

COMMITTEE ON JOINT SCHOOL BUILDINGS

December 9, 2025 at 5:00 PM

Chairman O'Connell called the meeting to order.

The Clerk called the roll.

Present: Aldermen Kantor (late), O'Neil
School Committee Members O'Connell, Soule, Turner

Absent: Alderman Terrio

Messrs.: M. Lenfest, H. Cobanoglu

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

Mark Lenfest, Senior Project Manager at LeftField: So, jumping into the update summary you'll see some progress here. On the bidding phase two, Parkside, Southside. We were up to 20%. That reflects some of the early award scopes. So, when early on in projects, we try to release the site work, concrete, and structural steel because they drive the early schedule of the projects, and that's what's reflected here as well as you'll see 1% as the site work has commenced on both projects. The other significant update here is McLaughlin and Hillside are tracking at 17% and 15%, respectively, in completed construction. So, if anyone's got a chance to go over there, we are currently erecting steel at both sites. The majority of the site work is completed. The majority of the foundation. Well, all of the foundation work is done at this point. McLaughlin is tracking a little ahead with a slab on grade being completed. That's the first-floor slab. So, when you walk into a building, that's the concrete you'd be stepping on. So again, exciting times at all those projects. The next is our 30 days past and 30 days ahead. So, in the last 30 days, again, we've continued weekly OAC meetings for both group one and group two projects. Group one mechanical, electrical, plumbing and fire protection coordination meetings have continued, we continued logistics development for all projects. We continued group two scope procurement. Again, those are the early packages. Concrete site work and steel. We continued group one and group two site work with excavation and soils removal. Continued foundation work for both group one projects. As I've noted, we have now completed those. We continued roofing at McLaughlin. And we started the roofing at Hillside. Group 2, 90% construction documents were issued. The 90% confirmation estimate was done. The scope confirmation was held, basically, scope confirmation is when you go through the drawings and you confirm that each of the drawings support what needs to be built in the project. The CM, who on group two is Harvey, participates in that so that they have a good understanding of what they're going to the subcontractors with, the contractors, they're going to purchase to do this project with us. And they get their participation on the confirmation estimate. Beech scope reviews continue. Again, group two, I mentioned this up above. Group two weekly EC meetings are ongoing and Beech construction meetings, preconstruction meetings are also ongoing. We did award the Beech Street CM contract, so that's Harvey. So, Harvey is Group two, Parkside and Southside and Beech; group one, Hillside and McLaughlin, are Consigli. And then we continued the modular HVAC balancing and warranty work. So, the heat systems are completed and balanced. There is a DDC control which controls the temperature of the

classrooms remotely. So that has been implemented. All the adjustments have been done and it seems to be working very well. We've done some floor tile replacement and during the school breaks going forward, we'll be doing the ceiling tile replacement. Other than that, we've continued communication with all stakeholders. Going into the 30 day look ahead, again, we are continuing the OAC meetings for both group one and group two. We'll continue the group one mechanical, electrical, plumbing and fire protection coordination meetings. That will be McLaughlin. We've just wrapped up Hillside coordination meetings, which is a significant milestone. Continued logistics development for all projects. Continued procurement for both phases of both groups as well as Beech, I will add here the only remaining major scope to be purchased for group one is landscaping which has been scheduled for next week. So, we'll be wrapping up the group one procurement. Group two, we have RTAs, those are requests to award, we've awarded the three early packages. We've moved into additional early packages. So, this particular one is elevator and masonry. So again, we're making very good progress in group two. Continued group one and group two site work. We've started the steel erection. We've continued site work at both group two projects. We will continue roofing at McLaughlin and Hillside as long as weather permits. The group two 100% construction documents will be issued by end of this week, actually the 10th and the 12th for each job respectively. There'll be a scope confirmation meeting. And the documents will be issued for bid. Beech scope review ongoing will continue. Cost management meetings continue. Schedule refinement, Beech pre-construction as well as the modular warranty work.

Alderman O'Neil: How long have we been in the modulares now?

M. Lenfest: So, we occupied the modulares just before the beginning of the school year.

Alderman O'Neil: I'm not putting blame on anybody on our side, but, we're paying the bill to the modular and they're still not getting the HVAC, right?

M. Lenfest: No, the HVAC is completed. It's completed and balanced at this point.

Alderman O'Neil: The slide says continue modular HVAC balancing.

M. Lenfest: No. That was the last 30 days.

Alderman O'Neil: Still. If we're paying the bills, they better get that fixed.

M. Lenfest: That is completed.

Alderman O'Neil: It's almost six months.

Chairman O'Connell: It's actually longer than that. The modulares are in use.

Alderman O'Neil: This has gone on a long time.

Chairman O'Connell: They were open in September of 2024. and this is December of 2025. So, September of 2024 to December 2025 is about 15 months.

Alderman O'Neil: Leveling at Parkside and Southside, are you at a point you can issue a report yet, or is it that contracts haven't been awarded?

M. Lenfest: So, we could on the early packages.

Alderman O'Neil: Could you get something to the clerk on that?

M. Lenfest: We can do that.

Alderman O'Neil: I thought that was very helpful. You can get it to Mike, and he'll get it to all of us.

M. Lenfest: Yes, we can share that.

Alderman O'Neil: And when will Beech start buying out?

Hamdi Cobanoglu, Leftfield: We actually started buying. We actually started buying out at Beech. So, we did a couple of these meetings for site work, structural steel, and concrete. But we are in the review process.

Alderman O'Neil: No awards yet?

H. Cobanoglu: No awards yet.

Alderman O'Neil: Have you seen any carryovers from the group one projects or group two with contractors?

M. Lenfest: Yes.

Alderman O'Neil: Has anybody been awarded on both sides?

H. Cobanoglu: Pichette, a site contractor, Trimax, and a waterproofing contractor.

M. Lenfest: Steel with Trimax and Precision, waterproofing with Streamline and then for site work, David White has one group one project and one group two project.

H. Cobanoglu: The elevator company is Otis.

M. Lenfest: So, elevators will be consistent throughout all of the projects.

Chairman O'Connell: The ongoing issue with the modulators, can you just visit this again? So, this is any work that's been done there has been done under warranty is my understanding.

M. Lenfest: That's correct. The HVAC, the balancing had been completed. Now that we're in the heating months, that's when we monitor to make sure that it's working correctly and that the remote, the DDC controls are working correctly. So, the actual physical work was done just as we were mobilizing back into the schools in September and early October.

So again, this report just reflects that the balancing has now been confirmed, for lack of better terminology.

Chairman O'Connell: There's a process, excuse me for not knowing these things in detail, but there's a process by which we close out a contract at the end. When a contract is finished it gets closed, we haven't closed this contract. This contract remains active, there's some monies being held, etc. Can you just visit that with regard to the modulares?

M. Lenfest: Correct. We have held retainage in what we believe is the value of the remaining work as well as the DDC control work that has just been confirmed as complete, has not yet been funded. So, we're holding that money. Now that we're complete, we can move forward. We're not doing any any prepayments or paying for work that's not complete.

Chairman O'Connell: Okay, good. As unsatisfactory as it is, it's good to know that this is not costing funds. This is on the on the vendor.

School Committee Member Soule: I just want to make sure that in this cold, cold weather that in the modulares, the students have the heat they need to keep warm. I'm just looking from that perspective beyond just what you're doing. I think that's the most important thing. And how would you find out if it's not working?

M. Lenfest: I personally am immediately notified each day if there's any issues. Happy to report there have been no heat issues reported or lack of heat issues reported. We have had a couple issues get reported. One was a belt that needed to be tightened within a unit. And again, another one was somebody had actually parked close to a unit and exhaust had been drawn in the fresh air intake, but no lack of heat issues whatsoever.

School Committee Member Soule: I think the community needs to hear that given all the other pieces around the modulares.

M. Lenfest: I'd just like to state we have EEI who is a city vendor who was brought on to assist the modular company and they've been extremely responsive. When any issues come up, they're able to look at what the remote recording is so they can track the temperature of each room and how it's fluctuated within a certain hour duration. And again, they've been phenomenal to deal with just so the board is aware.

Alderman O'Neil: Mark, is balancing a little misleading? It's like in the fall, you get your furnace cleaned, getting ready for the winter and the spring. If you happen to have a heat pump outside for cooling, you get that serviced. That's what's really happening here, right?

M. Lenfest: No.

Alderman O'Neil: If it is warranty stuff, then we should have zero tolerance for that as far as I'm concerned.

M. Lenfest: Right. But what balancing is, is when you've completed the system, you need to balance the air flow through each room to make sure that you have the proper CFMs,

so you're getting equal heat throughout the space. So, after all of the modification work was done and the ceiling was put back together, EEI came out and balanced the system for us. And then you adjust each of the diffusers along with the controls.

Alderman O'Neil: Just seems like this has gone on way too long. Way too long.

M. Lenfest: I would agree, but I mean on a good note, at this point it's completed.

Alderman O'Neil: I like the good note.

M. Lenfest: So, here's a snapshot of the overall budget. Again, the detailed budget is included in the full report. As you can see here, we are still tracking within the \$306 million budget on all projects. This is a screenshot of the last approved invoice. So, this is last month. We will have the new one for Friday. This again is included in the detailed report. And then on to schedule.

Chairman O'Connell: Sorry to interrupt you there; so, this is what we added from last month. Because it was always lagging, that page has been lagging because we come to this meeting and the numbers are available 3 or 4 days later. They always come here and we get them later, they're not in the packet on the day we're here. So, I had asked and we had discussed at the last meeting that whatever the most recent one is, we included in the agenda for this meeting, knowing that it will be updated and sent to the clerk. When does this get updated again?

M. Lenfest: This will be the end of the week. No later than next Tuesday.

Chairman O'Connell: I think it's better just we have it here. So even if it is lagging.

M. Lenfest: I agree, it's better than reading a slide that tells you when and if it'll be available. This will be updated in the slide deck that gets shared as well as the detailed report which will be updated to have the current one versus the previous. So, it's a good reference point until that's available. Currently group one, group two and Beech, we do not have any major schedule impacts to report. So, these are unchanged, which is good. So, we're tracking on schedule. Brings us to our last slide which we updated to include the websites for both Parkside and Southside. So those are up and running. They are being updated. We went through them, approved the format, and now they're updating the content. So, if you go on them now, you'll see some content from November that is being updated. And you'll see some some new December pictures later this week.

Alderman Kantor: Sorry I was late. I missed some of this. So, you said you're on track for everything. Does that include the modulars to be removed July 2026?

M. Lenfest: You're referring to Beech or Hillside?

Alderman Kantor: McLaughlin.

M. Lenfest: So, they won't be removed from the McLaughlin school at that time. So, the three schools that we're tracking removal currently would be Hillside, Southside and Beech. Hillside needs to be removed so that we can finish that construction. Right now,

it's part of the plan to review what is required for swing space as we move into the addition and phase construction within the occupied building.

Alderman Kantor: On this timeline, it says June 2026, remove modulars at Hillside and McLaughlin. And then it says January 2027, remove modulars at elementary schools.

M. Lenfest: Those are target dates. Specifically, the three that need to be removed in order to continue construction would be Hillside, which would be the first one, which will be this summer.

Alderman Kantor: This summer, 2026?

M. Lenfest: Excuse me, 2027.

Alderman Kantor: When are they going to be removed?

M. Lenfest: So currently we're scheduling to remove three modulars. The other three modulars are being addressed as need be. Right now, construction dictates that Hillside needs to be removed, Southside needs to be removed, and then Beech modulars will need to be removed. The other three don't impede construction but are being discussed with the district.

Alderman Kantor: On this timeline it says that McLaughlin will be removed June 2026.

M. Lenfest: Okay. We can bring the updated schedule for next meeting.

Chairman O'Connell: I could offer something while you're looking for a link or something. So, there's a difference between the answer being given here about that's not chronologically necessarily the way it goes. Because in the case there are three projects that can't be completed until the modulars are removed. And those three projects are Hillside and Southside and Beech Street. Now, for instance, though, the margins of Beech Street are at least three years out, or two and a half years out, they will need to be removed after the new school is built. So that will be probably three years. But that's being planned. We just know they will have to go before that work can be completed because the remedial work on that site will have to happen. So, they need to go. In the case of the other, let's take McDonough as an example, when this project is finished, those modulars at McDonough don't have to move at that moment. So, there's no pressure on them to move. The district is looking at what the disposition of these modulars will be. And that would include repurposing them for something else because we own them, selling them to an interested party, moving them to another site within the school district for another purpose. And all of that's being discussed. But the decisions haven't been made. At some point, those will need to be made. I think Hillside is and Southside are the two where the modulars are on those sites right now, where work will need to be completed once they're pulled out of there. So, the team's working on it, but there's not a plan right now that's going to say that the modulars at, let's say, Southside, are going to be sold or the modulars at Southside are going to be moved elsewhere. We don't know that yet. That's being worked on.

Alderman Kantor: No, I understand, I'm just saying that right here, it does say that the modulars are going to be removed at Hillside and McLaughlin, June 2026 and July 2026.

H. Cobanoglu: It should say 2027.

Alderman O'Neil: What she is looking at says SMMA up on the top.

Chairman O'Connell: I'd just like to point out this is not part of this presentation. This is a document from somewhere else. This is not from this agenda.

Alderman O'Neil: Well, it's part of the project.

Chairman O'Connell: Oh, I'm sure, but there are documents going back three years. So, I don't know which document we're looking at.

M. Lenfest: Does this have a date on it?

Alderman Kantor: No.

M. Lenfest: So, SMMA has been involved since this was conceptual. So, all I could offer is that that might have been one of the conceptual schedules. When Leftfield became involved in this project, we refined the schedule along with the disposition of the modulars. The best I can report is that Hillside will absolutely need to be removed to complete construction. Southside, the same scenario. Beech will eventually need to be removed when we do phase two across the street.

Alderman O'Neil: So, can this get pulled then?

Chairman O'Connell: If you could let us know where it is, we can track it back to see where it was, because it could be obsolete. It could be a document from when the planning was being done. And I just don't know what that document is.

M. Lenfest: SMMA did the conceptual. All modular scheduling that's valid has come from Leftfield. So, if that's an SMMA document, it was conceptual at some point.

Chairman O'Connell: Alderman Kantor, if you could just find where that was and we can track it back to the date or where the document came from.

Alderman Kantor: I will forward you both of the emails that I received from a constituent just asking about the timeline and if you guys are on target. And she even sent me a link to where I can find it.

Chairman O'Connell: I would just reiterate that with regard to the project as it's been laid out here in the work that we've been doing here, Beech Street is the third one that absolutely has to move before we can complete the project. There's a lot of work to be done by the district to decide. We have no announcement to make here, but at some point the district might put out an RFP or put these things out to bid or make inquiries and say, is there a city or a town that wants to buy 50 classrooms, 20 classrooms? And what the bids might be and all that, that will all be decided later. But on this project and the

timelines we're looking at here and the schedules we've had here that doesn't match with the schedule that we're working with on this project since the project was approved and the finance was approved by the Board of Mayor and Aldermen, and the project was put in place. But we're talking about something we don't know, so we need to go back and find that document.

Alderman Kantor: I can share that. But I guess my point is, if people were told that they're only going to be there for a year and they're actually going to be there for a lot longer than a year, than we really weren't straight up with the process.

Chairman O'Connell: I don't know how to respond to that. I just know that I can tell you, we know what's being planned for right now. I'm certain that the district has no intention of keeping these modulars out over a decade with kids in them. They're here so long as the work is going on and when that work is complete, they'll be disposed of in the optimum fashion for the taxpayers and the kids in Manchester. So, they'll be disposed of based on what the highest and best use is. If you're asking the question, you're asking what McLaughlin in particular is, and there isn't an answer right now. There isn't a date on this schedule that says that the modulars at McLaughlin are being moved on this date for certain; that date doesn't exist right now. So, you're going to forward those. That would be great. We can look at those and I can bring them up.

Alderman O'Neil: Do you have the final numbers where we're at on each of the five projects?

M. Lenfest: There is the screenshot of the overall budget.

Alderman O'Neil: Can you read those numbers for me? Email them to the clerk, the five schools.

M. Lenfest: We can do that. These are included in the individual project budgets in the report. So, you'll be able to see it better than just this group shot as well. I'll make sure that the clerk has those.

Alderman O'Neil: That's why you get it to the clerk. That would be appreciated.

Chairman O'Connell: After this meeting, this committee will change somewhat. We don't know how much it will change beginning in January, when the two new boards will be seated, but there's one person I know sitting to my right, Committee Member Soule chose not to run this time after her years of work. And so, I would like to especially thank Committeewoman Soule for her work on this committee and for your work on behalf of the students and children of Manchester over the last number of years. Though Karen won't always be the one to say it herself, she brings a lot of experience to this committee, having overseen construction in schools in Somersworth as a superintendent there. And so, she brings a lot of value and we appreciate it. As the chair of this board, I just want to express my gratitude to my fellow board members for the work we've done here and my appreciation to the staff for keeping us all straight. And it's been a good two years, I think. I'm very delighted at this point, as we're really getting into the meat of this project. We've got construction underway on four sites and about to begin in 60 days on a fifth one, that the project is on time, under budget and that all the work that's been done thus far has

been done safely without injuries, which is another important criteria. You all have my gratitude of course for the work you've been doing and working with us and answering our questions. We appreciate that and thank you. I wish everybody has a wonderful Christmas and a very happy holiday.

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

*On motion of **School Committee Member Soule**, duly seconded by **Alderman Kantor**, 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 O'Neil**, duly seconded by **Alderman Kantor**, 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: 5:04PM
Meeting End Time: 5:36PM
Minutes Prepared By: Michael Intranuovo