



# Consentino School Building Committee Remote Meeting January 5, 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, 2023.

## I. Call to Order.

Mayor Fiorentini called the meeting to order at 9:02 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	Absent
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
Donald	Walter, AIA, MCPPO Dore+Whittier
Michele	Barbaro-Rogers, AIA, MCPPO, Senior Associate, Dore+Whittier
John	Bates, AIA, LEED AP, Project Manager ~ Colliers Project Leaders

## II. Review Previous Meeting Minutes for Approval.

- a. December 1, 2022

A motion was made by Mr. Boucher to approve the Remote Consentino School Building Committee Minutes of December 1, 2022. Mr. Pfifferling seconded the motion. The mayor requested a roll call vote with the following results:

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

Motion passes

## IV. OPM Report.

- a. Project Funding updates
  - i. City Council approved project funding 12/6/22
  - ii. MSBA Board of Directors increased the project’s maximum total facilities grant
- b. Total Project Budget – updates pending
- c. Feasibility Budget
  - i. Execute Extra Service Request #4
  - ii. Budget Revision Request (BRR) #2 cannot be finalized until after PFA executed
- d. Project Schedule

Mr. Bates announced some good news that on December 21, 2022, the MSBA Board of Directors voted to approve some significant changes to the project reimbursement policies, which will help support projects like the Consentino Middle School. He noted the construction cost reimbursement cap formally \$360 per square foot has increased to \$393 per square foot, which will cover building and demolition costs. Additionally, Mr. Bates related that the site work allowance originally 8% of building costs has increased to 10% of the building costs. Additionally, he reported that the OPM and designer



## Consentino School Building Committee Remote Meeting January 5, 2023

funding limits have been adjusted from \$500 per square feet to \$550 dollars per square feet and these changes have already been reflected in the facilities' grant amount. Mr. Bates referenced the official MSBA letter which summarized the original estimated maximum grant amount was \$68.9 million and has been revised \$80.4 million dollars.

Mayor Fiorentini reported that he had personally called State Treasurer Goldberg, Governor Baker, incoming Lt. Governor Kim Driscoll, State Senator Barry Feingold and State Representative Andy Vargas. He continued that MSBA Executive Director Jack McCarthy had been instrumental in obtaining the additional \$11M in funding.

Mr. Bates reported that the original effective reimbursement rate for this project 44%, but now with the new policy change the rate has risen to 51.3%.

Mayor Fiorentini asked the city's CFO Angel Perkins to obtain the reimbursement rate for the Hunking School project.

Mr. Bates related that until the project funding agreement was executed there would be a temporary hold on the project.

Mayor Fiorentini replied that there was a new project, funding agreement and inquired who would be preparing the document.

Mr. Bates and Mr. DiCarlo answered that MSBA would be preparing the document and sending it to the city for signature by the mayor, superintendent and school committee.

Mayor Fiorentini requested that the OPM contact the MSBA so that the updated project funding contract can be shared with the school committee and city council as well, as obtaining the required signatures.

Mayor Fiorentini asked the Mrs. Perkins to calculate the financial impact of the additional funding.

Mr. Bates clarified that the following approved funding changes by MSBA:

- construction cost cap from \$360 to \$393 per square foot;
- site work allowance has gone up from 8% up to 10% in the OPM and designer costs;
- funding limits have gone up from \$500 to \$550;
- the estimated grant was previously 68.9% and it is now 80.4%;
- the prior maximum total possible grant was 70.4% and it is now 81.9%;
- the effective reimbursement rate has changed from 44% to 51.3.

Mr. Bates noted that much of the focus and effort had been going towards the complexities of funding this project over the last few months, especially during a time of very high unusually high-cost inflation. He stated that there had been a loss time in the schedule, with the delay in starting design development from November 2022 to January 2023.

Mr. Bates addressed the next item on the agenda which was the feasibility budget and provided a quick reminder regarding a budget revision request#2 which was to move \$21,200 into the environmental site category.

#### **IV. Design Team Report**

- a. DESE approval received
- b. Design Development workplan



## Consentino School Building Committee Remote Meeting January 5, 2023

Ms. Rogers related that there is a request for the working group to meet with Dore+Whittier every other week for the first 10 weeks of our DD phase in order to recoup lost time. She stated that there was an agenda detailing each meeting and its topics. Ms. Rogers reported that the initial meeting would be review of the floor plans, which has received DESE approval. She noted that then there would be a discussion of exterior elevations/design followed by color theory and interior design (end of January 2023), interior design plans (February 2023) and then receiving approvals (March 2023) before moving into the final design development. Ms. Rogers explained that there would be cost estimating (April 2023), followed by reference reconciliation (mid-May 2023), value engineering (end of May 2023) with the submission to MSBA the end of May, or the first week of June.

Additionally, Ms. Rogers outlined additional meetings facilities, and the code authorities, police officials, fire department, building inspector and hopefully the planning board throughout this phase.

### V. Next Steps

- a. City to sign Project Scope and Budget Agreement (PSBA) received 11/3
- b. Enter into Project Funding Agreement (PFA) with the MSBA

### VI. Questions and Comments

Mr. Bates commented that city will be entering into the project funding agreement with the MSBA. He indicated that the mayor would be addressing two options for the project: CM at risk versus DBB (design-bid-build).

Mayor Fiorentini explained that there were different ways of funding the Consentino project (CM at Risk and Design-Bid-Build) and stressed the importance of completing the project within budget parameters. He reported that the city council had voted to put the project on the ballot for a debt exclusion vote.

Mr. DiCarlo offered that in general, design bid, build option was a cheaper but includes more risk and the construction manager at risk shifted some of that risk over to the builder.

Mayor Fiorentini related that the CM at risk was the selected option for the Hunking School project. He reiterated that the costs of the projects must be contained since there was not enough flexibility with the city's finances.

Mr. DiCarlo announced that the design team, OPM and the mayor will hold a robust discussion about the benefits and challenges of both options and resulting in a conclusion.

The mayor asked if there was any studies or articles on these two options.

Mr. DiCarlo responded that he would research and provided additional information to the mayor.

Mayor Fiorentini asked if there were any other questions or comments.

Mr. Boucher was interested in any indicators that tracked the cost of materials and labor that might impact this project.

Mr. DiCarlo answered there were lots of different groups that tracked construction costs and made predictions, such as Turner Construction, which is a national construction company and they put out a quarterly report. He was hopeful that escalation was winding down and there would be a stabilization of construction costs.

Mr. Walter added that another firm, Gilbane also tracked trends, as did Colliers and



**Consentino School Building Committee Remote Meeting  
January 5, 2023**

Dore+Whittier. He commented on the difficulty in forecasting the future and referenced the year 2022 as highly unusual with a 15% jump in construction costs, when there is normally 2-5% annual escalation.

Assistant Superintendent Pfifferling stated that the Hunking School Building Project reimbursement rate was 64.68% according to the closeout documents.

**VII. Adjournment.**

A motion was made by Mr. Pfifferling to adjourn the meeting (9:32 am). Mrs. Perkins seconded the motion.

A roll call vote was held with the following results:

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

Motion passes