Sherwood, Jerry Seelen, Brian Stack, David Leiphart, Elaine Cusker, Mary Power, Steven Pohl

Absent: Alan Macdonald, Michael Herde

1. The Chair called the meeting to order and read the following statement. This meeting is being held remotely/or in person as an alternate 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. Update from the 2025 School Building Committee - 2025 Hingham School Building Committee (SBC) Chair Angela Thedinga, Vice Chair Jim Cahill, Hingham Public Schools (HPS) Superintendent Katie Roberts and HPS Director of Business & Support Services Aisha Oppong present regarding work to Plymouth River Elementary, South Elementary and Hingham High School (HHS) buildings as well as funding for schematic design work for a possible HHS Heat Pump.

See attached presentation for detail. On October 25th, 2026 the HPS were invited into the MSPA Accelerated Building Repair Program
(https://www.massschoolbuildings.org/programs/Accelerated_Repair).

OPM's appointed January 23rd (Designer and OPM for HHS related projects are different than the Elementary School projects) and contracts were signed February 2026. Appointed OPM for Elementary School projects is Three-P, Inc. with Gale Associates, Inc. as the Designer. HHS project OPM is Jones Lang LaSalle Americas, Inc. and Dietz & Company the Designer.

Recommendations with cost estimates for Elementary Schools expected by late June 2026 and Schematic Design (SD) should be submitted to MSPA for approval prior to their scheduled August 28th Board Meeting.

HHS project estimates are expected by June/July 2026, targeting a December 2026 submission to MSBA Board prior to their February 2027 Board Meeting. ADA compliance updates would likely be required for HHS.

36.89% of eligible costs could be reimbursed to Town. The National Grid / Mass Save heat pump rebate program, potential IRS tax credits and Green Communities Funding are also being explored.

3. Update on the projected Reserve Fund transfer for the excess costs of Out-of-District (OOD) special education tuition, related contracted transportation and in-district contracted specialized services including a discussion of the details of calculation - Presented by Hingham School Committee (SC) Chair Jen Benham. Refer to presentation.
4. Discussion of the results of Town Meeting and impact on planning for fiscal year 2027 as well as 2026 Fall Town meeting Articles. Advisory Committee member David Leiphart created a reference

sheet detailing time spent per article and attendance at ATM dating back to April 24th, 2000 (attached for reference).

6. Liaison reports - South Shore Country Club pool groundbreaking immanent and on schedule. Affordable Housing Trust meeting was postponed so no current update. HMLP had a May 12th meeting with discussion around clarity needed for Article pulled at recent ATM and rate study in June. Joe Fisher is newest HMLP Board Member.
7. Officer elections – Kevin Freytag voted incoming Advisory Committee Chair, Ted Ciolkosz the Vice Chair and Brian Stack AdCom Secretary.
8. Approval of minutes: 4/14, 4/16, 4/26, and 4/27 – unanimously approved
9. Housekeeping
10. Comments from the public on items not on the agenda – None
11. Motion to Adjourn – Approved

Respectfully submitted by Theodore D. Ciolkosz, Jr., Secretary

Town Meeting Attendance 2000 through Date

(Carol Falvey, Town Clerk, put this together and I reformatted it for discussion w/ AdCom

Month Day Year	Number Attending	Notes
4/24/2000	666	ATM
4/25/2000	342	2nd Night
4/23/2001	701	ATM
4/24/2001	471	2nd Night
4/22/2002	577	ATM
4/28/2003	524	ATM
4/26/2004	1150	ATM
4/27/2004	327	2nd Night
4/25/2005	1001	ATM
4/26/2005	829	2nd Night
5/2/2005	840	3rd Night
5/3/2005	357	4th Night
4/24/2006	993	ATM
4/25/2006	465	2nd Night
5/1/2006	670	3rd Night
12/11/2006	473	STM: Central Fire Station Vote
4/23/2007	520	ATM
4/24/2007	324	2nd Night
3/3/2008	1259	Local Election in VRIS/STM: East School Project, PRS Windows and Modulers for HMS
4/28/2008	436	ATM
4/29/2008	343	2nd Night
10/27/2008	519	STM: Lincoln School Apartments Vote
4/27/2009	1206	ATM
4/28/2009	367	2nd Night
8/3/2009	1536	STM: re naming of new Elementary School Vote
4/26/2010	1317	Naming By-Law, increase BOS to 5 Votes
4/27/2010	1290	2nd Night
5/3/2010	2008	3rd Night
4/25/2011	673	ATM
4/26/2011	343	2nd Night
10/24/2011	2346	STM: HMS MSBA Project Vote
4/23/2012	658	ATM
4/24/2012	365	2nd Night
4/30/2012	562	3rd Night
4/22/2013	1816	HHS Fields Project and Lights Vote
4/23/2013	396	2nd Night
4/28/2014	510	ATM
4/29/2014	310	2nd Night
4/27/2015	492	ATM
4/25/2016	586	Source: Local Election in VRIS
4/24/2017	817	ATM
4/25/2017	473	Source: Local Election in VRIS/2nd Night
4/23/2018	599	ATM
4/22/2019	1994	Water Company Vote
4/27/2020		Covid-delay to June 2020
4/28/2020		Covid-delay to June 2020
6/20/2020	392	ATM
5/8/2021	506	ATM
4/30/2022	472	ATM
5/1/2022	411	ATM Night 2
11/1/2022	1378	STM: Elem School and PS Building
4/24/2023	1308	ATM: Override
4/25/2023	411	ATM Night 2
4/24/2024	435	ATM School Budget Floor Amendment
4/25/2024	250	ATM Night 2
4/29/2024	460	ATM Night 3 MBTA Communities Act
4/28/2025	735	ATM HCAL/Pickle Ball Courts
4/29/2025	733	ATM Night 2 Motion to Reconsider Night Pickle Ball Courts/School Roofs/Replace Turf Field
4/27/2026	1124	ATM HCAL
4/28/2026	488	ATM Night 2
AVERAGE	751	

#	WARRANT ARTICLE	START	TIME	
1	Hannah Lincoln Whiting Fund	7:19		
2	Assume Liability for DCR on Rivers, Harbors, Etc.			
3	Reports of Various Town Committees			
4	Report of the Personnel Board			
5	Salaries of Town Officers		5	
6	Budgets (Tina intro)	7:24	8	
+	read line items	7:32	11	
+	debate	7:43	10	29 minutes
7	Transfer from the Stabilization Fund	7:53		
8	Disbursement of Electric Lighting Department Receipts			
9	Building Department Revolving Fund			
10	Transfer Funds to the Reserve Fund			
11	DPW Vehicles & Equipment			
12	Transfer of Tax Title Sale proceeds into the Capital Stabilization Fund		12	
13	Transfer from the Capital Project Cost & Debt Service Stabilization Fund	8:05	8	
14	Center for Active Living Revolving Fund	8:13		
15	Center for Active Living: Design, Bid Documents, and OPM Funds		77	VOTE
16	Center for Active Living: Article 97 Legislation	9:30	47	VOTE
17	Acceptance of M.G.L. c. 59, § 5, clause 22I: Veterans' Tax Exemptions	10:17		2 hours, 4 mins
18	South Shore Country Club: Authorization to Borrow for Equipment and Renovations			
19	Recreation Department Revolving Fund		3	
20	Recreation Commission New Pickleball Courts	10:20	50	VOTE
end of Monday night		11:10 pm?		
20	redo Pickleball	7:05	38	
21	Community Preservation Committee Recommendations	7:43	28	1 hour, 56 mins
22	School: School Bus Leases	8:11	4	
23	School: School Bus Lease Terms	8:15		
24	School: Acceptance of M.G.L. c. 40, § 71: School Bus Cameras		4	
25	Transfer Harbor Revenues to Municipal Waterways Improvement and Maintenance	8:19	2	
26	Repair/Reconstruction of Town Pier Wharf and Inner Harbor Structures	8:21	20	
27	Town Election Voting Hours	8:41	17	VOTE
28	Home Rule Petition: Alternative methods for Publication of Legal Notices	8:58	2	
29	Water: Transfer of HMLP Parcel to WRWS	9:00	2	
30	Water: Authorization to Borrow for Water Capital Projects	9:02	2	
31	Water: Cell Tower Lease at Water Treatment Plant	9:04	2	
32	School: High School Turf Field Replacement	9:06	48	
33	School: 2025 School Building Committee	9:54		
+	Nes Correnti's introduction		11	
34	School: High School Roof Replacement	10:05	23	
35	School: Plymouth River School Roof Schematic Design	10:28	11	
36	School: South School Roof Schematic Design	10:39	1	
37	School: School Extraordinary Capital Repairs Fund	10:40	3	1 hour, 37 mins
38	Digitization of Town of Hingham Municipal Government Records	10:43	2	
39	Specialized Energy Code	10:45	20	
40	Citizen Petition: Home Rule Petition: Liquor License to Hingham Gas	11:05	11	
41	Amend Zoning By-law: Update to Accessory Dwelling Unit Regulations	11:16	3	
42	Amend Zoning By-law: Exemption for Lots or Structures Affected by Taking	11:19	1	
43	Amend Zoning By-law: Signage Reference Correction	11:20	1	
44	Amend Zoning By-law: Extension or Alteration of Nonconforming Uses and Structur	11:20	4	
45	Amend Zoning By-law: Expiration of Cell Tower Special Permits	11:24	1	
46	Acceptance and Granting of Easements	11:25	1	
end of Tuesday night		11:26		

#	WARRANT ARTICLE	START	MINS	Speaker(s) / NOTE
1	Hannah Lincoln Whiting Fund	7:25	9	proposal to shift CAL articles
2	Assume Liability for DCR on Rivers, Harbors, Etc.	7:34		
3	Reports of Various Town Committees	7:35		
4	Report of the Personnel Board	7:36		
5	Salaries of Town Officers	7:41		
6	Budgets (Carol intro)	7:43	8	6 budget holds 1 hour, 7 mins
+	read line items	7:51	14	
+	debate	8:05	45	
7	Transfer from the Stabilization Fund	8:50		Jerry / Mary
8	Disbursement of Electric Lighting Department Receipts	8:51		
9	Building Department Revolving Fund	8:52		
10	Transfer Funds to the Reserve Fund	8:53	10	
11	Waterways Fund Transfer	9:03		
12	Construction of Center for Active Living	9:05	90	BALLOT VOTE 2 hours, 25 mins
+	request for Ballot Vote / voting	10:34	50	
+	reconvene for Results	11:25	5	
	Meeting adjourned - end of Monday night	11:30		
13	Center for Active Living Revolving Fund	7:03		VOTE VOTE VOTE Dave VOTE 2 hours, 34 mins
14	Transfer from the Capital Project Cost and Debt Service Stabiliz	7:04		
15	Community Preservation Committee Recommendations	7:06	6	
16	Replacement of Cooling/Chiller System at Hingham Public Librar	7:12		
17	Recreation Department Revolving Fund	7:13		
18	School Department Extraordinary Capital Needs	7:16		
19	High School Life Safety System and East School Energy Recove	7:19		
20	Climate Action Commission	7:22	21	
21	Sale of 230 North Street	7:43	35	
22	Sale of 8 Short Street	8:18	42	
23	Sale, Lease or Conveyance of 86 Central Street	9:00	77	PULLED BY HMLP Steve / Brenda Jerry Revote Art. 33
24	Fire Civil Service	10:17	13	
25	Police Civil Service	10:30		
26	Weir River Water System – PFAS Funds	10:31		
27	Weir River Water System – Capital Projects	10:33		
28	Hingham Municipal Light Plant (HMLP) Capital Improvements	10:35	0	
29	Transfer of Funds for Employee Health Care Cost Subsidy	10:35	36	
30	Route 3A Project	11:11	6	
31	Citizen's Petition: Establishment of a Youth Commission	11:17		
32	Citizen's Petition: Transfer a Parcel of Land	11:18		
33	Citizen's Petition: Amend the Noise By-law	11:19	13	
34	Electronic Voting Devices	11:32		
35	Amend Zoning By-law: "Height, Building" Definition Reference C	11:36		
36	Amend Zoning By-law: Site Plan Review Updates	11:37		
37	Amend Zoning By-law: Fire Station Zoning District	11:38		
38	Acceptance and Granting of Easements	11:40		
	Meeting adjourned - end of Tuesday night	11:41		

Hingham Public Schools

2025 SBC Update



Presented by:

Angela Thedinga - 2025 School Building Committee Chair

Jim Cahill - 2025 School Building Committee Vice Chair

Kathryn Roberts - Superintendent

Aisha Oppong - Executive Director of Business & Support Services

May 27, 2026



Agenda

- 2025 School Building Committee Members
- MSBA Process
- Timeline to Date
- PRS & South Elementary School - Roofs
 - Team
 - Process and Key Timing
- Hingham High School - Roof & HVAC
 - Team
 - Process and Key Timing
 - MSBA Heat Pump Schematic Design Requirements
 - Incentives



2025 School Building Committee Members

Angela Thedinga (SC), Chair - Independent Board Director

- Chemical Engineer (MIT), MBA (MIT) and MPH (UNC)

James Cahill (SB), Vice Chair - President of J. Calnan & Assoc. / Construction Managers

- Civil Engineer (Tufts)
- HHS Dock Project

Thomas Donnelly (SB) - Insurance Company Manager

- Hingham Crew, Hingham Art Club

Charles Hayes (M) - Architect

- Architecture (Syracuse University)
- St. Johns Building & Grounds Chair, Derby Academy Planning & Dev. Subcommittee

Brian Mulkerrin (SC) - Electrical Engineer

- Engineering Technology (Wentworth Institute of Technology)

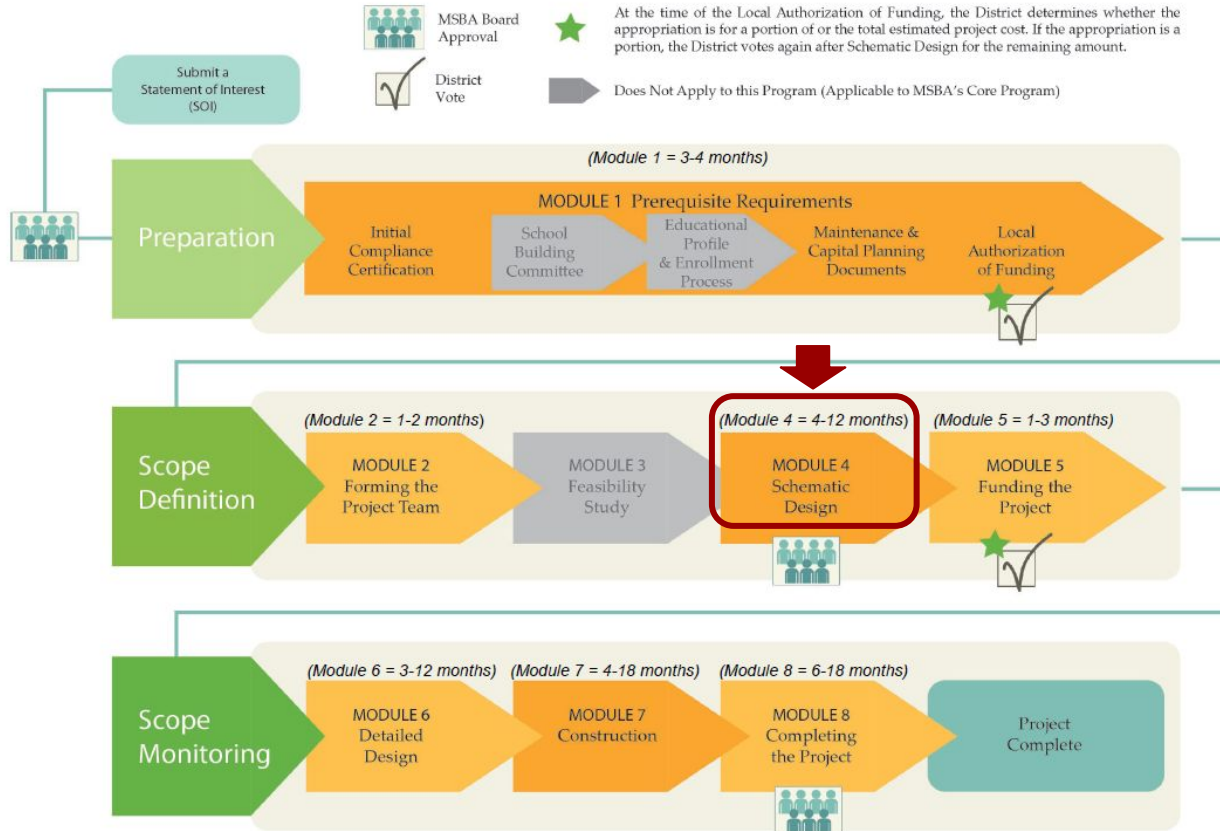
Shane Nolan (SC) - Construction Project Manager (25+ yr experience as OPM)

- Diploma in Construction Economics (Cork Institute of Technology - Cork, Ireland)

Vacant Seat (M) - Moderator appointment pending



MSBA Accelerated Repair Program Process





Timeline to Date

April 28-29, 2025 - Town Meeting Approved -

- Article 33 - Establishing 2025 School Building Committee
- Article 34 - Funding Feasibility and Schematic Design for HHS Roof and Heat Pump (\$3,310,000)
- Article 35 - Funding Feasibility and Schematic Design for PRS Roof (\$370,000)
- Article 36 - Funding Feasibility and Schematic Design for South Elementary Roof (\$320,000)

October 29, 2025 - MSBA Board Invited -

- Three HPS projects into the 2025 Accelerated Repair Program:
 - Hingham High School for a potential roof and heat pump conversion replacement project
 - Plymouth River Elementary School for a potential roof replacement project
 - South Elementary School for a potential roof replacement project

November 6, 2025 -

- First 2025 School Building Committee (2025 SBC) Meeting

January 23, 2026 -

- MSBA Appointed OPMs and Design Firms for each project
- Contracts executed in February 2026

March - May 2026 -

- Design teams performing existing conditions assessments and testing



Plymouth River and South School Project Team

Owner's Project Manager - Three-P, Inc.

Rob Todisco and Daniel Palota



Designer - Gale Associates, Inc.

John Kurpeski

Subconsultants:

Peer Consultants, PC (Hazardous Materials)

PCM Company (Cost Estimating)





Plymouth River Elementary and South Elementary School Projects



- **Scope:** Feasibility and Schematic Design for potential roof replacements at Plymouth River Elementary School and South Elementary School

- **Process:**



- Design team assesses existing conditions (structural, hazmat testing, drone, etc)
- Design team presents options with recommendations to SBC (with preliminary cost estimates) - estimated late June 2026
- Design team completes Schematic Design based on selections, prepares project budget
- Submit SD package to MSBA Board for approval - targeting August 2026 submission for October 2026 MSBA Board Meeting



Hingham High School Project Team

Owner's Project Manager - Jones Lang LaSalle Americas, Inc. (JLL)

Tom Ellis and Brendan Bovard



Designer - Dietz & Company (Architect)

Kevin Riordan and Dani Garber-Letitia



Subconsultants:

Hesnor Engineering (MEP Engineer)

Lim Consultants (Structural Engineer)

Nitsch Engineering (Civil Engineer / Land Surveying)

O'Reilly, Talbot & Okun (Geotechnical)

Dharam Consulting (Cost Estimating)

PEER (Hazardous Materials)

Skillings & Sons (Geothermal Test Well Contractor)

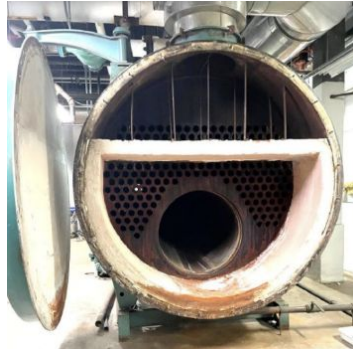
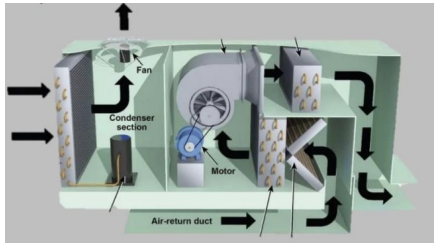
Airtight Consulting (Energy Consultant)

Ewing Consulting (Roofing)

Salas O'Brien (Geothermal Engineers)



Hingham High School Project



- **Scope:** Feasibility and Schematic Design for potential roof replacement and potential heat pump conversion at Hingham High School

- **Process:**



- Design team assesses existing conditions (structural, hazmat testing, test well, etc)
- Design team presents options with recommendations to SBC (with preliminary cost estimates, life cycle costing analysis, incentive estimates) - est June-July 2026
- Design team completes Schematic Design based on selections, prepares project budget
- Submit SD package to MSBA Board for approval - targeting Dec 2026 submission for Feb 2027 MSBA Board Meeting



Schematic Design for Heat Pump - requires evaluating three or more heat pump design options



IV. Schematic Design | Total Project Budget

Comprehensive Schematic Design is Critical – Refer to the Schematic Design Checklist for additional detail

- Schematic Design for heat pump conversion projects:
 - **Designer Contract (7.4.3) – Include a preliminary evaluation and comparison of three (3) or more design options and their relative feasibility and cost, including life cycle cost analysis.**
 - Each of the following design options will be evaluated with heat pump systems designed to provide at minimum 85% of cumulative operating heating hours:
 - Ground source
 - Air source
 - Hybrid ground source and air source
 - Incorporate a life cycle cost analysis pursuant to the criteria of M.G.L. c.149 § 44(m)
 - Demonstrate that each proposed design option will result in mechanical heating, cooling and ventilation in all classrooms at a minimum
 - If ground source is chosen as the preferred solution, it is recommended to consider installing a test bore and performing a thermal conductivity test to better understand subsurface conditions and more accurately estimate the number of wells needed and to forecast cost and complexity
 - MSBA will find eligible the scope to connect fossil-fuel boilers to heat pump systems to help districts offset remaining cumulative operating heating hours.
 - New fossil-fuel boilers and associated equipment will not be eligible for reimbursement.

Also including
4th design
option:
“Like for Like”
to understand
comparative
costs



Incentives being explored

- **MSBA Accelerated Repair Program** - 36.89% of Eligible Costs
- **National Grid / Mass Save** - Heat Pump Rebate Program
- **IRS Tax Credit** - Foster Elementary was able to benefit and resulted in a credit, exploring if High School can benefit as well
- **Green Communities** - Only funds one project at a time, already one active project in Hingham; Once complete, could apply for incentive for High School project

**Town Sustainability Coordinator - Patricia Burke -
is supporting the 2025 SBC in exploring these incentives**



Backup



High School Funding Overview

Funding Approved at April 28, 2025 Town Meeting

Article 34 - \$3,310,000

Roof Schematic Design	\$ 750,000
HVAC/Heat Pump SD	\$1,896,548
Solar SD	\$ 270,000
Owner's Project Manager	\$ 233,324
Contingency	\$ 160,128



Plymouth River School Funding Overview

Funding Approved at April 28, 2025 Town Meeting

Article 35 - \$370,000

Roof Schematic Design	\$ 370,000
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South School Funding Overview

Funding Approved at April 28, 2025 Town Meeting

Article 36 - \$320,000

Roof Schematic Design	\$ 320,000
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MSBA Accelerated Repair Program Process



IV. Schematic Design | Board Packages

Schematic Design Package Submission Deadline (By 5:00 PM)	MSBA Board of Directors Meeting*
April 30, 2026	June 24, 2026
June 25, 2026	August 26, 2026
August 27, 2026	October 28, 2026
October 22, 2026	December 9, 2026

*Future MSBA Board Meeting dates will be posted when available. Please check the ARP webpage for updated information throughout the year.

- **Districts must return to the Board of Directors for PFA approval within 16 months of the assigned commencement date. An additional 2 months can be granted with MSBA approval. If the District fails to fulfill its obligations within the timeline, the MSBA may, in its sole discretion, remove the District from the Program**
- Packages submitted after deadlines for consideration at the corresponding Board Meeting will not be processed by the MSBA
 - Late submittals will be scheduled for the following Board Meeting
- All items on the **MSBA Schematic Design Checklist** (ARP webpage) must be included as one submittal
 - Submittal includes electronic submission for all documents
 - District and OPM must certify that submittal is complete
- **Concerns or questions among district representatives, consultants, and sub-consultants about any part of the Schematic Design submittal should be reconciled prior to submitting the package to the MSBA**