

COMMITTEE ON JOINT SCHOOL BUILDINGS

June 10, 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
Aldermen Terrio, Kantor

Absent: School Committee Member Turner
Alderman O'Neil

Messrs.: M. Lenfest, J. Soucy, H. Cobanoglu

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

Chairman O'Connell stated before we get started, I want to remind people that this committee will meet in July. Usually, the Board of School Committee does not meet during July. State law requires that this committee meets monthly. Our meeting will be held at the normal time next month on Tuesday, July 8.

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 continued weekly OAC meetings for Group 1 projects, being Hillside and McLaughlin. We continued development of logistics for Group 1 projects, continued development of the project schedules, continued programming meetings for Southside and Parkside, and continued design development for Southside and Parkside. One hundred percent of construction documents and addendum 1 were reviewed. They had been issued the previous month. There was an early award for Group 1 sitework, concrete, windows, and temporary fencing which was achieved through Consigli. Consigli submitted their GMP, which is the budget and contract guaranteed maximum price. That is in review. Miller Engineering was awarded the third party material testing services contract. They will be doing that for all five of the projects. The terrain alteration permit was issued for Group 1 projects. It is a coordination with the NH Department of Environmental Services. Any time you are removing more than 100,000 square feet of topsoil, you need to coordinate with them. There are certain permit requirements. Development of the Beech project work plan continued. We launched the P1 website officially. The completion of the Beech survey documentation was achieved. We continued the modular HVAC corrective work and we continued communication with all stakeholders. The 30-day look-ahead includes us being in the process of executing the G1 GMP contract. There has been a series of review meetings, comments, and refinement. Consigli has been a good partner in working with us through this process. We have just scheduled what we hope to be the last series of meetings that will occur between this week and next. That will wrap up soon. We will continue weekly OAC meetings for G1 projects. OAC is owner-architect-contractor. These happen for Group 1 every Wednesday. The stakeholders in that include us, the principals, anybody the principals need to be aware of the ongoing, Josh Gagne, and the district. Continued development of the logistics for the Group 1 project sites. The logistics development has

constant refinement going on. We are fortunate both superintendents from Consigli communicate exceptionally well, as do the principals at both schools. That is going well. Things will change for the convenience of the owner or opportunities within the construction schedule. Continued development of the various project schedules and awards for early scope. The next set is the roofing, which we are very close on. Then the mechanical, electrical, plumbing, and sprinklers. Continue G2 and Beech pre-construction meetings. Those are combined. Harvey is the CM on those projects. Those happen every Tuesday. We had a design and development reconciliation meeting today with those folks. Design development estimates and reconciliation for Southside and Parkside occurred today. Finalize Beech Street project schedule. We are beyond a rough draft and have put pen to paper. Hamdi has nailed down dates that have been submitted for acceptance. We are looking to award the Beech Street contract based on the project schedule dates. We will continue Beech project schematic development estimate and reconciliation. Continue modular HVAC corrective work. All we have left is the installation of the ERVs. That being said, we had a meeting today where we learned that those are delayed until the middle of June. We won't see those until roughly June 20. It is about three weeks behind schedule. We do have a commitment from EEI.

Alderman Terrio asked what is an ERV.

Mr. Lenfest answered it is an energy recovery unit. It has to do with the efficiency of the unit and the re-use of pre-heated air so that it doesn't take as long for the temperature to recover within a space. You're not bringing in as much cold air. This was part of the redesign when we went through the added duct work. This is the final piece to go along with the controls that go back to the district now for off-site monitoring.

Chairman O'Connell stated it is worth noting that the work being done here is all under warranty by the vendor. This is not costing the district, correct?

Mr. Lenfest replied correct. We are not in warranty phase yet. This has not been accepted work. When they are done, then the warranty will start. Group 1 site contractor mobilization is ongoing. We have equipment at Hillside and did some test pits the other day. Consigli is on top of the activities and pushing the schedule. Finalize the G1 storm water pollution protection plan. They have the draft through SMMA through the contract documents and they are putting that together. We will receive the G1 permit. The superintendent is tracking those on behalf of Consigli; there are no hold-ups on that. We will have continued communication with all stakeholders.

School Committee Member Soule asked where are we with the Beech survey documentation. Are we almost completed with that and ready?

Mr. Lenfest stated what was done was the design. The design was done maintaining a ten-foot offset from the north edge. There was some additional review done to make sure that the north edge of that culvert is where we think it is. They came up with what the margin of error is and we were moving forward with the new design location which will be in a zone of influence. It will be outside the zone of influence. We won't be bearing on that based on the type of foundation that is designed by SMMA and their consultants.

School Committee Member Soule asked when will the groundbreaking be.

Mr. Lenfest stated I don't know.

Hambdi Cobanoglu, Senior Project Manager at LeftField, stated it will be next spring.

School Committee Member Soule stated that way the Beech Street community knows when that might be.

Mr. Lenfest stated we do have groundbreakings coming up. For Group 1, Hillside is Thursday, and Friday is McLaughlin.

Chairman O'Connell asked what are the times for those.

Mr. Lenfest stated 10AM at Hillside and 10AM at McLaughlin. The school district has been excellent in helping us get those scheduled. The teamwork is there. Priority One projects update summary. You will see there has been some improvement here. Beech programming has moved forward. We recently had the meetings with Traffic, Fire, Police. We talked about circulation around the building and the requirements for Fire apparatus on the back streets and alleyways. The meeting went well. We have advanced that programming and design forward. The Beech contract. The only thing outstanding there is to execute the contract based on the recommended contractual dates and schedule. McLaughlin and Hillside you will see the bidding at 80%. We have the GMP, which establishes the guaranteed maximum price. Consigli continues to work with the sub-contractors and vendors, and they do de-scopes. They target the best prices for the best available companies to service these projects. We are about 80% through that process. Parkside and Southside programming is wrapping up. Design is a little more than 40% completed. The CM for that project is Harvey.

Chairman O'Connell stated you mentioned there was a meeting last week on Beech Street dealing with lots of issues around traffic. It is the kind of stuff that people don't see. There were perhaps twenty people meeting for a few hours to go through these things in detail. It included members of the Police Department, Fire Department, Traffic, DPW, etc. all bringing their expertise. What impressed me was the talent of the people in the room and everyone working together. It was a pleasure to see. I want to express my gratitude and recognition. And of course, you guys were doing the work so thank you.

Mr. Lenfest stated that is why I go out of my way to mention these people to the committee. They are doing hard work behind the scenes. It has been a pleasure working with those folks. Everyone comes to the table to work. This is the snapshot of the overall budget. We are tracking on budget. This is the \$306 million budget. The more detailed budgets are provided in the monthly report. The invoice summary was not available for today. We moved the meeting up and we did get that approval today. I will issue that as a follow-up when we send the final documents to the clerk. Last time we met, people seemed confused about the links. These are the websites. We have been checking these regularly. They are working the way they should. The information is provided. Consigli does an excellent job. Group 1 is ahead of the curve on this. Both jobs are available for you and the public to check out. This is a snapshot of the Hillside

and McLaughlin schedules. It is easier to read than the six-page chart. Consigli hit the desired start date of April 1. They mobilized. They are on-site doing everything they can getting us more sub coverage. We are holding the contractual delivery dates at this time. Group 2, we are on schedule. The more detailed schedules are provided in the report. Both projects, with renovation work, wrap-up at the end of the summer of 2028. Both are on target to mobilize this fall. Beech Street mobilization will be in February 2026 going into the new construction with the start of sitework at that same time as mobilization. This wraps up later, November or December completion in 2028.

Chairman O'Connell stated the school will be completed and ready to occupy for that date in July or August of 2028. The work that goes on after has to do with remedial work, what happens across the street with parks and all that other stuff. The school will be complete and occupied for the first day of school which will be September 2028.

Mr. Lenfest stated correct. If you look at the new construction line, you'll see it completes between June and July and will be occupied for the school year. Phase 2 is the existing school and how it gets disposed of, whether it is demolition, abatement, etc. That is at the discretion of the Board of Mayor and Aldermen.

School Committee Member Soule stated the link works. You don't have to go into Dropbox, just click the link and it will take you where you want to go. Just for people who are like me who are not necessarily computer-literate.

Alderman Kantor asked have you heard of the company Kalwall. Are you using them for any of the schools?

Jennifer Soucy, Project Architect at SMMA, stated we currently are not specifying Kalwall. It is a particular product which is a fiberglass sandwich panel and that is not in the design of these particular projects.

Alderman Kantor replied I am surprised because it says it is a high-performance translucent building system. When everyone started to discuss the new schools and the importance of light coming through, I am surprised because it is a Manchester-based company. I am going to pass these out to the members so everyone is familiar with Kalwall. I am surprised, especially because it is all about the light coming into the school, that we wouldn't use a company that is local. It is high-performance and when you read through this it is pretty amazing. It is sustainable.

Chairman O'Connell stated I recognize Kalwall as a company in Manchester that is a national company. Every effort is being made on this project to deliver best value in the City of Manchester. Doing that in so far as we can, using local vendors, there is a process that has been gone through that flows down from design down to the general contractors who make decisions; all of which are available to the team as they review these. I get what you are saying, but I also think that we can't or we shouldn't be picking one company. I think it would be valid if a company like Kalwall or somebody else wanted to make a presentation at some point. I don't mean to this committee, but wherever, to say we were overlooked or we weren't asked or we have a better product for cheaper or you made a mistake by doing this. That is something we should be receptive to.

Alderman Kantor stated I would love that. I would especially appreciate that because it is so important, especially when it was really pushed about the children's education and the light coming through. I still believe that we shouldn't have taken a park away from the inner-city. I am concerned about being good neighbors as the construction begins. There are some issues with some neighbors regarding the construction over at McLaughlin. I would like to address those as well. I want to make sure we are crossing our T's and dotting our I's and doing what is best for the children, and to be good neighbors because sometimes we don't realize when we are building something that we are actually affecting the neighborhood in a negative manner.

Chairman O'Connell stated the Kalwall issue we have heard. I am satisfied that every opportunity has been taken on this project to use local companies, employ local labor, and that is a constant effort. If post-facto there is a problem somewhere, I'd be happy to hear about that. With regard to the second issue you bring up, I will say if there are specific issues there are people who are tasked with the neighborhood interaction process. I wasn't at the meetings this past week for some personal reasons, but I haven't heard about people having issues at McLaughlin.

Alderman Kantor stated you were going to be my next phone call. I went by and spoke with this woman and she is sending me an email to go through everything. It is just about being good neighbors; you might not be aware of something. I am trying to bring awareness so we can be good neighbors.

Mr. Lenfest stated if you can share that information with me, we'd be more than glad to assist. Consigli has been phenomenal about their communication and outreach and working within the parameters that were set. If somebody has any comments that could make it better, absolutely share.

Alderman Kantor stated definitely. I know I will have to bring it to the Committee on Public Safety for some signs as well. So, it is a little complicated.

Chairman O'Connell stated communication is everything. What is important to know is that there was a particular emphasis, not an afterthought. From the beginning there have been people on the team that were tasked with any impacts, sound or anything else, that it be well telegraphed. There are people on-site that are available to answer people's questions. I look forward to seeing that and I'm sure we will have a satisfactory answer for those who live in the McLaughlin neighborhood. We want everyone to be proud of this process and the work at the end. Let's do that.

Alderman Kantor stated that sounds excellent. Can you share with me a little bit about the lighting? Is it going to be panels or bigger windows with the design of the school?

Ms. Soucy stated in terms of day-lighting into the classrooms, all the spaces will have windows. We are working with an existing building as well; in Hillside all the windows will be replaced but we are working with the existing openings in the majority of the classrooms. There will be by replacing the windows, an improvement in energy-efficiency as well as allowing for daylighting into each of the spaces. As far as the new addition, we are in all classrooms going to have new windows. We have made every

effort in the new media centers or where we are working in the existing cafeterias to expand the opening sizes of some of the windows to allow for more daylight in some of the spaces that maybe don't have that right now. We are adding an addition and maybe taking away or increasing to allow for more light into the space. It is something that we look at and that we design in our buildings. We want healthy daylighting for the students. There are limited curtain-wall systems. A lot of it is punch-openings which is not huge expanses of glass but we do have some of that in some of the public spaces.

2. Monthly status and financial report for May 2025 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 **Alderman Terrio**, 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