



# Consentino School Building Committee Remote Meeting December 1, 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.

Superintendent Marotta called the meeting to order at 9:05 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	Absent
Mr.	Dorrance	Absent	Mrs.	Perkins	Present
Ms.	Hernandez-Bailey	Absent	Mr.	Wood	Absent
Dr.	Marotta	Present	Mayor	Fiorentini	Absent

Also present were:

Craig	DiCarlo, AIA, LEED AP BD+C, MCPPO
Michele	Barbaro-Rogers, AIA, MCPPO, Senior Associate, Dore+Whittier
Donald	Walter, AIA, MCPPO Dore+Whittier
John	Bates, AIA, LEED AP, Project Manager ~ Colliers Project Leaders
Melinda	Barrett, City Council Member
Thomas	Grannemann, Community Member

### II. Review Previous Meeting Minutes for Approval

- a. November 3, 2022 [First Edit for Approval Consentino School Building Committee Remote Meeting Minutes 11.03.22.pdf](#).

A motion was made by Dr. Marotta to approve the minutes of November 3, 2022. Mr. Boucher 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	Mrs.	Perkins	Yes

Motion passes

### III. OPM Report.

- a. Feasibility Budget
  - i. Awaiting MSBA approval of Budget Revision Request (BRR) #2
  - ii. Execute Extra Service Request #4 [ESR 4 - LCCA - final \(1\).pdf](#)
- b. Total Project Budget
  - i. Proposals for PM services and Designer services
- c. Project Schedule
  - i. Design Development through project completion

Mr. DiCarlo stated that there were a several matters for discussion with the committee and for the budget and project schedule portion, and would refer those matters to Mr. Bates.

Mr. Bates referenced the OPM report from October 2022. He reported that feasibility phase of the project had come to a conclusion. Mr. Bates reviewed the feasibility phase's total project budget



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accounts, noting that the initial budget amount was \$750,000, however there had been \$764,000 in expenses. He explained that the overage was a result of extra service requests totaling \$22,000.

Mr. Bates noted that although MSBA will not provide reimbursement for this amount, there should be monies in the next phase (reimbursables category) to cover these expenses. He asked if there were any questions from the committee and there were none.

Mr. Bates then proceeded out of the agenda order to review the project schedule. He indicated that the project was slightly behind schedule as of today, however, if two consultant proposals that have been submitted to the committee for review are approved, and then schedule will resume in mid-December without any significant negative impact. Mr. Bates reported that the next noteworthy deadline would be April 28, 2023 for the submission of the design development submittal following by the CDs with the intent of going out to the bidding phase in November 2023 and the notice to proceed being given to a contractor in January 2024 of the following year. Mr. Bates summarized that this concluded the high-level update on the schedule.

IV. Design Team Report (Hold)

V. Next Steps

- a. City to sign Project, Scope and Budget Agreement (PSBA) received 11/3
- b. City Council vote on project funding 12/6
- c. Enter into Project Funding Agreement (PFA) with the MSBA

Mr. DiCarlo reported that both Colliers and Dore+Whittier’s contracts ended at the end of November and approval was needed from the school building committee for authorization to provide services through the end of the project. He noted that the \$4.5M in professional services included the many diverse phases such as, design development, construction, bidding construction administration and then the project closing. Mr. DiCarlo highly recommended voting on these two proposals along with another vote to authorize Dore+Whittier to commence design development.

Craig DiCarlo clarified the three votes that were recommended: 1) OPM’s proposal; 2) Designer Proposal = Dore+Whittier’s proposal and 3) authorization to proceed with design development.

A motion was made by Mr. Boucher to approve the OPM’s proposal as outlined. Dr. Poor seconded the motion. A roll call vote was held with the following results:

Mr.	Bevilacqua	Yes		Dr.	Marotta	Yes
Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	No*		Dr.	Poor	Yes
Mr.	DiBurro	Yes		Mrs.	Perkins	Yes

Motion passes

Mr. Bucuzzo indicated his “no” vote on the motion was based on Mayor Fiorentini not being present at the meeting, and was not able to question the consultants on the justification for their proposed compensation.

A motion was made by Mr. Boucher to approve the Designer Proposal (Dore+Whittier) as outlined. Dr. Poor seconded the motion. A roll call vote was held with the following results:

Mr.	Bevilacqua	Yes		Dr.	Marotta	Yes
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Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	No		Dr.	Poor	Yes
Mr.	DiBurro	Yes		Mrs.	Perkins	Yes

Motion passes

A motion was made by Dr. Poor to authorize Dore+Whittier to move into design development. Mr. DiBurro seconded the motion. A roll call vote was held with the following results:

A roll call vote was held with the following results:

Mr.	Bevilacqua	Yes		Dr.	Marotta	Yes
Mr.	Boucher	Yes		Mr.	Pfifferling	Yes
Mr.	Bucuzzo	No		Dr.	Poor	Yes
Mr.	DiBurro	Yes		Mrs.	Perkins	Yes

Motion passes

Following up on Mr. Bevilacqua’s inquiry from the last school building committee meeting, Mr. DiCarlo provided information on the MSBA’s construction costs (including square footage reimbursement). He commented that the MSBA was currently collecting data from OPMs so there is a supposition that there may be an adjustment to the current \$680/square foot reimbursement.

Mrs. Perkins requested a copy of the chart.

Mr. Boucher asked if Haverhill would be able to take advantage of the adjustment.

Mr. DiCarlo responded that the total project budget that has been agreed to for the purposes of the project scope and budget agreement. However, due to the unprecedented rising of market costs over the last couple years, he related that there is optimism that MSBA might make a retroactive adjustment. Mr. DiCarlo additionally noted that Haverhill was not the only community facing this difficult predicament of the reimbursement rate being significantly watered down by high construction costs. He recommended the district and/or city contact its local representatives and encourage them to provide additional funding to MSBA along with an authorization of more spending which will allow for increased distributions to cities and towns.

Mrs. Perkins related that the City Council supported additional funding for the MSBA. She advised reiterating support for this action when the Consentino School Building Project is on the council’s agenda in two weeks.

Mr. DiCarlo mentioned the project scope and budget agreement was available for signature.

Mr. DiCarlo stated that at the December 13, 2022, upcoming City Council meeting there would be a vote regarding the Project Funding Agreement which will complete the steps necessary for the execution of the project.

A motion was made by Mr. Boucher to adjourn the meeting (9:32 am). Mrs. Perkins seconded the motion. A roll call vote was held 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		Mrs.	Perkins	Yes

Motion passes