



Consentino School Building Committee Remote Meeting May 12, 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 9:06 am. A roll call was held and the results were the following:

Mr.	Bevilacqua	Present	Mr.	MacDonald	Absent
Mr.	Boucher	Present	Mr.	Pfifferling	Present
Mr.	Bucuzzo	Present	Dr.	Poor	Present
Mr.	DiBurro	Present	Ms.	Sullivan	Absent
Mr.	Dorrance	Present	Ms.	Wills	Absent
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 28, A motion was made by Mr. DiBurro to approve the Consentino School Remote Meeting Minutes of April 28, 2022. Mr. Pfifferling seconded the motion. A roll call vote was requested with the following results:

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

III. OPM Report ~ Mr. DiCarlo, Colliers Project Leaders.

- a) Project Budget: Mr. DiCarlo reported that the project was on budget (feasibility study) and noted with the approval of the budget revision document the line items were now aligned and the contracted amounts match the budgeted amounts.
- b) Project Schedule: Mr. DiCarlo indicated that the next event will be held on May 18, 2022, where the facility assessment subcommittee (district, design team and OPM) will make a presentation to MSBA. He continued that hopefully the project will be presented to the Board of Directors with approval being received to move into Schematic Design.

Mr. DiCarlo introduced the new project manager for Dore+Whittier Michele Barbaro-Rogers.

Ms. Rogers offered the following background information:

- 10 years' experience with Dore+Whittier;
- 5th MSBA project;
- Besides project management, has a subset knowledge in safety and security and was part of the project from the beginning;
- Excited to be part of the project in this new role as the point of contact and project manager.



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IV. Design Team Report ~ Dore+Whittier.

Mr. Walter interjected that Ms. Rogers had started transitioning during the PSR phase. He continued by noting that the key factor for the project was balancing the programmatic needs with budgetary considerations.

Ms. Rogers began the presentation.

- Schematic Design Requirements
 - 1) Final Educational Program and Space Summary + DESE Submittal
 - 2) Schematic Level Interior Spaces (Room Data Sheets)
 - 3) Schematic Level Building Systems (structural, HVAC, electrical, plumbing)
 - 4) Schematic Level Exterior Building
 - 5) Schematic Level Site Development Plans
 - 6) Proposed Construction Methodology (Design/Bid/Build or CM @ Risk)
- Agenda ~ School Building Committee
 - 1) Overview of Schematic Design Process & Deliverables
 - 2) Overall Schedule
 - 3) Decision-making Process
 - 4) Proposed Meeting Schedule
 - 5) Next Steps with MSBA
- Overall Schedule
 - 1) Schematic Design Phase Start: 5/2/2022
 - 2) Cost Estimation: 7/15/2022
 - 3) Submission to MSBA: 8/31/2022 (latest approval date)
- Educational Program: Final Educational Program and Space Summary + DESE Submittal
- Building Size at PSR submission = 188,903 sq. ft.
- Room Data Sheet: General Classroom, Type 2 Middle School and High School
- Criteria: Functional, Location, Technical, Furniture & Finishings with specifics
- Building Systems (structural, mechanical, electrical, plumbing, fire protection, technology)
- Exterior Building Materials (i.e., landscaping, building depiction)
- Site Design (development)
- Imagery
- Construction Delivery Method: Design/Build/Bid or CM @ Risk)
- Decision Making Process
 - A. Form subcommittees or focus groups to guide Design Team and make recommendations to the Working Group and SBC
 - B. Conduct Visioning Sessions for larger input with the Working Group/SBC making final decisions
 - C. Design Team to develop options and present to the Working Group/SBC
 1. Final Educational Program and Space Summary + DESE Submittal
Leadership Team - Purpose: one (1) half-day meeting to make major edits; two (2) one hour follow-up meetings
 2. Interior Spaces; User Group Meetings – Purpose: 1 hour meeting per major space;
 3. Building Systems – Purpose: Director of Facilities 1 hour meeting with D+W and consultants
 4. Full-developed exterior building materials; Directory of Facilities and Exterior; Visioning Group: Proposed 1-hour meetings every other week to review building materials and exterior building design
 5. Site Development Plans; Directors for Facilities, PE, Special Education, Science (outdoor learning); Purpose: one (1) 1-hour visioning meeting with landscape and



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one 1-hour follow-up meeting

Proposed Working Group & SBC Meeting Schedule highlighting specific important dates:

5/19/2022: SBC meeting to discuss FAS & Visioning Results;

6/02, 6/16, 7/14, 8/11 (Review Project Cost Estimates), **8/25 VOTE for submission to the MSBA**

Next Steps with MSBA

5/09/22 FAS Presentation to MSBA

5/13/2022 Leadership FAS practice with MSBA

5/17/2022 Proposed Leadership practice with Design Team

5/18.2022 FAS Meeting with MSBA

In response to the mayor’s question, Mr. DiCarlo explained that the Facilities Assessment Subcommittee (FAS) is a group from MSBA that review the district’s educational program and proposed facility, whose primary concern is whether the proposed facility meets the educational needs. He noted that after the presentation, there is a question-and-answer period with the ultimate outcome being that the subcommittee is satisfied and will then recommend the project to the MSBA’s Board of Directors for approval.

Mayor Fiorentini asked who needed to attend the subcommittee meeting.

Mr. DiCarlo responded that the superintendent, Colliers, and Dore+Whittier. He related that Dr. Marotta had identified some members of her team and suggested the mayor and possibly Ms. Sullivan from the school committee. Mr. DiCarlo noted that during the question-and-answer section, the subcommittee might have questions that could be answered by another member of the team.

Next Steps.

Mr. DiCarlo requested an SBC meeting next Thursday May 19, 2022. He would work with Mrs. McGillicuddy to develop the meeting’s agenda along with obtaining a quorum of members for the meeting. He related that MSBA would be informed by letter of the change of project manager from Dore+Whittier (Michele Barbaro-Rogers). Mr. DiCarlo commented on the aggressive meeting schedule over the next few months.

Mr. Walter emphasized the importance of this phase of the project and noted the importance of obtaining detailed information to make an informed decision.

In response to the votes needed today, Mr. DiCarlo responded that the approval of minutes was needed at this meeting.

A motion was made by Mr. DiBurro to adjourn the meeting (9:35 am). Mr. Boucher seconded the motion. A roll call vote was requested:

Mr.	Boucher	Yes	Dr.	Marotta	Yes
Mr.	Bucuzzo	Yes	Mr.	Pfifferling	Yes
Mr.	DiBurro	Yes	Dr.	Poor	Yes
Mr.	Dorrance	Yes			
Ms.	Heartquist	Yes			