

COMMITTEE ON JOINT SCHOOL BUILDINGS

October 14, 2025 at 5:00 PM

Chairman O'Connell called the meeting to order.

The Clerk called the roll.

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

Absent: Alderman O'Neil, School Committee Member Soule

Messrs.: School Committee Member Potter, M. Lenfest, J. Soucy, H. Cobanoglu,
J. Gagne

Michael Intranuovo, Assistant City Clerk: Alderman O'Neil could not be here this evening, but he asked me to state for the record, he wants to thank LeftField for the leveling sheets. He found them to be very helpful.

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

Mark Lenfest, Senior Project Manager at LeftField: We've had a very productive last month. We have executed group one GMP contract. So that is Hillside and McLaughlin schools. That's a big milestone. We've continued the OAC meetings for both group one projects. We've continued the mechanical, electrical, plumbing and fire protection coordination. Logistics development is continuous through all projects. The group one scope procurement. We are at 96% on both projects. Again, we're continuing with the site work. Again, the soils removal we have very little controlled soils removal left to do which is in a later phase on the Hillside project, we will have the same conditions for group two and Beech. But where we are right now with group one it's been handled very well. We did start the foundation work as well. So, footings and and walls. I don't know if you've been able to get over to the Hillside job site, but the high walls and the form work has gone exceptional. It has been managed very well by Consigli. We're continuing the roof work at McLaughlin. We're getting ready to start the roof work at Hillside. Everything's going well. We're waiting on some materials. But that will actually be ahead of schedule, which will help us when we get into what we're calling summer slammers, which is the bulk of the work at the McLaughlin school. Group two, the 75% construction documents and estimate and reconciliation were completed. We are on budget with the group two schools. Beech: 75% construction document pricing set was being worked on for issuance along with scheduling of the estimate and reconciliation continued group two and Beech preconstruction meetings were ongoing. We have actually transitioned now into weekly construction meetings. Meetings for both group two jobs, that is, Southside and Parkside and Beech, remains in pre-construction. With its own meeting series, the Beech Street project construction schedule was finalized in the last 30 days and we work towards the award of the Beech Street contract. We've continued the work on the modulars, specifically the HVAC air. I coordinated with EEI, who have been a fantastic resource to this group. And they said that programming and balancing are the only remaining items. So, we've actually had some heating days. We are not experiencing the wild swings in temperature that we were last year. The rooms heat up a lot faster. They're maintaining the heat. We're not getting an overabundance of cold air or make up air with

the RVs. So, with the balancing and refined programming, we should be exactly where they're supposed to be. And that will be resolved within the month. So, we've continued communication with all stakeholders. The only other item here is vacation work. So much like last year, the CMS are looking to maximize every day they can construction-wise. So, Consigli has been working weekends to maintain or recover schedule. We had a phone call today. They're putting together work schedules for each of the vacations. Triumph was out yesterday and they have a work schedule they're putting together for work over Christmas and February vacations. So again, we'll be reporting back to this group that, all parties are maximizing every day they can to deliver these projects on time. With that, I will open up to any questions before I move forward.

Alderman Kantor: I know this doesn't directly have to do with you, but people have been talking about the cockroach issue down at Hillside. Some people say, well, it's because of construction. What do you think it's from? Not being in the construction world, I don't know.

M. Lenfest: Well, it's not even my experience. At the coordination of DPW there was a meeting with the on-site pest control, the service provider for the school district. I was included. Josh Gagne was actually heading the meeting. So, we took all the data that we had. And it's not a construction issue because of the type of species. We did go over exactly who's treating what and where. We are sharing our reporting going forward on all pest control with the school district, in coordination with DPW.

Chairman O'Connell: I just want to make a point, because you've said it's not your expertise. It's not a construction issue.

M. Lenfest: Yes.

Chairman O'Connell: It doesn't belong in this meeting. I don't want to shut things down. We do have Josh Gagne in our meeting. This is a DPW issue that manages this on behalf of the city. And even though it isn't the business of the Joint School Building Committee, I think we could raise this and have Mr. Gagne respond because he is the expert in the field. At least he's the one representing us here today. If we could do it later in the meeting, we'll bring it up in new business. I just hope you appreciate what I'm doing here. The people sitting in front of us, it's not their expertise and it's not a function of construction. So therefore, it's not a question for the Joint School Building Committee.

Alderman Kantor: Well, I was just asking a question because a lot of people are saying it's due to the construction. So, I wanted their opinion on it. Aren't they the experts on construction?

Chairman O'Connell: Does this have anything to do with the construction or not?

M. Lenfest: It does not have anything to do with construction. And there has been an action plan implemented, and it has shown early success.

Alderman Kantor: Excellent; I appreciate that.

Chairman O'Connell: I'm just trying to keep the line straight, but I never want to stymie conversation. I just wanted to put it into the right part of the meeting. We have the gentleman from DPW who knows who the city has engaged, knows what pest control is happening and can answer questions down at that level. So, we can do that in new business.

M. Lenfest: So priority one projects update. Again, just marginal change here. Again, doing a good job pressing forward. It is always limited how much you can do in an occupied building.

Chairman O'Connell: Was I not following? I thought we had gotten to the bottom of the left-hand side. Did we do the 30 day look ahead?

M. Lenfest: We did. I did it as I was going, I was telling you what we did and what the current status was going forward. So, the update summary, again, you'll see some improvement on the construction percentages. Those will jump considerably in the month of December when we get into steel deliveries and interaction. We are pushing forward very diligently on design. Again, we've reconciled group two on 75%. That's moved to 90%. It is on budget, which is the key message here.

School Committee Member Potter: One of our goals as the school board is minimizing operating costs. And so to that end, renovations in terms of the building envelope for energy efficiency as well as on site energy generation can contribute to that goal. So, are those elements of the design and is there an opportunity to increase those?

Jen Soucy, Project Architect at SMMA: We are improving the building envelope. We're installing all new insulated windows. The additions will have improved building insulation. The roofs will have energy code compliant levels of insulation on the envelope, and the building itself will be set up for future potential. If PV wanted to be installed on the roofs on the additions, the infrastructure will be able to support that in the future.

M. Lenfest: PV is photovoltaic. So solar panels.

School Committee Member Potter: So, PV is not part of the current project? I was confused because I didn't see renovation on the timeline for the group one.

M. Lenfest: When we get to the schedule, we'll show you that. So, these are the group one. You can see the additions third line down for Hillside.

School Committee Member Potter: There's a separate spot for renovation in the group two, but not group one. I do understand there's some renovation. I wanted to make sure it includes the windows, like you said.

J. Soucy: That's correct. The renovations will happen during the summers, the next two summers for Hillside.

M. Lenfest: This is the screenshot of the overall budget confirming that we are within the \$306 million. Again, the detailed reports were issued in the monthly report. The invoice for September was not available. The invoice review meeting was going to be Friday,

October 10th. A package was issued. It is being reviewed by the district. And we do anticipate that it will be approved in time for the check release. We will share that as soon as it comes in.

Chairman O'Connell: So just to be clear, it didn't make it for this agenda. But if the public were interested in seeing that, that will be forwarded to this committee. And then once that happens, it will also be on the website where people will be able to find that information.

M. Lenfest: We always share this each month. These are the websites that people can go on to check out the weekly photos and progress at each of the group one sites. Good news: coming soon, group two websites will be available to the public. So those are being worked on now.

School Committee Member Turner: I always click on those I appreciate them. My daughter is at Hillside so I see the actual construction happening, but I don't make my way over to McLaughlin very often. One question that popped up in passing from a constituent is what do we do as a district about mitigating the impact of construction noise? Obviously, the additions are attached to the building. So, is there any info you can share about how we mitigate construction noise?

M. Lenfest: We are talking about for the students and teachers inside of the building. Consigli's supers have really gone above and beyond on this. They coordinate with the principals on the construction activities that are upcoming. They actually do a sound test. So, for example, when we're doing a fully fastened roofing they actually go up on the roof with the roofer. And they have the individual principals at each site stand in the rooms under and listen. We only move forward with the okay of the principal. It is something that the city has participated in stopping by the sites to make sure that you know, everybody's being respectful of our end client, who are the students. Josh did notify me of something he thought was too loud a week ago and we made the phone call, and Consigli immediately adjusted their program for that day. They're going above and beyond on the coordination and if the noise exceeds what they thought it would be or what the sampling was they go to a fallback activity to again support the efforts of the teachers.

School Committee Member Turner: I just wanted to make sure we were paying attention. It seems like we're dialed in to that.

M. Lenfest: Good news on group one: no schedule changes. Consigli actually had a schedule recovery activity with concrete. And through those efforts it basically got about a week and a half back on the schedule. So, we are tracking within the original week of the contractual week of delivery on the projects. So again, great effort on their part. Great result for us. So, no change to report here. Same with group two. And same with Beech.

School Committee Member Potter: One more question on Beech Street. The plan is to continue using the park across the street even when the project is complete. I just wonder what accommodations are being made for safely crossing Beech Street.

J. Soucy: So as part of the project, we are planning to do some improvements along Beech Street, as well as adding a rapid flashing beacon. So, some traffic signals for pedestrians that are crossing over Beech Street. We are working with city traffic on that plan to make improvements.

Chairman O'Connell: The group two, which is Parkside and Southside, mobilized this weekend. So, on Friday and Monday and there was a little confusion because I had talked about this at a meeting and somebody thought that might be the groundbreaking. And mobilization just means that Harvey construction is on site. So, they arrived for the first time. So, the first activity at those two sites began yesterday and Friday. And so, people in those areas will start to see construction caravans arrive and fencing and other things and eventually moving to full mobilization in the coming weeks.

M. Lenfest: Correct. So the construction trailers have arrived at Southside. Those will provide power to their logistics plans that we've gone over the principal over there on parking. There will be site fence that will be going in on Monday of next week. That will secure the construction site and isolate it from the student population. The bus traffic has been coordinated and they'll be putting up signage to support that as well as directions for any and all teacher parking in acceptable locations and clearances for construction vehicles into the site.

Chairman O'Connell: So, we'll start to see activity on those two sites. And so, starting as of this weekend, we have four construction sites underway. And then in February, we're looking at mobilization at Beech Street School. So, the first work at Beech Street is in February, an exact date to be determined, I think. But we're looking at February. And at that point, there'll be five construction sites underway. Quite a task. And for all of you managing it and looking after it, thank you. Just another landmark in the future as we go out is that the steelwork that's going up in group one, Hillside and McLaughlin. So, my understanding is that the steelwork will be complete and they'll be topping off of the steelwork in December. Is that right for both of them? That's from recollection.

M. Lenfest: It is. Hillside, yes. McLaughlin, we're looking at a topping off ceremony at that time, tracking about two weeks behind Hillside, which is actually roughly a month and a half earlier than the construction schedule. So, it'll be right in that time frame.

Chairman O'Connell: Those are landmark things for people in construction. It's a landmark when the steelwork is complete and now you start building out at that point. So yes, it's exciting.

M. Lenfest: And actually, group two groundbreaking.

Hamdi Cobanoglu, LeftField: For the groundbreaking we are targeting sometime in November. But we have not coordinated the exact dates with the district yet.

Chairman O'Connell: And this committee and other members of the Board of Mayor and Aldermen and Board of School Committee will be invited to the groundbreaking. It will be similar to what happened at Hillside and McLaughlin.

2. Monthly status and financial report for September 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.*

Chairman O'Connell: Is there any new business? The cockroach issue?

Alderman Kantor: Yes. The cockroach issue, because rumors fly around and people were saying it's a construction issue, so parents aren't being notified well enough. I have complaints, and I just kind of want to get to the bottom of what the issue is. You've been in construction for years. Is this a normal thing? I've done construction before. I have not had cockroaches. It's a nice direct question. I'm here with the experts.

Chairman O'Connell: Well, we have an answer from the experts. The purview of this committee is the buildings that we're building. And the experts in this room are telling us that there is no impact to cockroaches, and they're not a result of anything happening in construction. So, a strict view would say that's the end of that answer. It you know, there may be questions for the city about what has been done and what is not. I don't want to shut down the conversation. It's legitimate conversation.

Alderman Kantor: You're saying it's absolutely not the construction. Right? I'll take that as an answer. That's what you're saying?

Chairman O'Connell: Well, I'm not saying it they are

Alderman Kantor: I don't need to drill anyone and say no, that's not what you're saying.

Alderman Terrio: You've piqued my curiosity. You said that based on the species of cockroaches, and I know there are different types of cockroaches. So, you can tell by the type of cockroach where they came from and what they are? I'm just curious. You said that. You said we can tell by the species of cockroach that it wasn't us.

M. Lenfest: So again, we're very fortunate to have Mr. Gagne as a resource. And again, he circled up his group, the district's vendors. He notified me. I circled up with Consigli and their pest control vendor. We all had a very detailed meeting where we were educated on the cockroaches and that they were identified as German cockroaches and that they don't live outside in the ground in the northeast. And they don't have the ability to migrate into a building on their own.

Alderman Terrio: So, they were brought in, is what you're saying?

M. Lenfest: Yes, sir.

Alderman Kantor: From Germany?

M. Lenfest: It is standard when schools first mobilize. They have had a treatment program. If they get more activity than is expected, then they ramp it up to take care of that. And this is well within the timeframe.

Chairman O'Connell: I would ask Mr. Gagne to come forward. Josh, if you could just explain what has happened and what the city is doing, what the school district is doing with regard to cockroaches at Hillside.

Alderman Terrio: Josh, are you an entomologist?

Josh Gagne, Chief of Facilities, Department of Public Works: I'm not. You heard about 95% of what you're going to hear.

Chairman O'Connell: He talks to the entomologist.

J. Gagne: They're German. We know that. Or we've been told that. So, I think they just travel with food deliveries through the kitchen. I've been told they enjoy paper or glue on paper. So, boxes that are glued. Any paper deliveries to the office. You unpack a box of paper, there might be one in there and it moves on. It likes moisture. Any open food in a room? They will gravitate towards that. We have treatment programs continually for different things. And then we treat as our pest control vendor advises us to. So, if there's an uptick in something, then we ramp up and manage things that way.

Alderman Terrio: It sounds like that something brought them into the building because they can't live outside. And did this outbreak or infestation coincide with the opening of school around that time?

J. Gagne: I believe Hillside we were doing on an as-needed basis. So, there might have been activity in the spring, you know, and we treated it, and then it was as needed. So, if the school admin puts a work order in, then we would go back in and treat it. And that's kind of what happened. Sort of as school opened, they called, we treated, and it must have been more than one. The thing with the roaches is it's a two-week treatment cycle. So just treating a lot today won't get you better results tomorrow. It's a two-week cycle. So, treating a lot would be treating every week. So, we're doing that. On the construction question, we did ask our vendor Fox Pest Control to give us all their logs so we know what they're doing, and they treat for rodents essentially as they excavate. But it's good to have that information. This morning we asked for Harvey's pest control company to give us the same for Parkside and Southside. We're dealing with roaches now, but in a month, it might be mice. So better to have the information up front to share with the school district and this committee.

*There being no further business, on motion of **Alderman Terrio**, duly seconded by **School Committee Member Turner**, it was voted to adjourn.*

A True Record. Attest.



Clerk of Committee

Meeting Start Time: 5:00PM

Meeting End Time: 5:31PM

Minutes Prepared By: Michael Intranuovo