

COMMITTEE ON JOINT SCHOOL BUILDINGS

August 12, 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, O'Neil

Absent: Alderman Kantor

Messrs.: M. Lenfest, J. Gagne

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

Mark Lenfest, Senior Project Manager, LeftField, stated with me to my right is Jennifer Soucy. She is the Project Architect with SMMA. Jumping right in, we are going to discuss the last 30 days. We continued the weekly OAC meetings for the Group 1 projects. Again, OAC is Owner-Architect-Contractor. Group 1 consists of Hillside and McLaughlin Middle Schools. We continued the logistics development for the projects as well as the project schedules and scope of procurement. Scope of procurement is when you buy out each of the trades in order to build the building. For example, the windows, the roof and the masonry. Consigli did a GMP resubmission. This is part of the contract process. We actually have another meeting tomorrow with DPW to go over the most recent iteration of the guaranteed maximum price. We have the site work continuing and what has been going on out there is the drainage and demo of the ledge for the retaining wall. All of the asphalt has been pulled up at Hillside, as well as McLaughlin and we started excavation for the elevator pit at McLaughlin. If you are able to swing by and see what is going on, there is a lot of activity. We will share the website addresses for the project updates. They get updated each week with project photos and Consigli has been doing a very good job with that. We had a roof pull test and material confirmation. What that is exactly what it sounds like. It is a pull test to see what the adhesion of the roof material is and the underlayment so we can get all of the details correct. I say we but it is so Jennifer and her team can get the details correct and get us the best roof design possible. That leads into the actual roof work which you can see is going on at McLaughlin. Soils removal has started at both sites. We have continued sub-contractor descopes and just so you know a descope is when we narrow the field down to one or two sub-contractors prior to awarding them. We go through all of the contract requirements with them. Consigli has done an excellent job with the descopes on all of the trades. Again, that is an ongoing activity. Design development estimates and reconciliation were done for Beech Street. Beech Street has progressed from design development to the construction documents phase. Beech programming, site access and coordination meetings are ongoing with city agencies. Group 2 is Parkside and Southside and the Beech soil testing. That has been ongoing as well as phasing development for all three of those projects. On the modulars, the ERV installation is ongoing. Again, that is part of the heating system and EEI has been doing that work for Triumph. It is going well. That being said, per the schedule it will take all

of the summer and part way into September. We do not foresee any heating issues. This has been coordinated with the school. Again, we have continued communication ongoing with all stakeholders. Coming up we have some big milestones. We are looking to execute the Group 1 contract with Consigli. Again, that will be for both Hillside and McLaughlin and we have a progress meeting tomorrow with DPW. We will keep the OAC meetings going for both of these projects as well as the pre-construction meetings that we have for Group 2 and Beech. We will be awarding G1 scope for the mechanical, plumbing and sprinkler systems. We have awarded the electrical and will be looking to award drywall, demolition abatement, and waterproofing as well as the other OAL's that were referenced in the monthly report. Again, that is a continuation of the descopes, continuation of site work with excavation and soils removal continuing as well as the development of the teacher parking lot at Hillside. Group 2 has 75% of the construction documents done. The pricing set will be issued this Friday and Monday. What happens there is Harvey, the awarded construction manager, will take those and go out to sub-contractors and get coverage and a more fine-tuned estimation that we will do a reconciliation on and it will give us confidence in the budget that we carry forward for those projects. Beech design development pricing set. Again, that will be issued and we will do the same process that you have heard me describe just recently as well as what we went through with Group 1. Pre-construction meetings are ongoing. We will finalize the Beech Street project once we finalize the contract. I did add the warranty work. We did a walk with SMMA. We went through and noted any of the deficiencies in the modulars. So there is some excessive wear or cracking on some of the flooring in some of the buildings and SMMA issued a memorandum. Triumph was receptive to it and are coming out on 8/20 and will do a walk with scheduling. We will do pretty much what we did last year and schedule around the school activities as far as when we are going to repair those areas. Again, it is mostly cosmetic like floor tiles and ceiling tiles. That is the bulk of it. Any questions?

School Committee Member Turner stated thanks Mark for the update. Just two questions. One, when you were referencing the ERV's like the ongoing HVAC installation, can you speak to whether that impacts any of the air conditioning in the modulars for the start of school?

Mr. Lenfest responded it won't affect the air conditioning. It will affect the heating when we get into heating season. We will be good for the beginning of the school year but it does need to be done before we get into October.

School Committee Member Turner replied good. I would hate for the air conditioning to be impacted at the start of school because it can get pretty steamy. The other one is can you talk about the teacher parking lot at Hillside and remind the public why we need a new parking lot for them and then speak to the Hillside staff and if you know it is the same number of parking spaces more or less?

Mr. Lenfest stated it is the same number of parking spaces. It is a temporary lot while we are doing the construction because we had to take over the lower lot, which is in the field. That would eventually go back to an athletic field. It is the teacher's parking lot to recreate what we had to take for construction. It has been communicated through Brendan. I like both supers but Tom DeRosa for Consigli over at Hillside has been an A

level guy when it comes to communicating and coordinating. Brendan and his folks know exactly what is going on.

School Committee Member Turner stated I was just asking because I know constituents will ask me because they see that we are building another teacher parking lot after we just built one. It is so the construction set-up can take place and the teachers can have a temporary parking lot.

Mr. Lenfest replied correct.

Chairman O'Connell stated I just want to be clear on something you said. The parking lot that is being built now is the permanent parking lot because the parking lot...it is not a temporary parking lot. It is the permanent parking lot because the parking lot that was placed on the field at the end of this project will be removed and it goes back to a field. I don't think we are carrying money in the budget to do the field but that will be something for the city or school department to look at but it will be going back to grass.

Mr. Lenfest responded that is correct. The parking lot that we are building now will be the permanent so that we can remove the temporary.

Chairman O'Connell stated and it is being designed as a permanent one because it has lighting and draining and all of that stuff. It is not a temporary parking lot right?

Mr. Lenfest replied correct.

Alderman O'Neil asked where is this new parking lot.

Mr. Lenfest answered it is on that same drive loop as you come around to go down the hill into the field. So if you pulled into the lower driveway of Hillside with the building on your right and the field on your left, as you drive around what we call the gooseneck you will see it right there on that corner.

Alderman O'Neil asked so there is a parking lot if you go straight on that road...

Mr. Lenfest interjected so you have the drive through parking lot where you have the head in parking before the gooseneck and as you are coming around, you know where the Myrtle Street Extension would come in, just as you get beyond that on what would be your right-hand side to the back of the houses there is a parking lot there now and that will be the permanent lot.

Alderman O'Neil asked that is large enough for all the staff.

Mr. Lenfest answered correct.

Alderman O'Neil stated I know there continues to be issues with the modular fire alarms and they still go off. I just happen to come across a report where the Fire Department responded to McDonough and they go to the modular but it tells them that there is an alarm in the main building. It was said to me that this goes on regularly.

Mr. Lenfest replied I am not aware of that.

Alderman O'Neil asked could you check on it. I would appreciate that.

Mr. Lenfest answered yes.

Alderman O'Neil asked when will we be notified of the Group 1 awards.

Mr. Lenfest responded we can update the monthly report and let you know that or I can send out an email. It is up to you.

Alderman O'Neil stated yes send an email out please.

Mr. Lenfest stated Consigli has done a very good job and on their summary they have it in bold to show all of the NH firms.

Alderman O'Neil asked regarding the term descope and reconciliation, that is not project shopping I hope.

Mr. Lenfest answered no. When you descope basically you have gotten everyone's best and finals or you are just about to get everyone's best and finals and you want to make sure that they have acknowledged all of the criteria of the scope of work. You want to make sure that they carry the right number of windows and the right type of windows and the aluminum thin tube over at Hillside. You want to make sure they have all of the details so you really get into the granular items in that scope and make sure that they acknowledge all of them and that they are part of the price they are submitting as their bid.

Alderman O'Neil asked have the subs changed often.

Mr. Lenfest responded yes. You will have somebody that misses something and when they put it in their number goes up and maybe they are not competitive anymore. Yes, it has happened.

Chairman O'Connell stated this is the first I have heard about a fire alarm issue happening in the modulars. I know you wouldn't know because that is not your area but we have Josh Gagne here who is the Facilities Director. Josh could I put you on the spot? Are you aware of any fire alarm issues or would you be aware of fire alarm issues in the modulars?

Josh Gagne, Facilities Manager, responded I am not aware of it.

Chairman O'Connell stated we should follow-up with the Fire Department because if our facilities people at the district and DPW don't know about it or it has not been reported to the school district and hasn't come in through the project anywhere, we should know it.

Alderman O'Neil stated I think the Fire Department just rolls with it to be honest with you.

Chairman O'Connell stated it shouldn't be happening.

Mr. Gagne stated I will follow up with the Fire Department.

School Committee Member Soule stated I just want to be sure with the continuation of the finalization of the modulars that we know exactly what is happening and the building principal knows what is going on and when it is expected to be finished because the teachers are going to go to the principal and it is important for them to know what is happening. I just want to make sure that she or her assistant principal is in the loop when staff have questions and the principal can get back to you.

Mr. Lenfest responded we will definitely do that.

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

Mr. Lenfest stated you will see some improvement in this report. Beech is actually greater than 50% through programming and 90% design. We say 50% on the development of the documents but as we noted, they have entered into a new phase. At Parkside and Southside, the design has progressed. You will see in bidding Hillside and McLaughlin that we have 90% procurement. We haven't signed 90% of the contracts but we have best and finals on 90% of the value of scope and that is what we are meeting on tomorrow at DPW. You will see here that we are tracking 5% construction on McLaughlin and Hillside. That is based on the value of the work that is ongoing. Again, if you check out either one of them on the website, you will see that there is a substantial amount of work going on it is just the dollar value brings it in at around 5%. The overall budget summary. This is much more detailed than the monthly report. We are still tracking within the \$306 million and we have gone through two additional phase reconciliations. That is good to report. Your updated monthly report will have the executed invoice. This is the summary. It was not available last week. This was executed on Friday so I have updated here for this slide and in the updated monthly report that you will be receiving tomorrow. I included these just because people seem to be more interested in what is going on now that they see equipment out there and that progress is being made. I just wanted to share these. Again, every week Consigli does a very good job of updating any logistics plans or graphics as well as ongoing pictures of construction activities. If you went on today, you would see the elevator pit that they dug between Friday and yesterday. Then we get into the schedules. There are no updates to the schedules from the last meeting. That is good to report. Does anyone have any questions?

School Committee Member Turner stated to circle back to the lengths that you included like I was clicking around the website the other day and I said you can even see the day before. So as of 8/11 you can see the Hillside parking lot and the actual drainage, etc. I don't know how parking lots are built to be honest but reading the photo caption it looks like the detention system and backfill will begin soon. To Chairman O'Connell's point, this is a permanent parking lot. I would hope that those aren't being ripped out anytime soon because it looks like a lot of work. For the general public or people interested, you can click on the link and it is available through the Manchester school

district website. It is a tiny bit clunky in that four months ago ends up first on the list and yesterday is at the bottom. You do have to be patient to find what you want.

Mr. Lenfest stated I did notice that and we have a meeting with them tomorrow morning and I was going to note that. If they put a 01 in front of the one they want to start with then it would go in numerical order.

School Committee Member Turner stated if you get anyone as far as the website, you want to make it as easy to navigate as possible. It is all up-to-date. I was at Hillside the other day and it seems like things are moving right along. It is exciting, especially for people who can see this from the ease of their home instead of driving over. That is appreciated so thanks.

*On motion of **Alderman Terrio**, duly seconded by **School Committee Member Soule**, it was voted to accept the report and submit it to the BMA and BOSC for informational purposes.*

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