



Consentino School Building Committee Remote Meeting June 16, 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.

Agenda

- I. Call to Order.
- II. Review and Approve Previous Meeting Minutes.
 - a. June 2, 2022
- III. OPM Report
 - a. Project Budget
 - i. ESR #1 (Survey), #2 (HazMat), #3 (Geotechnical and Environmental)
 - b. Project Schedule
- IV. Design Team Report
 - a. Present Exterior materials and images
 - b. Present Landscape layout
 - c. Review Building Systems
 - d. Review Interior Room Data Sheets
- V. Next Steps
 - a. Rescheduled SBC on 7/14/22
- VI. Questions and Comments.
- VII. Adjournment.

I. Call to Order.

Mayor Fiorentini called the meeting to order at 9:01 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 @ 9:15 am | | Ms. | Wills | Absent |
| Ms. | Heartquist | Present | | Mr. | Wood | Absent |
| Ms. | Hernandez-Bailey | Present | | Mayor | Fiorentini | Present |
| Dr. | Marotta | Present @ 9:06 am | | | | |

Also present were:

| | |
|---------|--|
| Craig | DiCarlo, AIA, LEED AP BD+C, MCPPO Project Manager ~ Colliers Project Leaders |
| Michele | Barbaro-Rogers, AIA, MCPPO Dore+Whittier |
| Donald | Walter, AIA, MCPPO Dore+Whittier |
| Melinda | Barrett, City Council Member |
| | |

- II. **Review and Approve Previous Meeting Minutes: June 2, 2022** [Final & Approved Consentino School Building Committee Remote Meeting Minutes 06.02.22.pdf](#) A motion was made by Mr. Bevilacqua to approve the Consentino School Remote Meeting Minutes of June 2, 2022. Mr. Boucher seconded the motion. A roll call vote was requested with the following results:

| | | | | | | |
|-----|------------|-----|--|-------|------------------|-----|
| 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 |
| Ms. | Heartquist | Yes | | Mayor | Fiorentini | Yes |



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

a. Project Budget.

Mr. DiCarlo reported that three professional services were not originally included within Dore+Whittier’s base work contract and were needed as part of the project (extra service request) which included ESR #1 [ESR #1](#) (Survey = \$16,500), #2 [ESR #2](#) (HazMat = \$3,300), and ESR #3 [ESR #3](#) (Geotechnical and Environmental = \$26,400). He supported these requests (\$46,200) and indicated that the funding was available within the project budget but would require a budget revision request.

In response to the mayor’s question on extra service request #2, both Ms. Rogers and Mr. Walter related that the costs were expected but had been delayed until a school location had been selected for this project.

A motion was made by Mr. Boucher to commit the funds for the three (3) extra professional services totaling \$46,200. Mr. DiBurro seconded the motion. The mayor requested a roll call vote:

| | | | | | | |
|-----|------------|-----|--|-------|------------------|-----|
| 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 |
| Ms. | Heartquist | Yes | | Mayor | Fiorentini | Yes |

Motion passes

b. Project Schedule.

Mr. DiCarlo reviewed the schedule and indicated that the project had reached the mid-way point in schematic design. He reported that the Consentino School project would go before the MSBA Board of Directors on June 22, 2022, as part of its agenda. Mr. DiCarlo noted that the meeting would be held remotely beginning at 10:00 am and would include a review and formal approval of schematic design. Mayor Fiorentini asked about the building committee’s involvement in the meeting.

Mr. DiCarlo clarified that speaking role on the project was limited to one person and he volunteered to speak on the project’s behalf.

Mayor Fiorentini opened up participation in the meeting to the school building committee members.

Mr. DiCarlo asked the members to email both the mayor and himself if they wished to attend the board meeting and was requesting an invitation.

IV. Design Team Report including a) Present Exterior materials and images; b) Present Landscape layout, c) Review Building Systems and d) Review Interior Room Data Sheets.

Mr. Walter acknowledged the continuing work on the plan for the building and being cognizant of not over designing the school and limiting the size of the school. He continued that the school needed to have a 50-year life span, complimentary to Silver Hill School (K-8 campus) along with the city’s architecture, utilization of durable materials, masking the four-story concept, potential for outdoor activities and finally managing a cost-effective project.

Ms. Rogers started the presentation [2022-06-15 SBC.pdf](#) highlighting the following:

- Landscape Layout (potential increase of hardscape or turf field and addition of shade/structure; seat walk way;



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- Gathering Plaza;
- Building Systems: LEED = v4 for Schools; Heating = high efficiency natural gas); Central Cooling = high efficiency variable speed air cooled chiller along with specifics for classrooms, administration and offices, gym and cafeteria;
- Exterior Building Image & Material;
- Several views of the proposed school building from a variety of angles.

Mr. Walter interjected the following points:

- the proposed structure was predominately a masonry building which the most cost effective/durable product option;
- the implementation of a 25% window to wall ratio to optimize natural daylight and better insolation.

Mr. Bevilacqua noted that it would be a heat-generating building and asked about solar participation.

Mr. Walter responded that the building would be a solar ready school building but this possibility is not currently included in the project.

Mr. Bevilacqua requested that the solar choice be included in the project and asked for additional information at a future date.

In response to the mayor’s inquiry on the education plan concerns from a member of the MSBA, Mr. Walter responded that the district had been invited to the June 22, 2022, meeting regarding the schematic design phase.

Dr. Marotta stated that MSBA Executive Director Jack McCarthy had indicated to her that the project was moving forward in the right direction and that the district had provided a satisfactory response.

Mr. Walter commented that based on the lack of questions from the building committee the assumption was that the project was moving in the correct path.

V. Next Steps.

Mr. DiCarlo requested that anyone wishing to attend the MSBA meeting on June 22nd email either himself or the mayor by Monday. He noted that the regular monthly SBC meeting had been rescheduled to 7/14/22 due to the Independence Day holiday and vacations.

Mayor Fiorentini noted that he would not be in attendance on July 14th and requested that Dr. Marotta chair that meeting.

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

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|-----|----------|-----|--|-------|-------------|-----|
| Mr. | Boucher | Yes | | Ms. | Heartquist | Yes |
| Mr. | Bucuzzo | Yes | | Dr. | Marotta | Yes |
| Mr. | DiBurro | Yes | | Mr. | Pfifferling | Yes |
| Mr. | Dorrance | Yes | | Ms. | Wills | Yes |
| | | | | Mayor | Fiorentini | Yes |