



Consentino School Building Committee Remote Meeting August 25, 2022

An act relative to extending certain COVID-19 measures adopted during the state of emergency was signed by Lt. Governor Polito and allows for remote meetings and hearings by public bodies through March, 2023.

I. Call to Order.

Mayor Fiorentini called the meeting to order at 9:00 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	Absent		Dr.	Poor	Present
Mr.	DiBurro	Present		Ms.	Sullivan	Present
Mr.	Dorrance	Present		Mrs.	Perkins	Present
Ms.	Hernandez-Bailey	Absent		Mr.	Wood	Absent
Dr.	Marotta	Present		Mayor	Fiorentini	Present

Also present were:

Michele	Barbaro-Rogers, AIA, MCPPO, Senior Associate, Dore+Whittier
Donald	Walter, AIA, MCPPO Dore+Whittier
Jason	Boone, ALEP, Associate AIA, MCPPO, Senior Associate, Dore+Whittier
John	Bates, AIA, LEED AP, Project Manager ~ Colliers Project Leaders

II. Review Previous Meeting Minutes for Approval

- a. July 14, 2022 and b. August 11, 2022.

A motion was made by Ms. Sullivan to approve the minutes of July 14, 2022. Mr. DiBurro seconded the motion. The mayor requested a roll call vote and the results were the following:

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

Motion passes

A motion was made by Ms. Sullivan to approve the minutes of August 11, 2022. Dr. Poor seconded the motion. The mayor requested a roll call vote and the results were the following:

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

Motion passes

III. **OPM Report.** Mr. Bates represented Mr. DiCarlo at this meeting.

- a. Feasibility Budget. Mr. Bates reported that the full budget has been expended and no further costs are anticipated for the feasibility phase. He noted that Mr. DiCarlo had communicated to the city the overage amount for \$13,000 cost estimating services and it being processed by the city. Mr. Bates related that the budget revision request had been reviewed and formally submitted to MSBA.



**Consentino School Building Committee Remote Meeting
August 25, 2022**

b. Project Schedule. Mr. Bated stated that on 8.29.22, Dore+Whittier will be sending to Colliers the schematic design submittal to MSBA by September 1, 2022, and there will be some coordination with MSBA regarding the total costs (eligible vs. ineligible categories) and then at its October 26, 2022, Board Meeting, the MSBA will review and then vote to advance the project to the next phase at which time the city will have 120 days to certify project funding.

IV. Design Team Report.

a. Present Schematic Design Submission – Vote to approve submission and direct CPL to transmit to the MSBA. Ms. Rogers reported that today’s report was similar as in the past and included all information previously presented to the building committee: floor plans, space summary analysis, educational program and project budget which will compiled into the MSBA binder along floor plan drawings and specifications. She commented that there were no changes and that the agreed square footage is 183,128 which had been significantly reduced through the PDP and CSR phases (smaller and more efficient but containing all educational components). Ms. Rogers was asking for a vote at this meeting.

Mr. Bevilacqua asked if the project could be completed without a debt exclusion/override. The mayor responded that was the plan at this time.

Mr. Bates presented the project budget:

Total Budget	\$159.7M
District Share	\$89.5M
Effective Reimbursement Rate	43..92%

Mayor Fiorentini noted that the reimbursement rate was continually changing in the downward direction. He asked CFO Angel Perkins if it was her opinion that the project could be funded without a debt exclusion.

Mrs. Perkins wanted to delay responding until she had the opportunity to analyze the numbers. She stated that the reimbursement MSBA reimbursement rate constantly changing with the city’s share increasing each time.

Mr. Bevilacqua expressed concern about the project’s funding and stressed that a debt exclusion or override should not be an option.

The mayor answered that tentatively the project could be funded without a debt exclusion by using the levy reserve, however, he would defer until Mrs. Perkins had the time to examine the financial data. Mayor Fiorentini would not utilize the override pathway for this project.

Mr. Walter stressed that the design team had worked and will continue to work diligently to reduce the costs (soft costs) of the project. He related that the market was dictating the project’s costs.

The mayor underscored that it would be difficult to do this project without raising taxes. He noted that surplus free cash and tax classification were options to consider regarding the building project.

A motion was made by Ms. Sullivan that the Haverhill Consentino Middle School Building Committee has completed our review of the Schematic Design Submittal for the new Consentino Middle School building project. As such, we hereby approve and authorize our Owner’s Project



Consentino School Building Committee Remote Meeting August 25, 2022

Manager to submit the Schematic Design related submittals to the Massachusetts School building Authority for further consideration and review. Mr. DiBurro seconded the motion.

The mayor requested a roll call vote and the results were the following:

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

Motion passes

Mayor Fiorentini asked why the MSBA contributing percentage kept decreasing for this project.

Mr. Walter explained that the MSBA maximum reimbursement cost per square foot was \$360 square foot (construction cost) and the actually cost was \$600+ per square foot. He referenced 6-7% annual escalation rates and emphasized the need to protect the city during the life of the project, with the worst-case scenario that the project will not be moving forward for Haverhill.

Mr. Bevilacqua stressed the financial impact on the taxpayers. He was very supportive of the project.

Mr. Boucher noted the equity issue for the city. He related that there had to be hope for the school construction project.

Ms. Sullivan asked about the rate of reimbursement.

Mr. Walter answered that the city would be locked in to \$360/per square foot.

Ms. Sullivan commented that there was a cost to deferring and delaying projects. She was excited about moving forward and be happy about the project's implementation.

Mr. Bevilacqua clarified his support for the project but was concerned with the financial impact, i.e., tax increases.

The mayor related that the worst-case scenario was that the project would be underway and then there would be a need for a debt exclusion. He was glad there were contingencies.

In relation to next steps, it was noted that there would be a brief regular school building committee meeting on September 1, 2022 to approve this meeting's minutes.

A motion was made by Ms. Sullivan to adjourned the meeting (9:32 am). Mr. Bevilacqua seconded the motion. All present voted to adjourn.