



Massachusetts School Building Authority

Deborah B. Goldberg
Chair, State Treasurer

James A. MacDonald
Chief Executive Officer

Mary L. Pichetti
Executive Director / Deputy CEO

January 14, 2025

The Honorable Melinda E. Barrett, Mayor
Mayor, City of Haverhill
4 Summer Street, Room 100
Haverhill, MA 01830

Re: City of Haverhill, Dr. Albert B. Consentino Middle School, Construction Change Orders 1-2

Dear Mayor Barrett:

The Massachusetts School Building Authority (the “MSBA”) has reviewed Construction Change Orders 1-2 for the Dr. Albert B. Consentino Middle School Project in the City of Haverhill (the “District”). The MSBA review determines which changes, if any, are eligible for MSBA funding. In general, changes in scope beyond the Project Scope specified in the Project Funding Agreement (“PFA”), changes mandated by third parties, and changes for items that are excluded from MSBA funding are not eligible for reimbursement.

For a detailed explanation of the MSBA’s Construction Change Order eligibility determinations as well as other policies, please refer to the Change Order Allowance Funding Policy included in Project Advisory 22 and the Change Order Manual included in Project Advisory 29. Note that this Project is subject to the MSBA Change Order Funding Allowance Policy as outlined in Project Advisory 22 that specifies maximum change order eligibility of 1% of the construction budget for new construction and 2% of the construction budget for addition/renovation projects until the PFA Construction Contingency Budget is reached. The MSBA will process a single reimbursement request for Construction Change Orders during the project close-out process.

The MSBA’s findings through Construction Change Order 2 are summarized in the table below, which is excerpted from the full summary table that appears in the attached Construction Change Order Log:

Construction Change Order Summary	PFA Budget
Revised Total Construction Contingency Budget	\$6,242,900
Ineligible Construction Contingency Budget (If Any, Including Approved BRR's)	\$4,991,929

Maximum Potentially Eligible Construction Contingency (Including Approved BRR's)	\$1,250,971
Total Construction Change Orders 1-2	\$42,644
Total Additive Construction Change Orders Eligible for Reimbursement, Subject to Reimbursement Rate and Audit	\$23,942
Total Deductive Construction Change Orders Eligible for Grant Participation, Subject to Reimbursement Rate and Audit	\$0
Total Construction Change Orders Eligible for Reimbursement, Subject to Reimbursement Rate and Audit	\$23,942
Amount Remaining of Revised Total Construction Contingency Budget (Negative amount indicates insufficient Construction Contingency Budget. BRR required.)	\$6,200,256
Amount Remaining of Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Negative amount indicates grant basis has been exceeded)	\$1,227,029
Amount Remaining of PFA Construction Contingency Budget (Negative amount indicates insufficient PFA Construction Contingency Budget. All subsequent additive Change Orders will be ineligible for grant participation.)	\$6,200,256
Total Credit Change Order Amount Reducing GMP Contingency	\$0

Please note that any District request for reconsideration of the above findings must be submitted to the MSBA on District letterhead within forty-five (45) days of receipt of this letter.

Reconsideration of MSBA Construction Change Order determinations is final.

In addition to this review, the supporting documentation submitted with reimbursement requests related to Construction Change Orders is subject to audit for specific compliance with MSBA policies and procedures.

In order to ensure accurate budgeting and timely audits, any Change Order not submitted to the MSBA within four months of its execution by the District will be deemed ineligible for reimbursement.

The MSBA reminds you that your next quarterly Change Order Review Letter, setting forth the MSBA's eligibility determinations, is scheduled to be sent to the District in March 2025. In order to meet the timeline set forth for this scheduled Change Order Review Letter, please ensure that all executed Change Orders, together with a draft Change Order log, are received by the MSBA no later than February 1, 2025.

If you have any questions regarding this matter, please do not hesitate to contact me or Evan Levesque at 617-720-4466.

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Haverhill, Dr. Albert B. Consentino Middle School Construction Change Orders

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Brunell', with a stylized, cursive script.

Gregory Brunell

Director of Construction Administration

Cc: Legislative Delegation

Thomas J. Sullivan, President, Haverhill City Council

Paul Magliocchetti, Vice-Chair, Haverhill School Committee

Dr. Margaret Marotta, Superintendent, Haverhill Public Schools

Kathleen M. Smith, Assistant Business Manager, Haverhill Public Schools

Dr. Richard Poor, Principal, Dr. Albert B. Consentino Middle School

Stephen Dorrance, Director of Facilities, Haverhill Public Schools

Steven S. Bucuzzo, Purchasing Director/CPO, City of Haverhill

Mike Carroll, Owner's Project Manager, Colliers Project Leaders USA NE, LLC

Donald M. Walter, Designer, Dore & Whittier Architects, Inc.

File: 10.2 Letters (Region 3)

OPM: Colliers Project Leaders NE, LLC
Designer: Dore & Whittier Architects, Inc.
Contractor: Brait Builders Corp.

City of Haverhill
Dr. Albert B. Consentino Middle School
CHANGE ORDERS

Construction Type: New Construction
Reimbursement Rate: 80.00%
Approx. % Complete & SC Date 15%; 4/30/2027 (contract)
Delivery Method: DBB

PCO #	Description	Requested By	Net Added	Net Deducted	Rework Y / N?	Ineligible for Grant Participation	Additive PCO Eligible for Grant Participation	Deductive PCO Eligible for Grant Participation	Approximate Cost by Trade*							Reason for Change**				Comment
									Structural	Site	Utilities	Plumbing	Electrical	HVAC	Misc.	Design Issue	New Scope Directed by Owner	Differing Conditions	New Scope Directed by 3rd Party	
Change Order #01 Execution Date: 9/17/24 Submission Date: 10/16/24 \$22,975																				
1R1	Abatement Lump Sum - No Additional Cost	Contractor	0		N	0								0			0		No cost change. Abatement to lump sum.	
002	Enlarged Grille	Designer	6,896		N		6,896							6,896	6,896				The floor grille at the receiving area was required to be extended to meet LEED (Leadership in Energy and Environmental Design) requirements.	
003	Electrified Door Hardware	Designer	4,832		N		4,832							4,832	4,832				Revision to hardware sets at (5) doors.	
007	Decking Change - Credit	Contractor		(1,541)	N	(1,541)			(1,541)						(1,541)				Credit change. Composite decking in lieu of cellular decking.	
014	Unsuitable Soils	Contractor	12,788		N	12,788				12,788							12,788		Removal of unsuitable soil from site. Site work over the site cap is ineligible for grant participation.	
Change Order #02 Execution Date: 10/4/24 Submission Date: 10/16/24 \$19,669																				
006	Rebar Requirement	Designer		(10,800)	N	(10,800)			(10,800)						(10,800)				Credit change. Galvanized rebar not needed.	
010	Therapy Oven - Electrical	Designer	1,700		N		1,700						1,700		1,700				Two connections were carried but only one required.	
17R1	Expansion Tank	Designer	10,514		N		10,514							10,514	10,514				Cost associated with change to the expansion tanks to coordinate with expansion tank bladder size changes.	
019	Peer Review Changes	3rd Party	21,893		N	21,893				21,893								21,893	City Inspector request for permitting. Site work over the site cap and new scope by third party are ineligible for grant participation.	
022	Area D Roof Drain	Designer		(3,638)	N	(3,638)					(3,638)				(3,638)				Credit change. Delete and move roof drain.	
10	Construction Contract Amount (without GMP Contingency)		\$125,097,100	\$58,623	-\$15,979	0	\$18,702	\$23,942	\$0	-\$12,341	\$34,681	\$0	-\$3,638	\$1,700	\$10,514	\$11,729	\$7,963	\$0	\$12,788	\$21,893
			0.05%	-0.01%		0.01%	0.02%	0.00%	-0.01%	0.03%	0.00%	0.00%	0.00%	0.01%	0.01%	0.01%	0.00%	0.01%	0.02%	
				\$42,644 0.03%				\$42,644 0.03%							\$42,644 0.03%				\$42,644 0.03%	

Construction Change Order Summary		
(Data Based on PFA Amendment No. 1 Supplemental Grant)		
1	Construction Contract Amount (without GMP Contingency)	\$125,097,100
2	Total Construction Contingency Budget	\$6,242,900
3	Net Adjustments to Construction Contingency Budget by Approved Budget Revision Requests (BRR's). (Does not include budget transfers from Construction Contingency to Changes Orders)	\$0
4	Construction Contract Amount (without GMP Contingency) (Including Total Construction Change Order Numbers 1-2) (Line 1 + Line 13)	\$125,139,744
5	Total Construction Change Orders as % of Construction Contract Amount (without GMP Contingency) (Line 13 / Line 1)	0.03%
6	Total Construction Change Orders Eligible for Reimbursement as % of Total Construction Change Orders (Line 16 / Line 13)	56.14%
7	Total Construction Change Orders Eligible for Reimbursement as % of Construction Contract Amount (without GMP Contingency) (Line 16 / Line 1)	0.02%
8	Total Construction Change Orders Eligible for Reimbursement as % of Revised Total Construction Contingency Budget (Line 16 / Line 10)	0.38%
9	Total Construction Change Orders Eligible for Reimbursement as % of Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Line 16 / Line 12)	1.91%

10	Revised Total Construction Contingency Budget (Line 2 + Line 3)	\$6,242,900	PFA Budget
11	Ineligible Construction Contingency Budget (If Any, Including Approved BRR's)	\$4,991,929	
12	Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Line 10 - Line 11)	\$1,250,971	
13	Total Construction Change Order 1-2	\$42,644	
14	Total Additive Construction Change Orders Eligible for Reimbursement, Subject to Reimbursement Rate and Audit	\$23,942	
15	Total Deductive Construction Change Orders Eligible for Grant Participation, Subject to Reimbursement Rate and Audit	\$0	
16	Total Construction Change Orders Eligible for Reimbursement, Subject to Reimbursement Rate and Audit	\$23,942	
17	Amount Remaining of Revised Total Construction Contingency Budget (Negative amount indicates insufficient Construction Contingency Budget. BRR required.) (Line 10 - Line 13)	\$6,200,256	
18	Amount Remaining of Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Negative amount indicates grant basis has been exceeded) (Line 12 - Line 14, unless Line 19 negative)	\$1,227,029	
19	Amount Remaining of PFA Construction Contingency Budget (Negative amount indicates insufficient PFA Construction Contingency Budget. All subsequent additive Change Orders will be ineligible for grant participation.)	\$6,200,256	
20	Total Credit Change Order Amount Reducing GMP Contingency	\$0	

SITE CAP	
Base Project Cost	\$92,942,300
Less Site work & Demo	(\$12,651,500)
	\$80,290,800
	8%
SITE CAP MAXIMUM	\$6,423,264
PFA - Budget Site Costs	\$9,112,300
Budget Amt. Under/(Over) Cap	(\$2,689,036)
Proposed Eligible Site Change Orders	\$0
Reimbursable Site Cost Remaining	\$0

FF&E CAP	
Furniture, Fixtures, and Equipment	\$1,296,000
Technology	\$1,296,000
FF&E Subtotal	\$2,592,000
Agreed Enrollment	1,080
FFE \$/student	\$1,200
Technology \$/student	\$1,200

Change Orders Pending	
	\$0
Total	\$0

New Limits Site Cap	
Site Cap Maximum	\$9,485,216
PFA Amendment No. 1 - Budget Site Costs	\$9,112,300
Budget Amount Under/(Over) Cap	\$372,916

*The District must characterize the above specified categories including: a) Description, b) Requested by, c) Net Added/Deducted, d) Rework [stating yes or no], e) Amount Ineligible/Eligible for Grant Participation, f) Approximate Cost by Trade, g) Reason for the Change, and h) Comment [rationale/necessity] for the change).