

COMMITTEE ON JOINT SCHOOL BUILDINGS

April 8, 2024 at 5:00 PM

Chairman O'Connell called the meeting to order.

The Clerk called the roll.

Present: School Committee Members O'Connell, Soule, Turner
Aldermen Morgan, O'Neil

Absent: Alderman Terrio

Messrs.: D. Saindon, V. Freymann, J. Soucy, M. Lenfest, J. Gagne

1. Presentation from LeftField regarding Priority One Projects.

Chairman O'Connell stated our first item on our agenda is a presentation from our Owner's Project Manager, LeftField, regarding the Priority One Project. If you'd introduce yourselves, and thank you for being here.

David Saindon, Project Executive at LeftField, introduced himself. I have Mark Lenfest right behind me. I will let Vance introduce his team.

Vance Freymann, Director of Operations & Project Development at Consigli, introduced himself. Also here is Lynn Kramer who is our Project Executive.

Jennifer Soucy, SMMA, introduced herself. Matt Rice is also with us.

Chairman O'Connell stated welcome everybody. I will hand it over to you, Mr. Saindon, for your presentation.

Mr. Saindon stated everyone should have received a packet that was forwarded to you from the clerk on April 3. Obviously, we will introduce Consigli in a little more detail. There are a few slides behind this. For the progress update, the past thirty days and next thirty days, that will be a combination between Jennifer and myself. I will talk high-level about budgeting. We have our first invoice packet that was approved. I have a copy of it within this presentation. We did an analysis about invoice coordination and the timing of getting sub-contractors and contractors paid. We will close with Q&A. I will hand this over to Vance as an introduction to Consigli.

Mr. Freymann stated I oversee our New Hampshire operations. I run our office here in Manchester which is downtown at 1087 Elm Street. I am a Manchester resident and I live in Ward 12. On a personal level, I am very enthusiastic to be a part of this project. Consigli is known as a K-12 builder. Over the last two decades, we have done more than 60 K-12 projects, both new construction and occupied addition/renovation. Because of that, the type of work we do is in occupied buildings or occupied environments and campuses about 80% of the time. Given our involvement in K-12, it is not surprising that we have a lot of experience with both LeftField and SMMA. To date, we have seven projects working together with David and Jim Rogers and others at LeftField and fifteen projects with SMMA. We have very strong and established relationships with both companies. The other two gentlemen who are with me, Anthony

and Matthew Consigli, represent the fourth generation of the Consigli family. There is now a fifth generation involved in the business. We are proud of our local roots and 119 years being a family-lead company. I won't read them all, but to give you some familiarity with Consigli in New Hampshire, we gave you a list of clients we have been working with and are working with now. That's a quick overview of Consigli. The org chart is specific to the work we will be doing as your construction manager for the site prep on the six modular locations.

Chairman O'Connell stated if I could interject, it strikes me that it may be lost on people what Consigli is doing. The public is not aware, or may not be aware, of what Consigli's role is. Previously, the role of Consigli was as part of the SMMA team and then in the last month you have been chosen as the company to do the construction management work for the installation of the modulares. If somebody were watching this from outside, they are expecting a presentation from LeftField, and they are getting one from Consigli which I am very happy with because I know what is going on. Maybe I've explained it myself by saying it right there. Consigli has come on board and has been chosen over the last couple of weeks as part of the process, an RFQ and RFP process, and what you've been engaged to do now is the construction involved in the installation of the modulares. A contract has been awarded to Triumph to build the modulares. The work, such as sewer and electric and citing, needs to be done and that project has been awarded to Consigli.

Mr. Freymann stated Consigli is wearing two hats. We have been working with and continue to work with SMMA as an advisor on their master planning team. As you point out, this is to prepare the six sites that need to be made ready for the delivery of the modular units that are coming. This is the team we have assembled for the modular site prep work. Lynn will oversee the team as our Project Executive. Tim Ericson, who has been actively involved in a lot of the work here is our Chief Estimator. We have a Project Manager because of the intense schedule of this project and the amount of work that has to happen in a short amount of time. We will have a full-time Project Manager, and both a Superintendent and an Assistant Superintendent. That gives us the flexibility to be monitoring all six sites depending on what is happening at any given time. Hopefully, maybe four sites at a given time. It is a lot of moving around, so we want to make sure we have the necessary resources to keep an eye on things. Some of the other team members we have to back them up as support.

Mr. Saindon stated activities completed within the last thirty days. Obviously, the last time we were here was March 11. We have had continued development with the Priority I budget. We will continue with that development and refinement over the next few months as well. The same for the schedules for all six projects that roll-up into one condensed and consolidated schedule. As we know, Consigli came on board a couple of weeks ago. They were selected for the modular projects. We have an executed contract with them as well. There has been ongoing programming with the middle schools and Beech Elementary. The development site work bid package is out on the street for the modular work and bids are expected in at the end of the week on April 12. We have continued communication with staff and the community, continued review and submittals with the modulares, and completed early coordination with Consigli and Triumph to make sure that from point A to point B all of the scope is covered and there

is no miscommunication or misunderstanding of the scope. We have continued coordination with Eversource. Any questions over the past thirty days?

School Committee Member Soule stated I'm not sure if I should ask this now or at the next piece. Where are we with the Beech Street site? We can't move forward with Beech Street until we know where we are with the city and making sure we are securing that site.

Chairman O'Connell stated as we know, the Beech Street proposed site has come through the Amoskeag Manufacturing Company Trust. Speaking with the executive team, I have undertaken to meet with that trust. I am meeting with them tomorrow morning at 10 AM, or with members of the trust, not the whole trust. We will have news from that. I have had email correspondence from the members, and they generally are benevolent towards this project. They think that the spirit of the Amoskeag Trust was to have this property used by the City of Manchester for its purposes. So, they don't foresee it being an issue. My understanding, and we'll have to get an attorney in the room at some point for this, is that this would involve a vote of the trust to do this. The only news I have for this prior to tomorrow morning's meeting, is that they are benevolent towards it and feel it is a good thing. Committee Member Soule is exactly right; that needs to be resolved very quickly so we know where we are.

Mr. Saindon stated at this point, I will have Ms. Soucy do the 30-day look-ahead.

Ms. Soucy stated during the next 30 days, and I will speak for LeftField on this, they will continue to develop their budget and schedules for the Priority I projects. We will continue to finish out the programming phase for the middle schools and Beech Street Elementary. We met with most of the Beech Elementary and Wilson Elementary schools staff on Friday. Today, we were at Hillside all day meeting with most of the staff there. On Wednesday, we will be at McLaughlin meeting with staff. We do continue to have some additional meetings to meet with curriculum directors and other members of the administration and staff to fill out the full programming phase. Then we will move into the design phase. In addition, we are doing permitting reviews for each of the sites. We will do an analysis as to what is required for permitting at each site as we go in to develop the Priority I schedules. As David mentioned, we are receiving bids for site and electrical work. With those, Consigli will develop the GMP or the guaranteed maximum price, for that scope of work. We continue to coordinate with Eversource and there are still some miscellaneous items that we are finalizing with them. There is some equipment that they need to procure and we will work with them on the timelines for that. We will continue to communicate with the staff and the community. We had additional follow-up meetings with Beech, Wilson, McLaughlin and Hillside with staff and the community over the past few weeks. As the project progresses and as needed, we will continue to have those meetings.

Alderman Morgan asked as far as bidding for electrical and such, are you going to be focusing on local companies.

Mr. Saindon stated yes.

Alderman Morgan stated like Manchester and the surrounding areas versus going to Massachusetts and other places.

Mr. Saindon stated they are. Some sub-contractors also have a base in Massachusetts as well. It was a broad outreach to local companies as well.

Alderman Morgan asked so priority will be local for the most part.

Mr. Saindon stated the bids are going to come in, and we will do a bid tabulation. We will have to make an assessment at that time. There will be a price component that comes into it.

Alderman O'Neil asked in the great monthly project report that was sent to us previously, the reference to the pad-mounted transformers, is there a contingency plan if they don't come in on time.

Mr. Saindon stated yes.

Alderman O'Neil stated I don't know if they can be rented.

Mark Lenfest, Senior Project Manager of LeftField, stated the contingency plan would be the use of generators. They would be ready to plug-in directly to the system.

Alderman O'Neil stated I know the team is regularly engaged with Eversource and they are going to do their best. Have they been paid?

Mr. Saindon stated the invoices have been received. They are in the next queue to be paid.

Alderman O'Neil asked for Eversource to be paid.

Mr. Saindon answered correct for their initial design services and so forth.

Alderman O'Neil stated that always seemed to be important to them over the years.

Mr. Saindon stated I feel we definitely have their attention. We had their attention even before, or let me say Consigli had their attention before Consigli even got on board as part of their enabling assistance with SMMA for the overall Priority I projects.

Alderman O'Neil called upon Josh Gagne. Same department, different division, but something has been brought to my attention. Can you check and see if there has been any scheduling work by the Parks Division on the Central practice field because that is where the modulares are going, correct?

Josh Gagne, Chief of Facilities for the City of Manchester, stated I spoke with the Parks Division and we discussed the area where the modulares are going.

Alderman O'Neil asked have they reassigned the teams that use that field to another location.

Mr. Gagne stated I can't speak to scheduling issues with teams. What we decided to do was move the laydown area to the front of JFK on the Beech Street side. I think that gives them enough room to use the field.

Alderman O'Neil asked can you follow-up and get something out to us. I have had questions about this and if they are going to be moved where they are going to be moved.

Mr. Gagne answered yes.

Alderman O'Neil stated that is important to the teams and the community.

Mr. Saindon stated within the packet that was submitted to you last week, I had the six project budgets included as a detailed breakdown of the budget. Obviously, it was then rolled-up into one budget which is here on the screen. It wasn't my intention to show detailed budgets on all six projects. It is challenging to view it on the screen. If, in the future, you have any questions regarding the budgets that are submitted as part of the report, you have my email and my cell phone number. I can take any questions you may have.

Chairman O'Connell stated this is a lot of information, and it is great. Where might committee members or members of the public access this information?

Mr. Saindon stated at the conclusion of these meetings I submit to Michael a final presentation. Michael also has the report. Unfortunately, I can't speak for Michael on where they may be or live on the website.

Mike Intranuovo, Office of the City Clerk, stated the report submitted by LeftField is on the city website along with the agenda. Anyone from the public who wanted to see that could go there and that will remain up indefinitely. Once those reports, if the Committee so desires to accept the report and submit it to the BMA and BOSC, they will also be publicly available through those boards as well.

Chairman O'Connell asked can we look at having it included also on the Board of School Committee website, since it is a Joint Committee. If it is simply a click of a mouse, I am sure it is not more work than that to direct people to it. The other question I have is for people who want to drill down further. This is a roll-up of a lot of information but is there an ability for committee members and the public to drill down into this information, or is this what they see?

Mr. Saindon stated no. This is a roll-up of all six budgets and it is formatted on one page. Each project probably has three pages of budgeting. There are multiple line-items. If someone wants to drill down on a certain project and a certain line-item, they can. The idea is you can look at it in a granular detailed level or you can look at it in a very high-level. This is an example of a high-level.

Chairman O'Connell stated the summary information is the opposite of what I was just asking about people drilling down. Now, going to the 10,000-foot view, I think you are going to address that next.

Mr. Saindon stated this is just an invoice summary log, the first one that was approved. I'd have to look at my notes as to when this is going into the queue but it is going in shortly. I wanted to have it as part of the presentation for transparency within the committee packet. This was also included with the invoices. This is an example keeping the committee apprised and being transparent with what has already been approved.

Chairman O'Connell asked on a monthly basis we will get this invoice summary for the period ending whenever it is. Will there be a similar document that summarizes activity or progress or however you measure it? Money is one side and how we are doing is the other.

Mr. Saindon replied yes. That was part of the report. The report gave a fairly high-level at the beginning. As you continue to read the report, it gets more granular. If there is something different you'd like to see, I know we are pioneering somewhat new territory here so I am open to suggestions.

Chairman O'Connell stated it looks like we are good.

Mr. Saindon stated when we met last month, I know Alderman O'Neil had some questions and concerns regarding how quickly and expeditiously sub-contractors, vendors, even the construction manager could be paid based on work complete. We ended up getting dates from the district. It is hard to see on the screen. These dates were provided to us from the district and those dates are not moving. From here over, we ended up providing a timeline of dates that we can coordinate with our team members, consultants, contractors, sub-contractors, etc. of when we need their information so we can package it, review it accordingly, and get it to the district based on these dates. As an example, for period ending March 31, work in place, the invoice packet is going to be approved April 12, which is this Friday. I will be setting up a meeting with the district to do that. The check will be cut April 19. Essentially from work in place for period ending March 31, nineteen days later the school district cuts the check. Obviously, the check has to go in the mail and go to the construction manager and they have to release payment and so forth. The takeaway here is within thirty days, everyone should be paid.

Chairman O'Connell stated for those who have difficulty seeing the screen, when we look at that last column on the right it varies from 19-22 days for that process. That seems effective to me.

Mr. Saindon stated we wanted to provide this graph. The modulars are 100% done with programming. They have been done with programming for a long time. The design is 100% done. We have Consigli on board. I think within your report I probably put 20% for bidding. When I updated it this morning, we are now at 80%. As you can see with the modular project, it is going to go quick. Bids are going to be in on April 12. Next week we will develop the GMP. Construction will start around May 1. For Beech and McLaughlin and Hillside, programming is about half-way done. Parkside and Southside

are at about 25%. This is a high-level graphic that I will utilize for the reports. To get more granular within the modulars, the modulars are made up of 72 units or boxes. The boxes are assembled to make the classrooms that vary from eight to ten per location. There are 72 boxes. By the end of May, a certain amount will be fabricated. As that happens, about two days later they are going to be delivered to the city. That is going to start at the end of May. By the end of June, all 72 units will be physically located within the City of Manchester. To give you an example, you look here and can say nothing has been fabricated. It is in the works. It is going to happen. The zeros are going to be populated very quickly in the coming months. This is a tool to provide the committee with a high-level. For Eversource, all of the site walks have been done and we have their attention. They are still in the process of designing McLaughlin. The good news is that three of the locations are confirmed that they will be pole-mounted transformers. Those transformers are essentially available. They have them. Two of them are going to be pad-mounted. McLaughlin is TBD. We have not received confirmation of when the pad-mounted transformers will be available, but that is high on our radar. For the schedule, similar to the budget we provided six individual schedules for the six projects. They were all rolled-up into one master schedule. Those will continue to be developed. It wasn't my intention...if I was to provide all of the documentation on the schedules it that would probably add 15-20 slides for this slide deck. The intent was to keep it high-level for these meetings.

Alderman O'Neil stated David, I am going to harp on this until there is power on at all of them. You said Eversource is good, but my experience over the years is things don't get ordered until they get a check. Unless you have a special arrangement, or someone has a special arrangement, we have to figure out how to get the checks cut for those pad-mounted transformers. I am not sure they will move on them until they get a check. It can't wait until the invoicing at the end of this month.

Mr. Saindon stated yes. It missed the deadline, but I received two or three invoices from Eversource. There will be more that is coming in and as soon as we receive them, we put them into the queue for the next round.

Alderman O'Neil asked which is 30 days, right.

Mr. Saindon answered correct.

Alderman O'Neil asked is there anyway to figure out how to pay them earlier.

Mr. Saindon answered I will have to speak to the district and see if there is a vehicle.

Alderman O'Neil stated I am concerned. Eversource is a great company, but my opinion would be they won't move on the pad mounts until they are paid. If we can pick up days, we need days. Whether LeftField, SMMA, Consigli, or somebody else pays for them, we have to get Eversource paid or I am concerned those pad-mounted transformers will never get processed. There is no wiggle room on the time here. I know Lynn has had many conversations with them about it, but I think it is a serious issue we can't take a chance on. We have to get them paid. It can't wait. I can't think of another situation that may come up at least in the modulars where this money faster-than-normal process would be important. Maybe there will be others as we get into the additions, renovations

at the middle school and the building of the new Beech Street school. I like the checks and balances in here and I like the turn-around in 30 days, but I am very concerned about that. We have to meet that deadline that puts power on in those modulares.

Mr. Saindon stated give me the opportunity to have some discussions, and I can get back to you.

Alderman O'Neil stated I think they are okay on pole-mounted. At one time it was a bit of a crunch, but these pad-mounted worry me.

Mr. Saindon stated they worry me as well.

Alderman O'Neil stated the sooner we get them paid, it is better for the project.

School Committee Member Turner stated I want to acknowledge from the beginning that I appreciate the established relationship that you folks already have. I was keen to see the slide where we have Consigli already working with LeftField and SMMA. It seems like a very natural move forward and a cohesive working relationship. I appreciate that you pointed it out. I want to acknowledge SMMA's more recent round of community engagement meetings. I attended the one at Hillside a week and a half ago. It was well attended. I heard from community members that it was appreciated that they were not repeat presentations but rather updates of progress and things that had changed since the original presentation plus actual answers to questions from the community that were written down, digested, and brought back. I don't know if more of those are slated, but I think the community was pleasantly surprised to find that it wasn't just a repeat of what they had attended before. Lastly, I appreciate the slide of the 30 days past and 30-day look ahead. That is a great way to distill where we've been and where we're headed to keep everybody on the same page.

Chairman O'Connell stated I have a comment in regard to the transformers and the issue with Eversource. From my observation of the process as it has gone on, there have been tens and tens of hours spent on this topic. Robust communication between SMMA, LeftField, Consigli, and Eversource. Tens and tens of meetings. You have been engaged on site, walking sites, engaged with multiple entities within Eversource. If there is an issue in regards to check runs, after all our conversations about the vulnerability of having either the pad or pole-mounts in place, and I understand the pole-mounts aren't as critical, I would expect that to have percolated. There should be no element that this issue hasn't been upfront. I have confidence that you, each of you and your three companies, would deliver that to the multiple meetings every week saying there is an issue with Eversource and they need to be paid. I haven't heard that yet from those meetings. I am not contradicting my colleague, Alderman O'Neil, who has vast experience with construction, especially with electrical, but let me put it a different way. I reiterate and support what he said. If there is a critical element around payment, we shouldn't be slowing down because of a process issue. I am sure you will bring that to our attention. Regarding the lay-down of the modulares, they are arriving in Manchester where?

Mr. Saindon stated it will vary throughout the city. In some locations they will be adjacent to where they will permanently be housed. In other instances, they might be a

few blocks away from their final destination. It hasn't all been worked out, but it is in process.

Chairman O'Connell stated at some point we will get a report back to the committee saying we wish to use these sites.

Mr. Saindon responded yes. My goal is for the next meeting we will have some sort of a map. If we can do it in one visual map, we will do it that way, or we might do it in a few. We will graphically show where they are going. We don't have that ready yet.

Chairman O'Connell stated it is critical to understand, I know you do, but I want to say it here, that any property in the city that is governed by the Board of Mayor and Aldermen, which is every public property excluding only those properties which are currently under school use, we need to be asking permission and not presuming we will get it. We need to identify those places very early if they are going to be needed. There may be, I know because of some of the discussions, a likelihood or possibility of them being sited not on school property. That is a significant issue. I wouldn't like it to be coming before this committee in May seeking permission to drop down modulars someplace in the city. I don't think the Board of Mayor and Aldermen, even with the best will in the world, would be able to get through their process in time. That is a vulnerability.

Alderman O'Neil asked are they going to come in on a low-bed or flat-bed trailer. Will they ever come off the trailer until they go to the site?

Mr. Saindon stated I will defer to Mark. He may have a more accurate answer than I would.

Mr. Lenfest stated that hasn't been completely vetted. We are trying to get a logistics meeting together. Josh Gagne has made himself readily available. We looked at several different sites. We discussed with Triumph modular the difference between a paved and unpaved site, and the logistical issues and challenges that they will have. They haven't committed that they will stay on a trailer. It will depend on the timeframe. We had them restructure their deliveries so the modulars are coming in in a more construction-friendly sequence. It is not ideal, but that is how they went into manufacturing. We are looking at the first set May 23 for arrival. It is multi-tiered. It is not just looking at location, but talking to the Police Department, finding out what it takes to trailer these around the city, what their requirements are. Josh did a deep dive with us and with what the expectations are and who we need to be engaging. He has worked with us through that. I don't have that answer that they will be able to sit on the trailers; I would imagine not. I think they will have to take some off and put them on and then trailer them around town. These are modular units so they don't come with wheels. There will be a low-bed or trailer, but to tie up 72 trailers would be a tall task. I would imagine they would have to unload some of these at certain locations.

Alderman O'Neil stated we have been through this with some parking garages. They stored them at the Armory and then brought them down Commercial Street to the SNHU garage. It is going to take money to handle them twice. It would be great if they could come right in and get to the site they are going to, and the crane is there to put

them in place. Moving them and handling them twice, I don't know if that is apples to apples the modulars to pre-cast.

Mr. Lenfest stated unfortunately it is not. In some of the locations, when you look at the schools, some of these are as many as 13 buildings. You would need to have 13 in storage and have an open area of 13, so 26 modulars. There would be no parking for teachers, staff, or visitors. We would inundate the entire site.

Alderman O'Neil asked are you trying to find some alternate sites. Anything you can do to make that logistically work?

Mr. Lenfest stated Lynn Kramer of Consigli has been working very diligently with us. Unfortunately, this week is a big push for Consigli especially because of last week's snow. They had to push back one of their walk-throughs. As David mentioned, they are pulling their pricing together and it is expected on April 12, with the GMP next week. Logistically, we haven't had that meeting. We grabbed some time with Josh prior to this, but we will know at the beginning or middle of next week. Like David said, we will come to this meeting with answers and graphics on where we are going. We will make sure to ask for permission prior to this meeting for any sites that we will need.

Alderman O'Neil stated the goal will be they come into the city and they get put into place. There are 72 of them, it may happen for a quarter of them or half of them but not all.

Mr. Saindon stated no. I can share with you this list, but they are not all coming in all at once. They will start arriving May 23 and will stop on June 25.

School Committee Member Soule stated I want to say thank you for the detailed information. Also, for the public as Committee Member Turner said, the summary of the activities for the past 30 days and the activities coming up is very user-friendly for people in the public to understand. That is very important. It creates less questions if people understand. I thank you for that.

2. Monthly status and financial report for March 2024 submitted by LeftField.

*On motion of **Alderman O'Neil**, duly seconded by **School Committee Member Soule**, it was voted to accept the status and financial report for March 2024 submitted by LeftField and to submit said report to the Board of Mayor and Aldermen and the Board of School Committee for informational purposes.*

Chairman O'Connell stated there a couple of items that I would like to bring up under new business. We had circulated a question about moving these meetings to a day other than this Monday. I was hoping that it would be resolved for tonight, because there was general agreement. It appears there are some complications in regard to the availability of the Chambers. We are going to take that away from this meeting and deal with it amongst ourselves as a committee with our clerk to find what the right niche is. We are looking at Tuesdays. We will take it off-line rather than having a roundtable discussion. Is there any new business from other members?

Alderman O'Neil stated there was a great slide that Committee Member Turner mentioned that showed the Consigli relationship. I don't think that made it in the packet. The one that showed how much work Consigli has done with SMMA didn't make it in our packet. If you could get it to Michael, that would be great.

Mr. Saindon stated I will forward it to Michael tomorrow morning.

Alderman O'Neil stated that is very important.

Chairman O'Connell asked could you include it in the report coming out of this meeting. We approved the report, but if you could include it and put it on the record somewhere so we can get a hold of it. I have another item under new business. Something that has come up in recent weeks is the permitting process for these projects. There is a significant permitting process here. As I understand it from our team here, we expect our projects to go through the permitting process. Do you want to address the issue? The question is about the charging for the permitting and whether the charging for permitting can be or should be deferred for this project. Is that something you can address?

Mr. Saindon stated I can do an introduction to it. As part of our continued development of a budget, I inquired if the permitting fees would be waived on this project. I am going to speak for SMMA, and I will ask Jennifer to correct me if I am wrong. When SMMA first developed an initial budget, the assumption was that permitting fees would be waived. When we started looking at the budget, we asked and were told that no they will not be waived. We did a high-level analysis of what the permit fees and impact fees would come out to. Right now, the estimate is about \$2.7 million, roughly. If that is going to be part of the borrowing that will go on for 30 years, I did a quick analysis based on a 30-year bond with 4% interest and for that \$2.7 million you would add \$1.9 million to that. This is out of my wheelhouse and above my pay scale, but it seems if the city could consider waiving fees then the district under the umbrella of the City of Manchester doesn't have to pay. In the long-run, you are saving \$1.9 million in interest. That is my high-level explanation.

Alderman O'Neil stated I move to request that permit and impact fees be waived for the Phase I projects. The city has waived them on state projects so I don't know why we wouldn't waive them for one of our own.

Chairman O'Connell stated my understanding is that the previous practice is that they were waived. I think that is an important thing to say. We need to know. If it is gray, it is not good. I would entertain a motion from this Committee to request the Board of Mayor and Aldermen waive the permit and impact fees for the Phase I projects.

Alderman Morgan asked is the \$2.7 million additional bonding that you are going after. I don't understand where that is playing into this.

Mr. Saindon stated the estimated \$2.7 million of permit fees was not included in the \$306 million budget. Something else would have to be either adjusted, removed, or not done. If the fees are not waived, the budget is still the budget. We will live with it and

figure it out. I would ask for some consideration to spend that money in the schools and not in permit fees.

Alderman Morgan stated so the money coming in won't be able to pay for the fees. Is that what you are saying? You don't have the budget at the moment. The money that is coming in through the process is not going to be for the \$2.7 million permitting fees. You don't have that in the budget currently. Is what you are saying?

Mr. Saindon answered it is currently not in the budget, no. If we have to make it part of the budget, we will.

Alderman Morgan stated you mentioned bonding. So, the process would be going out and bonding that?

Mr. Saindon stated I was told, and I could be wrong, that there may be some bonding that would occur.

Chairman O'Connell stated the total project cost for Phase I is \$306 million. There are lots of contingencies built into that. That \$306 million was given as a number with the possibility that there will be additional costs like inflation or whatever it might be. There are contingencies we might come across in the field, or we find we are under construction and somewhere there is a condition that will cost an extra \$1 million. The \$306 million is the amount of money we will spend on this Phase I. The \$2.7 million was not contemplated when we got to the \$306 million. There isn't any circumstance that I would support where we would go back to change the \$306 million number. The question is not about that. The question is are we going to spend \$2.7 million that could be used on schools and school buildings for a permitting process or are we going to waive those fees as we have done, as Alderman O'Neil has said, for state and other projects? Why would we not waive the fees for our own schools? In a rational world, you would just waive the fees. It is also true that this is done in most other towns. The normal way of business is the city waives the fees and doesn't charge its own fees for school buildings that it owns itself for the students of the City of Manchester. To charge permit fees and other fees is not sensible. We need it resolved so that we have an answer sooner rather than later.

School Committee Member Soule duly seconded the motion.

Alderman Morgan stated I would like to see what the permit fees are. I don't think we know what they are. Is there a list? What departments are getting it?

Mr. Saindon stated I have a list. I can share it with you.

Alderman Morgan stated I am not ready to vote on this without seeing the permit fees and where they are going in and in what city departments. That is important to know before we vote on it.

Chairman O'Connell stated we have a motion on the floor. I think with that motion, when this goes before the Board of Mayor and Aldermen and the relevant committees there, that information should be known. To expect the proper outcome, everything the

aldermen need to know in order to make the decision should be there. Given the time, I'd be happy to entertain the motion with the understanding an explanation of the fees and whatever information you might require or the Board of Mayor and Aldermen might require to satisfy their questions should be supplied with it. Will that work?

Alderman Morgan stated the motion is going to pass, and we are not going to know until after it is already done. That's fine. I would like to know it before as far as what the permitting fees are.

Chairman O'Connell stated it is a timing issue.

Alderman Morgan stated I understand that.

Mr. Saindon stated I can pull it up if you want. It'll take me a moment to find it.

Chairman O'Connell stated I'm not trying to push it through, Alderman Morgan. It is a timing thing. That is why I brought it up under new business. It should be pro-forma, but who knows these days what is pro-forma and what's not.

Alderman Morgan stated I'd just like to see it prior to having a vote on it.

Chairman O'Connell stated let's do that. We have the Central High School Jazz Band coming into join us very shortly. They will be playing from 6:00 to 6:30, and we don't want to interfere with that enjoyable event. We have about eight minutes.

Mr. Saindon stated I'm having technical difficulties projecting it. If it's acceptable, I will say that the building permit fee is 1% of the construction cost. For Beech, I will round it, it is about \$600,000; for Hillside, \$460,000; for McLaughlin, \$300,000; Parkside, \$380,000; Southside, \$490,000; and the modulars, \$186,000. There is also a plan review fee that is \$0.02 per square foot. For simplicity, on all six projects that totals about \$5,800. There is also a non-residential Fire Department impact fee of \$0.35 per square foot for all six projects. That is about \$85,000. Then, the permit fee is going to be pulled by, if there was a construction manager or a contractor it doesn't matter, the permit is pulled by them and then it is part of their insurance and bonding. That permit fee is part of the cost of the work. So, there is also a multiplier to that. On all six projects, that adds up to about \$190,000. They all total up to \$2.7 million. The biggest driver is the permit fee, which is 1% of the construction cost. I'll be glad to share that sheet with you.

Alderman Morgan stated I'm assuming for these permit fees that there is going to be some work done by our city employees. Is that correct?

Mr. Saindon answered that is correct.

Alderman Morgan stated so we are not paying for the work to be done by our city employees. We are waiving it. Is that what we're saying?

Chairman O'Connell stated I think that is what we are saying; yes.

Alderman Morgan stated I am not in favor of that.

Chairman O'Connell called for a vote. The motion carried with Alderman Morgan being duly recorded in opposition.

*There being no further business, on motion of **School Committee Member Soule**, duly seconded by **School Committee Member Turner**, it was voted to adjourn.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand". The signature is fluid and cursive, with a long horizontal stroke at the end.

Clerk of Committee