



## Consentino School Building Committee Remote Meeting November 3, 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 9:05 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	Present
Mr.	Dorrance	Present	Mrs.	Perkins	Present
Ms.	Hernandez-Bailey	Absent	Mr.	Wood	Absent
Dr.	Marotta	Present	Mayor	Fiorentini	Present

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
Jason	Boone, ALEP, Associate AIA, MCPPO, Senior Associate, Dore+Whittier
John	Bates, AIA, LEED AP, Project Manager ~ Colliers Project Leaders
Melinda	Barrett, City Council Member
John	Michitson, City Council Member
Christopher	Sicuranza, Mayor's Chief of Staff
Thomas	Grannemann, Community Member

### II. Review Previous Meeting Minutes for Approval

#### a. September 1, 2022.

A motion was made by Mr. DiBurro to approve the minutes of September 1, 2022. Mr. Pfifferling seconded the motion. A roll call vote was requested 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
Mr.	Dorrance	Yes	Mayor	Fiorentini	Yes
Dr.	Marotta	Yes			

Motion passes

### III. OPM Report.

- a. Outcome of 10/26/22 MSBA Board of Directors meeting [Haverhill Consentino MS PS+B BAL \(2\).pdf](#). Mr. DiCarlo reported that at the meeting the MSBA board had voted to advance the project to the next phase and additionally awarded the maximum grant of \$70.5M. He indicated that the city/district will have 120 days (from 10.26.22) to secure financing of the project, additionally, MSBA will be sending a Project Scope and Budget Agreement for the city's signature.

Mayor Fiorentini inquired about the approval process and signatures required for this agreement. Mr. DiCarlo would confirm the process.



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- b. Feasibility Budget. Mr. DiCarlo reviewed the budget document with the committee. He noted that there was an overage in the ancillary costs of \$23,000 (such as cost estimator professional fee (\$13,000) and life cycle cost analysis (MSBA requirement for completion by the Design Team = \$8,200 extra service request). Mr. DiCarlo indicated a budget request had to be resubmitted because the MSBA stated the document had not been received by their office.

The mayor cautioned against any further budget overages in this project.

Mr. Bevilacqua expressed serious concern regarding increased costs and would not support the motion. He felt that the project would not proceed without a debt exclusion which will not be passed by the citizens.

Both the mayor and Mr. DiBurro stated their concerns regarding project costs.

- i. Budget Revision Request (BRR) #2 status [MSBA OPM Report Combined 2022-1116.pdf](#)
- ii. Extra Service Request #4 [ESR 4 - LCCA - final.pdf](#)

A motion was made by Dr. Marotta to approve the extra service request. Dr. Poor seconded the motion. The mayor requested a roll call vote and the results were the following:

Mr.	Bevilacqua	No		Mr.	Pfifferling	Yes
Mr.	Boucher	Yes		Dr.	Poor	Yes
Mr.	Bucuzzo	Yes		Ms.	Sullivan	Yes
Mr.	DiBurro	Yes		Mrs.	Perkins	Yes
Mr.	Dorrance	Yes		Mayor	Fiorentini	Yes
Dr.	Marotta	Yes				

Motion passes

Mr. DiCarlo reviewed the MSBA total project budget document highlighting the maximum facilities grant of \$70,493,132 and the total project budget of \$159,944,154 (effective reimbursement rate is 44%). He noted that the large gap in costs versus reimbursement rate was impacted by the MSBA square footage cap.

The mayor asked if there was an appeal process for non-eligible items and the possibility of reconsideration by the MSBA.

Mr. DiCarlo would confirm with MSBA.

Mr. Bevilacqua inquired about the difference in the square footage costs (above the cap) and its impact on reimbursement along with cost to the city.

Mr. Boone responded that MSBA approved all of the spaces eligible with the exception of a few storage spaces (100 square feet).

Mr. DiCarlo stated that the MSBA square footage cost was \$360 and Haverhill had exceeded that number.

Ms. Sullivan stressed that the building size and square footage had been approved, however, the MSBA artificially set a reimbursement rate (possibly two years ago) and construction costs have dramatically risen resulting in increased costs and the current reality.



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Mr. Bevilacqua was concerned with funding the project with these additional costs and wondered if the MSBA was sending the message to contain costs.

Mr. Walter commented that construction costs have continued to rise over the past years normally 3-5%. He noted that in 2022 there had been a 15% escalation cost, which was unheard in the past. Mr. Walter stated that the costs were constantly moving over the past year.

Mr. DiCarlo reported that \$51M had been deemed ineligible for reimbursement.

Mr. Grannemann asked if the reimbursement rate change over the project's duration.

Mr. DiCarlo responded that the reimbursement rate was locked for the project.

Mayor Fiorentini proposed sending a letter to our legislators seeking intervention regarding the MSBA's artificially lower reimbursement rate. He would be sending a letter today.

c. Approved Total Project Budget – items i, ii, iii.

Project Schedules, Feasibility through Schematic Design and Design Development through project completion.

Mr. Bates provided a brief recap of the schedule. He stated that there was 120-day window to authorize project funding for the full amount (closing 2.22.23). He related that pending financing, the project would be moving into Detailed Design Phase (Phase 2) which would last approximately 14½ months and would contain three main segments: Design Development Phase, the 60% CD/Construction Document Phase and the Final Construction Document Phase. Mr. Bates reported that each segment comprised of a cost estimation feature along with MSBA update submittals. He related that the next phase would be the bidding phase (2½ months – late fall 2023 to beginning of 2024) with the contractor selection (mid-January) followed by the notice to proceed in winter 2024 (21 month estimated construction duration) so there would be the October 2025 substantial completion with building occupation in March 2026. Mr. Bates noted that additional construction activities would continue such as, demolition of the previous school building and additional site work (April – June 2026).

Mayor Fiorentini asked Dr. Marotta to chair the meeting at this time.

IV. Design Team Report.

- a. Key outcomes of Public Presentation (11/1). Ms. Rogers was pleased with the turnout and asked for feedback.

Dr. Marotta stated that general concern was with the cost of the project along with the funding options. She noted that the project needed to be completed since the present building was unacceptable for the students and they deserved a new building. The superintendent wanted to ensure that the new building is a reality and the decision-making on financing.

Dr. Poor expressed the excitement from staff, however, was concerned with the making the new building an actuality for the community.



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Mr. Boucher commented that the community was expecting a new school in this area and there was enthusiasm especially among Latinos. He was confident that the new school would be reality.

- b. Revised floor plans. Ms. Rogers reported that DESE had made recommendations regarding the floor plans in regards to special education. She stated that the revisions had been submitted to the OPM for distribution to MSBA and DESE for immediate feedback.

Mayor Fiorentini returned to the meeting at this time.

- c. Updated exterior elevations. Ms. Rogers requested that the working group review this information prior to it being discussed with the full SBC.

The mayor commented that the elevation was a concern of the neighbors (4-story and cutting into the hill).

Ms. Rogers stated that there would be an effort to minimizing cutting into tree line and hill.

Mayor Fiorentini would set up a zoom call with neighbors to address these concerns with the design team.

### V. Next Steps.

- a. Enter into Project Scope and Budget Agreement (PSBA) with the MSBA.  
Mr. DiCarlo noted that the MSBA should be sending the documents shortly and once received it will be circulated for signatures.
- b. City approvals for project funding - bond authorization.  
Mr. DiCarlo stated that the MSBA had been informed that payment for the project could be made out of current debt caps (after discussions with mayor and the city's CFO). He noted there had been more discussion and the MSBA has no involvement or preference for funding options. Mr. DiCarlo related that no MSBA reimbursement would be forthcoming until the PFA had been finalized by the city.

Assistant Pfifferling asked if the expenses incurred during the period would be reimbursable once there is a signed agreement. Mr. DiCarlo answered that the payments would be made at risk but are reimbursable expenses.

The mayor reported that the plan was for CFO Angel Perkins to make a detailed financial presentation at the November 15, 2022, Council Meeting on the city's finances. He stated that the project could go forward without a debt exclusion since there were levy reserve and reserves. Mayor Fiorentini indicated that the JG Whittier and Whittier Voke projects would require a debt exclusion. He noted that it would be a challenge to pay for both the Consentino School and teachers' pay raise especially when ESSER funds are no longer available in the budget. The mayor asked for the implications if the funding is put on the ballot (debt exclusion) and the voters reject the proposal.

Mr. Bevilacqua commented that there would not be a passage of a debt exclusion. He referenced the current inflation in the country would impact the vote. Mr. Bevilacqua stated that there needed to be a realistic approach due to the many negative economic factors. In



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conclusion, he supported the project but predicted higher construction and labor costs associated with the new school.

Mr. DiCarlo clarified that the MSBA square footage reimbursement rate (\$360) was always lower than the market rate for construction and clarified there would be escalating costs even if the project was delayed for a few years. He commended the design team for controlling costs.

Mr. Boucher stressed the importance of building a new school in this area, especially since the Bradford section of the city had a new school building with a predominately white population and Consentino School had a large minority population. He strongly advocated for equity in the city.

Mayor Fiorentini stated that there would be a new Consentino school building regardless of funding options.

A motion was made by Ms. Sullivan to adjourn the meeting (9:58 am). Mr. Bevilacqua seconded the motion. A roll call vote was requested with the following results:

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