

COMMITTEE ON JOINT SCHOOL BUILDINGS

May 14, 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 Terrio, Morgan, O'Neil

Messrs.: M. Lenfest, K. Broderick, D. Saindon, J. Soucy

1. Monthly status and financial report for April 2024 submitted by LeftField.

Chairman O'Connell stated the one item on our agenda is the monthly status and financial report for April 2024 submitted by LeftField. We will have a presentation if you something to present to us.

Mark Lenfest, Senior Project Manager of LeftField, stated thank you for having us this evening. Progress update, picking up where we left off a month ago. In the last thirty days, we have continued to develop the Priority I budget into our format. As we progress through the project and discover more about it, we refine our numbers. The budget starts to come together on the total project budget and the individual project budgets. We drafted the GMP. The GMP is for the sitework and enabling for the modular project.

Chairman O'Connell stated every acronym we probably can't define, but at least for those who may be watching or listening, perhaps we can explain what GMP is.

Mr. Lenfest stated GMP is a Guaranteed Maximum Price. What it is is we engage a construction management firm and they go out to the market and competitively bid each scope of work. Based on the bids, coverage, and the qualifications of the sub-contractors, they gather those numbers and check them against the budget. If they are within the budget, we draft a GMP saying this is the price of the work. We submit that for approval to the client, the Manchester School District. That is what happened here. This included sitework, tent-fencing, electrical work, utility coordination and connection – water, sewer, and electric through Eversource. That is what went into this GMP development. Then, we worked on the project schedules. If you were able to dive into the granular, you will see that the schedules, especially the modular schedule, is really coming together. You will see that it is actually ahead of the original schedule. The construction manager, Consigli, has done a very good job pushing forward and getting the subs on board in fantastic time. What we have also done is we have developed a criminal history request inquiry. That was done with the school district; Assistant Superintendent Forrest worked with us. It is going well. This involves a significant background check involving fingerprinting that is conducted through the FBI. To date, we started issuing badges through Consigli. We have different levels of badging that allows you different privileges on-site. Unless you have a green badge, you are not allowed to engage and/or enter a school. That is going well. Consigli is managing that. Programming is ongoing. The middle schools and Beech will be ongoing for several months. That is SMMA running that. We went through the permitting review on the modulars over the last thirty days. That is permitting through the city, coordinating all of

our construction activities and setting up what the inspection schedule will be. We continue communication with the staff and have limited communication with the community. We are getting to the point where that is going to become important. Dr. Gillis mentioned that most recently. We are working on that community outreach and communication on the construction as it ramps up to let people know. Currently, we do a weekly update to the school district as well as all the principals so they know in advance what will be happening and any logistical challenges they will be facing on-site. That seems to be going well. It was facilitated by the school district. Modular shop drawings and submittals are the details that go into the modulares. Everything from the in-wall blocking to the marker board and teaching board heights, location of electrical outlets, safety-devising, and room numbering so it is consistent with the district's formatting. We are wrapping up pretty quickly. It has been a good effort. The modulares are being fabricated and ready to ship. Continued scope of coordination between Consigli and Triumph. We have weekly meetings with them. We meet with Consigli and the school district and then we have a standing district-owner-architect-contractor meeting. Coordination with Eversource. We have been fortunate through relationships with the DPW. Eversource has been very responsive. This has gone well. Mr. Saindon spoke to you last month that he had worked out a financial plan with them that they would not stop and wait for payment but would order and move forward with their design work, which they have done. We have received and processed their last order payment. You will see that when we get to the logs. Overall communication with all stakeholders has gone very well. We have good cooperation from the school district, from Mr. O'Connell, and I'd be remiss to not mention Josh Gagne of DPW. It is going very well. Move planning has started. A lot of people don't realize what it takes to move a grade out of six different schools and manage the internal logistics of the building like teachers that are going to move into those now vacant rooms and the repurposing of those spaces. This began in April and is ongoing. We had an important meeting today and we plan on rolling out a plan to the teachers that gets them all the resources they need the week prior to school wrapping up on June 14. Continued budget refinement and continued development of project schedules. We just left Consigli's office on a call with SMMA reviewing the project schedules of both Hillside and McLaughlin schools. Continued implementation of the CHRI, which is the Criminal History Request Inquiry, badging. The continued effort is because the teams of workers that will be erecting the modular units are mostly coming from New York and New Jersey. We are doing out-of-state fingerprinting. We have set up locations or coordinated locations like post offices, registry of motor vehicles, state police offices, and they conduct the physical gathering of the fingerprinting which is then sent to the FBI office and then is coordinated through the state police to the school district. We have a singular point of contact to make sure that there is no break in the chain. The continuity is the decision-maker for the school district and the person who receives the information on our end. It is working well. It is protecting the integrity of the process and nobody is slipping through.

Chairman O'Connell stated you were talking about workers coming from New York and Massachusetts, it is important to point out that the work being done in terms of the site preparation and the electrical work is all being done by local contractors. Consigli is doing the ground work and is a NH company. You are referring to the people who are working on the modulares because they put them together and work on modulares and that's why they are there.

Mr. Lenfest stated correct.

Chairman O'Connell stated just to be clear, there are not a lot of construction people being brought in to do this job from New York. As much as we like New York and Massachusetts, we really like jobs and work here in Manchester.

Mr. Lenfest stated that is a very accurate statement. I'm glad you brought that up. Right now, Triumph does modular installs basically nationally. They have crews that travel throughout the nation on their behalf. Those are the folks that will be coming up. Consigli is the CM. They have a local Manchester office. Audley is large New Hampshire based company that has been here for years, as well as Longchamps Electric who was awarded the electrical work. They are a local contractor.

Chairman O'Connell stated that is important for us to know. Thank you.

Mr. Lenfest stated we are developing the request for qualifications. This is the bid process, and we are posting those for the middle schools as well as Beech Elementary. The middle school RFQ posted on November 2 and will wrap up on the 16th. Beech Street Elementary School posted yesterday. These are qualifications to identify firms that are qualified to bid or submit proposals on the projects that we are asking them to do. Continued middle school programming. Beech Street Elementary programming, to give you a highlight of that, there are two walks being scheduled to go through recently constructed schools in the area. There is a walk at Oyster River on Friday and there is one next week in Nashua and Salem, who both recently completed projects that would be similar and would inform some of the decisions the architects will be making for us.

Chairman O'Connell stated this was mentioned at the School Board meeting last night. The intent is to have as many school board members and aldermen as would like to attend. It is being held on two different days for that purpose because of people's schedules. They will be different schools. We would be looking at both middle schools and newly constructed middle schools and high schools in New Hampshire on those two dates. A message will come out to this committee. If we can coordinate with the school district, I will make sure the message goes out to you. You are not required to go but it would be very helpful for members of this committee to be at one of those at least.

School Committee Member Soule stated it is important that we visit an elementary school, too. Very important because Beech is so outdated for lack of a better term. Back to the open classrooms, and I think teachers and members of the community need to see an elementary school.

Mr. Lenfest stated that makes sense. We spoke about programming for the sitework and modular erection. Sitework permitting has been received. At this point, since submitting this report, the modular paperwork has all been submitted. We anticipate an update on that tomorrow. Mobilize and begin sitework and utilities has begun. Over at Beech, Audley is on site working. We are wrapping up the installation of the construction fence at all six sites. Five will be done by the end of this week and the last one will be done by the end of next week. We are coordinating those activities with the principals of the schools to make sure there is safety coordination with the students. They can let the children know when they exit the back of the school in a fire alarm that

they will be faced with a fence and they will go to the left. They are actually walking the students through the path that has been designated for them as part of their pedestrian egress. Received modulars to temporary laydown areas. This is probably the most exciting thing. The first modulars will be onsite a week from Thursday. The modulars are coming. We are a little ahead of schedule on the modulars in terms of fabrication. They are shipping. We are working out the logistics. We rearranged the sequence of construction to accommodate the school district. It made sense that Hillside is the most restrictive when we put the fence up. It takes a lot of their parking and access around the building away. That was originally going to be the first project. We have managed to move that back to the fifth project. Consigli did great reworking the schedule. We were able to work with Triumph and revise the shipping order. We are working on a safety and logistics plan for McLaughlin to start first. Continued coordination with Eversource. The key point here is as much as we've done well to get the designs wrapped up and the orders placed, we still need confirmation from them on the lead time on the pad-mounted transformers. We have requested it but they have dragged their feet on sharing the information, which they always do. We are back-channeling that now to try to get a locked-in date out of them. The pole transformers we are told are readily available if they don't already have them at their shop.

Alderman O'Neil asked have they been paid yet.

Mr. Lenfest answered they have been paid. The last invoice is on this. McLaughlin was the last one to finalize the design. As soon as we got the invoice, it was processed to the Manchester School District and it was approved as part of the invoice log that was finalized at the end of last week. Continued move planning. Jim Gigante, Senior Project Manager for LeftField, met with some movers today as well as a DPW resource to go through the schools and what the logistical challenges are and how we are managing that and communicating that to the school district as well as the resources that we are going to be relocating. We will have a well-vetted plan in place that the principals will be able to articulate to their folks on how this is going to happen and when, right down to showing the teachers how to pack the totes for transportation.

Chairman O'Connell stated School Committee Member Soule has asked if we can get a copy of this slide presentation. It is not in our agenda.

Mr. Lenfest stated absolutely; we can send this over. Overall, the most important thing is continued communication with all stakeholders. That will be on both sides of this throughout the project.

School Committee Member Soule stated I have a question about where we are with the Beech Street land. I read through all of the information, and I didn't see anything about that, but we continue to move forward with Beech. I want to know where we are with the land.

Mr. Lenfest stated all of the land issues are currently being handled by legal counsel. Basically, Matt Upton, who is representing the city and the school district's interest is researching those along with Tim Clougherty from DPW. On some of the others, Chairman O'Connell has met with Amoskeag Trust. We have a matrix that shows the land issues and who is assigned to each of the responsibilities. That being said, some

of the information I don't have to share based on waiting for an update from legal counsel. They did meet on Friday, so everyone is aware.

Chairman O'Connell stated there was a meeting on Friday, but I had to go to Syracuse this weekend for good reason so I couldn't be there. There was a meeting with Tim Clougherty and Matt Upton, who I think is representing the school district. He does represent the city, too, but in this case, he is being paid for a task on the Board of School Committee side. They were dealing with multiple things around issues for siting of temporary poles and other things. The update on those land issues was done at that meeting but I wasn't there. I can tell you, because I am the one in contact with Amoskeag Trust, that they asked the school district for a formal letter. Two things they wanted were a formal letter seeking that change, which they said they are amenable to, and the second thing they asked for which we gave them was the page and reference numbers for the deeds from the Hillsborough County Registry of Deeds. Records are records, so they wanted it to know exactly where it was. Those two things were sent to them. The letter got delayed at the district and legal review. It is a simple letter seeking it, so I don't know why it would be that complicated but then I am not an attorney. Our attorneys took time to do it. That is where the Beech Street piece is. I know that any place else is between Matt Upton and DPW and others. That is what I know at this point.

Alderman O'Neil asked is the Solicitor's Office at the table. Should you be?

Katie Broderick, City Solicitor's Office, stated I don't know the answer to that question but I will get back to you.

Alderman O'Neil stated our Solicitor should be at the table.

Chairman O'Connell stated and perhaps the attorney for the school district should be at the table, too. In any case, that is interesting. The challenge has been to rationalize it. Where are there any places if there might be? There are very few. The proposal to add sixteen parking spaces at McDonough School is the primary one that I know of. There is an existing parking lot across from that school. The idea is to add sixteen spaces on the corner of that lot. That impacts a city lot. There are multiple others. There are issues that are above my pay-grade with regard to deeds and lines and property. That is the work that is going on.

Mr. Lenfest stated that letter was being signed on Friday; the draft letter. I was in the right place at the right time and notification came in while I was in the room. So, the next one, budget. This is in progress and subject to modification. We are tracking \$306 million. There is a blow-up of the top section where you will see where the money is starting to be allocated and not just best practices. If you look here, you will see pre-construction services. We have the original budget, we have the budget reallocations, and we have current budget and committed cost. As we scroll down, you will see the original budget was \$60,000. You will see that it has been adjusted by \$44,000 because the actual cost of that work is \$15,360. So, that is how you would apply on each of these items. The main summary of this is on the construction so far, there is a \$65,000 overage. That being said, for testing services there is \$40,000 in forecasted savings. With the modulars, there is a forecasted savings of \$134,000. That means that the

contingency will increase by \$109,000. That \$109,000 is reallocated to the contingency line-items. The bottom two line-items just above project totals, if you look at those, you will see the bottom one – Owner's Construction Contingency – was \$801,312. We are adding the \$109,226 to that number, which revises that current budget to \$910,538. As we start making commitments, again you'll see that last column those are committed costs, you'll see how the money is reallocated. We will always try to go to the Owner's Contingency. That is what has happened in this case.

Alderman Terrio stated I like the savings, obviously. On the \$65,000 overage, we are early into the project and I am concerned about that. What is that overage due to?

Mr. Lenfest stated this is based on the modular budget. That savings would be on the cost that was anticipated for Triumph Modular.

Alderman Terrio stated no, I am talking about the overage on the construction; the \$65,000 overage.

David Saindon, Project Executive at LeftField, stated the first column to the left, column A, that is the original budget for the modulars, which is a sub-set budget of the total \$306 million Priority I umbrella of a budget. The overage comes down to there was an estimate that was provided and developed as we were developing the budget. When the costs came in, it ended up being an overage of \$65,000. There was a savings of \$134,000 with the modulars, we have forecasted savings of \$40,000 for the testing services, but overall, the budget value was \$26,242,490. You can see in column B, we are making budget moves but we are not increasing it, we are decreasing it. We still have the same budget. It is very common when we manage a budget, not every line-item is finite. You move numbers around, and this is how we do it in a transparent manner so that it is clearly identified.

Chairman O'Connell stated if there were budget estimates of what this would cost, when it goes out to the construction manager and they come back with their GMP and say they have looked at everything and they have the benefit of pricing it all out, overages or savings are a different level of – well, what was wrong? You told us six months ago it was going to cost \$300 and now it has come in at \$500 – what's wrong? As opposed to the budget numbers which were developed in good faith to get as close as we could, but that is not the same as pricing it out.

Mr. Saindon stated within the line-item for construction which we are identifying that there was an overage, but within that GMP number that we have, there are allowances and holds built in. If they are not utilized, that gets returned to the owners. There is a possibility that it could be \$50,000 returned back to the owner at the end of the day. We have holds and allowances built in to the number. Overall, we have almost \$1.1 million of contingency, which for this particular budget is healthy. We are in good shape. There might be some surprises, and if there are, we have the appropriate budget to handle said surprises.

Mr. Lenfest stated this is the invoice log. These are the invoices that have been processed as part of the period-ending April 2024. Again, you will see the highlighted line-items – payment to Triumph Modular. What makes up that number is their

application number four. The process for application review starts with the architect and the Owner's Project Manager. We meet with the architect or have a series of emails and conversations. We get to a number that is correct, and if it requires modification by the vendor, we ask them to do that. This did not; this was a modest request for payment compared to where they are at in the fabrication line. This was good. The next one is LeftField's invoice. You will see there is a breakdown by location or what school we did the work for, whether it was a modular or modular fixtures, equipment, or tech line-item, or each of the schools. You will see on the bottom one there is Phase II, there is a credit there. We are not doing Phase II work at this time. We redact that out. We were involved in some planning meetings, but we are not under contract for that work. You have our invoice total. We have a meeting with the CFO and the Superintendent, and we go through each one of these. Once they are agreed and resolved, they go onto the log or the final log and then that goes through the city process where it is reviewed by the Finance and Facilities Committee, which has a couple members come in and certify it.

Chairman O'Connell stated our language needs to be precise here. There isn't a review process, really. It is not the city; it is the school district. What happens, is two members of the Finance Committee volunteer each month to sign the manifest. That is just a signing function. When we go to sign, whichever two members go to sign the manifest, it is a stack of papers and we sign the cover sheet for each one. You could, if you so wished, go down through all the manifests and down through the \$20 million a month worth of checks and paychecks, but that is not a review process. That is a legal requirement that the Committee signs off.

Mr. Lenfest stated thank you for the clarification. Same process for the architect, SMMA. Eversource, you will see that is the McLaughlin payment. Also, Consigli for their pre-construction services. We met on this a few times last week. It was finalized at the end of the week and approved. This is a summary update of what has been completed. It is broken down by modulars and then each of the schools. This is a coordinated representation of where the architect is at, as well as CM procurement. Programming, design, CM procurement, and then bidding. The modulars are 100% programmed, designed, the construction manager has been procured, and we went out to bidding, and the GMP has been finalized. That is completed. Next month you will see that we have begun construction on those. We will be updating that. On programming, Beech is 75%, McLaughlin and Hillside are 90%, Parkside is 75%, and Southside is 25%.

Alderman Terrio stated I understand design, procurement, bidding, and construction. What is programming?

Jen Soucy, Project Architect of SMMA, stated programming is we meet with staff, district administration, curriculum leads, and we talk about how they are teaching what their curriculum is now and how they would like to teach in the future so that we can start to develop the designs. We create what we call a space summary. We will list each space, what the existing square footage and usage of the space is now, and what is ideal. We generate the program from there. Once we have the program, we can develop the designs for the buildings.

Chairman O'Connell stated the more information the better. If you wanted to be very precise, the programming piece normally would not be part of the Joint Committee. We deal with the part once the decision has been made. This helps us to understand. If you want to know how big the extension needs to be at Southside, it depends on what you're going to do with the building. That is a very detailed process of meeting with teachers, principals, staff, and talking about what they need for different things. I know Alderman Morgan has a strong interest in athletics. If we were to get to talk about building a new high school as an example, the whole programming for athletics...you can't just build a high school and put some fields on it and say you decide what it is you want to do. Same for science and math and everything else.

Alderman O'Neil stated on the programming part, you mentioned staff in the building and the school district. What about the community?

Chairman O'Connell stated the community is engaged. We have had a series of community meetings to talk to the community. The programming is the work that goes on in the schools. How much math and science are you doing? How much for foreign languages or for whatever else? It is talking about the function of the school. I will hand it over to my expert to my right, former Superintendent and School Board Member Soule.

School Committee Member Soule stated one of the things we are very cognizant of is the community spaces within our schools, and the lack thereof now. That is going to be considered because one of the things we are looking at is early childhood programs, as well as spaces for families to come and meet during the school day within the school. Right now, we are very fortunate that we have two schools, we have a \$2.5 million grant for two community schools: Beech Street and Gossler Park. That is really going to help us because they are going to be focusing in on those pieces. That is really what it is. Right now, we don't have space.

Alderman O'Neil stated Committee Member Soule was very specific. I was thinking more like, and these maybe are not great examples, but do we need a theater in one of the schools? There has been a lot of talk about gymnasium space. Do we need a second gymnasium at one or more schools? Those kinds of things that the community...I think designing those public spaces so you don't have to cut through the school to get to them is where I was going.

School Committee Member Soule stated I can give you an example. In Somersworth, when we built the elementary school we had a gym. We had funding for a middle school gymnasium through the state. That was separate so you could use the gym but didn't have to go through the building. The same with the library and media center spaces, and parking. When you have the community involved you also have to make sure you have enough parking not only for staff but for the community. Those are the things that are really important to consider. If we really want to make them community centers, that is what we do.

Chairman O'Connell stated the expert in the room is sitting right here, because that is exactly what you've been doing for the last year.

Ms. Soucy stated yes. When we design, we take into account how the schools will be used by the community. We did have visioning sessions with the community so we did get some feedback from them and we continually refer back to that. If there is a need or desire to have another one of those, or to meet with particular community groups, we certainly will do that.

Alderman O'Neil stated this is not a criticism, but they weren't necessarily well-attended. I think it was before people realized this was a real project. It is a real project now so maybe it does make sense to have another one.

Chairman O'Connell stated the biggest one is the elementary school, Beech Street Elementary School. Input is still available; people can do that. The outreach continues. I don't know when the next outreach is, but the last meeting with the schools was last month there was a meeting with teachers and others.

Alderman O'Neil asked are the middle schools done. There are no opportunities?

Ms. Soucy answered no; we are not closing the door at all. They are definitely on a faster track in terms of getting the design developed.

Chairman O'Connell stated if you look at the slide you can see that the programming is done, but there is still a decision on the design. I anticipate when the design comes back that there will be up and downs. Do you want a bigger gym or smaller gym? Can we afford it? We would like everything, but it has to fit within the budget. One of the things is separate auditoriums in schools from the gym as opposed to a gym that serves as an auditorium. Typically, you can't do that. We have that at one school, McDonough, because it was a high school that has a separate auditorium and cafeteria. It all comes down to money. The programming comes first. What it is you want to do in the school?

Mr. Lenfest stated as for the modular summary update, the units fabricated are Beech is 25%, McDonough is 10%, McLaughlin is 60%, Hillside is complete, Parkside is the last group that will be going so fabrication has not started, and Southside is 25%. That being said, we are the exclusive project on the fabrication line at this point in time. The end of last month, we took over the warehouse. They are only making Manchester School District modulares at this time. We get updates from Triumph Modular at least twice a month and those include factory pictures. These numbers will increase greatly over the next month. We are anticipating our first delivery, which will be one of the thirteen modular sites, starting on the 23rd.

Chairman O'Connell asked if this is not out of sequence for you, could you address that for a minute. The modulares are being delivered to remote sites around the city so they are not going directly to the schools in all cases. They are being accumulated in designated sites as they are being dropped off. My understanding is there are 72 loads worth of modular being dropped off at buildings around the city in the next five or six weeks and they will be at a number of remote sites including, for instance, the field at the parking lot by Trinity where it is used for snow removal. There are other sites as well. Can you address that?

Mr. Lenfest stated you are 100% correct. We identified various laydown locations where we store the modulars until the site is ready for the modular to be put in its final place. What happens now is we are doing the sitework and then Triumph Modular will come in. The foundation system is a steel bearing plate system and they will do that work. Then they will take the modulars and if they can receive them onsite, that would be ideal. It is not the case with this many, again 72 units. They will take the modulars from the laydown areas and bring them to the site and place them. Currently, Josh Gagne from DPW was phenomenal in identifying and helping communicate with stakeholders on these different locations. We had a lot of cooperation from Mr. Gomez from Parks and Recreation as well. We communicated through Mr. Gagne with Trinity on what the use of the parking lot is during graduation which is June 7. We will not put anything in that parking lot until after Saturday June 8, so more likely Monday, June 10. It has been well coordinated and there has been a lot of participation. Everyone is very positive. We try to pick the best locations safety-wise for access to the site, as well as the least amount of inconvenience for the principals and teachers that are still trying to use these schools.

School Committee Member Soule stated for anyone in the community who is interested, attachment D on this agenda has a graphic of all of them with dates and where they are located. I mentioned this at our Board meeting last night. For me, it was so easy to see. It gave me an opportunity to see exactly where they were. Even for Parkside, there is a question that it might be too muddy near the garden site so they have a backup site if that doesn't work. I found this very helpful.

Alderman O'Neil stated I looked at this. Has there has been outreach at the Derryfield site to Trinity? Do they know this is happening? What I am seeing here is delivery begins May 23.

Mr. Lenfest stated that was changed just this past week to accommodate them.

Alderman O'Neil stated that's all I can go by, what is in my document here.

Mr. Lenfest stated when the report was issued, we didn't have this revised schedule. That was originally going to be the laydown site for Hillside. Hillside was going to be the first targeted construction. We were able to not take up the parking lot. Consigli came up with a great schedule that allows us to allow the school to keep using the parking lot during the school year. We will go to McLaughlin first. It is a different laydown site. Mr. Gagne is familiar with the folks over at Trinity. He is the one that got us the information that June 7 is their graduation. We will not be putting any over there until later in the month. Josh, any chance you remember what that date was that was towards the end of June? The projection was later in June. We will get you that updated information. We will not be in that parking lot.

Alderman O'Neil stated when I was looking at the Beech Street site, there is a lot of residential parking on that side. Has there been any outreach to the community? What I am shown here is they will not be able to come off Maple, cut through a lot, and then park on Beech Street. I guess they could come up and on at another entrance. Is there any notification to the residents about this is going on?

Mr. Lenfest answered there hasn't been but there will be. We are hoping to finalize all of this tomorrow at the Owner Architect Contractor meeting and lock in the new updated schedule as well as the revised laydown delivery dates. Then we will be reaching out to all of the surrounding neighborhoods and letting them know.

Alderman O'Neil stated I guess that a lot of the kids that come from there go to Beech Street so it might be a good avenue to send something home. That is a pretty popular parking spot for the residents in a very dense section of the city. We need to make sure we communicate with them.

Mr. Lenfest stated we will be using the school district's communication protocols as well as a community outreach.

Alderman Morgan stated I was going to wait until the end, but this is a perfect segue to my questions. At Beech Street in particular, you are taking away about 25% of the land of the Manchester Bears Youth Football field. Now they are stuck with 75% of what they used. That is a problem. I am very concerned with that. I would like to see that be moved if possible. The reality is that is one. McLaughlin is another one where you are taking away space. I was told that field would be a full regulation field. That is not now my understanding. At Hillside, you are paving the entire field. Where are they going to play sports? I don't think there has been real thought put into the athletics portion of this, the sports aspect of this and the community aspect of this. I would love to see the updated list and see if there are any others out there, but specifically the Manchester Bears Youth Football, which has been around forever, are being forced to condense their practicing and other activities. It is not fair to them having been there for so long.

Chairman O'Connell stated the development of all of this has been done in coordination across city departments. The Traffic Department, Police Department, DPW, Parks and Recreation are all involved on an intimate basis. None of this happened in a vacuum. The people who are here before us are architects, engineers, and construction managers. They didn't decide to do anything. They did what they were asked to do and advised the city or the district as to what would be best. My understanding is that one of the issues we have is the lag in information between this meeting and what is actually happening. We need to have a discussion with the clerk about this, and the requirement to have documentation in here in advance of the meeting. We are looking at documents that are historical rather than today. Unfortunately, the weekly meeting that happens is on a Wednesday. So, tomorrow is another update to multiple things. To your point, Alderman Morgan, with regard to the Hillside field – I don't want to litigate at all with you here but the Hillside field is a joke and always has been. It is really not used much at all. It shouldn't have been a field twenty years ago. The Parks and Recreation Department has had plans to develop that field for twenty-five years. Ron Ludwig had a three-ring binder with the plans for that field. It is pot-hole ridden. It is gopher-hole ridden, and it is not fit for the purpose. It is an embarrassment to the city. What is happening is there is a plan in DPW to develop that field now and the money is in CIP to make that a proper field for the first time since the school was built in 1968. What is happening is that the first part to that construction is going to now be used for the parking lot because it would be graded and drainage needs to be put in, and as soon as the project is finished, that field for the first time is actually going to be a proper field for the children of Manchester. There is a field 300 yards away that it was decided by the city to put millions of dollars in

a few years ago. Not a field where 1,000 kids from Manchester are. I am very jealous of the fact that Hillside has never had a field to play in and this is a net improvement. This project of the \$306 million, out of that there is money going in to help the city to develop a sports facility for the 1,000 kids who are going to be at Hillside. In the interim, I get it. There is a management issue around how sports get distributed and the impact of that. We have a sports department or an athletic department in the city that is fully involved in this process who ought to be aware of what the requirements for sports are and the impacts of sports. It is not true that, particularly the people at this table, came in and said we are going to drop stuff all around the place and take your stuff away. This was done thoughtfully, and if it wasn't done right, we have time to still fix that stuff. It wasn't done just willy-nilly.

Alderman Morgan stated I'll push back on you a little bit on the Hillside field. A lot of use is on that field. It is not as bad as you make it out to be, but I understand what you're saying and I don't think this is the place to talk about that. I don't believe that athletics was involved with any of this. I would like to see them involved because they have the expertise and what we need is a city for sports. When decisions are made, and I'm not blaming anyone in front of me, we are not making the decisions in the best interests of the kids. The Beech Street facility is a clear example that we're taking away ground that they have had for years and years.

Alderman O'Neil stated I just learned this yesterday, as I have gotten some calls. I had a chance meeting with Andy Vachon. I was talking to Andy. Josh and Andy are going to meet with the Bears sometime soon. When Andy showed me where the modulares were, until I saw it, all I saw was Audley digging up all kinds of ground and that pile outside the fence line. It is actually, and I only learned this from being with Andy Vachon yesterday, if you look at the stakes that is where the end of the modulares are. They get back a vast majority but it doesn't look like they are getting it back now by August. It has been poorly communicated. It was a chance meeting with Andy Vachon that gave me a clear understanding of where that is going. It hadn't been conveyed to the Bears. As I said, Andy and Josh are meeting with them to show them what is going to happen because they already had a storage place there. It is going to be better than what I thought. I was pretty wound up.

Alderman Morgan stated they have already met. I initiated that meeting between the Bears and Andy. I'm familiar and confident that Josh and Andy will take care of this, 100%. I'm making a point that we are infringing upon space that is existing for current use.

Chairman O'Connell asked please get us a list of those so we can actually act on them and work on them; the places you think like McLaughlin and Hillside, Beech Street and if there are others. Let's get a list.

Alderman Morgan asked do we have an updated list. Is there an updated list outside of what we have in the packet?

Chairman O'Connell asked a list of what.

Alderman Morgan responded the updated 72 locations.

Chairman O'Connell replied there aren't 72 locations, there are 72 truckloads. How many sites are there?

Ms. Soucy answered six.

Chairman O'Connell asked can you enumerate the six. Do you have it in the packet here?

Mr. Lenfest stated it is on that list, the six sites - Beech, McDonough, McLaughlin, Hillside, Parkside, and Southside.

Chairman O'Connell stated I am not talking about that. I am talking about the laydown areas.

Mr. Lenfest stated I don't think we are talking about particularly the laydown areas. You are talking about the actual construction that Audley is doing. None of the laydown areas, nothing has shown up yet, so we are not using the laydown areas. You are talking about the physical construction that is happening on site where the modulares are going to be located when they are installed.

Chairman O'Connell stated we are talking about the parking lot at Hillside, or the playground at Hillside. There is nothing being built on that.

Mr. Lenfest replied and there won't be but there is site work going on down there because that is the temporary parking lot for when we put the modulares behind the school. What Mr. Morgan just addressed, one of the issues you brought up originally when the tent fence was installed. We did infringe on the soccer field. On a good note, through Parks and Recreation and Josh Gagne, they immediately informed us that it didn't seem right. We took a look at it and modified the fence line. We put in an opening in the fence for the principal at another location because they didn't like the path that they had originally looked at for pedestrian egress. During the temporary phase, when the footprint of the construction site is larger than the actual modular location, the construction manager is absolutely working with the community, Parks and Rec, and the schools to modify it anyway they can. That was one where unfortunately there were two drawings on how it was going to happen and the one they went by did infringe on the fields. I believe it was corrected as much as it could be corrected. I am not positive how much of the field they got back. There was a meeting and the fence was adjusted to the lowest amount of space they could operate inside of.

Alderman Morgan stated it is not a regulation field. That is the issue. It needs to be regulation. We don't have space and they don't have space to play anywhere else.

Chairman O'Connell stated there are two different things, Alderman Morgan. There is the temporary condition and there is the permanent condition. What happens while the work is going on, and what happens at the end? You could see Hillside as a necessary good to achieve. You are going to take a year to build a field anyway; this way you're going to take two or two and a half years. Let's visit this some more now that you brought it up. I remind everybody that I don't know who athletics is when you say

athletics, because there have been multiple meetings at the Department of Public Works, and that is where athletics is. I have been at meetings with five, six, or seven people from DPW representing engineering, traffic, etc; lots of people. Like the meeting on Friday at DPW. Our experts, our city's experts, are sitting at the table prior to these conversations. Maybe your voice and the voice of athletics isn't strong enough in that, I don't know. Let's talk about that. I don't mean offline; I mean let's highlight it and have a conversation about it.

Mr. Lenfest stated I will move on to the Eversource summary update. We are 100% with on-site coordination and design and work orders issued. We are in the confirmation of delivery phase. Then, getting utilities out there. Audley is coordinating with Eversource on all of the underground. We are coordinating the pole installation at the different sites. Parkside has already had its poles installed. This is a snapshot; we did include schedules for each of the individual schools as well as the Priority I project schedule. This is just a capture; it doesn't go into the finite detail like the ones that were shared in the monthly report.

Alderman Terrio stated I have four questions and a comment. I want to confirm that everything is on schedule.

Mr. Saindon stated yes, for the modulars.

Alderman Terrio stated it sounds like we are currently under budget. Is that correct?

Mr. Saindon stated on budget for the modulars.

Alderman Terrio stated it looked like the overages were less than the excess.

Mr. Saindon replied yes. We took \$109,000 of forecasted savings and increased the contingency. The starting budget was \$26.2 million. It is still the same budget.

Alderman Terrio stated budget projections. Are we still projected to be within the budget for the whole project?

Mr. Saindon answered we are going to manage everything within the \$306 million budget.

Alderman Terrio stated I dealt with modulars when I was on the School Board ages ago. The modulars were horrible. We couldn't wait to get rid of them. These modulars are pretty nice. They are very elaborate. What are we doing with them after because we are going to own them. I would like to keep them. I was amazed that they are nicer than my house. What are we going to do with these modulars when we're done?

Chairman O'Connell responded there have been discussions on that. A lot will depend on Phase II and what happens with Phase II. It is a gray area right now. We decided to purchase them rather than lease them because SMMA and Consigli priced this out and it was more cost-effective to buy them. They have a significant resale value because they are really nice. When you lease them, you lease what is available in stock. When you purchase them, you have the advantage of dictating finishes like color, interiors,

etc. These are all brand new and newly built 2024 models. We are 100% of construction on that in factory right now. Your question is germane, but the decision won't be made until we decide what happens with other schools. Do we need swing spaces if we had a school called Oakfield – I'm making that up – if Oakfield Elementary School was going to be remodeled or rebuilt then maybe we would want the students there to be in the modulars for two years while that project goes on. There is a view to the resale value if we ended up reselling a subset of them. We might not need the quantity that we have today at the six sites. But you are right, it has the capacity to allow us to do things as a school district in the future. They are so much different than the portables that we had in the past. I am looking forward to seeing them. They look great.

Alderman Terrio stated I want to thank you, Chairman O'Connell, Committee Members Turner and Soule, and Aldermen Morgan and O'Neil for being flexible and changing the schedule so I could attend. I appreciate that.

Chairman O'Connell stated they don't all have to be kumbaya moments and joy, but I have confidence in the team we have assembled from what we have seen thus far. It is an exciting time. As far as this committee is concerned, I expect there is a lot to be discussed and to go through as we go through the next three years or two years. We will do it with comedy, reason, and the biggest thing is openness. Everything is being done so the questions are in the open. There are no surprises, there is nothing not known. I have promised that the moment I became chair of this committee. That is the minimum that we would do. We will continue to deliver that.

School Committee Member Turner stated it is smart that we have what you referred to as the green badges for the criminal history request. I am a parent of three kids in the district. A lot of the questioning at Hillside is if there is going to be construction, are these workers going to be interacting with our students. It is not just that you checked the box, but you are aware that it is a concern and not just a slight concern, a meaningful concern to parents and family members. I want to reiterate that point, not that I assume anyone watches these meetings, but if they do, criminal history requests are being done, and fingerprinting, and badges are being issued. I also wanted to comment on the communication in terms of you mentioned that we will be communicating to the community soon. I think that is paramount. We talked about transparency and communication and I think that is paramount. A comment that Alderman Morgan made about being mindful and making sure that sports are part of that conversation...I don't know anything about the Bears but if we are infringing on their practice space we need to make sure that whoever is at the table is aware. If this is going to be occupied space temporarily for two years or a year, make sure we are not just communicating on the backend that we are taking your space but that parties that are using that space are at the table. Whether or not that influences whether we use that space or not, we need to make sure that they have a voice at the table. I appreciate that we are connecting weekly with the principals to give updates. I met with Mr. McCafferty today. I was joking about flagging on the roof. I said oh they are going to finally install that rooftop pool. In all seriousness, I appreciate that you guys are connecting with the principals. It is very pertinent that they are as up-to-date as possible and not just getting afterthoughts. Thank you for the comment on Eversource being very responsive, and thank you to Eversource for being able to order and move forward without payment. That is crucial in helping us keep this moving in the right direction. I

attended the Hillside open house. Lots of families were speculating. Any time there is a void, they fill it. There is a lot of speculation about the modulares not being in on time. I want to put an exclamation point on the fact that the modulares are coming next week, ahead of schedule. No reason to believe that they are not ready by the fall. Is that accurate information?

Mr. Lenfest answered yes.

School Committee Member Turner stated circling back briefly to programming, I attended a number of the visioning sessions and I understand there were some virtual ones as well. At the time, I remember being really pleased with the little smiley face or thumbs up when you're giving feedback. The community was told in these visioning sessions to dream big, to the point of where do you want a pool on the roof. Do you want a pool? Do you want a greenhouse on the roof? There was room in the community to dream big and offer all of that. I like what you said about circling back. They weren't done for no reason; they were done with purpose and that data was collected and referenced. I appreciate that is being looked back at. In terms of the programming, I'm glad you asked that question. I remember talking to a science teacher at Hillside going in one of the classrooms and it was all the desks crammed in the middle and there were lab tables that could not be moved because they are fixed to the wall that occasionally got used but not every day. So, you have this humongous science room that does not serve its purpose. That is what you were talking about with programming and talking to staff about how this room would work, and you don't really need all of this space. What is the purpose for this space?

Chairman O'Connell stated to describe the complexity and the level of effort that goes on here and the amount of work that is going on, there are tens of people working on this project that we don't see in this room every day; smart people doing lots of work. As an example of what you're saying, there is a state requirement as I understand it for science labs in the State of New Hampshire. I want to make the committee aware. It turns out that in middle school we don't do certain chemistry projects. We have a small chemistry footprint. The design requirement from the state is because of the use of potentially dangerous chemicals, etc. in our middle schools, we don't do that so we don't need those things. We are looking toward the state as I understand it to have a slightly smaller but more modern and well-equipped science lab but not building it just for the sake of the state regulations. The state regulations don't match the programming. We are not dealing with hydrochloric acid or whatever, so we don't need eye washes. Whatever we do or don't need, a vacuum hood, all of that, every inch, every piece, is being looked at to deliver to us great schools for our kids going forward. The closer we get the closer it does start to get set in stone, but right now nothing is set in stone. There is nothing really finalized here. It is still all up for grabs.

School Committee Member Turner moved to accept the report and submit it to the Board of Mayor and Aldermen and Board of School Committee for informational purposes. Alderman Morgan duly seconded the motion. Chairman O'Connell called for a vote. The motion passed unanimously, with the exceptions of Alderman O'Neil and School Committee Member Soule, who left the meeting prior to the vote.

*There being no further business, on motion of **Alderman Morgan**, 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