



Consentino School Building Committee Remote Meeting August 28, 2023

Governor Healey has extended pandemic-related authorizations thereby allowing remote and hybrid meeting options for public bodies through March 31, 2025.

- I. Call to Order.**
- II. Review Previous Meeting Minutes for Approval**
 - a. August 3, 2023
- III. OPM Report.**
 - a. Budget/Invoice
 - b. Schedule
 - c. Request to Vote new team members of CPL
 - d. 3rd Party Code and Fire Protection Consultant: AKF in lieu of CDHA
- IV. Design Team Report.**
 - e. Review and sign off on for the proprietary products list
 - f. 60% Construction Documents Submission
 - g. Request to vote to allow the OPM & Design team to submit the 60% CD Package to the MSBA
 - h. Request to vote to allow Dore + Whittier to proceed with 90% Construction Documents starting September 1, 2023
 - i.
- V. Ground Source Heat Pumps and Solar Panels.**
 - j. Mr. Orlando Pacheco
- VI. Next Steps**
 - k. Next SBC meeting to be held Thursday September 21, 2023 or October 5, 2023, at the standard time of 9:00 am.
- VII. Questions and Comments.**
- VIII. Adjourn.**

I. Call to Order.

Dr. Marotta, Chairperson Pro tem called the meeting to order at 9:00 am. A roll call was requested with the following results:

Mr.	Bevilacqua	Present	Mr.	MacDonald	Absent
Mr.	Boucher	Present	Mr.	Pfifferling	Present
Mr.	Bucuzzo	Present	Dr.	Poor	Absent
Mr.	DiBurro	Present	Ms.	Sullivan	Present
Mr.	Dorrance	Present	Mrs.	Perkins	Present
Ms.	Hernandez-Bailey	Absent	Mayor	Fiorentini	Present
Dr.	Marotta	Present			

Also present were:

A. Michael	Carroll MCPPO, Senior Project Manager - Colliers Project Leaders
Michele	Rogers, AIA, MCPPO, Senior Associate, Dore+Whittier
Suzanne	Yeung, MCPPO, Colliers Project Leaders



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Allison	Barnes, Assistant Project Manager - Colliers Project Leaders
Donald	Walter, AIA, MCPPO, Dore+Whittier
Orlando	Pacheco, City of Haverhill Energy Consultant

II. Review Previous Meeting Minutes for Approval

I. August 3, 2023

A motion was made by Mr. Boucher to approve the minutes as presented. Mr. DiBurro seconded the motion. The mayor requested a roll call vote with the following results:

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

Motion passes

III. OPM Report.

- a. Budget/Invoice
- b. Schedule
- c. Request to Vote new team members of CPL
- d. 3rd Party Code and Fire Protection Consultant: AKF in lieu of CDHA

IV. Design Team Report

- a. Review and sign off on for the proprietary products list
- b. 60% Construction Documents Submission
- c. Request to vote to allow the OPM & Design team to submit the 60% CD Package to the MSBA
- d. Request to vote to allow Dore + Whittier to proceed with 90% Construction Documents starting September 1, 2023

V. Ground Source Heat Pumps and Solar Panels

- a. Mr. Orlando Pacheco

VI. Next Steps

- a. Next SBC meeting to be held Thursday September 21, 2023 or October 5, 2023, at the standard time of 9:00 am.

VII. Questions and Comments.

VIII. Adjourn

Mayor Fiorentini stated there was a request to take an item out of order on the agenda VC “Request to vote to allow the OPM & Design team to submit the 60% CD Package to the MSBA”. There was no objection to this request.

Mr. Carroll reported that during the process requires regular document submission to the MSBA after review and approval by the school building committee and at today’s meeting there is a request to submit the 60% CD package. He continued by noting that in the project funding agreement, the construction estimate was \$125M and after the reconciliation process, the estimate was presently at \$124.2M (approximately \$900,000 under budget). Mr. Carroll acknowledged the design team’s work in providing the needed building and staying on budget.



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In reference to Mr. Boucher’s question on solar and other energy matters, Mr. Carroll answered that those items were not reflected in the budget.

Mr. Bevilacqua stated support with the possibility of adding solar.

A motion was made by Ms. Sullivan to allow the OPM & Design team to submit the 60% CD Package to the MSBA. Mr. Boucher seconded the motion. The mayor requested a roll call vote with the following results:

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

Motion passes

Mr. Carroll reviewed the budget and invoice information with the committee including \$400,000 worth of costs that included environmental items (hazmat), cost estimating and reimbursables.

In response to the mayor’s question regarding the submission, Mr. Carroll replied that MSBA would review and provide comments back to the OPM which will require a reply. He noted that a similar process was followed for the 90% CD package and then the project proceeds to the construction phase (documents) and bidding process.

Mr. Carroll indicated the next item was for approval of the new members and a notification to MSBA signifying these changes: Derek Osterman (Principal/Director), Michael Carroll (Project Director), Suzanna Yeung (Project Manager) and Thao Nguyen. He stated that Craig DiCarlo the original project director had left the company a few months ago.

At the request of the mayor, Miss Yeung and Mr. Carroll provided their professional background and experience.

Mr. Bucuzzo reminded the committee that during the selection process for the OPM Ken Guyette from Colliers was the individual that impressed the selection committee. He added that the belief at the time had been that Mr. Guyette would be the project director.

Mr. Carroll replied that Mr. Guyette had moved out of state to Florida and was still available as a resource to this committee. He offered that the initial intent was for Craig DiCarlo to continue as the project director until the end of the project, but a few months ago he left Colliers for another company.

The mayor stated that there was an entirely different team than when Colliers was first selected as the owner’s project manager (OPM).

Mr. Bevilacqua expressed the same concern regarding change in the OPM team.



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Mr. Bucuzzo wondered if MSBA had any guidance on this matter. He also asked for more background detail on the team’s experience with similar projects.

Mr. Carroll agreed to submit more extensive information on the team’s school building project experience along with resumes. He assured the committee that the team was more than qualified to work on this project.

There was no action taken by the committee on this item.

Ms. Yeung offered information on third party code and fire protection consultant to AKF in lieu of CDHA (a one-person company). She reported that the substitution was a result of the previous selection not meeting the insurance standards (i.e., liability coverage) and the replacement meeting those standards and also being a regional company. Ms. Yeung commented the cost would be \$28,000 for the fire protection consultant.

A motion was made by Ms. Sullivan to approve third party code and fire protection consultant to AKF in lieu of CDHA. Mr. Boucher seconded the motion. The mayor requested a roll call vote:

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

Motion passes

Ms. Rogers began the Design Team Report which included the following items:

- a. Review and sign off on for the proprietary products list
- b. 60% Construction Documents Submission
- c. Request to vote to allow the OPM & Design team to submit the 60% CD Package to the MSBA
- d. Request to vote to allow Dore + Whittier to proceed with 90% Construction Documents starting September 1, 2023

Ms. Rogers explained that a proprietary item was one that only a single source or only two sources can meet the requirements in relation to our specifications and there are currently nine (9) items in our proprietary specification. She explained in detail the reasons for the classification as a propriety item and reported that the list had been reviewed with Mr. Dorrance. Ms. Rogers had tried to limit the number of these types of products and will attempt to reduce further as moving towards 90% CD.

In regards to the mayor’s question on how the list compared to other projects, Ms. Rogers answered that it was an average number.

Mr. Dorrance agreed with the listing of designated proprietary products.

A motion was made by Mr. Boucher to approve the listing of proprietary products. Mr. Bucuzzo seconded the motion. The mayor requested a roll call vote:



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

Motion passes

Ms. Rogers provided a clarification that the physical guard glazing was not bullet resistant, but an intrusion delay system of glass.

Mr. Carroll was seeking a vote to allow Dore + Whittier to proceed with 90% Construction Documents starting September 1, 2023.

A motion was made by Ms. Sullivan to allow Dore + Whittier to proceed with 90% Construction Documents starting September 1, 2023. Mr. Boucher seconded the motion. The mayor requested a roll call vote:

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

Motion passes

Assistant Superintendent Pfifferling left the meeting at 8:47 am and Superintendent Marotta left the meeting at 8:59 am.

The mayor reported that there had been discussion at the previous meeting about ground source, heat pumps and solar panels and he asked the city’s energy consultant Orlando Pacheco who has many years of experience and was currently the town manager in Georgetown.

Mr. Pacheco thanked the design team for providing the preliminary design information to him. In his personal opinion, the ground source heat pumps were not a good application or feasible for this project. He stated that there was not enough land area and installation would substantially delay the project or reconfiguring the layout and the design. Mr. Pacheco noted that there was a potential additional cost of approximately \$30M.

Mayor Fiorentini and Mr. Bevilacqua agreed with Mr. Pacheco’s assessment.

Mr. Boucher appreciated Mr. Pacheco’s input along with guidance from Mr. Dorrance and others. He believed the relocation of the students during the duration of the building was a non-starter.

Mr. Pacheco offered in this particular case this concept would have been selected from day one and a new site chosen for building construction. He would be submitting a written report.



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In regards to solar, Mr. Pacheco questioned whether it would be an city-owned or a third-party model along with the size of the array. He recommended infusing a third-party model during the building project’s progression. He indicated that the incentive market has changed over time.

Ms. Sullivan did not to repeat the past debacle with solar panels, the cost of fossil fuels and the need for more climate friendly sources of heat and power.

The mayor requested a spreadsheet from Mr. Pacheco on the options.

Mr. Carroll and Mr. Pacheco would work together on developing a spreadsheet.

There was discussion regarding the meeting schedule.

A motion was made by Mr. Boucher to approve September 21, 2023 as the next Consentino School Building Committee meeting. Mr. Bevilacqua seconded the motion. The mayor requested a roll call vote:

Mr.	Bevilacqua	Yes		Mr.	Dorrance	Yes
Mr.	Boucher	Yes		Mrs.	Perkins	Yes
Mr.	Bucuzzo	Yes		Ms.	Sullivan	Yes
Mr.	DiBurro	Yes		Mayor	Fiorentini	Yes

Motion passes

A motion was made by Mr. Boucher to adjourn the meeting (10:02 am). Mr. Bucuzzo seconded the motion.

All members agreed to adjourn the meeting by voice vote.