



**Consentino School Building Committee Remote Meeting
April 28, 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	Present	Mr.	MacDonald	Absent
Mr.	Boucher	Present @ 9:10 am	Mr.	Pfifferling	Present
Mr.	Bucuzzo	Present	Dr.	Poor	Present
Mr.	DiBurro	Present	Ms.	Sullivan	Present @ 9:09 am
Mr.	Dorrance	Present	Ms.	Wills	Present
Ms.	Heartquist	Present	Mr.	Wood	Absent
Ms.	Hernandez-Bailey	Absent	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

II. Review and Approve Previous Meeting Minutes: April 7, 2022 [inal Edit Consentino School Building Committee Remote Meeting Minutes 04.07.22.pdf](#).

A motion was made by Dr. Marotta to approve the Consentino School Remote Meeting Minutes of April 7, 2022. Dr. Poor seconded the motion. A roll call vote was requested with the following results:

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

Mayor Fiorentini left the meeting at this time. Dr. Marotta assumed chairing the meeting.

Mr. Walter provided a recap of the project’s timeline from PDP to PSR, including particular attention to the square footage, programming and project costs. Mr. Walter noted today’s meeting purpose was to select the preferred option and thanked everyone for their contributions to the tremendous work that had been accomplished so far with the project.

Mr. Bevilacqua asked if the preferred option could be funded without a debt exclusion.

Mr. Walter responded that both the city and school district were working on the financial aspects with a review of evaluation criteria and PSR evaluation final scoring documents.

Working Group #12

Mr. Walter began discussion on the following agenda items:

1. Evaluation Criteria
2. Final Scoring



Consentino School Building Committee Remote Meeting April 28, 2022

3. PSR Summary
4. Next Steps
5. Schematic Design Kick-off Meeting

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 returned to the meeting at 9:17 am.

Mr. Walter then displayed the PSR Final Evaluation Scoring [Option Evaluation Matrix-PSR.xlsx - Scoring \(2\).pdf](#). He explained the color-coding system as follows: red = lowest performing - not good, orange, yellow, light green and then dark green = good. Mr. Walter reported that the 1080-N student enrollment with 4-story classroom wing, open courtyard between the public spaces and academic wing option scored the highest with 85 points, and it was preferred by the working group, the public (at the public meetings), the students along with the school building committee members.



**Consentino School Building Committee Remote Meeting
April 28, 2022**

A motion was made by Mr. Bevilacqua to proceed with the project. Ms. Sullivan seconded the motion. A roll call vote was requested with the following results:

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

Motion approved

Mayor Fiorentini reported that there was a possibility of proceeding with the project without a debt exclusion.

Mr. Walter commented that it was a positive vote and a good solution. He provided a PSR Summary which contained the following:

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 reviewed N.1080-A.2 is the **preferred solution** with the committee:

- 1080 Student Enrollment
- New Construction
- 188,903 Square Feet {continue to work to reduce the size}
- N.1080-A.2
- \$157.4M
- Financing TBD
- Early 2024 Groundbreaking
- Fall 2025 Building Occupancy {substantially complete – may not be operational}
- Fall 2026 Site Complete

Mr. Boone began reviewing the specifics of the “Variations from MSBA Guidelines”.

	PSR	MSBA	Difference
Core Academic	69,525	52,600	16,925
Special Education	14,100	12,080	2,020
Art & Music	6,200	5,000	1,200
Vocations & Technology	3,200	5,760	-2,560
Health & PE	8,400	8,400	0
Media Center	5,240	6,590	-1,350
Dining & Food Services	11,200	13,010	-1,810



**Consentino School Building Committee Remote Meeting
April 28, 2022**

	PSR	MSBA	Difference
Medical	1,040	810	230
Administration + Guidance	4,275	4,300	-55
Custodial & Maintenance	2,555	2,555	0
Other	200	0	200
Total Building NFA	125,935	111,135	14,800
Total Building GFA	188,903	172,800	16,103

- Core Academic – Total deviation = +16,925
 - General Classrooms & Science = 2,650
 - World Language, Health, PAL & EL Classrooms = +4,875
 - Small Group Rooms = +300
 - Extended Learning Areas = +14,400*
- Special Education – Total deviation = +2,200
 - Consentino Specific Programs
- All other categories – Total deviation = -4,145
- Assumed ineligible = +19,995

***Most conservative estimate – actual square footage may be less**

Mr. Boone stated that discussions would be held with MSBA to see if there was a possibility of some of the overages in square footage being applied to the shortfall square footage areas.

Next Steps

- 4.29.22 Submit PSR to MSBA {electronic version tomorrow followed by hard copy binders}
- FAS Presentation due to MSBA
- 5.19.22 or 6.1.22 FAS Meeting

Mr. DiCarlo asked for a vote to make a PSR submission to MSBA on the city’s behalf.

A motion was made by Mr. Bevilacqua to authorize Colliers Project Leaders to submit the PSR to the MSBA on behalf of the city. Ms. Sullivan seconded the motion. A roll call vote was requested with the following results:

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

Motion approved

Mr. Walter continued by announcing the Working Group: Schematic Design Kickoff Meeting on May 2, 2022 @ 2:00 pm and noted that there would be Working Group meetings on the first and third Mondays of



**Consentino School Building Committee Remote Meeting
April 28, 2022**

each month with a proposed October 2022 deadline along with the following dates for SBC meetings: May 5, and June 2. He related that the next meeting will give an overview of the Schematic Design Process and official approval of the meeting minutes.

Mr. DiCarlo acknowledged this major milestone and appreciated everyone's efforts including the SBC, school district officials, Dore+Whittier and the mayor for their work on this project.

A motion was made by Mr. Bevilacqua to adjourn the meeting (9:34 am). Ms. Sullivan seconded the motion.

James Fiorentini, Mayor and Chairperson

Date