



**Consentino School Building Committee Remote Meeting
May 4, 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	Absent	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	Absent
Ms.	Hernandez-Bailey	Absent	Mayor	Fiorentini	Present
Dr.	Marotta	Present			

Also present were:

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

II. Review of Previous Meeting Minutes for Approval

- a. April 6, 2023

I. OPM Report

- a. Project Schedule
- b. Financial Report
- c. Mass Saves update
- d. Design Development Package update
 - i. Design Development Estimate Package sent out on 4/20/23.
 - ii. Reconciliation will be held on 5/15/23
 - iii. Value Engineering to follow the reconciliation target to be completed by 05/19/23
- e. Next MSBA Submission is due 06/01/23

II. Design Team Report

- a. Update on soil testing
- b. Presentation of the MSBA DD Package

III. Public Meetings

- a. Follow up on the Consentino MS Community Night held on 04/06/23
- b. Preparation for the next Public Forum to be held on 05/24/23
- c. Preparation for the Public Vote 06/06/23

IV. Next Steps

- a. Next SBC meeting to be held 05/24/23, standard time of 9:00 am – Vote to approve submission of the DD package.

II. A motion was made by Mr. Boucher to approve the Remote Consentino School Building Committee Minutes of April 6, 2023. Dr. Poor seconded the motion. The mayor requested a roll call vote with the following results:

Mr.	Boucher	Yes	Mr.	Pfifferling	Yes
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Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	DiBurro	Yes		Mayor	Fiorentini	Yes
Dr.	Marotta	Yes				

Motion passes

III. OPM Report.

Mr. Carroll announced that Allison Barnes, Assistant Project Manager for Colliers would be assisting on the project for the next several months.

Mr. Bates began the OPM report with the financial update. He referenced the letter from the Massachusetts School Building Authority which acknowledged a fully executed project funding agreement which means the project was officially in phase two and the conclusion of phase one (feasibility study). Mr. Bates displayed the monthly financial report highlighting the contract amounts for both the OPM and architect; specifically, \$2M in invoices for Dore+Whittier. He underscored the construction budget which would become active on March 15, 2024, after the completion of the bidding process and the awarding of a contract to a general contractor for the project.

Due to the difficulty in viewing the project schedule on the screen, Mr. Bates summarized the process whereby the design drawings and specifications which were currently in the estimators' hands would be reviewed at a cost estimate reconciliation meeting has been scheduled for May 15, 2023. He noted that at this meeting the estimators would analyze each line item to come to an agreement which will result in the most accurate, estimated amount for the project at this time. Mr. Bates continued that then the design development package would be submitted to MSBA for their review on June 1, 2023. Subsequently, he related that there would two (2) other rounds of cost estimating for this project: 1) 60% construction documents' phase and then 2) the 80% construction, documents phase with a projected bid process beginning in January, 2024. January of next year. Mr. Bates concluded the high-level overview of the schedule.

IV. Design Team Report

- a. Update on soil testing
- b. Presentation of the MSBA DD Package

Ms. Rogers reported that the building committee had authorized an extra service for the geotechnical engineer to go out to the site and do some additional test borings (8) and test pits (8), which was completed over April vacation. She stated that there will be later soil testing. However, Ms. Rogers indicated that the recommendation was for shallow footings in the foundations, and there is no anticipated concern with groundwater during the digging (foundations) or in the installation of the stormwater management systems. In terms of the detailed design submission, the MSBA required submissions: 60% and 90% construction phases. Ms. Rogers noted that in addition to reconciled cost estimations there are also value engineering recommendations, in terms of the later there would be a review of all documents to create an itemized list of potential value engineering recommendations such as, landscaping, trees, and granite curbing.

Ms. Rogers explained that included in the DD submission, was an updated work plan, which outlined the process from the beginning to the end. She related that the design narratives described the work process along with the reasoning for specific actions i.e., drawings, documents, and building code analysis. In regards to the last item, building code analysis, Ms. Rogers noted that these documents would allow the MSBA to understand code (existing and upcoming changes) compliance.



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She continued that for the next package submission, the SBC would need to approve the list of proprietary items that will be incorporated within this set of documents. Ms. Rogers clarified that currently there were several proprietary items and according to MGL there was a requirement to have three (3) equal products. She noted that once a complete and detailed product description had been completed, the research to find the best one would begin and if three (3) manufacturers were not found but only two (2) or fewer than the item becomes proprietary. Ms. Rogers indicated these activities had already begun and, currently there are ten (10) items on the proprietary list, which will continue to be reviewed and refined before being presented to the school building committee for approval.

Mr. Carroll added that the state would also have to approve the proprietary list.

Ms. Rogers reiterated (which had been shared at a previous meeting) the interior color theory emphasized natural colors (dark and light blues, and greens) signifying the river and sky combined with some neutral colors/tones reminiscent of a shoreline and other aspects of nature.

In reference to lead certification, Ms. Rogers stated that the project currently had 50 points, well within the silver certification designation which will result in two (2) additional percentage points for additional reimbursement. She reported that the other requirements included: energy model calculations, lifestyle cost analysis, security and visual access plans, facility maintenance requirements, quality control narrative, and the important space summary.

Mr. Carroll provided a Mass Saves update and reported a meeting had been held with National Grid to review the options for energy credits. He recommended proceeding with a Memorandum of Understanding with National Grid and asked for a vote from the committee.

Mayor Fiorentini expressed concerns regarding heating control systems and complicated operating systems that ended up reducing energy savings.

Mr. Carroll answered it was definitely a digital system, but deferred to Ms. Rogers.

Ms. Rogers added that the control systems was one of those proprietary items that worked with the other district platforms. She would find out the specifics after the meeting.

Mayor Fiorentini commented he would like to review this matter with Steve Dorrance and possibly obtain the advice of the city's energy consultant Orlando Pacheco. He added that it should be a simple system that a principal could operate in the building.

Both Mr. Carroll and Ms. Rogers responded that would not be an option.

Mr. Pffferling stated that it was an intentional choice to have the building management systems controlled through facilities department.

The mayor mentioned recent complaints from school personnel.

Ms. Rogers reported that unfortunately energy codes controlled the types of systems that were installed and right now it would be very difficult to get what most people would classify as an easy system (where everybody has control of their own space). She indicated the systems were required to work with the building management system and on a platform.

Mr. Carroll stressed the importance of staff training in regards to these systems.

Mayor Fiorentini stated that there should not be a delay and requested a motion.



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A motion was made by Mr. Pfifferling to approve a Memorandum of Agreement with National Grid. Mr. Boucher seconded the motion. The mayor requested a roll call vote with the following results:

Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	DiBurro	Yes		Mayor	Fiorentini	Yes
Dr.	Marotta	Yes				

Motion passes

V. Public Meetings

Mr. Carroll recounted on the successful community night held on April 6, 2023. He related the next community night would be held at Consentino School on May 24, 2023 beginning at 6:00 pm, which will lead up to the debt exclusion vote on June 6, 2023.

Mayor Fiorentini stressed that the new Consentino School would be built regardless of the debt exclusion vote results; the public vote was for the funding choice for the project.

Mr. Carroll suggested that since the design development package needed to be submitted to the MSBA by June 1, 2023 prior to the next regularly scheduled school building committee, there was a recommendation for a special meeting on the Wednesday, May 24, 2023.

VI. Next Steps

A motion was made by Mr. Boucher to hold a special remote Consentino School Building Committee meeting on May 24, 2023, at 9:00 am. Mr. Pfifferling seconded the motion. The mayor requested a roll call vote with the following results:

Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	DiBurro	Yes		Mayor	Fiorentini	Yes
Dr.	Marotta	Yes				

Motion passes

VII. Adjournment. A motion was made by Dr. Poor to adjourn the meeting (9:52 am). Mr. Pfifferling seconded the motion. The mayor requested a roll call vote with the following results:

Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	Yes		Dr.	Poor	Yes
Mr.	DiBurro	Yes		Mayor	Fiorentini	Yes
Dr.	Marotta	Yes				

Motion passes