



**Consentino School Building Committee Remote Meeting  
July 13, 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.**

Mr. Pfifferling, Chairperson Pro tem called the meeting to order at 9:06 am. A roll call was requested with the following results:

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	Present	Mrs.	Perkins	Present
Ms.	Hernandez-Bailey	Absent	Mayor	Fiorentini	Present @ 9:10 am
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

**II. Review Previous Meeting Minutes for Approval**

a. June 8, 2023

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

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

Motion passes

**III. OPM Report**

- a. MSBA DD Submission
- b. Budget / Invoices
- c. Schedule
- d. Schedule for the 60% CD
- e. Add Service Request review and approval

**IV. Design Team Report**

- a. DD Submission Comments from the MSBA
- b. Design Overview

**V. Next Steps**

- b. Next SBC meeting to be held 08/03 at 9:00 am?

**VI. Questions and Comments.**

**III. OPM Report.**

Mr. Carroll reported that the MSBA had confirmed the DD submission and had provided initial comments. He noted there were no significant changes in the standard MSBA monthly report. Mr. Carroll related there were the same overall total project budget with project invoices totaling \$3.2M including upcoming design payments. He continued that as of July 1, 2023, the project was currently in the 60% CD phase with the intent to have those



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documents out by July 27, 2023. Mr. Carroll stated there would be a three-week period, where the estimators would be pricing those documents along with verifying the maintenance of the budget (i.e., reconciliation) with the goal to have a meeting on August 21, 2023, in preparation for the submission of the 60% VA package. He affirmed once the documents had reached 100% completion the bid process would begin in January 2024.

Mr. Carroll explained that additional service requests would be on next month's agenda. He clarified that presently in the process the team was about 50% through our construction documents moving towards 60% completion by the end of the month.

Additionally, value engineering was underway on the project and there was preliminary communication with the city regarding the permitting process. He related that two main topics would be discussed under design review such as, 1) what decisions have been made with the design since the last meeting as far as several discussions on material selections and things of that nature and 2) energy efficiency of the building, to ensure a very efficient building.

Mr. Carroll reported that at Monday's community meeting, there was an update on building activities that would take place during the summer and autumn, i.e., temporary parking lot and site work in preparation for the construction. He noted during that meeting there was a couple of questions in regards to overall energy efficiency and different options for the energy efficiency.

Superintendent Marotta commented on receiving a couple of calls/text messages regarding concerns about the energy efficiency of the building. She felt it was important to review the energy efforts already included in the project.

Mr. Carroll stated that part of the building energy efficiency/overall efficiency was being able to maintain the building from a long-term standpoint and highlighted that currently the building would be receiving silver certification. He clarified that the questions that were brought up on Monday were regarding the heating and cooling the building and the different ways to provide this service to the building. Mr. Carroll noted that the recommendation was to explore a process called ground source heat pumps. He highlighted that currently the plans included providing an extremely efficient building. Mr. Carroll reported that the Consentino School Building Project was currently tracking at 58 according to the LEAD (leadership and energy environmental design) scorecard, a system which rates buildings for healthy efficient cost saving green elements. He highlighted that in the category entitled "energy and atmosphere" which specifically talks about your efficiency for energy, the project had a total of 21 points with the potential for an additional seven points. Mr. Carroll emphasized that the project was tracking towards strong energy efficiency and according to a life cycle cost analysis, there would be a cost savings of \$2.8 million dollars. He added that there was a requirement to provide about 50% of our eligible roof area for solar panels allowing for future solar panel installation.

Ms. Sullivan inquired about the listed savings and what these savings were compared to for determining savings.

Mr. Carroll replied that there were three options for life cycle cost analysis which included 1) baseline option which is to meet the code; 2) increased option, which is the system that we have in place, and 3) then the third option was a different choice. He explained that the three options are evaluated over a 30-year lifespan.

Ms. Sullivan asked for definition of efficiency.

Mr. Carroll outlined that the term "energy usage intensity = eui" defined the energy usage within the building with the goal of maintaining a very high level, efficient building envelope resulting in less energy usage. He explained that the objective was to heat in the winter time and cooling and dehumidification in the summertime. The OPM noted that with systems' advancement smart systems and computers were managing these types of systems.



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Ms. Sullivan asked about heating source consideration and the reasoning behind the recommended selections.

Mr. Carroll responded the recommended systems were the most energy efficient and effective ones.

In response to Ms. Sullivan’s question on what evidence supported these conclusions, Mr. Carroll answered the life cycle cost analysis which was included in design development submission to MSBA. He emphasized that it was a major portion of the project.

Ms. Sullivan inquired about proportion designated for climate effect in the planning process.

Mr. Carroll noted it was part of the whole efficiency process whereby the efficiency of the entire building’s systems resulted in reducing the impact on the environment which the industry standard energy use intensity.

Mr. Boucher supported solar panel installation during the building project based on the past difficulties in Haverhill of installing on current school buildings.

Mr. Carroll supposed that cost was a factor in the decision-making. He related this would be the time of explore funding this investment.

Mr. Bevilacqua strongly advocated for solar panel installation during construction and not delaying the installation.

Mayor Fiorentini would ask the city’s energy consultant Orlando Pacheco for opportunities at their meeting this afternoon. He added that it was very important to him as mayor that this school building be an efficient building that reduced the carbon footprint.

Mr. Carroll offered that solar panels would always cost more than the return on investment, there still needed to be more movement on cost.

There was no further discussion by the committee.

Mayor Fiorentini indicated the next meeting would be August 3, 2023 at 9:00 am.

A motion was made by Mr. Boucher to adjourn the meeting (9:42 pm). Mr. Pfifferling seconded the motion. A roll call vote was requested with the following results:

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

Motion passes