

COMMITTEE ON JOINT SCHOOL BUILDINGS

April 8, 2025 at 5:00 PM

Chairman O'Connell called the meeting to order.

The Clerk called the roll.

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

Absent: School Committee Member Soule, Alderman O'Neil

Messrs.: M. Lenfest, J. Soucy, L. Kramer, J. Chmiel

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

Mark Lenfest, Senior Project Manager at LeftField, stated good evening. Our ongoing activities or completed activities within the last thirty days include the following: we continued pre-construction meetings for Group 1, being Hillside and McLaughlin; we continued development of logistics for the Group 1 projects; we continued development of the project schedules; we continued programming meetings for Southside and Parkside; we continued development of the P1 website, and we will get into that a little bit more – there will be multiple websites. For clarity, the P1 website will be housed by the Manchester School District and there will be individual websites housed by the construction management firms. We will get into those in a while. Consigli has done an excellent job with Group 1. We continued communication with all stakeholders; executed Amendment 1 for Group 1 projects; issued 90% of Group 1 construction documents; and developed early release packages for Group 1 projects. These are things that are needed at the beginning of the project or things that have a significant lead time or elements that are needed for additional design. For this particular Group 1 project, we targeted sitework, steel, concrete, and windows. We advertised procurement of material testing services companies. The Beech project work plan development is ongoing. Procurement of the Beech survey took place and the initial re-design for Beech Street based on assumptions of the final survey was started. As far as the 30-day look-ahead, some of these things are already happening. In the month of April, we are projecting continued modular HVAC corrective work. We have made a lot of progress. What we are waiting for now are some components with the DDC controls and the ERVs which go into the actual units. Those are scheduled for later on in April. We began weekly OAC meetings for the Group 1 projects. Our first meeting will be tomorrow. OAC meetings are between the owner, architect, and contractor. Those meetings will normally be on-site in the Consigli trailer. We will discuss all ongoing and future activities. We will also engage the on-site stakeholders, the principals and assistant principals and resource officers on upcoming and continuing construction activities. We will be looking for awards on early Group 1 scope including steel, concrete, windows, and sitework. We will have the estimate for the 90% CDs and reconciliation for Group 1. We will continue progress of construction documents for Group 1 projects towards issuing 100% CDs. Those are actually targeted for the middle of this month. Continued Group 2 and Beech pre-construction meetings are held every Tuesday. There will be continued development of the various project schedules, programming meetings for Southside and Parkside, and the launch of the P1 website.

There will be procurement of the material testing services company, and there will be continued Beech project workplan development. Group 1 mobilization happened on April 1. I don't know if you have been by McLaughlin or Hillside, but Consigli has mobilized to both of those sites on time. Continued communication with all stakeholders will continue. There will be completion of the Beech survey documentation and application for terrain alteration for Group 2 projects. That is a requirement for the State of New Hampshire, depending on the amount of square footage that is being disturbed. Those are ongoing.

School Committee Member Turner asked regarding the first bullet on the 30-day look-ahead regarding corrective HVAC work, what is the funding source for any corrective work moving forward. Is that already covered in the contract?

Mr. Lenfest answered that is already covered. The corrective work is being funded by Triumph Modular because what we got wasn't working correctly. What happened is in using the provided units it was discussed and redesigned to include additional air-flow. In order to make that effective so that you don't have drastic temperature swings it required what is called an ERV. It will have the DDC controls like any classroom in any of the regular permanent buildings.

Alderman Terrio asked I don't know if we have gone over this before, but regarding the terrain alteration application, do any of our sites that we are working on have contaminated soil that needs to be dealt with and remediated.

Mr. Lenfest stated we do. We have a non-reportable level at Hillside School. That is being evaluated and addressed. It is something that you couldn't just arbitrarily dispose of. It needs to be either remediated, diluted, or you need an action plan of what will be done with it.

Alderman Terrio asked is it just one site with a problem.

Jen Soucy, Project Architect at SMMA, stated there is some at McLaughlin but it is very limited.

Mr. Lenfest stated Beech would have been, but where we relocated to at the park, that would have to be tested and addressed. Normally what you will see is any buildup of pesticides. Sometimes that is in the top loam level of the geotech report. That being said, what we have run into at Hillside is a naturally occurring arsenic. It is a little deeper. It is not something that can't be overcome. It is part of the plan.

Alderman Terrio stated I was thinking, as an old mill town, maybe back in the day they used poisonous chemicals and I'm sure they didn't care where they dumped them.

Mr. Lenfest stated we have not run into that.

Chairman O'Connell asked are the geotechnical surveys complete.

Ms. Soucy responded they are. We are still waiting for the results for Group 2 – Parkside and Southside.

Chairman O'Connell stated they are complete at Hillside and McLaughlin.

Ms. Soucy stated yes.

Chairman O'Connell asked is that documentation available as part of the project record.

Ms. Soucy stated we have the reports and could share those.

Chairman O'Connell asked can this committee see those. Are they on the website as part of the materials that are being posted?

Ms. Soucy answered I don't know if all of that is on the website. We certainly have that and have shared that with the team internally. We can share that.

Chairman O'Connell stated you said that the levels were non-reportable. In other words, there are levels and if a survey finds a level of condition in the soil that needs mitigation and must be dealt with in a more serious way, then that needs to be reported. You have not found that?

Mr. Lenfest answered we haven't. That being said, if you export the material you do have to let the people know. You have to export it to an appropriate facility or property. In New Hampshire, you are not allowed to take a contaminated material and put it on a site that doesn't have the same contamination. For example, you could actually take this and put it on a site that had the same contamination level or greater without issue.

Chairman O'Connell stated on the site, it is just if you transport it somewhere else.

Mr. Lenfest stated correct.

Chairman O'Connell asked when is the website coming. You said you were going to talk about it later. Is there another point on your presentation you will talk about it?

Mr. Lenfest stated there are three websites. The P1 website is going through the approval process with the Manchester School District. Then there is a Hillside and a McLaughlin website. We will show you some slides. Consigli has done an excellent job. They hit the deadlines, and we will show you what that looks like and give you URL addresses. They haven't been advertised to the public yet. It is pending approval of the P1 site that will host the links so that people can go and check out the individual projects.

Chairman O'Connell asked are you going to be dealing with that in a minute at this meeting.

Mr. Lenfest responded correct.

Chairman O'Connell stated ok so we will get to it then. The other thing is the amendment for Group 1. You have agreements or amendments signed for Group 1.

Can you address what that is? What amendment? What are we talking about? What does that mean?

Mr. Lenfest responded I would have to go back and check. There was some pre-construction work that was done that we needed Consigli to assist us with. I believe that is for that work.

Lynn Kramer, Project Executive for Consigli, that was for Consigli to do some exploratory work at Hillside and McLaughlin so that we could get more information for construction documents.

Chairman O'Connell stated ok. No impact to budget or to schedule, right?

Mr. Lenfest stated no.

Ms. Kramer stated it was relatively short on impact.

Mr. Lenfest stated this is an update summary. You will see that Hillside and McLaughlin were reporting 25% on the bidding. These are the early packages, so it is sitework, steel, concrete, and windows. You see that, and then you'll see Parkside and Southside on 25% in design. Again, we are in schematic design and getting ready to move towards design and development as we wrap up the programming discussions. Everything is moving along nicely.

Alderman Terrio asked things at the federal level with tariffs and the trade-war, how is that going to affect our construction costs going forward.

Mr. Lenfest stated we are taking that on a case-by-case basis. Steel right now...we have them give us pricing for steel and we break out what the tariff is. Then we have contingencies in place. Right now, with the latest tariffs, it is affecting steel. We can manage that within the \$306 million budget. As we move forward, we will report back to this committee what we are seeing for additional tariffs as we get into drywall and materials like that. Consigli is very good at identifying that with their trade bidders. We will report that back if it becomes something that is going to affect the overall budget.

Alderman Terrio stated so as far as you are concerned now, even with the tariffs we will be able to stay within the \$306 million budget.

Mr. Lenfest answered yes but again that will be by using contingency that would have otherwise been earmarked for other purposes. Right now, the \$306 million is on budget. We are in the process of estimating and doing estimate reconciliations on the Group 2 projects. We will be back in front of this group and will report how that was managed. Group 2 is Harvey Construction. The 90% will be done early next week. 100% is going to be issued in the middle of the month.

Chairman O'Connell stated when 100% is done and the bids are issued and you have commitment for the project at that point, at that point we will know. We have a set of numbers that we are working on right now which are estimates that are getting closer and closer to reality as time goes on. Once we get to the 100%, is that the moment you

will be able to report to this committee that we expected steel to be \$50, and they came in at \$51.50 or \$49? Is that the moment?

Mr. Lenfest stated let me take you through the steps. You do an estimate at 75% so you can confirm that you don't need to make any other changes to the design. It confirms the design and you move forward. At 90%, you are getting trade coverage. It is a final check. It is really the final estimate that is done to confirm that you have the expectation that you'll be within your budget. At 100%, Consigli for example in Group 1, they are getting multiple prices. Steel as an example. Unfortunately, they were an early bid so it is not completely accurate, but they would go out to multiple steel contractors and get pricing in, and they would take the 100% of all the pricing. Those are hard bids. It is not an estimate anymore. We are going to sign that person up for that value to do that work. You would add those all together along with the early release packages and that would be your GMP. That would be the construction budget for that project. The invoice summary is not available. We have that meeting on April 11. This is the earliest day we can have this meeting. We will provide that when it becomes available and share that through the clerk. These are the websites. These are the URL links that were shared through the report. These are the individual projects. If you go onto the McLaughlin Middle School project you can click-in. I was impressed. Consigli did an excellent job on this, as they do on everything. You can go in and see a big bold click here for project updates. It brings you in and tells you when it was updated, what is available, logistics and plans. The best thing to do because these don't do it justice, is if you get an opportunity definitely visit these sites. Consigli has done an excellent job for us. Here is the McLaughlin site, which is similar. This is a much better graphic on the logistics plan. It shows the one-way traffic that is already in place. They are doing an excellent job at communicating. At McLaughlin, they had to change the traffic pattern and where the kids get dropped off. There are egress plans that will be communicated to the teams and how it changes, how the kids enter the building, where the ten partitions are, and where the fence goes. I encourage this group to log-in. These links will be on the P1 website once it is finalized and available to the public.

Chairman O'Connell asked when will the P1 website be available.

Mr. Lenfest responded as soon as it is approved by the Manchester School District.

Jennifer Chmiel, Superintendent of Schools, stated I do not have a date as of right now. I gave the feedback from my office to them about a week and half ago, so I'll just wait to see if that comes up in our meeting tomorrow with a potential update. I do want to note that the update links are also live on the two school webpages and our district page. There are other places for the public to go get that information.

Mr. Lenfest stated here is a snapshot of Group 1 Hillside and McLaughlin schedule. Consigli mobilized April 1 per the schedule. The addition construction you can see looking to start end of April beginning of May. That will go through August 2026. They are going to be doing summer work or what is called summer slammers. When the building is unoccupied, they will go in with the greatest portion of their workforce and do the majority of the work within the occupied building and make the most use of the available time without the occupants there. You will see this in June or July. Some of these aren't showing that they will go into August that much but they might. The reason

why it is held back a bit is to coordinate the moving of classrooms back in and giving facilities an opportunity to prep those rooms like they would any other room when the kids are coming back so it is prepared and clean at the start of the fall semester. Same with McLaughlin. Consigli showed up exactly when they said they were going to. They are doing requests for access with the principals. They are taking measurements and getting their temp construction started. I think it has been a great effort by Consigli on hitting the schedule and making use of all the time that they have prior to these summer slammers.

Chairman O'Connell stated according to this we are talking about McLaughlin being complete at the end of summer 2026 and occupied. That is what we anticipate today. The modulares will no longer be needed at McLaughlin at that point, that is the anticipation. At Hillside, the extension will be completed by the end of the summer of 2026. There will be remaining work to be done with a summer slammer in 2027. The work will be complete and the modulares will be ready to be removed at the end of the summer of 2027.

Mr. Lenfest stated that is correct. To clarify, the modulares at Hillside will be a priority to be removed because in order to finish the sitework, the playground, and some other features, those modulares need to be relocated.

Chairman O'Connell stated and we will see the same thing eventually at Beech. When Beech is completed there will be an urgency to remove the modulares.

Alderman Kantor asked what are your plans with the modulares afterwards.

Mr. Lenfest stated there are a couple of different scenarios. If the city needs them or if the district needs to reuse them anywhere, that would be the first priority. The second priority would be to resell them. We would engage the market prior to them becoming available with an anticipated availability date and see what the resale value of those could be at that current market. We have solicited resale values from Triumph. They weren't able to provide that information currently but we will again be tracking that in the market to see what the resale value is and who needs them where. I have another project, and they bought six modulares from Triumph through a resale and had them setup by a third party. There is a market out there, we just have to identify it as we move forward.

Alderman Kantor asked how much were they individually.

Mr. Lenfest stated I couldn't tell you what they were individually. There are 72 units across the six different sites.

Ms. Soucy stated it was about \$17 million for all six sites.

Mr. Lenfest stated 72 units. We have a budget, too, with how these get taken apart and wrapped for transportation, relocation, or storage. Group 2, same thing. The only thing different here is you are going to see a light blue area on the addition where it says possible early start. We are looking at the possibility of accelerating these into October of this year. It is being looked at as a possibility. We meet with Harvey every week on

Group 2 and Beech. We will update this as we move forward and solidify the options. Beech has a possible early start in October. We will define that a little better in our meetings going forward what that early start would be, whether it is sitework or concrete. There will be significant sitework on that site based on the existing culvert and logistics. The sooner we can start that, we would like to. That goes further out into 2028, and we will be better able to define exactly what that Beech Street site restoration plan is.

2. Monthly status and financial report for March 2025 submitted by LeftField.

*On motion of **School Committee Member Turner**, 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 **Alderman Kantor**, 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