



**Consentino School Building Committee Remote Meeting
April 6, 2023**

An act relative to extending certain COVID-19 measures adopted during the state of emergency allows for remote meetings and hearings by public bodies through March, 2025.

I. Call to Order.

Mayor Fiorentini called the meeting to order at 9:16 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	Present
Mr.	Dorrance	Absent	Mrs.	Perkins	Present
Ms.	Hernandez-Bailey	Absent	Mayor	Fiorentini	Present
Dr.	Marotta	Present			

Also present were:

A. Michael	Carroll MCPPO, Senior Project Manager Project Leaders
John	Bates, AIA, LEED AP, Project Manager ~ Colliers Project Leaders
Donald	Walter, AIA, MCPPO Dore+Whittier
Michele	Rogers, AIA, MCPPO, Senior Associate, Dore+Whittier

II. Review Previous Meeting Minutes for Approval.

a. March 2, 2023

A motion was made by Dr. Marotta to approve the Remote Consentino School Building Committee Minutes of March 2, 2023. Mr. DiBurro seconded the motion. The mayor requested a roll call vote with the following results:

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

Motion passes

III. OPM Report.

- a. MSBA Update.
 - i. Project Funding Agreement (PFA) paperwork needs to be returned to the MSBA
 - ii. Next Submission to the MSBA is scheduled for June 2023
- b. Project Schedule
- c. Financial Report
- d. Approval of the Sanborn Head Proposal - Test Pits and Borings

Mr. Carroll announced that the full funding agreement was in place.

Mr. Bates concurred and stated that the project funding agreement had been fully executed and now included \$159.9M, with a total construction budget is \$125M. He outlined that the PFA listed invoices from both Colliers and Dore+Whittier for the month of May.

Mr. Bates continued with a quick overview on the project schedule noting that the next major milestone would be the cost estimation process for the design development drawing package. He



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reported that the estimator would be starting on April 20, 2023 and will continue for the next several weeks ending on May 10, 2023., Mr. Bates noted that a reconciliation meeting would be held on May 15, 2023, between the two different estimators (designer’s estimate and the OPM’s estimator) with the anticipation of the design development, submittal package to the MSBA for its review on June 1, 2023. He related that once the design development package is approved, the project will advance to the construction document phase.

Mr. Carroll indicated that the test fits and test borings out on the site had been scheduled to be done over the April vacation. He proposed that Sanborn Head be hired as a subconsultant for geotechnical services, which includes the test borings and test pits. Mr. Carroll added that the engineering services and stormwater design management support would assist in the finishing of the design from a geotechnical standpoint, for a total cost of \$52,800 (included in the budget line item).

In response to the mayor’s question, Mr. Carroll replied that the budget commitment to Dore+Whittier was increasing but it was within the budget.

Michael Carroll: We're not increasing the budget, we're increasing the commitment to door and Whittier, but it's within the budget.

A motion was made by Ms. Sullivan to approve the request to hire Sanborn Head as outlined by the OPM. Mr. DiBurro seconded the motion. The mayor requested a roll call vote with the following results:

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

Motion passes

IV. Design Team Report

a. Present updated plans

Ms. Rogers reported that the permitting process had begun and was ahead of schedule. She related that the cost was \$65,500 which was \$500 over in this line item, but could be absorbed within the contract.

Mr. Carroll clarified that this situation did not require a request for any additional contingencies but would result in a line-item transfer within the contract.

A motion was made by Dr. Marotta to approve this line-item transfer. Mr. DiBurro seconded the motion. The mayor requested a roll call vote with the following results:

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

Motion passes

Ms. Rogers shared her screen and provided a PowerPoint presentation which included:



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- interior palette throughout the building which includes some organic colors such as, grays, t muted tones, blues, and the greens, bringing it back to sort of earthy kind of colors. These are the colors that you'll find with, throughout the entire building illustrating the theme, i.e., Merrimack River, flowing through the school;
- the theme is incorporated into the academic portion of the building, for example, the extended learning spaces and on the fourth floor;
- Color-coding for each of the floors such as, a mixture of light, blue, dark, blue, light green, or dark green colors for directions and grade level identification;
- additionally, the teaching zones have been identified as wet zones and classroom areas throughout the building;
- an acoustical ceiling for the music room;
- a two-story connector that brings you from the academic wing into the public side, which has the cafeteria and the gymnasium, as well as some of the administration spaces;
- an exploration of different color palettes (bringing together the wave) for both inside and outside of the building. And we've looked at different color palettes bringing together the wave;
- a lot of flexibility in the cafeteria and gymnasium to allow for multiple functions, i.e., lunch seating and/or student gathering, the performance area opens up to both sides in the gymnasium as well as the cafeteria;
- the media center has a variety of seating;
- the gymnasium is a very public area with open space which is extremely flexible for many functions including performances and presentations, which is a great use of the space since the proposed building will not include an auditorium;
- the exterior portions of the building were originally designed in the metal panel, and as a cost-saving measure will be changed to brick along with additional windows within this space;
- proposed fencing to maintain school side safety and outside the fenced area, the construction site;
- in the final phases, the students are moved in and the building comes down, the field will be put into place.

In response to the mayor's question on reconciliation, Ms. Rogers explained that the designer and OPM cost estimators convene to review to reconcile into one cost estimate.

Mayor Fiorentini stated that there will be a more definite budget around May 15-18, 2023.

Both Ms. Rogers and Mr. Carroll agreed that at the conclusion of the design development phase, there would be a better idea of the costs and this process allowed for different viewpoints to achieve a cost reconciliation.

V. Next Steps

- a. DD Estimate Set completion (04/20/23), pricing and Reconciliation (05/15/23)
- b. Public Forums
 - i. Consentino Community Night 04/06/23
 - ii. Public Project update 05/24/23
 - iii. Special Election Vote 06/06/23

Mr. Carroll announced the Consentino Community Night (a public forum) which will be held tonight.



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Mr. Walter informed the committee that one consultant had been changed in the project but there would be no change in the contract.

Mr. Bevilacqua asked for consideration of solar preparation for this project.

Mr. Walter answered that the proposed building roof would be solar ready and the infrastructure will be in the building.

At the mayor's request, Dr. Marotta assumed chairing the meeting (9:45 am).

A motion was made by Ms. Sullivan to adjourn the meeting (9:46 am). Mr. Bevilacqua seconded the motion. The superintendent requested a roll call vote with the following results:

Mr.	Bevilacqua	Yes		Mr.	Pfifferling	Yes
Mr.	Boucher	Yes		Dr.	Poor	Yes
Mr.	Bucuzzo	Yes		Ms.	Sullivan	Yes
Mr.	DiBurro	Yes		Mrs.	Perkins	Yes
Dr.	Marotta	Yes				