



Consentino School Building Committee Remote Meeting November 6, 2023

Governor Healey has extended pandemic-related authorizations thereby allowing remote and hybrid meeting options for public bodies through March 31, 2025.

I. Call to Order.

Dr. Marotta, Chairperson Pro tem called the meeting to order at 9:03 am. A roll call was requested with the following results:

Mr.	Bevilacqua	Absent	Mr.	Pfifferling	Present
Mr.	Boucher	Present	Dr.	Poor	Present
Mr.	Bucuzzo	Present	Ms.	Sullivan	Absent
Mr.	DiBurro	Absent	Mrs.	Perkins	Present
Mr.	Dorrance	Present	Mayor	Fiorentini	Absent
Dr.	Marotta	Present			

Also present were:

A. Michael	Carroll MCPPO, Senior Project Manager - Colliers Project Leaders
Michele	Rogers, AIA, MCPPO, Senior Associate, Dore+Whittier
Suzanne	Yeung, MCPPO, Colliers Project Leaders
Allison	Barnes, Assistant Project Manager - Colliers Project Leaders
Donald	Walter, AIA, MCPPO, Dore+Whittier
Derek	Osterman, Senior Director of Project Management – Colliers Project Leaders

- I. **Call to Order**
 - II. **Review Previous Meeting Minutes for Approval**
October 12, 2023
 - III. **OPM Report**
Financials
Master Updated Schedule
 - IV. **90% MSBA Submission**
 - V. **Ground Breaking**
 - VII. **Design Team Report**
Review reconciliation
Vote for Architect to submit the 90% documents
Video/stills of Consentino Middle School
Add Alternate - Field ESR 14
Solar Study
 - VII. **Next Steps**
Next SBC meeting will be held Thursday, December 7, 2023, at the standard time of 9:00 am.
 - VII. **Questions and Comments**
 - IX. **Adjourn**
-
- II. **Review Previous Meeting Minutes for Approval**
 - a. October 12, 2023





Consentino School Building Committee Remote Meeting November 6, 2023

A motion was made by Mr. Boucher to approve the minutes as presented. Mrs. Perkins seconded the motion. A roll call vote was requested with the following results:

Mr.	Boucher	Yes	Mr.	Pfifferling	Abstain
Mr.	Bucuzzo	Yes	Dr.	Poor	Yes
Mr.	Dorrance	Yes	Mrs.	Perkins	Yes
Dr.	Marotta	Yes			

III. OPM Report including the Financials and Master Updated Schedule.

Ms. Yeung provided a brief overview of the financial status of the project. There were no questions or comments on this item.

Ms. Yeung related that the master updated schedule had been shared with Mr. Dorrance and the design team for review and progressing towards the February move-in date.

IV. 90% MSBA Submission.

Ms. Yeung reported that currently the project was in the prequalification phase and also the 90% construction documents phase on November 1, 2023 with Colliers requesting qualifications to both the general contractors and bidders live on Central register as well as in the newspaper. She added that there had already been requests for these qualification packages and a number of Interest forms from contractors which are being collected by Colliers. Ms. Yeung noted that statements of qualification should be received by November 22, 2023, followed by the beginning of the review process. She noted that the MSBA 90% CD package would be submitted November 9, 2023.

Superintendent Marotta commented there had been concerns expressed to her around the February dates. She asked if there would be more detailed information to ensure awareness.

Mr. Carroll offered that some concerns had also been brought to the design team. He stated that Mr. Dorrance was currently reviewing the schedule. He noted that a more extensive conversation would be held at the next meeting and that information would be provided in advance of the December meeting.

Ms. Yeung recognized Ms. Rogers to provide any input from Dore+Whittier.

Ms. Rogers remarked that the 90% package would be submitted on schedule to the MSBA on November 9, 2023.

V. Ground Breaking.

Ms. Yeung announced that the groundbreaking had been set for November 20, 2023 at 11:00 am.





Consentino School Building Committee Remote Meeting November 6, 2023

Mr. Carroll reported that he had been working through Mr. Dorrance and the mayor's office on this event. He noted that Mr. McDonald, MSBA CEO was available to attend the ground breaking.

In response to Dr. Marotta's question on whether the mayor's office was handling all the arrangements, Mr. Carroll confirmed that was the case.

Mr. Dorrance added that the same model used for the tennis court ground breaking would be utilized on this occasion.

Dr. Poor believed the time was 10:00 am.

Superintendent Marotta would double check with Shawn Regan in the mayor's office to confirm the details and have him reach out to Mrs. McGillicuddy.

Mr. Dorrance clarified the time was 10:00 am.

VI. Design Team Report: Review reconciliation, Vote for Architect to submit 90% documents, Video/stills of Consentino Middle School, Add Alternate – Field ESR 14, and Solar Study.

Ms. Rogers deferred to Mr. Carroll.

Mr. Carroll explained that they utilized the standard two (2) estimating process (designers' and OPM estimators) to ensure that there were exact comparisons among all aspects of the project. He related that this process occurred last Monday. Mr. Carroll referenced the PFA (Project Funding Agreement) with the MSBA that had been signed with the MSBA at the 60% submission date in August, 2023. The OPM indicated that there were two main updates since our last estimate which were (1) discussions about reuse of soils on site rather than exporting them and (2) the incorporation of solar panels on the rooftop of the building. Mr. Carroll clarified that the solar panels would not 100% of the power needed but a portion and recommended that the solar panels be a potential deduct alternative. He explained that if the project was to go over budget that could be removed allowing the project to remain within the budgeted funding. He commended the design team for its efforts in providing all features within the budget. Mr. Carroll stated no new value engineering would be recommended for the project at this time.

Superintendent Marotta specified that the inclusion of solar panels was a priority of the many members of the building committee.

Mr. Carroll restated that the roof top solar panels would not provide all the power but that it was a substantial upgrade.





Consentino School Building Committee Remote Meeting November 6, 2023

Dr. Marotta noted that there was good news to share with the committee regarding LEAD points.

Ms. Rogers reported that the rooftop solar panels with the smart option did not currently include the design of the system. She related that there would be an extra service request on the next meeting's agenda.

Superintendent Marotta inquired if the design service was within the project's budget.

Mr. Carroll replied that the solar panel design was within the overall budget.

In reply to Mr. Boucher's question on ownership of the solar panels and the amount of power, Mr. Carroll answered that the city would own the panels and that the panels would not provide enough electricity to power the full building. He related that there was a possibility that surplus power would be sold back to the grid.

Ms. Rogers continued that the heating systems were fossil fuels, however the arrays would be handling any of the electrical systems. She noted there was an effort to achieve the gold category designation for this project even if solar panels were not installed on the building. Ms. Rogers believed achieving this classification was a realistic goal.

Mr. Boucher asked about the percentage of power that would be supplied by solar panels. Mr. Carroll answered roughly less than one third of the electricity for the building.

Ms. Rogers noted that at the request of city officials, a third-party code review was conducted for this project which included fire protection and sprinkler systems and would be shared with the city officials.

A motion was made by Mr. Pfifferling to authorize Colliers and Dore+Whittier to submit the 90% document package to the MSBA. Mr. Boucher seconded the motion. A roll call vote was requested with the following results:

Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	Dorrance	Yes		Mrs.	Perkins	Yes
Dr.	Marotta	Yes				

Ms. Rogers showed a video of the Consentino School to the building committee
Consentino School Building Project Video:
<https://youtu.be/iqEqkoeWARq>.





Consentino School Building Committee Remote Meeting November 6, 2023

After the video, there were questions regarding the bus drop at the rear of the building and its width.

Ms. Rogers replied it was two-cars wide.

In response to City Councilor Barrett's concern that the width needed to be 22-feet, Mr. Dorrance answered that the width was approved by the fire department based on their specifications.

Ms. Barrett recommended a visit to the yacht club by Mr. Dorrance.

Mr. Boucher asked about snow removal.

Ms. Rogers replied there were not a lot of snow storage areas and noted it would be placed in the green areas between the Silver Hill and the Consentino parking areas, along the edges of the open field space and in the corners of the parking spaces.

In regards to the lower field study, Mr. Carroll stated that the final proposal cost was submitted at exactly the allocated amount of \$75,000, and if there were no objections this choice would be submitted as an alternate in the next addendum to the design team.

In relation to the solar study, Mr. Carroll provided the options: the roof with smart technology and the roof with some canopies in the parking lot with the smart technology; it was recommended that the best option would be the rooftop only with the smart technology. He offered the recommended option would keep the installation within the budget allowing for the inclusion into the base contract.

Mr. Carroll stated the next meeting would be held on December 7, 2023, at 9:00 am.

Mr. Boucher thanked everyone for working together to make this a reality.

A motion was made by Mr. Boucher to adjourn (9:38 am) the meeting. Mr. Pfifferling seconded the motion. All present signified agreement by a voice vote.

