

COMMITTEE ON JOINT SCHOOL BUILDINGS

May 13, 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.: M. Lenfest

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

Mark Lenfest, Senior Project Manager at LeftField, stated good evening. With me this evening is Senior Project Manager for Group 2 and Beech, Hamdi Cobanoglu, and Jen Soucy with SMMA who is our Project Architect. Activities completed within the last 30 days, we began weekly OAC meetings for Group 1 projects. We awarded early Group 1's steel scope; Group 1 being Hillside and McLaughlin schools. We did the estimate of the 90% construction drawings and reconciliation. SMMA provided the issuance of 100% of the construction documents as well as addendum 1. We've continued development of the logistics for the Group 1 projects. We continued development of the overall project schedules. Programming meetings have been ongoing for Southside and Parkside, which are Group 2. There has been continued development of the P1 website. There has been procurement of material testing services; that is third party. We do testing of soils or strength of concrete and verification of bolt fastening on steel. Those are all examples of third party testing. Continuation of bid for early release packages for Group 1, which includes site work, concrete, and windows. The Beech project work plan development continued. We completed the Beech survey documentation. There is a culvert that traverses the property over at the park. It is confirming the location of that along with the design of foundations for the proposed building. Group 1 mobilization happened on April 1. Consigli mobilized to both Hillside and McLaughlin. We continued modular HVAC corrective work. We are out of heating season now but we worked with EEI and Triumph on the modifications. Those have gone well. We tested the new ERVs and that work is continuing. We had a group meeting today and that will progress into the summer. There will be continued communication with all stakeholders. As for the 30-day look ahead, we will establish the Group 1 GMP – guaranteed maximum price. That is targeted for a May 27 delivery to the district. We continued development of various project schedules and modular HVAC corrective work that will be scheduled into the summer. We continued weekly OAC meetings for Group 1 projects. We are looking to awards for the scope of concrete, windows, and site work this month. We will award the third-party material testing services. We have selected a vendor based on a comparative matrix. We continued Group 2 and Beech pre-construction meetings. Those happen every Tuesday with good participation by the district and DPW. We continued design development for Group 2, Southside and Parkside. Launch of the P1 website, which actually did launch prior to today. That happened about a week and a half ago and is live. We are going to award the Beech Street contract. The language has been agreed upon and we are just working on some project dates. We continued the Beech Project schematic development and confirmed excavation for Beech survey documentation. Because of

the depth of the existing culvert, we are going to excavate a trench to confirm the actual north exposed face. We are going to expose the face of the north side to know exactly where it is in relation to where we are proposing foundations to make sure that we are in the correct zone of influence. We are not putting any unnecessary structural bearing on that. That is being coordinated with DPW. Terrain alteration permit for G1 projects is expected to be issued tomorrow through the NH Department of Environmental Services. We are going to begin the terrain alteration application for G2 projects. G2 being Southside and Parkside. Continued communication with all stakeholders.

Alderman O'Neil asked do you have a pretty good idea based on the survey where the pipe is.

Mr. Lenfest replied we do.

Alderman O'Neil stated but it may not be going straight from east to west. It might be coming in at an angle?

Mr. Lenfest stated right. Right now, where it is so deep, they have us at plus or minus roughly of five feet. We believe we are 10' 4" off of the north face. We want to make sure that we have that. We are coordinating with Tim Clougherty. He is well versed on the structural capabilities of the culvert. We want to make sure we are not in the zone of influence. If you take a 45-degree angle off the base of a foundation, and you draw a line, basically anything below that line is what you're exerting a force on; gravity, the load of the building. We want to make sure that we are not intersecting that north wall of the culvert at any point.

Alderman O'Neil stated you are going to be close no matter what. You are going to have to drive piles of some sort.

Mr. Lenfest stated correct.

Alderman O'Neil asked this is just we checked and we are double checking.

Mr. Lenfest stated correct.

Alderman Terrio asked is the Cemetery Brook Tunnel Project interfering with anything that is going on with the school rehab projects.

Mr. Lenfest stated currently no. DPW is involved in both projects. Tim Clougherty and Josh Gagne attend these meetings. They are the ones we are doing the confirmation work for.

School Committee Member Turner stated regarding the continued HVAC work, I think I heard you say the heating systems were all corrected and remedied. Looking forward to what could potentially be a hot May and June, do we anticipate any hiccups with air conditioning?

Mr. Lenfest stated we do not anticipate any issues. The only piece that is being adjusted at this point...we have already increased the amount of duct work, the capacity, to

match the heating systems which were larger than anticipated. It is called an ERV – energy recovery – it is for the heat side of things, not air conditioning. We are getting those. We had a meeting today and the 49 remaining units are shipping up. We have installed four units and they are working correctly.

School Committee Member Turner stated that was a small but important selling point for a lot of our families. You are going to be in the modulars, but they are going to be air conditioned.

Alderman Kantor asked your company is based out of Massachusetts, right.

Mr. Lenfest answered we are.

Alderman Kantor asked how do people bid on parts of this project. Has that already passed as far as materials and all the construction pieces?

Mr. Lenfest replied this is a CMR project. We advertise the projects but the bidding is through the construction manager. For the Group 1 projects, that is Consigli. They do a lot of community outreach to the local businesses and the trades. They advertise. A lot of the early awards have been to New Hampshire based companies. Consigli historically was a Massachusetts firm, but they have an office right here on Elm Street. I could speak to the site work. William P. Davis in the Hampton area, then there is David Wight & Sons, a New Hampshire firm. It is locating the best prices and best availability. The third-party testing agency was awarded based on the fact they are a New Hampshire firm and their proximity to the project versus if someone else had a better price but they were in western Massachusetts.

Alderman Kantor stated right down the street from me is Kalwall. They have everything to do with windows. I wasn't sure if you were at that point. I believe in supporting New Hampshire. You guys are from Massachusetts, but really we need to feed New Hampshire families. We have unbelievable tradesmen and products. I want to make sure that is exhausted completely.

Mr. Lenfest responded yes. Feel free to tell them about the projects. For Group 2 and Beech, there are definitely still opportunities. For the Group 1 projects, we did a full vetting on the parties that submitted proposals on the jobs so I would have to check to see. I know they are in touch with NH Glass. It is a large window project. A lot of the local guys that I personally reached out to said it was too large for them. Just so you know, I am a New Hampshire guy. I grew up in Derry and moved all the way to Salem. I have an office across the street.

Alderman Kantor stated I love our neighbors. I hope you understand where I am coming from. I want to work with New Hampshire companies as much as possible and let them have an opportunity. Who should they reach out to and speak to?

Mr. Lenfest stated they can contact me or Group 1 can contact Consigli. They have an office in Manchester. They can talk to Harvey Construction who is just outside of Manchester. They are doing Group 2 and Beech. On the modular projects, Audley did the work. They are a New Hampshire company that did our site work. One of the

electricians was from New Hampshire. We believe in that as well. As long as it is a qualified local contractor that can competitively bid, we are very interested.

Chairman O'Connell stated you mentioned Harvey. Roughly about two-thirds of the project, because Group 2 between those schools that is about two-thirds of the whole project, was done by Harvey from Bedford. They go out and reach out to vendors. There are multiple eyes on this because the district itself...if there was an obvious error there, I am sure DPW would say hey we work with this company often in Manchester and we should reach out to them. The process is that the two general contractors are the ones issuing the bids. I think we are keeping an eye on it as it goes on but I think you're preaching to the choir here. The project is committed to supporting local industry and local companies as much as possible.

Mr. Lenfest stated it is a great point. Longchamps was the electrician and they are local. We used a landscaper out of Salem who competitively bid against a landscaper in Manchester. We are looking local first. On the Priority 1 projects update summary, we have updated a few things. McLaughlin and Hillside are at 100% CDs. The first RFI addendum was issued. We have this at 80% bidding. We did the early packages on those and we are anticipating the GMP. The GMP will be the rest of the pricing; the rest of the remaining scope. I'm not saying the whole job will be bought out in the next thirty days, but we will know where we are price-wise.

Chairman O'Connell asked can you explain GMP.

Mr. Lenfest answered it is guaranteed maximum price. The construction manager goes out to market, gets multiple prices for each trade, and they do a leveling. If you have three electricians, you put all three of their prices next to each other and look for gaps in coverage and make sure everyone is even and everything is bid equally and nothing is missing. Then you tabulate the price. Once you have a price you are comfortable with, it gets reviewed and that price goes onto a spreadsheet for that trade. Once you take all of the trades - site work, concrete, HVAC, electrical, plumbing, and sprinkler-work, you put a name that you're looking to recommend to do the work and their price, add up the prices and you check it against the budget. That would be your GMP. That is the price that the CM is saying they can get this built for. We check it against our budget which we have had a baseline budget since the 75% CDs, and we have been checking our milestones against that as we progress. Again for Group 1, we will be looking for that GMP on May 27. That is a huge milestone for the Group 1 projects. We made some progress on design. A lot of schematic meetings are going on. We did a big Beech programming meeting and worked out the floor plan of that building. You'll see that CM procured is 98%. We just need to finalize some contract dates to put into the contract of when we are going to hit these different milestones. Then that will be executed. The next slide is the budget. We are tracking within the \$306 million to date on all projects. There will be a more detailed budget included with the revised report that we submit after this. The invoice summary was not available prior to issuing this report. However, we did have our package submitted on May 9. It was approved on May 9 by the Superintendent and the CFO. That will be included in our updated package to this committee, which you will have between tomorrow and Thursday. That has been executed. It will be re-reviewed for accuracy on the 15th and the checks will go out on the 16th. We are on schedule with that. We have gone live with the P1 website. These

are the Consigli websites. They are good to share. There are weekly updates. Consigli has done a great job with this. The district did a fantastic job with helping coordinate this along with the P1 site and existing school website. It is touching all points of contact as much as possible and letting people know how to find this information.

Alderman O'Neil asked do you have to go through the Consigli website.

Mr. Lenfest responded they are included in the report but you can also go to the MSD website and link to these now. You can link through the P1 website, which is the whole group website. You can link to these two projects in particular, which then takes you to the Consigli website for each of these for the weekly updates. These are working for mobile devices.

School Committee Member Soule stated I need help. I have tried to get into this and it takes you to Dropbox. I struggle and I am sure that I am not the only one. Is there some way, or an easier way, or am I doing something wrong? I am interested in looking at what is happening and was frustrated when it didn't work right.

Mr. Lenfest stated if you did it at the beginning of the month, you would have had an issue. You shouldn't have an issue within the last week to nine days. We went through with Consigli and they fixed the mobile device issue. I tested it, and it works on my device. I can stay after and take a look at it.

Chairman O'Connell stated it turns out that the mobile version wasn't working a couple weeks back. I dislike the whole thing. We have these website URLs that are complicated. If they were linked to newschoolsmanchester.com, that would be a lot easier. In any case, for you and for anybody else, if you go to the MSD website it is very easy. Go to mansd.org and on the opening page there is the Priority 1 Construction tab. From there it brings you to everything. You can go to McLaughlin, Hillside, and all the sites. You won't have to remember that big long string of twenty characters to get there. It is much easier for the public to go to mansd.org and go to Priority 1 Construction. You will find these sites there, updated daily or weekly. Click on it and it says what is Priority 1, it says Beech Street School, McLaughlin School, Hillside School. You can click on those links; they are all right there.

Alderman O'Neil stated it may not have the best wording.

Chairman O'Connell stated we've gone around on that a few times. If I was the one managing it, or if I had my way, I would call it newschoolsmanchester.com so people knew where to go. Right now, it is on mansd.org and it should be easy to find. All that stuff should be there.

Mr. Lenfest stated that is something that can be changed or updated.

Chairman O'Connell stated we could have our IT people look at it. Just because it is my idea, it doesn't have to be done. I'm not the person directing anything here. My thought is you can get a URL for \$15 a year to register any name. Something memorable: manchesternewschools.com or whatever you want to call it. The people will know what it is, and they will go there rather than find your way down through logic-trees and

websites. You guys are managing this. It is important to make it easier for the public, for this committee, and for our two boards to find information. I'm glad Alderman O'Neil brought it up because if we have difficulty with it and it is not obvious, that means someone else in Manchester is looking for it and will give up because they don't know where it is.

Mr. Lenfest stated on the schedule, I didn't mean to cause anybody panic. When we sent out the report, we were tracking behind schedule on Group 1. We had a lag. It was a complex issue as several things were going on. Several complex design hurdles and deliverables on permitting. It was kind of a cluster. We spent quality time with Consigli and they put pen to paper several times for us. They have come up with a scenario that gets us back on schedule and gets these delivered on time when we need them. We have to deliver this GMP to our best efforts. When they get it to us, we evaluate and get it back to them. They have been a great construction partner. With them and SMMA, and everyone putting their heads together, we are back on schedule for Group 1. For Group 2, the completion dates are tracking on schedule. You will see some fluctuation on some of the different deliverables as this comes together. We are working diligently with Harvey Construction and SMMA on the schedule. We have a deep dive on the schedule going right now regarding the estimating exercises and when those happen in the deliverables from SMMA. We have another meeting coming up, but right now the final completion date is tracking on schedule. The Beech project's schedule is a little more diverse. It is being developed as this is becoming available. This was on hold for a bit. We are back into this project. Floor plan meetings happened, schematics are ongoing, and we are tracking occupancy in the building for June or July 2028. Then we get into the old building with the abatement and the demo, which would be that summer into fall. Then Beech Street site restoration which is where the existing school is. It is removing the entire existing school and reestablishing what is going to be there. We are going to turn it over and it will be graded. At the discretion of this committee and the city, what its final design is. We are on track for November or December of 2028 being done with all of the Beech work.

School Committee Member Turner stated I caught what you were referencing in terms of Consigli moving on April 1 to essentially start construction for Group 1. A few paragraphs later, saying that the G1 projects are tracking behind schedule. I am glad to hear of that correction. I want to offer any thanks or praise necessary for whatever boots were on the ground to shift that. It is important to this committee and to the folks that are behind the scenes to make sure we are tracking as close to on-schedule as we can possibly be, understanding that it is also impactful for students. I don't know who wrote the report, but referencing the fact that it is difficult to move students when the timing is off. If we are tracking behind schedule by three months, that impacts the learning community. High praises for whoever put pen to paper. I read it was an alteration of terrain permit, but I don't really know what that means. I'm glad things got righted quickly. I hope that same sort of energy and passion is behind keeping us on track.

Alderman Terrio stated regarding the Beech Street School issue, obviously the new school is going ahead. I thought a final decision hadn't been made on the demolition of the old school when the new school is completed. I thought that was still up in the air.

Chairman O'Connell stated yes. As part of the agreement that was reached with the aldermen to do the swap, there was a commitment and there was money found in the \$306 million to redevelop that site and create a sports field there with basketball courts, and whatever other elements. Ultimately, that is the aldermen's decision. This committee won't be making any determination. Once Beech Street is empty, we will be sitting here with available funds and a plan to be executed at that site, but it will be controlled by DPW. The work itself in the case of Harvey Construction who is doing the work at Beech Street School, it is in our contract as I understand it, it is grayed out as we are not contracting them to demolish the school. They know that there is work to be done at that site and there is nobody else in line to do it. If it is determined by DPW through the Board of Mayor and Aldermen that you want to move ahead with it, there will be a choice there. Actually, DPW could say they are going to take the building and the money and we will execute it with a contract through ABC, Corp. Ultimately, that is the responsibility of the aldermen not the Board of School Committee but that is the understanding we have. There is no contract. There is an understanding that that is what is going to happen. Let's be clear, if the aldermen decided tomorrow that they wanted to take that building and turn it into a high-rise development or a homeless shelter or anything else, once the school district is finished with it and declares it is no longer necessary, which is the legal process that will be gone through, at that moment it becomes the responsibility and authority of the Board of Mayor and Aldermen to decide what happens with it.

Mr. Lenfest stated we do have it in our budget to remove the building if that is the decision.

Alderman Terrio asked what is the budget for demolition.

Mr. Lenfest stated I don't have that in front of me. I can get it to you; it is part of the overall budget.

Alderman O'Neil asked any plans to hydro-seed that athletic field east of the modulars at Beech Street. You convinced me to hold off last fall.

Mr. Lenfest stated it is done. It was loamed and levelled, it has been hydro-seeded. We are looking at over seeding.

Alderman O'Neil asked when was that done.

Mr. Lenfest answered two weeks ago. Someone with Mark Gomez's office is making sure they have enough seed. One of Mark Gomez's folks from Parks and Recreation makes sure to email me to let me know if some areas looked thin after we were hit with those rain storms. I have been in contact with those who did the work.

Alderman O'Neil stated well done. It would have been appreciated if I would have known that. Driving by there, you wouldn't notice it. If it was just done, I wouldn't notice any grass growing. Communication could have been better on that.

Mr. Lenfest stated I apologize. As soon as it was done, we did get the sprinklers turned on with DPW and those folks. They made an effort with the school to make sure that they knew not to use it at this point.

Alderman O'Neil stated that's good news; it would have been great to know that, but great news.

Mr. Lenfest stated understood.

2. Monthly status and financial report for April 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.*

*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.

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