



*Consentino School Building Committee Remote Meeting  
February 3, 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 July 15, 2022.

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

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. Review and Approve Previous Meeting Minutes.**

a. January 6, 2022

A motion was made by Ms. Sullivan to approve the Consentino School Remote Meeting Minutes of January 6, 2022. Mr. DiBurro seconded the motion. A roll call vote was requested by the mayor with the following results:

Mr.	Boucher	Yes	Mr.	MacDonald	Absent
Mr.	Bucuzzo	Yes	Mr.	Pfifferling	Yes
Mr.	DiBurro	Yes	Dr.	Poor	Yes
Mr.	Dorrance	Yes	Ms.	Sullivan	Yes
			Mayor	Fiorentini	Yes

**II. OPM Report.**

- a. Project Budget. Mr. DiCarlo reported that invoices continue to be received from Dore+Whittier and Colliers and the project is on budget. He related that the MSBA has not yet responded to budget revision request #1.
- b. Mr. DiCarlo reviewed the master schedule with the committee noting that the project was in the preferred schematic phase which would conclude on April 29, 2022 at which time the preferred schematic design submission will be approved and submitted to MSBA. He reported that that a milestone schedule had been developed to show key milestones and important meeting dates. Mr. DiCarlo recommended in addition to the regular building committee meeting on April 7, two additional special meetings were being proposed for April 14 and April 28 with a replication of the successful PDP process. He stated that at the April 7 meeting there would be a review of the final options along with the cost estimations and there would be a discussion of the evaluation criteria. Mr. DiCarlo continued that at the April 14 meeting there would be discussions around revisions to the evaluation criteria followed by a vote on April 28 to submit the PSR to MSBA. He related that there would be a public presentation on March 9, 2022 with the potential of another public event on April 13,



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2022.

**III. Design Team Report.**

- a. **Project Schedule/ PSR Process, Schedule, & Outcomes, School Tour Findings, MSBA Comments on PDF Submission.** Mr. Walter introduced Michele Rogers from Dore+Whittier to the committee who has expertise in security planning. He related that the next phase would focus on a review of the seven (7) options with the resulting discussion resulting in the selection of the one (1) preferred option. Mr. Walter acknowledged that MSBA had confirmed receipt of a completed PDP submission.
- b. Mr. Walter reviewed the following monthly timelines and provided brief descriptions of each topic:
  - January
    - Space Summaries
  - February
    - Assumptions
      - Systems, Materials
      - Safety & Security
      - Sustainability
    - Design Refinement
  - March
    - Design Refinement & Cost Estimating
    - Preliminary Evaluation Criteria
  - April
    - Final Evaluation Criteria
    - Identification of Preferred Alternative
    - April 29<sup>th</sup> MSBA PSR Submission

Mr. Boucher asked about the reduction of the building.

Mr. Walter clarified that there would be an assessment of educational sizes within the building not the building size or enrollment. In reference to the PSR Contents, he noted the following table of contents:

3.3.1	Introduction
3.3.2	Evaluation of Existing Conditions
3.3.3	Final Evaluation of Alternatives
3.3.4	Preferred Solution
3.3.5	Local Actions & Approvals

Mr. Walter referenced the major topics included in PSR document submission:

HPS & D+W	Space Summaries
City & HPS	Enrollment Preferences
Working Group	Systems Assumptions
Working Group	Material Assumptions
Working Group	Safety & Security Assumptions
Working Group	Sustainability Assumptions
Working Group & D+W	Building & Site Design
D+W & CPL	Construction & Total Project Costs
HPS	Operational Budget Statement
City	Estimated Impact to Local Property Tax



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Mr. Boone added that Operational Budget Statement and Estimated Impact to Local Property Tax did not need to be prepared for every option only the preferred selection.

Mr. Walter noted that the working group was meeting on a regular schedule.

Mr. Boone related that the school building committee would be informed on every item at each of its meetings.

Mr. Walter reported on the next steps:

- Identification of the One Preferred Alternative
  - will include the one preferred enrollment
- Refined Site & Building Design
  - Lock-in position and size of all individual spaces
  - Lock-in basic site design
  - Lock-in basic building massing
- Refined Cost Estimates
  - Still Conceptual, but based on more precise illustrations and information
  - One more estimate @ SD before going to the City for approval

Programming Focus Group Work

January 20<sup>th</sup> – 2 hours+/-

- Type, Number and Size of Spaces

January 28<sup>th</sup> – 2 hours+/-

- Type, Number and Size of Spaces

February 3<sup>rd</sup> – 2 hours+/-

- Prioritization, Downsizing

PDP = 221,000 GSF (1080 student school)

To date = 195,000 GSF (-26,000 GSF)

Mr. Dorrance commented that the reduction of square footage resulted in a significant cost reduction of approximately \$18M.

Dr. Marotta related those redundancies were eliminated and space sharing were incorporated into the space needs and these reductions did not sacrifice educational quality.

Mr. Boone noted that today's meeting would focus on right sizing the project and establishing/identifying priorities.

Mr. Walter reviewed the design refinement process:

- N. 1080-A First
  - Apply lessons learned to N.985-A
  - Apply lessons learned to N.715-A
- AR.1080-C Second
  - Apply lessons learned to AR.985-C
- Perform Due Diligence on Repair and Renovation Only Alternatives, but less likely

Mr. Boone asked if the committee agreed with starting with the larger enrollment/new or addition only selections and then working downward to the lowest enrollment which is renovation only



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options. There was no objection from the committee.

Mr. Walter provided a report on the school tour findings, which included the following schools:

- Stoughton High School (opened two years ago)
- Pentucket Regional Middle High School (still under construction)
- Gates School in Scituate (upcoming visit on March 9<sup>th</sup>)

He noted the following takeaways:

- Natural light
- Durable and warm materials
- Public and Private separation of spaces
- Dining near main entrance
- User friendly operating systems

Superintendent Marotta underscored the abundance of light in both schools along with the utilization of a space for the cafeteria/gym/auditorium features.

Mayor Fiorentini requested that the additional April dates be sent to members of the committee for inclusion in the members' calendars.

**IV. Next Steps.**

- Next SBC meeting on 3/3/22;
- A document is being assembled for MSBA submission which delineates the local actions of the CSBC as part of PDP process (being prepared by Mr. DiCarlo and Mrs. McGillicuddy);
- Awaiting comments on the PDP from the MSBA;
- Continued meetings of the working groups and focus groups;
- Upcoming 3/9/22 tour of the Gates School

A motion was made by Ms. Sullivan to adjourn the meeting (9:36 am). Mr. Pfifferling seconded the motion. A roll call vote as requested:

Mr.	Boucher	Yes		Dr.	Marotta	Yes
Mr.	Bucuzzo	Yes		Mr.	Pfifferling	Yes
Mr.	DiBurro	Yes		Dr.	Poor	Yes
Mr.	Dorrance	Yes		Ms.	Sullivan	Yes
				Mayor	Fiorentini	Yes