



Consentino School Building Committee Remote Meeting December 7, 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.

Dr. Marotta, Chairperson Pro tem called the meeting to order at 9:03 am. A roll call was requested with the following results:

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

Also present were:

Melinda	Barrett, Incoming Mayor
A. Michael	Carroll MCPPO, Senior Project Manager - Colliers Project Leaders
Michele	Rogers, AIA, MCPPO, Senior Associate, Dore+Whittier
Suzanne	Yeung, MCPPO, Colliers Project Leaders
Allison	Barnes, Assistant Project Manager - Colliers Project Leaders
Donald	Walter, AIA, MCPPO, Dore+Whittier
Derek	Osterman, Senior Director of Project Management – Colliers Project Leaders

II. Review Previous Meeting Minutes for Approval.

a. November 6, 2023.

A motion was made by Ms. Sullivan to approve the minutes as presented. 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	Abstain
Mr.	Bucuzzo	Yes	Dr.	Poor	Yes
Mr.	DiBurro	Yes	Ms.	Sullivan	Yes
Mr.	Dorrance	Yes	Mrs.	Perkins	Yes

Motion passes

III. OPM Report including the Financials and Master Updated Schedule.

OPM Report: Ms. Yeung reported there were only two invoices since the last period which were for the OPM, architectural fees with the OPM fees totaling \$38,429 and the architectural fees totaling \$622,383. There were no questions from the committee.

Master Updated Schedule: Ms. Yeung stated that at yesterday’s administrators’ meeting, the schedule was reviewed and it was recommended that the schedule be extended at the end of the project due to the added scope (solar panels and lower field work) and after multiple conversations with our architects and engineers. She related that the final bid will now go out in February 2024.

Mr. Carroll clarified the added scope required additional design team work and added permitting. He noted that the schedule adjustment would result in construction being completed in the springtime





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2026 with moving to the new building in July 2026. Mr. Carroll commented that the scope changes were great options which would benefit the district and city.

Mr. Boucher asked if the school administration believed the schedule changes were for the betterment of the district.

Mr. Carroll responded that the changes had been done in consultation with the superintendent and district officials. He indicated that building construction duration would be approximately 24 months which includes selection of a contractor along with hiring subcontractors.

Ms. Rogers explained the solar panels would be an add alternate item. She remarked this was the best schedule that worked for all parties.

Mr. Carroll reported that the first phase of construction would commence in April 2024 with the collection of bid documents, then the notice of award, contracts would be signed then starting construction. He stated the target date for moving into the new school building would be summer 2026. Mr. Carroll noted the importance of staff and teacher training on new school systems and technologies. He stated the importance of making sure equipment was in good condition and worked properly according to specifications.

Superintendent Marotta agreed with the timeline change and offered that it was a good idea to pilot the systems prior to full-scale operation.

Mr. Carroll related the importance of expanded staff training time. He indicated additional conversation would be held with the superintendent on the details of the timeline. Mr. Carroll was hopeful that if the project was finished in April, 2026, staff training would be able to start immediately with April-June allowing multiple training sessions.

Ms. Rogers offered that the school year could conclude without any interruptions. She commented that this adjustment would give teachers the opportunity to unpack, and at some point, to bring students and staff into the new building and have a soft opening for the new building.

In response to the superintendent's question on tearing down of the old building, Ms. Rogers responded the tear down doesn't happen until you've moved out of the building which would potentially occur on the second week in July 2026. She illustrated that the move out/emptying phase includes the removal of all valuable items, abatement and then taking down of the building.

Superintendent Marotta inquired if there were any additional costs associated with this process.

Mr. Dorrance replied that during discussions there was never any mention of additional costs associated regarding takedown and/or moving into the new building. He stated that this adjusted schedule more adequately reflects a realistic timetable.

Mr. Osterman added that the timetable change was a positive one since the project was trending either on budget or under-budget. He hoped to make the moving in process the least stress free and disruptive as possible for the district. Dr. Marotta commented that this was helpful and appreciated information.





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Mr. Dorrance provided a high-level snapshot of the project. He stated the following:

- Met every single externally imposed deadline;
- Reduced overall project cost by \$28M;
- Project was still under-budget;
- Out-of-pocket and city costs have been reduced.

IV. **MSBA Board Action Letter October 25, 2023.**

Ms. Yeung reported that although the explicit details or the exact number, it was Colliers' understanding it would substantially benefit this project and the town's contribution to the project.

Mr. Carroll related that when MSBA met recently, the board acknowledged the cost escalation impacting projects, therefore, they decided to reset their caps on all projects which will not impact the overall total project budget or overall reimbursement rate but eligible costs are going to substantially increased with eligibility being increased and resulting in the city's portion of the cost.

V. **Dore+Whittier Amendment 7.**

Ms. Yeung noted that the amendment had been approved at a prior meeting. She related that Mr. Dorrance had reviewed since he had been designated to approve changes under \$100,000. There were no questions from the committee.

VI. **2nd Prequalification Subcommittee Meeting Recap.**

Ms. Yeung related that on Tuesday, the second qualifications subcommittee meeting with a review of the evaluation process and another meeting has been scheduled for next Wednesday. She commented that the elevator trade along with two others needed to be rebid for the project.

Mr. Carroll noted that it was very common that elevators do not have a lot of participation with sub bidding, therefore additional advertisement will be required and if that is not successful, a general contractor will be assigned by the city.

VII. **Next Steps.**

a. Next SBC meeting will be held Thursday, January 11, 2024, 9:00 am standard time.

Since there were technical difficulties with Ms. Rogers' presentation, the agenda progressed to VIII. Next Steps SBC meeting. Ms. Yeung noted that due to the holidays, it might be best to delay the next meeting until January 11, 2024 at 9:00 am. The committee agreed to hold the next meeting on Thursday, January 11, 2024.

Mr. Dorrance asked for the committee's indulgence to offer a high-level snapshot of the project as of this date. He stated that every single externally imposed deadline on this project had been completed along with a decrease of \$28M in total project cost, a reduction in square footage, along with making substantial scope changes (solar and the usability of the Silver Hill field), and the decrease in city's share of the actual out- of-pocket cost. Mr. Dorrance concluded the project was in a very good place.

Ms. Rogers provided commentary as she provided a video presentation of the project:

<https://youtu.be/Q-73mzJLd9M>.

A motion was made by Mr. Bevilacqua to adjourn (9:45 am) the meeting. Mr. Boucher seconded the motion. All members approved by a voice vote along with extending holiday greetings to each other.

