

COMMITTEE ON JOINT SCHOOL BUILDINGS

August 13, 2024 at 4:00 PM

Chairman O'Connell called the meeting to order.

The Clerk called the roll.

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

Absent: Alderman Morgan

Messrs.: D. Saindon, M. Lenfest

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

David Saindon, Project Executive at LeftField, introduced himself. Thank you for accommodating the schedule change tonight. I am here with Mark Lenfest with LeftField, Jennifer Soucy, Project Architect with SMMA, Josh Gagne from DPW, Jim Gigante from LeftField, and Vance from Consigli. Activities completed within the last thirty days: continued construction manager (CM) procurement for the middle schools. In fact, we have two interviews scheduled for tomorrow. Group 1, which is the McLaughlin and Hillside group. Proposals are due for Beech Street on the 23rd. We have received the middle school proposals. We have pre-qualified the Beech Elementary CM firms. We are going to have continued development and refinement of the middle school schedules as well as programming for both the middle school and Beech Elementary. Continued utility work for the modular sites. As of today, I would categorize that as 98% complete. Site restoration is probably about 95% complete. Continued interior fit-out for the modular units is ongoing as well as continued coordination with Eversource. As of today, everything is energized with the exception of Beech, which is scheduled to be energized by the end of this week. Continued coordination with technology for the modulars, fiber-cabling, move planning, and ongoing communication with all stakeholders. For the thirty-day look ahead, Beech will be complete from an energized standpoint. There will be ongoing modular punch lists, certificate of occupancy within the next few weeks, the move is going to happen as well in the next few weeks. We will be closing out Consigli and Triumph. Ongoing interviews for the Group 1 are happening tomorrow. We are anticipating an award to a CM firm for Group 1. We will be scheduling the Group 2 middle school CM firm interviews. Group 2 is Parkside and Southside. We are going to continue with the project schedule refinement. We will receive the Beech Elementary proposals on the 23rd and will start that process. Ongoing programming for middle schools and Beech Elementary. From an overall graphic standpoint, as you can see the modulars are almost 100% complete. Next month, closeout will probably not be 100% from a financial standpoint but it will be close to complete. Beech and the four middle schools will continue to get more complete. As far as the modulars only, you can see the fields are filling up as 100%. They will continue. Fire alarms, security, certificate of occupancy, furniture, equipment, technology, etc. will be completed shortly. As far as our journey to permanent power, which was a concern on day one, with everyone working collaboratively with Eversource, they did a great job. Everyone was able to pivot accordingly. We were scheduled to have power at Beech on Friday of last week, but with the rain and whatnot,

it was delayed. It is going to happen this week. We are not losing sleep when it comes to Eversource and permanent power. We got that complete. This is a graphic representation of all of the budgets rolled into a rolled-up version of the budgets. This was part of the report. This is a blow-up of the modulars. The modulars are almost complete from a budget standpoint. This is the invoice packet for period ending July. This was actually approved by the district on Friday and is now going to go into the queue. Checks will be cut within the next week and a half. We provide all the schedules within the report. Here are some pictures of McLaughlin's modulars and ramp, Beech Street modulars and exterior and interior views. Some of these pictures were taken a few weeks ago. They are not necessarily representational of what they look like as of today or tonight. Hillside temporary parking lot is show, and Southside.

Alderman Terrio stated I appreciate all the hard work you are doing. I am a nervous person; school is three weeks away. Obviously, we can't have things ready in twenty-two days from now. They have to be ready. Are all the modulars going to be ready before school starts? The furniture will be in there, the staff will have access, etc. as far as all of the modulars at the schools?

Mr. Saindon responded the teachers are planned to be in all the modulars on the 28th, which is a Monday. By that Friday, the goal is to have certificate of occupancies or temporary certificates in all of the modulars.

Mark Lenfest, Senior Project Manager at LeftField, stated that's correct except Monday is the 26th. That is when the teachers start moving in. Jim Gigante has been coordinating the furniture move to coincide with the cleaning of the modulars. This week is the push for occupancy which will be all of our final inspections followed by cleaning. We will start at McLaughlin and Southside and then Jim will start the move of the furniture on the 21st, 22nd, 23rd, with a backup date of Sunday the 25th. All of the furniture will be in all of the modulars by the 25th. We will have teachers setting up classrooms the week of the 26th. We are going to be planning an open-house at at least one of the modulars that week.

Alderman Terrio asked so you are confident that all of the modulars will be ready for occupation by the end of August.

Mr. Lenfest answered yes.

Alderman O'Neil stated knowing Jim Gigante, he is going to be five days ahead of whatever the delivery schedule is. If it is the 26th, it will be done five days earlier than that. I don't know why I get fixated on Eversource, but I do. I think what you had up is different than what is in our packet. No, it is the same thing. In what we have, the confirmation of deliveries is different.

Mr. Saindon replied I updated this today. The draft that I sent to you was a draft on Friday. What is in the report...the report is supposed to be the end of the month. Now we are presenting in the middle of August so sometimes what may be in the report for a period ending that month versus what I show in the presentation might be a little different.

Alderman O'Neil asked was there a shift. I noticed this a few times about how originally there was only going to be two pad-mounted and now there are three now. Was that a request or recommendation of Eversource?

Mr. Saindon responded that is correct.

Mr. Lenfest stated Consigli did an excellent job working with Eversource. They were never able to secure the correct pole-mounted transformers. They had been chasing them since last winter. Based on Consigli constantly telling them what our schedule was and what we needed to deliver, they came up with a subsequent plan to put in a pad-mount in place of the pole-mount transformer that they couldn't get. That is why you see the update is, again through Consigli, those three pad-mounts happened on August 5, 7, and 8. The only issue we have right now is there is a branch over at Beech that needs to be removed or else we'd be terminated on that site as well. That was through the hard work by the Consigli team.

Alderman O'Neil stated the interesting thing, and I agree, if Jim is five days ahead then Lynn is six days ahead but I worried about the pad-mounts being readily accessible.

Mr. Lenfest stated no, actually they came in in the first week of August. As they arrived, they were immediately brought out to the site. That was Lynn with Ron and Tom Hardy, Steven King, and others. It was a really good group effort.

Mr. Saindon stated it came down to Southside not having the pole-mounted transformer, but they had a pad-mount. The pad-mount has a little bit of a rippling effect but if that's all you have, we will make it work.

Alderman O'Neil stated it was a little bit of a change. You had to get some underground work done and all that.

Mr. Saindon stated yes but everyone was able to make it happen.

Mr. Lenfest stated and within the contingency.

School Committee Member Turner stated thanks for the update. The CM procurement, we didn't need a construction manager for any of the modular construction that was all Triumph.

Mr. Saindon stated Consigli.

School Committee Member Turner stated Consigli, sorry. We are procuring the CM for the next phase. So, the additions and renovations for the middle schools and Beech, right? That is what I am seeing is up and coming that will have another process of procuring, and it could very well be Consigli. I am trying to wrap my head around the process. The modular project is separate from Hillside and Beech. So, we will wrap that up and then procure a new construction manager for the next phases?

Mr. Saindon stated the modulares were constructed by Triumph, and Consigli as the CM did site management, utility coordination, site prep, etc. That, for this conversation, is at

the close. Then we have four middle schools and they are divided into two groups – Group 1 and Group 2. Group 1 is McLaughlin and Hillside which has a certain trajectory. Parkside and Southside is Group 2 which has about a nine-month trajectory after. They are kind of staggered. They are staggered strategically from a bidding standpoint so they are not all hitting the street at the same time. We want to have coverage and competition. The intent is to award one CM contract to do Group 1, McLaughlin and Hillside. One CM will do two schools, a second CM will do Southside and Parkside. Then, a third CM will do Beech. They could be one CM doing two. We can mix it up. We are approaching it as we are interviewing for Group 1, a group of CMs, and we will make a selection. We will do the same for Group 2 and Beech.

School Committee Member Turner stated ok good. It looks as though as this modular project concludes that we are on budget from start to finish.

Mr. Saindon stated I am confident we will be under budget. We are going to be under budget for the modular component and that savings will be re-distributed to the other five projects; all within the \$306 million.

School Committee Member Turner stated you mentioned cleaning as a next step before the modular is ready. Is that Aramark or another group?

Mr. Saindon stated it is a combo.

Mr. Lenfest stated it is a sub-contractor to Triumph. They own Construction Clean and Final Clean.

School Committee Member Turner stated ok. We had a meeting last night and we were talking about Aramark concluding their summer projects. We have had summer programming in some of our buildings, so Aramark is still trying to get into those buildings to conclude summer work. I didn't know if we were stretching their services pretty thin if we were also asking them to get modulars ready but we have a sub-contractor for that.

Mr. Lenfest stated right. They have their own cleaner. They will turn it over to us as a move-in ready space. I will say that Aramark has been very instrumental in some of the moves within the schools. They have been a construction partner by that means.

Mr. Saindon stated what will probably happen is everyone calls it a final clean but nothing is really final. There will be a final clean, teachers will move in, and then right before school starts, I wouldn't be surprised if Aramark is back in there to do another cleaning.

Alderman O'Neil asked McLaughlin and Hillside you have short-listed already.

Mr. Saindon stated correct.

Alderman O'Neil asked you hope to award by when. I am acting like you are part of the school district, which you are.

Mr. Saindon stated I am hoping within the next week or two weeks that there would be an award for Group 1.

Alderman O'Neil asked how about Group 2. When will you short-list and when will you award?

Mr. Saindon stated for Group 2, I need to have a group discussion on Group 2. I really can't comment yet on the schedule of Group 2. It is on the radar.

Alderman O'Neil stated Beech Street is still out a way. If you bring somebody on, it is for pre-construction services.

Mr. Saindon stated the intent is to bring someone onto Beech as soon as possible. The proposals will come in the 23rd.

Alderman O'Neil stated but the plans aren't in. It is going to have to be limited services to begin with.

Mr. Saindon stated right, but it is good to have a CM engaged.

Alderman O'Neil stated I don't disagree with you, but we still have to control the land and all that.

Mr. Saindon stated it would be for a limited pre-construction service only.

Alderman O'Neil asked with the intent that that firm would move on into construction services.

Mr. Saindon stated yes. It would be a notice of intent for pre-construction services and then based on the right timing, we will do a notice received. There would be an amendment to their contract and they will probably do early enabling.

Alderman Terrio asked are the modulares air-conditioned.

Mr. Saindon answered yes.

Alderman Terrio asked all of them.

Mr. Saindon replied yes.

Chairman O'Connell stated there may be a day where we are in here in a more contentious manner. Hopefully not. So, not every time that I speak and I'm sure the committee as well, will it be complimentary. But I think we should take the troughs and the peaks; I think this is a peak. It is important we are here two weeks before the start of school. We look all green, in the sense that on the dashboard we look good. The modulares have been delivered and students will be in them. They are air-conditioned. They are beautiful and new. Our students will go in, and given the temperatures we've had coming up to the end of the school year this year, I am not a climate scientist but what we might see in September is unclear. The roughly 1,000 students, and around 40

modular classrooms will be air-conditioned. Not the subject of this meeting, but it is important to know that the work done under the ESSER funding to do the air-handling in all of our buildings, a \$20 million project, has come to an end or is coming to an end. Our city staff and their contractors have been working on that. Our students are coming into classrooms that are air-conditioned or classrooms that have new air-handling which has the effect to dehumidify classrooms and that has an effect on temperature as well. This is all good. Let's end on a positive note. Let me say, I want to thank you all. I know we are sitting here with Consigli, Josh from DPW, and I know he and his staff have been working very hard, SMMA is here, and LeftField. I know there are people not in the room, like our electrical contractor Longchamps, a local company. They did electrical. This is also important from the city's point of view that these are jobs that are real jobs in the City of Manchester. It is a proud moment for us all, and thank you for what you have done.

Alderman O'Neil asked you and I have talked on and off about it, but we will not see a shovel in the ground at Hillside or McLaughlin until probably after the first of the year, right.

Mr. Saindon responded it will be the spring of next year. We always say it is wonderful to put a shovel in the ground in March but sometimes mother nature has different ideas. I tend to say April.

Alderman O'Neil asked will the other two lag behind, does that timing work.

Mr. Saindon answered we will have to look at that. There might be a light mobilization in the fall of next year. Sometimes it is better to wait, tighten up the drawings, and then put a shovel in the ground the following spring. We have to look at that.

School Committee Member Soule stated I want to say thank you and thank you for giving us the dates today so the community hears those dates, not just the teachers but the families who have children who are probably anxious about this project being completed before school gets out. That is really important for everyone to have.

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

*On motion of **School Committee Member Soule**, duly seconded by **Alderman Terrio**, 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.*

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

A True Record. Attest.



Clerk of Committee