



Consentino School Building Committee Remote Meeting April 7, 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 called the meeting to order at 9:00 am. A roll call was held and the results were the following:

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

Also present were:

Melinda	Barrett, City Council Member
Craig	DiCarlo, AIA, LEED AP BD+C, MCPPO Project Manager ~ Colliers Project Leaders
Jason	Boone ALEP, Assoc. AIA, MCPPO Dore+Whittier
Michele	Barbaro-Rogers, AIA, MCPPO Dore+Whittier
Donald	Walter, AIA, MCPPO Dore+Whittier
Matthew	Sturz, Colliers Project Leaders

II. Review and Approve Previous Meeting Minutes: March 3, 2022

A motion was made by Ms. Sullivan to approve the Consentino School Remote Meeting Minutes of March 3, 2022. Dr. Poor seconded the motion. A roll call vote was requested with the following results:

Mr.	Boucher	Yes	Mr.	Pfifferling	Yes
Mr.	DiBurro	Yes	Dr.	Poor	Yes
;	Dorrance	Yes	Ms.	Sullivan	Yes
Ms.	Heartquist	Yes	Ms.	Wills	Yes
Ms.	Hernandez-Bailey	Yes	Mayor	Fiorentini	Yes
Dr.	Marotta	Yes			

III. OPM Report.

a. Project Budget & Project Schedule: Mr. DiCarlo reported that the project continued to be on budget, invoices are being submitted and processed. He noted that the April SBC schedule included the regular meeting scheduled for Thursday, April 7 along with two special meetings to be held in person on April 14 and April 28.

IV. **Design Team Report.** Mr. Walter stated that it was exciting that the project was moving closer to the PSR phase. He related that the original number of options had been 19 which had been narrowed to 7 options and that all three enrollments were still in consideration however, the consensus was that the larger 1080 student enrollment would potentially be the best selection.

Agenda: Working Group #11

1. Design Update
2. PSR Cost Estimates
3. Evaluation Criteria
4. Preliminary Scoring of Alternatives



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Mr. Walter reviewed the options for the project with the building committee [04.07 Option Evaluation Matrix-PSR.xlsx - Scoring \(1\).pdf](#). He reported that the three-story building was lower structure and took up more site space, was a more expensive and a less efficient choice.

In response to Councilor Barrett’s question on parking, Mr. Walter replied that there was similar available parking on the selections.

Dr. Marotta stated that the educators were divided on the options, however, initially the four-floors was not a preferred selection. She related that the one grade per floor did have support and recommended that additional feedback be received from the staff.

Mr. Boone reported that there were 150 parking space range for Consentino School and currently there are 77 parking spaces.

Dr. Poor interjected that currently 20 staff members did not have a parking spot.

Mr. Boone provided that the zoning regulations allowed for 1 parking spot per three people and with the options there would be not only parking for staff but for visitors.

PSR Cost Estimates

Cost Estimate Assumptions

- All in project costs
 - All construction costs
 - Design and OPM fees
 - Permitting
 - FF & E (survey, fixtures, furniture and equipment)
 - Owner and Design Contingencies (Owner changes, construction contingency any unforeseen conditions)
 - Escalation
- Escalated to bid date @ 4.5% per year (spring 2024 estimated bid date)
- Repair, Renovation and Renovation Addition
Assume CM @ Risk (partner to manage construction and joins project during schematic phase)
- New Construction assumes Design, Bid and Build

RO-715-A (required by MSBA)

Gross SF	114,000
PDP	\$68.3M
PSR	\$65.4M
Difference	-\$2.9M
Difference %	-4.31%
Const. Cost/SF	\$440

R-715-A.1

Gross SF	114,000
PDP	\$93.7M
PSR	\$91.0M
Difference	-\$2.7M
Difference %	-2.89%
Const. Cost/SF	\$613



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N.715-A.1

Gross SF	139,000
PDP	\$131.3M
PSR	\$127.5M
Difference	-\$3.8M
Difference %	-2.90%
Const. Cost/SF	\$723

AR.985-C1

Gross SF	186,848
PDP	\$170.2M
PSR	\$177.15M
Difference	-\$6.9M
Difference %	-4.03%
Const. Cost/SF	\$728

AR.1080-C.1

Gross SF	139,000
PDP	\$131.3M
PSR	\$127.5M
Difference	-\$3.8M
Difference %	-2.90%
Const. Cost/SF	\$723

N.985-A.1

Gross SF	186,848
PDP	\$168.9M
PSR	\$153.1M
Difference	-\$15.8M
Difference %	-9.35%
Const. Cost/SF	\$649

N.985-A.2

Gross SF	186,848
PDP	\$168.9M
PSR	\$156.0M
Difference	-\$12.9M
Difference %	-9.35%
Const. Cost/SF	\$661

N.985-A.3

Gross SF	186,848
PDP	\$168.9M
PSR	\$156.9M
Difference	-\$12.0M
Difference %	-7.10%
Const. Cost/SF	\$665

AR.1080-C.1

Gross SF	186,903
PDP	\$181.3M
PSR	\$178.8M



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Difference	-\$2.5M
Difference %	-1.38%
Const. Cost/SF	\$727

N.1080-A.1

Gross SF	188,903
PDP	\$179.6M
PSR	\$154.5M
Difference	-\$25.1M
Difference %	-14.0%
Const. Cost/SF	\$648

N.1080-A.2

Gross SF	188,903	
PDP	\$179.6M	
PSR	\$157.4M	
Difference	-\$22.2M	
Difference %	-12.6%	
Const. Cost/SF	\$660	

N.1080-A.3

Gross SF	188,903	
PDP	\$179.6M	
PSR	\$158.3	
Difference	-\$21.3M	
Difference %	-11.84%	
Const. Cost/SF	\$664	

Mr. Walter reviewed a summary of options which included D+W Total Project Cost PDP (midpoint), D+W Total Project Cost PSR, Difference \$ and Difference %.

Mayor Fiorentini asked when the vote would be held on the preferred option.

Mr. Walter responded at the SBC meeting on April 28, 2022.

Ms. Wills asked if maximum square footage reimbursement rate (city's share) from MSBA could be provided to the committee.

It was agreed there would be an off-line discussion would be held between CFO Wills and Dore+Whittier.

Mayor Fiorentini noted that the project funding would come from the retired Hale debt (i.e., \$150M).

Mr. Boucher asked for a per square foot cost for each option.

Mayor Fiorentini asked for members to send any questions to the him.

Mr. Walter referenced the PSR Evaluation Criteria Guiding Questions.

Mr. Boone began the review of the following document:



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EVALUATION CRITERIA

25%	Education	How well does the alternative meet the educational needs of the Consentino student population and overall educational goals of Haverhill?
8%	Site / Traffic	How well does the alternative maximize on-site parking, allow for efficient and effective pick-up/drop-off circulation, and maximize green space?
5%	Community – Green Space	To what extent does the alternative create usable green space for extracurricular activities and exterior teaching modalities?
11%	Enrollment	How well does the alternative meet the current and projected student population requirements? To what extent does the option allow the district to improve facility challenges associated with enrollment in other buildings throughout the district?
8%	Construction Logistics (Site)	How disruptive will the alternative be to site access, on-site parking, and efficient and effective pick-up/drop-off site circulation during construction?
8%	Student Impact (Building)	How disruptive will the alternative be to the learning environment, student life, and the experience of all those who use the building/campus during construction?
20%	Total Project Costs	How well does the total project cost align with the City’s desire to fund the project without a debt exclusion?
5%	Daylighting & Views	How well does the alternative provide direct access to natural daylight and exterior views?
5%	Impact to Abutting Properties	How well does the alternative manage potential negative impacts to abutting properties (views of new building, site lighting, noise from play areas and basketball)?
5%	Overall Experience (Relationship to Washington Street, Silver Hill ES, and Abutting Properties)	How well does the massing and positioning of the alternative create a welcoming, safe, and functional experience?

Mayor Fiorentini noted that the number of classrooms for the 985 and 1080 enrollments were the same and asked about pursuing the 985-enrollment option.

Mr. Boone stated that the obstacle was the cafeteria and the 985-size enrollment cafeteria would not support the 1080 student enrollment. He related that an increase in the cafeteria would make the additional space not eligible for MSBA reimbursement and possibly a lower reimbursement rate.

Mr. Walter referenced the draft scoring of each selection. [.04.07 Option Evaluation Matrix-PSR.xlsx - Scoring \(1\).pdf](#). He recommended considering each option by enrollment group.

Mr. Boone commented that based on the volume of the information, there were 3 meetings during



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April, with an in-person meeting next week at City Hall, School Administration Office, Room 104.

Mayor Fiorentini left the meeting at this time.

Mr. DiCarlo suggested discussing the upcoming public meeting on April 13.

Mr. Boone noted that three-dimensional models had been shared with the working group and these visualizations assisted in the understanding of the possible options.

Mr. Boucher commented that there would feedback from the abutters.

Mr. DiCarlo related that the format for the public meetings would be similar to past public meetings. He reported that FAQ would be posted to the project's website. Mr. DiCarlo noted that there were two special meetings this month both in person on April 14 and April 28. Additionally, he reported that there would be a presentation at the next school committee and the city council had been invited to the meeting.

Superintendent Marotta was excited about the in-person meeting to discuss options.

A motion was made by Ms. Sullivan to adjourn the meeting (10:01 am). Mr. Pfifferling seconded the motion.