

COMMITTEE ON JOINT SCHOOL BUILDINGS

June 11, 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.: D. Saindon, M. Lenfest, K. Broderick

1. Presentation from LeftField regarding the School District Priority One Project to date.

David Saindon, Project Executive at LeftField, introduced himself. I am here with Mark Lenfest, Senior Project Manager at LeftField; Jim Gigante is in the audience, he is a Project Manager at LeftField; Jennifer Soucy takes care of everything for SMMA, that is going to be her title; and Josh Gagne from DPW and Forest Ransdell from the School District. For tonight we will go through a progress update, look ahead at activities, the last thirty days, the next thirty days coming up, a quick budget, an invoice log for transparency, we will look at the schedule, some progress pictures, and then Q&A. For activities completed within the last thirty days, and then the thirty-day look ahead, I am going to just say that everything I am saying that is ongoing in the last thirty days, we are going to be doing the same in the next thirty days. Unfortunately, I am going to sound like a broken record player, but the Consigli Amendment/GMP was executed. When we met last month it was about to be approved or approved, but now it has been fully executed. There has been continued development and refinement with the middle school schedules. We have a criminal history request badging system that is working well. It is ongoing and working well. Continued programming for the middle schools and Beech, continued permitting with the modulars, infrastructure for utility of the modular sites is happening everywhere. Modular shop drawing and submittals, I'd say are complete. There might be a few things that drag in, but big picture we are out of that business. Continued scope coordination between Consigli and Triumph. I will pause for a moment on this. With the six properties for the modulars, you have six different sites that have opportunities for multiple surprises. Surprises have occurred. I want to say that between the district, the DPW, Consigli, Triumph, teachers, and neighbors, everyone has been extremely accommodating to allow the project to be able to pivot accordingly just to maintain the schedule. I wanted to say that it has worked well. Ongoing coordination with Eversource, which is a critical path for these projects. Communication with Liberty gas. We have discovered a few surprises on a few sites. We have met with Liberty and have their attention. We have solutions. Continued move planning and coordination assisting the school district, continued communication with staff and the community, and continued procurement of CMR – Construction Manager of Risk - procurement for the middle schools and Beech. Then the arrival of the modular units started at the beginning of this month. By the end of the month, they will all be here. For the next thirty days, continued refinement of the schedule. Same with the procurement for the construction manager for the middle schools and Beech. Continued programming, permitting, utility work. There will be some site restoration on various modular sites that are ahead of others. We will continue to receive and set the modular units. Continued coordination with Eversource and Liberty and continued coordination

with the technology that is going into the modulares. Hopefully we will start running the fiber cabling this month. Continued assistance with the move planning and communication with all stake-holders. This is just a visual update that we have been using. I want to remind everyone that the top line, modulares, is exactly what that is. That is the six sites of the modulares. Even though Beech, McLaughlin, Hillside, Parkside, and Southside have modulares, for the purposes of this graphic when you see Beech, McLaughlin, Hillside, Parkside, Southside, those are the non-modular projects. As you can see, obviously, modulares is the business we are in right now. We are also pretty much completed with the programming, continuing into design, and continuing along with the Beech and middle schools CMR procurement. For this visual, this is just the modulares. You can see that under modular units fabricated, Parkside is at 50%. When I put this together, which was late last week, if I was to update this to today it would probably be 70%. A week from now, that whole column will be 100%. The same for the units being delivered. I am going to lean to my colleagues, but I think the third week they will all be here; at the end of the third week.

Mark Lenfest, Senior Project Manager at LeftField, stated they will all be local.

Mr. Saindon stated by the end of this month, that whole column will be 100%. They are not going to be set with their final home, but they will be in the city. This is what I alluded to. We had to pivot from site to site to maintain workflow. If we discovered a surprise, and it wasn't quite addressed yet or we didn't know how we were going to solve it, the crew would go to another site. That has been happening. I think it is going to slightly slow down because the surprises have been discovered and we have solutions. Now it is just moving it to production. I won't bother going through every update on Beech, McDonough, McLaughlin, etc. This is taken right out of the report that was issued on Friday. This is the update for Eversource. The pad-mounted transformers, the critical path, we don't have dates yet. We have weekly communication with Eversource. The good news, or the take-away, is that the CT cabinets as of late last week are in the possession of Triumph Modulares. So, they have those. I believe those were picked up either Thursday or Friday of last week. This is our critical path, and we will continue to monitor this. This is a snapshot of the budget; all six projects rolled-up. The only difference here from last month is in the expended column there are more values because there has been more cost encumbered. Other than that, the first column is \$306 million, the second column from the left is \$0, and the third column which is the budget is still \$306 million. It is going to remain \$306 million. At some point in time, when the modulares are done, if there are savings which I am hoping there will be, we will have a discussion on where we re-classify those savings. This is an unrolled modular budget. Every budget was unrolled in the report that was sent. I thought I would show this for transparency purposes because this slide-deck will be made part of the record of what will be posted on the website. I know from here you can't see it, but this is the modular budget unrolled. It probably has about thirty line-items. When you look here, it is rolled into six line-items. This is the invoice log that was approved for period ending May. This was actually approved on Friday with Dr. Gillis and Ms. DeFrancis. Honestly, I have a hard time reading it from here but I wanted to show it for transparency purposes. The schedules, aside from the modular schedule which is ironed out and defined, the middle school schedules are still a work in progress. We will provide an update next month and in the coming months as we dial that in. Then, while this is technically a report for period ending May, I couldn't help myself. I wanted to

include some pictures from June 2 when the trailers arrived at McLaughlin over the weekend. It is one of the only sites where they are going to be set with a crane. We took the liberty... a video was provided by SMMA and we took screenshots from the video. These are the two shots that were taken.

Alderman Terrio stated you talked about surprises. Can you give us a little more detail on the surprises? Are these surprises going to have any effect on the future as far as the schedule or cost?

Mr. Saindon stated I'll speak to one of the surprises. If you want to get into a more detailed answer I will rely on my colleagues. A few of the gas lines that were shown on the GIS or where they were assumed to be, in reality they weren't quite there. Everything was so tight. Some sites don't have a lot of real estate so that might be the only place the modular can go. Even if you squeezed it, you can't put a structure on top of a gas line. That is an example. We have two locations where we have to relocate the gas line. We met with Liberty and we have a solution. It will not affect the schedule. It won't affect the end-date, but it creates strain within the schedule to be honest. As far as a cost, there will be a cost, but the cost is going to be carried within the modular budget. There is contingency for that.

Alderman Terrio stated the modulares aren't using gas. I assume the gas is going somewhere else.

Mr. Saindon stated correct. This is gas for the schools.

Alderman Terrio asked so the modulares aren't using gas.

Mr. Saindon answered no, they use electric. I am sure we could probably take a whole hour on all kinds of other examples. Some examples don't even make it to my desk.

Chairman O'Connell stated at one point you were trying to find a conduit box or something. A box was buried at McLaughlin and it wasn't where the drawing showed it should be. There was a lot of time spent looking for it. I am sure it happens and you guys know about this more than I do. In so far as we can, when we get to the end of this, which is a long way away, that the as-builts are as accurate as possible and that we are not here in the future and the transformer that was meant to be in the woods on the south side of the building is actually four villages away...I am sure you look after that, but I think it is just great care being taken with the actuals as opposed to the proposal. In the case of that gas line, that four inch main, had it been something different it might have been much bigger a problem.

Alderman O'Neil stated you left out a correct title when you introduced Jim Gigante. You didn't say "the great."

Mr. Saindon stated he has a lot of titles; a lot of hats, too.

Alderman O'Neil stated I had the chance to talk to Jim a couple times. I was fascinated by the work at Beech Street School. I sat there two days in a row to eat my lunch and

watch. If somebody can tell me what the names of those machines are that they use. I've never seen them before in forty years of construction.

Mr. Lenfest replied the crawler.

Mr. Saindon asked to set the trailers.

Mr. Lenfest stated it is referred to as the crawler. Basically, you saw what it is. It is literally to pick up and move and pivot those into place where you don't need a crane. It is impressive. Jim being out there, the whole procedure was well thought-out and executed. They hook it up with the tow, the smaller truck not the over-the-road, they back it into position, and they get it with the crawler.

Alderman O'Neil stated they don't waste movement. Jim explained to me, once the crew is done setting them, another crew is coming in to start doing the interiors. It is very involved. One of the questions I had for the team is are we giving Jim, and this does not reflect on SMMA, Consigli, or LeftField – I am a fan of the person responsible in the field. Does Jim have the power to make decisions when he has to make decisions?

Mr. Saindon answered yes. If not, we are a phone call away.

Alderman O'Neil stated when things get held up, and he has to wait for an answer, that is cost either in dollars or in time to the project. I hope we are empowering him when he becomes aware of something, that he has the ok to make a decision on behalf of the school district and the team.

Mr. Saindon responded absolutely.

Alderman O'Neil stated it was well done. I was fascinated watching them put those together. They don't sit on site very long. They were bringing them in from off site and they moved quickly. Well done, everyone.

Mr. Lenfest stated to speak about the process as well, we have already vetted and coordinated the next phase. Like you said, there is no wasted movement and the process just goes to the next step. We already know who the builders are, the interior build-out and we already know who the plumbers are. They have been brought out by Triumph Modular. It has been coordinated. The site plumber, actually Jim spoke about his meeting with a plumber tomorrow morning on site with Audley, is a local guy and that is always good. Like David said, team-wise this is going very well.

Alderman O'Neil stated someone asked me if there are skirts going around them.

Mr. Saindon replied yes.

Alderman O'Neil stated when I drove by McLaughlin, I saw somebody working underneath them. Eventually when that is done, the skirts will be put on them?

Mr. Saindon answered yes. I just want to remind everyone that we are going to be showing progress pictures. Everyone needs to realize that they are progress; you are

looking at something that we're excited to share, but it is not quite done. Just remember you are not looking at the finished product.

Chairman O'Connell stated I know in one of those changes I heard comments about Audley performing very well and responding very quickly and having people there getting stuff done. One of the principals of Audley was there on site. We will have days I'm sure where things aren't going great, and we will be de-constructing where there is a problem but when things are going very well, I thought it was commendable that I heard through you that Audley showed up. That is the kind of stuff that we should highlight and reward.

Mr. Lenfest stated I was at that meeting. Yes, Ryan Audley was there. They were there in force. Liberty had six representatives there. SMMA was there. Josh was there. He is always there when we need him. It was great. It was very instantaneously collaborative. We didn't wait. Originally, they thought it was going to be six weeks for a turnaround on an engineered design. We did it in less than a week. People like Ryan Audley, Josh Gagne, SMMA, Consigli; everyone showed up. Consigli had four people at that meeting as well.

Alderman Terrio stated I don't know if this has already been asked, but we might need to go into non-public session. I had some questions about security. Obviously, we will shut off the TV. Has this already been fleshed out?

Chairman O'Connell stated we haven't dealt with it here.

Alderman Terrio stated at the end, I'd like to go into non-public session.

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

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

Chairman O'Connell stated I have a small editorial. We all live in the real world. To your point about photographs, stuff isn't ready, it is on the way, etc. and as a Committee Member At-Large I represent all of Manchester, every ward and therefore every person and I take that seriously. I don't mean to slight the citizens who elect me; I just have a word of caution for people. I watched some trends on social media in the last month and I just want to say explicitly that your source of information is 90% wrong. It starts wrong and there are assumptions and declarations made, and I worry about people seeing stuff on there and presuming that it is true because thirty people agree. To those who sit on this side of the desk, if you only had to see the discussions about why Auburn was sending their kids to Manchester and Bedford wasn't, which is fifteen years out of date. I am not frustrated; maybe I am a little bit. It is dangerous to our project to have people rely on that for their source of information. Now, I presume that we need a basis on which to go into non-public. What basis do we have?

Mike Intranuovo, Clerk, stated if you wanted to recess to meet with legal counsel, that would be a different process. RSA 91-A:3 has very specific reasons allowing for a public body to enter into non-public session. This would not fall under those reasons.

Chairman O'Connell asked we can proceed with the discussion in public and we can manage a discussion on security.

Alderman Terrio stated I am concerned about the security of the modulars. I really don't want to discuss it in public so I won't. That being said, I do have a question. Do we have an update on the Amoskeag transfer of the land situation?

Chairman O'Connell answered no we do not. I am waiting for that. They meet on a quarterly basis. I need to check on the date. There must be a meeting coming up very shortly.

Katie Broderick, Office of the City Solicitor, stated the committee can recess the meeting to meet with legal counsel and discuss legal issues. Members that are not part of the board or committee cannot be part of that process.

Alderman Terrio stated I was hoping to have them there. I want to bring the issue up here in case it needs to be dealt with in the future.

Chairman O'Connell stated I know that there have been discussions on security. We are not disclosing anything here, so we can talk about security somewhat. Not to a level of specificity that would cause any damage. Security and the security of the modulars has been discussed at meetings regularly just like all the other stuff, correct?

Mr. Saindon responded correct.

Chairman O'Connell stated unless there is a specific threat or something, the discussion was had about what they need cameras looking at, if they need to be guarded, if they need to be secured, etc. Those things were all discussed. I am satisfied that what we are doing here with our modulars is entirely in line with what is done every place else.

Alderman Terrio stated I feel comfortable now that you have explained to me that this has been discussed and there are security measures in place. Thank you, Mr. Chairman.

Chairman O'Connell stated if you need greater specificity, all of those questions can be answered.

School Committee Member Turner stated if Alderman Terrio has questions, even if they are not answered, if they are not revealing anything, at least they are presented. Even if they are not answered, so you are getting your voice heard. I feel like the answers might be revealing.

Alderman Terrio stated Chairman O'Connell has touched on my questions, and so I will look at what you have just to satisfy my own concerns. But I am happy that you have already thought about security and dealt with this issue.

*There being no further business, on motion of **School Committee Member Soule**, duly seconded by **Alderman Terrio**, 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