



Consentino School Building Committee Remote Meeting
January 6, 2022

An act relative to extending certain COVID-19 measures adopted during the state of emergency was signed by Governor Baker and allows for remote meetings and hearings by public bodies through April 1, 2022.

- I. Call to Order.
- II. OPM Report.
 - a. Project Schedule
- III. Design Team Report.
 - a. Overview of PDP
 - b. Confirm short-list of alternatives
 - c. Authorization to submit PDP to MSBA
- IV. Next Steps
 - a. Preliminary Design Program (PDP) submission 1/7/22.
 - b. SBC meeting 2/3/22.
- V. Questions and Comments.
- VI. Adjournment.

I. Call to Order.

Mayor Fiorentini, Chairperson called the meeting to order at 9:00 am. A roll call was held and the results were the following:

Mr.	Bevilacqua	Present	Mr.	Mele	Absent
Mr.	Boucher	Present	Mr.	MacDonald	Absent
Mr.	Bucuzzo	Present	Mr.	Pfifferling	Present
Mr.	DiBurro	Present	Dr.	Poor	Present
Mr.	Dorrance	Absent	Ms.	Sullivan	Present @ 9:05 am
Ms.	Heartquist	Present	Mr.	Wood	Absent
Ms.	Hernandez-Bailey	Absent	Mayor	Fiorentini	Absent
Dr.	Marotta	Present			

Also present were:

Craig	DiCarlo, AIA, LEED AP BD+C, MCPPO Project Manager ~ Project Leaders
Ken	Guyette Senior Director, Project Management Services ~ Project Leaders
Jason	Boone ALEP, Assoc. AIA, MCPPO
Maria	Fernandez-Donovan, AIA, LEED AP BD+C, MCPPO

- II. **OPM Report ~ Project Schedule** ~ Mr. DiCarlo noted that the minutes had not been distributed to the committee members and therefore would be on presented for approval at the February 3, 2022, meeting. He reviewed the schedule and highlighted the PDP submission tomorrow, followed by a 14-week course of action to assist in narrowing the short list that is being submitted to the MSBA. Mr. DiCarlo related that the several options would be refined down to a single selection for the preferred schematic report in April.
- III. **Design Team Report** [2022.01.06 School Building Committee.pdf](#) ~ Mr. Walter wished everyone a Happy New Year and thanked them for the significant effort on the initial PDP submission especially the school department officials and the Mayor’s Office particularly during COVID and school vacation. He began with an overview of the agenda:
 - Overview of PDP Contents & Outcomes
 - Questions/Comments



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- Vote to confirm short-listed alternatives for further exploration
- Vote to authorize OPM to submit PDP to MSBA

Mr. Boone explained the PDP Contents which included:

- 3.1.1 Introduction ~ Executive Summary
- 3.1.2 Educational Program ~ Describes educational intent to deliver educational programs and services
- 3.1.3 Initial Space Summary ~ documents all existing spaces
- 3.1.4 Evaluation of Existing Conditions ~ existing building and site
- 3.1.5 Site Development Requirements ~ availability to develop site (ownership, title, boundaries, setbacks, zoning requirements)
- 3.1.6 Preliminary Evaluation of Alternatives ~ all options explored along with evaluation process and outcome of shortlist
- 3.1.7 Local Actions & Approvals ~ documentation of all meetings and signatures

Mr. Boone continued by detailing the Outcomes:

- 3 Design Enrollments Under Consideration
 - 715 (5th-8th)
 - 985 ((5th-8th)
 - 1080 ((5th-8th)
- Documentation of Programs, Services, Instructional Techniques and Guiding Principles for Design
- Existing Building is a Candidate for Renovation or Renovation/Addition, but with Compromises
- Spaces Necessary to Deliver Educational Program
 - 715 = 158,000 GSF
 - 985 = 210,000 GSF
 - 1080 = 223,000 GSF
- 19 Alternative Explored
- 7 Alternatives Identified for Further Development and Evaluation
- Total Project Costs Range for Short List [../Markup 2022.01.06 School Building Committee.pdf](#)

Alternatives for Further Exploration in PSR

REPAIR RO.715-A \$66.2M - \$70.3M	RENO / ADD AR.985-C \$165.1M - \$175.3M	RENO / ADD AR.1080-C \$175.8M - \$186.7M
RENO ONLY R.715-A \$90.9M - \$96.5M	NEW N.985-A \$163.9M - \$174M	NEW N.1080-A \$174.2M - \$185M
NEW N.715-A \$127.4M - #135.3M		

In response to Mr. Bevilacqua’s question, Mayor Fiorentini replied that today’s vote would be on the seven (7) options.

Mr. Boone proceeded with the PSR Phase by identifying the refinement and indicating that there would be more opportunities for additional discussion on the following areas:

- Program



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- Boys & Girls Club/YMCA
- Space Summaries
- Design
- Costs

Ms. Sullivan inquired about the reasoning for including outside agencies, Boys & Girls Club and YMCA since it is not a reimbursable cost.

Mr. Boone replied that it was part of the discussion since these agencies might be able to utilize areas within the school/area once there was a conclusion to the project.

Mayor Fiorentini clarified that any building project for these groups would have to be financed by them.

Ms. Sullivan asked about the process and emphasized that land was a huge expense for any building effort.

Mayor Fiorentini stated his support for giving land to the groups, but noted that it was not his decision but the City Council’s determination.

Mr. Boone submitted suggested language for the motion on the short-listed alternatives:” to select the seven alternatives on the preferred list of alternatives for further development and evaluation in the Preferred Schematic Report Phase.”

Mayor Fiorentini requested that the alternatives be displayed on the screen for the committee. He asked about the amount of green space since there was a shortage of ball fields in the city.

Mr. Boone related that this information could be provided in the next few days.

Mayor Fiorentini noted there had been a resignation from the building committee and there would be a future appointment of someone with fields experience. He also reported that Chuck Benevento had retired and the new CFO Angel Wills would be appointed to the committee.

A motion was made by Mr. Pfifferling to select the seven alternatives on the preferred list of alternatives for further development and evaluation in the Preferred Schematic Report Phase. Dr. Poor seconded the motion. A roll call vote was requested:

Mr.	Bevilacqua	Yes		Dr.	Marotta	Yes
Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	DiBurro	Absent		Ms.	Sullivan	Yes
Ms.	Heartquist	Yes		Mayor	Fiorentini	Yes

Motion passes.

A motion was made by Ms. Sullivan to authorize Colliers Project Leaders to submit the Preliminary Design Program to the Massachusetts School Building Authority. Mr. Bevilacqua seconded the motion. A roll call vote as requested:

Mr.	Bevilacqua	Yes		Dr.	Marotta	Yes
Mr.	Boucher	Yes		Mr.	Pfifferling	Yes



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Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	DiBurro	Absent		Ms.	Sullivan	Yes
Ms.	Heartquist	Yes		Mayor	Fiorentini	Yes

Motion passes

Mr. Boone thanked the members for the two votes.

Mr. DiCarlo related that the PDP will be submitted to the MSBA electronically with a follow-up printed copy. He referenced that the next meeting would be held on February 3, 2022 at 9:00 am and that the project will be entering the PSR Phase with the exploration of the seven (7) options.

In response to the mayor’s question on MSBA meeting, Mr. DiCarlo responded after the PSR submission in May.

Mr. Walter commented that the next phase would be a robust one with the sending of upcoming meeting dates.

A motion was made by Mr. Bevilacqua to adjourn the meeting (9:24 am). Ms. Sullivan seconded the motion. A roll call vote as requested:

Mr.	Bevilacqua	Yes		Dr.	Marotta	Yes
Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	DiBurro	Absent		Ms.	Sullivan	Yes
Ms.	Heartquist	Yes		Mayor	Fiorentini	Yes

Motion passes