



**Consentino School Building Committee Remote Meeting  
February 2, 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	Present	Mr.	MacDonald	Absent
Mr.	Boucher	Present	Mr.	Pfifferling	Present @ 9:05 am
Mr.	Bucuzzo	Present	Dr.	Poor	Present
Mr.	DiBurro	Absent	Ms.	Sullivan	Present
Mr.	Dorrance	Present	Mrs.	Perkins	Absent
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. January 5, 2023

A motion was made by Mr. Boucher to approve the Remote Consentino School Building Committee Minutes of January 5, 2023. Ms. Sullivan seconded the motion. The mayor requested a roll call vote 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	Mayor	Fiorentini	Yes

Motion passes

Mayor Fiorentini clarified a recent comment from a recent school committee meeting and noted that the OPM served as the modern day “Clerk of the Works”.

**III. OPM Report.**

a. Project Delivery Method recap.

Mr. DiCarlo related that Colliers did perform clerk of the works’ functions and would be doing so on this project. He indicated that there were two methods of project delivery: general contractor design to build which is the traditional method or construction manager at risk which is a newer method. The OPM reported that the Massachusetts General Laws regarding procurement (Chapter 149) described the traditional general contractor process where once the design has been fully completed the project goes out to bid, it is a established process and this results in the most competitive cost. Mr. DiCarlo explained the alternate method was a construction manager at risk, with the difference, being that a construction manager was retained early in design process, and provided support through the design process and through the construction process, i.e., cost estimates and analyzes. He stated it was a more expensive method. Mr. DiCarlo noted that a recent (2016) Inspector General’s review of both methods summarized the benefits of both methods. He continued that CM at risk was more beneficial in complex projects with aggressive schedules, while DBB option was a better path for new construction with open clean sites and typical schedules. He related that during the PSR/PDP phases, the committee had decided that general contractor design to build was the best option for this project.



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Mr. Bevilacqua agreed that design to build was the best method.

Mayor Fiorentini related that it was imperative to control project costs since there was no leeway in the budget or with the excess levy capacity.

Mr. Boucher asked if either method would be more advantageous in regards to the impact of rising construction costs.

In response to Mr. Boucher's question, Mr. DiCarlo indicated that he would ask the design team their opinion on this matter.

Mr. Walter offered that the CM risk process, there is an ability to do early release packages and potentially start construction earlier along with the opportunity to pre-order equipment. He noted that the cost estimators were valuable in controlling construction expenses. Mr. Walter commented that the change to the project delivery method would result in major design and budget modifications, which are not feasible at this point.

Mr. Bevilacqua expressed his concern about inflation and its impact of the project costs along with the effect on the city's bonding costs.

The mayor inquired if there was a motion from the committee to change the method to CM at Risk. There was no motion.

b. Project Schedule.

Mr. Bates reported that the design development phase began in the beginning of January 2023 instead of November 2022. He commented that despite losing a few months, the overall impact was minimal and the target date for substantial building completion would still be by the end of 2025. Mr. Bates stated the next milestone dates would be design development estimating process kickoff by the end of April and the design development submission to MSBA on June 1, 2023.

c. Financial Report.

Mr. Bates indicated that there was a limited financial report, however, there was a closeout of the phase 1 feasibility study budget along with budget line items for the phase 2 pending execution by the city of the project scope and budget agreement.

Mr. Boucher asked if Ms. Perkins had information on the reimbursement level.

The mayor responded that there would be an additional \$22M which would bring the reimbursement level to 51% whereas Hunking's reimbursement had been 60%.

d. Recap of information from the Office of Campaign and Political Finance.

Mr. DiCarlo provided a high-level recap or overview of the OCP's (Office of Campaign and Political Finance) rules and regulations surrounding the ballot question and the rules governing what public officials including the Superintendent, teachers etc., can and cannot do under those regulations. He referenced a 3–4-minute video that the OCP produced to educate the public and the overarching principle was that anything paid for by taxpayers cannot be used for campaign purposes. Mr. DiCarlo provided several examples of activities that are not allowed:

- photocopiers to make flyers;
- mail machine to distribute information;
- public email;
- robocalls;



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- school newsletters;
- building spaces;
- staff resources including the OPM and design team since these individuals are paid with public monies;
- public vehicles;
- social media (specifically fundraising – ballot question).

Superintendent Marotta thanked Mr. DiCarlo for providing this detailed information to clarify what activities are allowed regarding a debt exclusion by the city.

Mr. Bevilacqua asked the superintendent and mayor to distribute information to its employees regarding the upcoming ballot question.

Mayor Fiorentini added that private time by public employees is acceptable but not during official duties or work time.

### [MSBA Joint Roundtable Presentation](#)

<http://files.ocpf.us/pdf/legaldocs/IB-91-01.pdf>

<http://files.ocpf.us/pdf/legaldocs/IB-92-02.pdf>

<https://www.youtube.com/watch?v=TrqpiRxiw60>

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

Ms. Rogers noted that Dore+Whittier would provide a broad picture of the project with and updated exterior, building philosophy and imagery. She related that some of changes were the result of feedback from Department of Secondary Education. Ms. Rogers acknowledged the importance of bringing natural daylight into the building, establishing connections between the interior and exterior of the school building and also creating a beautiful building.

Mr. Boone explained the aesthetic process emphasizing the design motivations which includes cost-effective decisions that would result in an architecturally attractive school that complements the neighborhood and the Silver Hill School. He noted that this goal was achieved by relying on simple geometry, using repetition, making sure things stack, and using well-known and limited materials and colors on the exterior and interior of the building. Mr. Boone **recommended utilizing** low maintenance or no maintenance materials along with a timeless color palette. He related that there was a lot of pride in downtown Haverhill and its architecture particularly historic mill influences.

Mayor Fiorentini expressed concern regarding the lack of windows.

Mr. Boone provided a detailed review of several of the design options, i.e., brick size (height/length/dimension) and color.

City Councilor Barrett urged that the building reflects the significant investment by the city and was concerned with it having a “bargain basement” look.

Mr. Bevilacqua recommended materials that would reduce the massing of the structure since it was a four-story building.

Mr. Boone focused the committee’s attention to the courtyard area which was an attractive outdoor space for students.



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Mayor Fiorentini asked if the courtyard was a necessity and about the usage at other schools.

Superintendent Marotta related that some courtyard areas were used more than others and recommended that the courtyards be a low-maintenance area. She noted that use by special education students in warmer weather and as an alternative lunch space at the high school.

Dr. Poore related that Consentino did not currently have enough courtyard space for students and staff.

In regards to the proposed gymnasium, the mayor asked if additional windows could be added to the design.

Mr. Boone explained that direct sunlight would be coming into the court space and create a lot of glare so there was much thought given to reducing the negative impact of the sun on gym activities.

Ms. Sullivan related that based on her experience as both a high school principal and a middle school principal, her advice was to be very careful with the amount of glass that was installed in a gymnasium.

Ms. Rogers spoke about the importance the public side and the academic sides of the building and pointed out that student movement would allow them to experience nature and the outdoors (daylight, grass and blue sky) which will hopefully refresh their minds as they move from one activity to another during their school day.

Mayor Fiorentini requested a copy of the PowerPoint presentation including some jpegs of the drawings.

### **V. Next Steps.**

- a. Sign Project Scope and Budget Agreement (PSBA) due 2/22/23.
- b. Enter into Project Funding Agreement (PFA) with the MSBA.

Mr. DiCarlo indicated that the project scope and budget agreement should be sent to the MSBA by February 22, 2023. He noted that the MSBA would then prepare the project funding agreement which will carry the city/district through to the end of the project.

Mayor Fiorentini was thrilled with the project's progress.

A motion was made by Mr. Boucher to adjourn the meeting (9:56 am). Mr. Pfifferling seconded the motion.