



*Consentino School Building Committee Remote Meeting
December 2, 2021*

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.

Mayor Fiorentini, Chairperson called the meeting to order at 9:05 am. A roll call was held and the results were the following:

Mr.	Benevento	Present	Ms.	Hernandez-Bailey	Present
Mr.	Bergman	Absent	Dr.	Marotta	Present
Mr.	Bevilacqua	Present	Mr.	Mele	Absent
Mr.	Boucher	Present	Mr.	Pfifferling	Present
Mr.	Bucuzzo	Present	Dr.	Poor	Present
Mr.	DiBurro	Present	Ms.	Sullivan	Present
Mr.	MacDonald	Absent	Mr.	Wood	Present
Ms.	Heartquist	Present	Mr.	Dorrance	Present
Mayor	Fiorentini	Present			

Also present were:

Craig	DiCarlo AIA, LEED AP, MCPPO - Project Manager - Project Leaders
Jason	Boone ALEP, Assoc. AIA, MCPPO
Maria	Fernandez-Donovan, AIA, LEED AP BD+C, MCPPO

II. Review and Approve Previous Meeting Minutes. A motion was made by Ms. Sullivan to approve the Remote Consentino School Building Committee Meeting Minutes of November 18, 2021 [Consentino School Building Committee Meeting Minutes 11.18.21.pdf](#). Mr. DiBurro seconded the motion. A roll call vote was requested:

Mr.	Benevento	Yes	Mayor	Fiorentini	Yes
Mr.	Bevilacqua	Yes	Ms.	Hernandez-Bailey	Yes
Mr.	Boucher	Yes	Dr.	Marotta	Yes
Mr.	Bucuzzo	Yes	Mr.	Pfifferling	Yes
Mr.	DiBurro	Yes	Dr.	Poor	Yes
Mr.	Bevilacqua	Yes	Ms.	Sullivan	Yes
Mr.	Boucher	Yes	Mr.	Wood	Yes
Ms.	Heartquist	Yes	Mr.	Dorrance	Yes

III. OPM Report.

- a. Project Budget. Mr. DiCarlo reported that the project continued to be on budget.
- b. Project Schedule. Mr. DiCarlo reviewed the project schedule with the building committee.

IV. Design Team Report. Ms. Donovan reported that both visioning sessions (#1-3), working group, user group, and staff meetings had been used to collect information for design options. She related that space summaries have been compiled for each of the three (3) enrollments (715, 985 and 1080).

Ms. Donovan began the review of the presentation including the Preliminary configuration options [2021-12-02 SBC Design Options - Read-Only \(002\)_rd.pdf](#) by discussing each slide with the building committee members with codes for options {RO = Repair Only, R = Renovation, AR = Addition Renovation, N = New} followed by enrollment and option number.

Mr. Boone stated that the current student population (grade levels) into the 715 options but the following areas were missing: designated and community spaces.



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In response to the mayor's question on current enrollment, Mr. Boone answered 750 students were currently enrolled in Consentino.

Mr. Boone highlighted the 715 A Renovation option with the following program adjustments, such as, the movement of front door and addition of second elevator.

In regards to Dr. Marotta's inquiry regarding students with disabilities, who have not been able to attend the school due to spacing issues, Mr. Boone responded that there were 3 self-contained on the first floor and 4 self-contained on the second floor and have dedicated spaces to resolve the programmatic concerns.

Ms. Donovan continued that the dedicated spaces for students have not been prioritized at this time. She emphasized the 12 "pegs = grouping of classes" are being considered for each of the 985 and 1080 enrollment options.

Mr. Boone noted that a result of the two-story option would be limited green space and parking.

Ms. Donovan stated that the 715 AR option contained a two-level option with 8 sections or only one (1) peg.

Mr. Boone related that all adult spaces would exist in this option.

Ms. Donovan reviewed the AR 1080 B proposal (three levels).

Mr. Boone highlighted those students would have to move around the building during an AR option and would be a more complicated option with ongoing construction.

Mr. Walter commented that modular classrooms (costs) could be brought in for students if this was the selected choice.

Ms. Sullivan noted that it was usually a terrible idea for many reasons (weather and student visibility).

Ms. Donovan reviewed AR 1080 C Hillside highlighted the protected area for bus drop-off in this selection and would maintain the large gym, cafeteria and music room. She indicated that all the new classrooms are built at once and the students moved into the addition, while the older classrooms are demolished after the new construction.

Mr. Boone emphasized that this option would be four-stories and bus loop passes under new construction (providing shelter).

Ms. Donovan reported that this alternative would not be too tall or off-scale with only two sections being four-stories.

Mr. Bevilacqua asked about the movement of students in a four-story building.

Superintendent Marotta stated that this option was not ideal with limited green space and was trying to balance usage of the present fields.

Ms. Donovan suggested the campus idea with Silver Hill School adjacent to Consentino. She



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continued with the AR.715 version.

Ms. Donovan moved on to the new construction options starting with the N.1080.A “Bar” which includes ideal green space and a brand-new building with more efficient construction costs (one-level = one grade level).

Mr. Boone offered the most organizational possibilities and simplified travel distances. He related that the first and second floor contained the common special areas including world languages on both levels.

Dr. Marotta noted that world languages areas were included because it was important educational to provide these opportunities for students.

Ms. Donovan related there was a potential for increased green space. She stated the N.715.A Bar was a smaller version.

Ms. Donovan reviewed the N.1080.B “Banners” which provided north (day lighting) lighting for half of the classrooms.

Mr. Boone noted that it was an attempt to resolve solar orientation challenge. He reported that the grade levels were more muddled with a mixture of grades on each floor.

Ms. Donovan N.715.B. “Banners” would have one less floor.

Ms. Donovan finished with the N.1080.C “L-Shaped” concept with the bus loop, drop-off and parking are together, not ideally proportioned green space and the division of classrooms.

Mr. Boone reported the core spaces were more centralized in this option with longer travel distances.

Ms. Donovan stated that N.715.C “L-Shaped” except for less classrooms on the third floor.

V. Next Steps

- Community Engagement Presentation will be held on 12/8/21 with the same presentation without costs.
- On 12/10/21 there will be a receipt of the cost estimates from the cost estimator.
- The working group will begin to evaluate the options and the development of the short list on 12/13/21.
- At the 12/16/21 SBC Meeting, the short list will be presented to the members and it is a critical meeting.

Ms. Sullivan asked if the options were influenced by the city’s wish to not go to the community for a vote and contain the cost.

Mr. Boone responded that the architect did not know the amount. He related that the designs were predicated on the educational needs with a reaction to the cost at a later date.

Mr. Bevilacqua noted that cost would be a major factor (being able to fund and build the school) and advised against a debt exclusion. He did not recommend over building in this project and referenced



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decreasing Massachusetts population figures.

Mr. Boone commented that after the costs were received there would be further discussions and possible adjustments.

In response to the mayor's question on reasoning behind tearing down the school, Mr. Boone answered there are some physical challenges in terms of accessibility, the compactness of the building made it difficult to install new mechanical systems such as duct work.

Mr. Walter referenced the cost of renovation vs. new construction and factoring in the least educational disruptions during the project.

Mayor Fiorentini commented that the citizens would not support a debt exclusion for a building built in the 1970's.

Mr. Boucher emphasized the equity issue and the human cost to students, staff and administration and asked that these matters be considered in the determination of the options.

Ms. Donovan provided an example of design and evaluation comparison criteria and its priorities with ranking #1-5 with a color-coded graph red to green = poor to best.

Mr. Boone referenced an options cost comparison example.

Mr. Bevilacqua asked the timeline for new construction versus renovation.

Mr. Boone new construction was a shorter timeline than renovation/addition. He asked the committee if the design criteria were acceptable in proceeding with the working group.

Mayor Fiorentini reiterated that cost was a priority.

Ms. Sullivan asked what the cost amount.

Mayor Fiorentini responded \$120m.

Mr. Boone suggested looking at total construction cost.

Mayor Fiorentini reported that both the YMCA and Boys/Girls Club wished to move out of the inner city and asked if housing these programs in the project would be a possibility.

Mr. Boone responded that the area for these programs would not be eligible for reimbursement.

Mr. Bevilacqua stressed the affordability of the project and recommended renovation.

Dr. Marotta noted that conversations needed to be held regarding the YMCA and Boys/Girls Club usage.



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Mayor Fiorentini replied that the Superintendent would be included in the discussions with these programs.

Ms. Donovan asked for clarification on the \$120m cost.

Mayor Fiorentini related it would be a total cost of \$120m.

Ms. Donovan asked if a MSBA+ amount could be determined for the project and the mayor was agreeable to further discussions.

Mr. Walter would examine comparable costs including “soft” costs for a total project cost.

Ms. Donovan provided an example of recommended short-listed options.

Mr. Boone reported that MSBA required the following options: repair only, renovation only, at least one addition/renovation, one new construction along with one option for each enrollment.

Ms. Donovan stated that PDP work would occur from 12/16/21 to 01/06.22. She reported that the January SBC was a critical meeting.

Mr. Boone clarified that the vote on 01/06/22 was a vote to submit a short list to MSBA but did not make any commitments.

Dr. Marotta wanted the SBC to be prepared for “sticker shock” due to inflation and cost of materials.

Ms. Donovan related that a delay would not mean a reduction in cost.

Mr. DiCarlo stressed the following important dates:

- Community Meeting on 12/08/21
- SBC Meeting on 12/16/21 (Important Meeting)
- SBC Meeting on 1/6/22 – (Important Meeting - critical vote)
- Preliminary Design Program (PDP) 1/7/22 or 1/10/21

In response to Mr. DiBurro’s question on Community Meeting, Mr. DiCarlo responded the Community Meeting would be held on Wednesday, December 8, 2021 at 6:00 pm with English and Spanish presentations.

It was acknowledged that the School Building Committee and School Committee had received the flyer.

Ms. Sullivan asked the mayor to have the community meeting be publicized on the electronic billboards in the city.

A motion was made by Mr. Bevilacqua to adjourn the meeting (10:03 am). Ms. Sullivan seconded the motion. All members voted in favor.