

COMMITTEE ON JOINT SCHOOL BUILDINGS

November 12, 2025 at 5:00 PM

Chairman O'Connell called the meeting to order.

The Clerk called the roll.

Present: Alderman Kantor, School Committee Members O'Connell, Soule, Turner

Absent: Aldermen Terrio, 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: With me is Jennifer Soucy with SMMA, our project architect. We've had a very productive last 30 days. We have continued the weekly meetings for the group one projects. Group one is Hillside and McLaughlin. We've continued the mechanical and fire protection coordination meetings as well as logistics development, scope procurement, and site work. We have completed about 90% of the group one excavation of unsuitable soils. We just have a small remaining section in the front of the building that is scheduled for next year, and we have started that work in group two. We'll talk about that a little later. We've continued foundation work and site work for both group one projects. We've continued roofing work at McLaughlin and started the roofing work at Hillside. The construction manager, Harvey Construction, mobilized to both group two projects. Group two is Parkside Middle School and Southside Middle School. The group two 75% construction documents were estimated and reconciled. So good news, we're reporting that we are on budget for both of the group two projects. The Beech 75% construction document estimate was done as well, along with reconciliation. And we are on budget with that project as well. We awarded the Beech Street CM contract to Harvey Construction. And we continued the modular HVAC balancing and warranty work. Balancing is at the end of the installation of a mechanical system, you modify or adjust the airflow for each room to make sure that you're getting the proper heat, cooling, and fresh air makeup. So that work has been done at this point. A lot of help from EEI working with Triumph Modular. They are a city vendor I just wanted to speak highly of. And again, we continued communication with all stakeholders and key members of that group as of late have been the principals where we're doing the work. Again, all four have been very cooperative. And it's been a great working relationship. Looking forward to the next 30 days, we're pushing forward on the weekly OAC meetings for both group one and group two. Continuing the coordination meetings for group one: mechanical, fire protection, logistics development, all projects procurement. On group one we are down to one trade of scope. So, we are 99% procured as of today. On group two, we have what is called early packages. So, in the report, we let the committee know that we have procured site work steel, concrete for group two projects as we move forward, very similar to what we did with the group one projects. Again, site work continues. Probably the most exciting part is we will start steel erection this month, so we will start erecting steel at both group one projects on Wednesday the 19th of November. Steel has crossed the border and it is ready to be delivered to the job sites. On the fifth and seventh of this month the 90% CDs were issued for the group two projects. So, there'll be a confirmation estimate done on those as we progress to the 100% documents and the bid and development for

those. There's ongoing scope confirmation. Again, a normal step in the process. Beech scope review is ongoing. We're continuing the cost management of the ongoing projects, refining the schedule. And we should be closing out the modular warranty work. So, a correction here. We're no longer in HVAC warranty work. We've progressed to architectural, so we've been replacing any defective flooring. And then we'll be moving on to any of the acoustical ceiling that was disturbed during the modification of the HVAC system. So right now, the mechanical systems are working correctly. We have the DDC controls working for remote monitoring with the DPW. A lot of that effort is by EEI, who again, has been a phenomenal city vendor who's been helping the contractor with that.

School Committee Member Turner: I know last month we chatted briefly about the principals being aware of noise, and they were kind of like the testers of whether something is too noisy for school. Is that what you had mentioned last month? If I was concerned about noise levels during construction at the buildings, I think you said that the principals do a little test and then the principals will say it's fine. So as the work is changing with roofing and steel erection, I'm hoping that's a continuous check in with them.

M. Lenfest: Yes. Every new activity, we engage the principals and we let them know what's going to happen, what the durations are. We get their input. I will say the more challenging noise work just started over in group two where we start driving piles. Again, it's been communicated. We haven't had any complaints yet. We're very receptive to their input and time frames that we can do the work. So just for an example we worked yesterday, being Veterans Day. It was a good opportunity to try to do as much of that noisy work as we can. But both Harvey and Consigli are very good at communicating and making sure there's a direct line of communication. Anything that's an issue, any of the principals can reach out to Kelly Espinola, and she has me on speed dial.

School Committee Member Turner: I just want to make sure as the project morphs into new and exciting noisy things that people are aware that they can speak up about that. The other thought is as the winter progresses and I'm just thinking Hillside, for example, there was a sports awards night in the early evening, and then there'll be basketball and overlapping schedules. So just to make sure that construction can do their thing, but extracurriculars can do their thing and that we're not in each other's way. So, I'm not sure if there's a master calendar of construction being done in after school hours, if pickup and drop off of extracurriculars, parents and such are not in the way of that.

M. Lenfest: We coordinate any activities outside of normal work hours. We coordinate that with the principals. And we specifically look at if there are any other after hours activities such as tryouts. We did have a teacher comment, and we're bringing in some supplemental lighting over at Hillside because it was dark out by the time they got out. So again, the lines of communication are open, which are excellent. We also have the Parks and Rec schedule that we've shared with the construction management firms. So, they're aware of anything that's not on the school schedules as well.

School Committee Member Turner: I think both can be successful simultaneously. I just wanted to make sure there was communication going both ways.

M. Lenfest: Absolutely.

School Committee Member Soule: I don't have any questions or comments except we just got an email today that there will be groundbreaking ceremonies at Parkside on the 19th, at 9:00 and the 20th at 10:00 at Southside. So just for the community to know that that's also happening and that's the next step. And I think it's exciting to hear about that.

M. Lenfest: Yes. Very exciting milestones for both schools. And then following up on that, next month we'll be doing steel topping off ceremonies at both of the group one schools, I believe it's going to be December 15th and 17th with the times to be determined. I hope everybody can come out.

Chairman O'Connell: I'm glad you brought that up because that was what was sitting on my screen here. I'm looking forward to the recognition. There are now four sites in the city fully under construction. There's actual activity. If you go on the website and I suggest you do, and look at the the constantly updated images of where we are, the buildings at Hillside and McLaughlin are really taking shape. So that's exciting that we'll have these and the steel topping off ceremony. The steel frames of the buildings, which will only start this coming week, the frames of the buildings will be completed by the third week of December. At that point you've got the bones of the building up. So, this is going to go by very rapidly. And both Hillside and McLaughlin will be completed by the end of this coming year. So just a year and a few weeks from today. As part of the steel topping off ceremony, there is the steel beam at each school, which will be a beam that can be signed; the idea is to encourage student involvement and interaction with these projects. So, we'll have students have the opportunity to sign off on these beams, and they're set in place at the topping off ceremony. I also would like to commend you as the project leaders, but also the people at Consigli and Harvey who are planning and engaging with the cooperation of the superintendent and the district to involve students more in these projects. So, they are doing a series of activities in a safe and organized way to involve students, both at the schools where these are being built, but also to tie in with programs from our high schools and particularly at MST.

M. Lenfest: We had a very exciting meeting today. And that's what the chairman's referring to. There's going to be a phenomenal update next month on student engagement. Both firms have brought forward some brilliant ideas. It has been phenomenally active in that and there's going to be some exciting updates for next month.

Chairman O'Connell: Looking forward to it. What else do you have for us?

M. Lenfest: So, this is the priority one updates. Programming, we're wrapping up on the last three jobs. Design will be 90% on all jobs by the end of this month. CMs are awarded on all jobs. The project bidding phase, group one is at 99%. We have one scope remaining. So that'll be wrapped up. Parkside and South Side with the early release packages, are at 15%. We're making good headway. Both firms have done well mitigating any weather issues to date. This is a positive update.

Chairman O'Connell: We know already that the first two schools were awarded to Consigli construction and then Harvey Construction had been awarded Southside and Parkside. And as you noted in your previous slide, the contract has now been signed with Harvey Construction to build a new Beech Street School.

M. Lenfest: Yes. So, the overall budget report is all jobs are within budget. And there's no modification to the budget at this time. So, we're on time and on budget. The invoice for period ending October, we have our meeting on Friday, so that hasn't happened yet. We have done reviews of all of what we call pencil recs. Final submission on those is happening currently and we'll meet with the district on Friday as scheduled. Just the document wasn't available for this meeting.

Chairman O'Connell: If I could make a suggestion, and if there's a reason not to do it, I'm happy to hear that. But because the timing of the invoice and this meeting are not gelling, it turns out that each month we come here for this meeting, we have this screen. And then I know that those of us on the board we can go and see the update for this meeting, but perhaps we could include the previous month's invoices and just note that these are from the previous month, and then they'll be updated in two days' time or something so that they're captured here.

M. Lenfest: We could definitely do that with this slide deck. Yes. I will say that the clerk follows up with me following the Friday meeting to make sure that I give him the updated report with the updated invoice included.

Chairman O'Connell: I was just thinking that somebody who might be going into the archive or watching it tomorrow, and they look at the joint school building board and what they do, this is what they would see is that the report is coming in tomorrow. So, it's just a thought, right? Let's see if we could do that so that those invoices are appearing at this meeting, even if they're a month old.

M. Lenfest: We can definitely do that. In the last week and a half, the group two websites have been activated. They were reviewed. They were approved. So, we will include those on the next presentation. Again, we like to share the Hillside and McLaughlin ones for any folks that have the opportunity. There's a lot of good content, great photos. As we prepare for steel to arrive on site, you can see the new roof going on. So again, there's a lot to see. There's no impact to the schedules currently. So, all jobs are tracking, as previously reported.

Chairman O'Connell: I just want to relay something because we had a meeting today and lots of things go on in this project every week. There's just lots of big things and important things happening. When you've got four building sites going on and lots and lots of people working on those sites, doing lots of different things, we talked earlier about the coordination with the schools. There's a weekly meeting at the school site for subcontractors, contractors, engineers. You know, it's everybody. And the principal or the designee is invited to that and attends that meeting. Then at the end of the week, each principal has a point of contact at the site, like a person in a hard hat that they communicate with. I've been told that's going pretty well or going well. At the end of the week, they kind of do a quick summation at the end of the week on a Friday, at the end of the school day, just to make sure there's full coordination going on, but I think it's right to continue to highlight it because the unanticipated and the unknown and the extracurriculars or the stuff that's not on anybody's schedule because it's important that these projects are on budget and on time. We don't say this often enough, but I think the safety on these projects is good. But the thing I wanted to talk about today, if I could for a minute, is there was an example yesterday and I think it was at Parkside where there

was a pipe issue. There was a pipe that was in a place that it wasn't meant to be. And all the groundwork survey had been done. And lo and behold, on one of the four sites, there's a pipe that somebody didn't know wasn't in the place that was supposed to be. And so, a water pipe was damaged. And the reason why I bring it up, it was all fixed within hours. But the reason why I bring it up was because some of the people who were in this room right now, actually many of the faces I'm looking at, were involved in resolving that very quickly. I'm not shy about criticizing if there's a place for criticism, but this was a great example that we heard about. The team at DPW were on the job immediately; Manchester Water Works showed up. There was a contractor who happened to be working on the site that came in and worked on it. So, it was a great example of the city departments, the school district, LeftField as a contract manager and others, everybody involved in the contract responding to what could have been a problem. It could have, it could have cut off water to surrounding houses. I appreciate you being here every month and you are doing great work on these projects every day. And we as a community should appreciate that. So, thank you.

School Committee Member Turner: What you were talking about in terms of behind-the-scenes communication, it is good to know the principals are involved. Just from a mom perspective, and I can only speak to Hillside specifically, but as the temperatures get colder, parents get very creative in inventing parking spots. I don't know if you know where the SRO officer parks, if you take that first right hand turn and go down to the modulars, you find that parents, as it gets colder and darker, are unwilling to park farther from the school. I think the additional lighting is helpful because obviously it's dark earlier and will continue to get darker earlier. I see firsthand some very inventive parking, which also impedes the ability of the construction workers who are not anticipating it and invented parking spaces as well. So, when we had sports awards night, actually someone in a hard hat came into the cafeteria and said we need this particular truck moved, somebody is parked where they shouldn't be, and they were preventing them from getting around. So just food for thought. I don't know if it's appropriate at some point, if there are some hot spots that need attention in terms of parents not creating new parking spots like some no parking signs or something, just keep that in the back of your mind as things get darker and colder. Parents invent parking spots very readily.

M. Lenfest: We will, thank you.

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

*On motion of **School Committee Member Soule**, duly seconded by **School Committee Member Turner**, 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

Meeting Start Time: 5:00PM
Meeting End Time: 5:23PM
Minutes Prepared By: Michael Intranuovo