

COMMITTEE ON JOINT SCHOOL BUILDINGS

February 11, 2025 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, Kantor, O'Neil

Messrs.: D. Saindon, J. Soucy

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

David Saindon, Project Executive at LeftField, stated for activities completed within the last thirty days, we have issued 75% of construction documents for Group 1: Hillside and McLaughlin. They were issued late in the month, but they were issued. The power issues have been resolved at the modular locations. We completed IT at the modulares. We did some various exploratory work at Hillside and McLaughlin related to the fire protection systems. We continued pre-construction meetings for Group 1 and continued development of logistics for the Group 1 projects. We refined the various Priority I schedules. We continued programming meetings for Southside and Parkside. We continued work and development on the Priority I website. We have started the procurement of the material testing services, which will continue next month. Ongoing communication with all stakeholders, and the Beech project siting approval at Sheridan Park. For a 30-day look ahead, we are continuing with the modular HVAC unit that is review and engagement of a local vendor through Triumph to spearhead that endeavor. There will be continued pre-construction meetings for Group 1 and 2 projects. Exploratory of domestic water lines at Hillside and McLaughlin. We will be executing an amendment 1 for the Group 1 projects and that is just for exploratory work that has been done. Continued development of the schedules and coordination of phasing for Hillside and McLaughlin. Ongoing progress of construction documents for Group 1. We will complete the estimates for the 75% and do the reconciliation. Bid award for early release packages for Hillside and McLaughlin, meaning site work, steel, concrete, and windows. Ongoing development of the website. As I said, material testing procurement. Continued communication and an updated Beech work plan will be refined over the next thirty days. This is a chart where you'll see that the modulares are still in closeout and refinement. As far as the procurement of the CMs, I will say we are almost there. We have Consigli procured for Group 1 and Harvey procured for Group 2. We will be executing the contract with Harvey for Beech but we need to redefine a new work plan and then we will be able to execute that contract. As you can see, there is continued design progress for McLaughlin and Hillside, and then Parkside and Southside will follow as planned, as well as Beech. Within the report that the Clerk issued to you on Friday, we had the six different budgets. This is a rolled-up summary of all six projects. The detail of all six projects was included in the report. The invoice log was not included in the report because when it was issued to you it wasn't approved. It was essentially approved on Friday. I indicated that we would provide it here for transparency. It is obviously two pages. It was approved by the district on Friday, and the issuance of the payment check will happen on February 14. This is an excerpt of a handful of activities within the overall Beech schedule. The entire Beech schedule is provided within the

report. I want to highlight that the survey for the culvert is going to be done. SMMA is going to come up with a revised work plan that will set the tone of when design development, schematic, and their design progress can continue forward. Harvey is going to be updating their schedule based on SMMA's work plan. SMMA's work plan, is that a couple of weeks out?

Jen Soucy, Project Architect at SMMA, replied no. We identified that we need to do some additional surveying of the culvert. We have a consultant and they are targeting mid-March to do that. That doesn't mean we are on hold until then. We are able to progress the design but before we do any sort of real engineering, we need that more detailed survey of the culvert. We have a proposed work plan that we will present to the district. Then, Harvey will weigh in and update their schedules.

Mr. Saindon stated thank you. This is an excerpt of the schedule with a date range of January 20 to February 28. You will see the CDs were issued, estimates were performed, and the process of reconciliation and early bid packages. Permitting is going to start once we have issuance of 90% of the CD sets for March 4. This is a snapshot of permitting that is required for Hillside and McLaughlin. For Southside and Parkside, the schematic design package has been issued. There will be about four weeks of estimating and we are going to be moving forward into design development. Southside and Parkside are following. It was always a designed off-set not to have the same trajectory as the other projects.

Alderman Terrio asked on the design phase it said 447 days.

Mr. Saindon replied that is a roll-up. There is design development that is 82 days, schematic design 116, and if I was to expand the schedule there is a 75% and 100%. The design phase calendar days of 447 is basically an aggregate amount.

Ms. Soucy stated the start date is March 2024 because we did the bulk of the programming for Parkside and Southside and then we put pencils down and had to pick them back up with the schematic design later on last year. It is calculating it from that first date when we started the programming.

Mr. Saindon stated this line goes way back. This is a date from last year.

Chairman O'Connell stated it might be helpful if that start date changed. We need to distinguish between construction and all the programming work that was going on a year and a half ago.

Mr. Saindon stated the programming is part of the design phase.

Alderman O'Neil stated I did see on your slide a holy day of obligation on the bottom of that schedule. You ought to take that into consideration. When will we see a shovel in the ground for Group 1, Hillside and McLaughlin?

Mr. Saindon answered in the spring.

Alderman O'Neil replied that doesn't help me. When will we see it? If you don't know, when will we know? That is what people are asking me. They want to know when construction will start. The public doesn't care about this stuff; they want to know when construction will start. Don't guess. Don't give me a guess.

Mr. Saindon stated I would rather get back to you. I can say the spring and if you want a finite date, I would have to consult with Consigli.

Alderman O'Neil stated the public keeps asking me when construction will start.

Mr. Saindon responded as soon as we have a finite date, we will publish it.

Alderman O'Neil asked is it still a thought that Group 2 will lag six to nine months behind.

Mr. Saindon answered yes. I can say that it is targeting for the fall. However, and I can't speak for Harvey, but when I was a construction manager sometimes it is better to wait and start in the spring. You could start in the fall, but sometimes when you do that it is to make a showing that we started but because of mother nature, sometimes you spend more money continuing construction throughout the winter rather than just waiting for spring to break and then starting. I have to consult with Harvey to see how they want to tackle that.

Alderman O'Neil stated the goal with that should be that there is an end-date you want to get to, and then you work back from there. It may require starting in the fall.

Mr. Saindon stated it may.

Alderman O'Neil stated it is not my call, it is the School Board's call. What is the end-date?

Mr. Saindon replied it is also looking at what is the most cost-effective approach to start the project and complete the project. To be cost effective, sometimes you want to avoid winter conditions. Sometimes it is a little bit of a dance as to what is the most cost-effective approach.

Alderman O'Neil stated the school district and the Board of School Committee have to decide what the end-date is to meet those. That is going to determine the start-date as far as I'm concerned.

Alderman Kantor stated I am wondering about the commercial kitchen. Has that location been decided upon?

Mr. Saindon answered it is included in the \$306 million budget, but as far as where it may end up I don't have an answer for that.

Alderman Kantor asked but it is still included.

Mr. Saindon replied it is still included in the \$306 million budget. It is a dedicated line-item in the budget.

Chairman O'Connell stated to that point, that will be needed the day that Beech Street closes. That is a three-year timeline or something like that before everything gets complete. It might be a while before we hear the answer.

2. Monthly status and financial report for January 2025 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.*

Alderman Terrio asked how is the construction cost looking in the future. Is it a busy time? Will it be hard to get contractors and sub-contractors in the near future or is it a relatively quiet period? I heard rumors that construction costs are going to sky-rocket because of the recent fires in California.

Mr. Saindon responded I can give you my opinion. If you ask ten people you will probably get ten different opinions so keep that in mind. We have seen and heard from certain CMs that construction costs within the sub-contractor market have gone down slightly. All of the CM firms are forecasting and projecting. I want to say that in certain areas it might be levelling off, however with the tariffs that are coming out or have come out, there are certain areas of the market where it is volatile. Before COVID and before every material skyrocketed and we had unprecedented construction escalation, it was common in the marketplace where wood would skyrocket and steel would skyrocket, but other things would come down or be level. So, as an aggregate you would always have construction costs going up year over year. I am hoping that it is going to stabilize and we won't have the experience we had during COVID where construction escalation was 15% in one year, which is historically unheard of. I do feel that there will be certain materials that will be skyrocketing for certain reasons beyond my control.

Chairman O'Connell stated I would like to make one note. Since we had our last meeting, the issue of the transfer of Sheridan-Emmett Park and the go-ahead for Beech Street has happened. That is welcome news, and I would like to thank the Board of Mayor and Aldermen for that vote and for supporting that. I expect we will be hearing more on start-dates for Beech Street as well as the other projects.

Alderman O'Neil asked how is our gym doing at Beech Street. I am going to drive you crazy about that.

Ms. Soucy answered we have a gym.

Alderman O'Neil asked are we maxing it out as much as possible.

Ms. Soucy answered yes. There are a lot of factors. Once we ramp back up it will be a topic of discussion.

Alderman O'Neil stated the community center component is important. Thank you. I don't want you to feel like I forgot about that.

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