

COMMITTEE ON JOINT SCHOOL BUILDINGS

February 10, 2026 at 5:00 PM

The Clerk called the meeting to order.

The Clerk called the roll.

Present: Aldermen Bonilla, Fajardo, Thomas
School Committee Members O'Connell, Turner, Hamer

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

The Clerk requested nominations for a Chair of the Committee.

School Committee Member Hamer nominated *School Committee Member O'Connell.*
School Committee Member Turner duly seconded the nomination.

On motion of Alderman Bonilla, duly seconded by School Committee Member Turner, it was voted to close nominations.

On a unanimous roll call vote, School Committee Member O'Connell was confirmed as Chair of the Committee.

Chairman O'Connell: Thank you. If I could just have your indulgence for a moment, thank you to the members of the board. I appreciate that. As I said when I was first nominated and accepted this position, my intention is to be apolitical, fair to everybody, making sure everybody's voice is heard and that this board worked cohesively as a unit. And we've done that for the last two years. And so, I'm very I'm very happy to continue that again. I accept it as an honor and I appreciate the opportunity to continue the work we've been doing. This is a very important project in the city of Manchester, the largest construction project, perhaps. Now we're being outdone a little by the Water Works project, but still a very significant effort in the city of Manchester. So, with that and again, my gratitude, I would move on to the next item on the agenda.

1. The Clerk provides a brief overview regarding subjects typically handled by this Committee.

Michael Intranuovo, Assistant City Clerk: A brief overview of this committee. This committee is mandated by state law. Whenever there is construction or renovations for any school house, the joint building committee must form. According to RSA 199:3, all construction relating to school houses in any city school district shall be done under the direction of a joint building committee. This committee has duties under that RSA to oversee and decide all matters relating to any construction on school buildings and also has the responsibility to submit a monthly status and financial report relating to the construction progress and budget progress of those projects, and forward those reports to the Board of Mayor and Aldermen and the Board of School Committee. And lastly, on March 11, 2024, the committee adopted a construction change order policy, which is in front of you and is pretty self-explanatory.

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

Chairman O'Connell: The intention is that starting at our next monthly meeting, LeftField, SMMA, and others will come before us to do a complete overview of the project and get everybody up to speed so everybody can have an opportunity to ask lots of questions. Not that you couldn't ask them tonight, but there are probably things that you might want to ask, but there'll be in the monthly review of where we've been. We actually have a longer period. We didn't have a monthly meeting in January that we would usually have. I just wanted you to be aware that the plan is to have a more robust meeting at the March meeting, but currently the four middle school projects are underway and the Beech Street project is mobilizing as we speak.

Mark Lenfest, Senior Project Manager at LeftField: I'm going to have the team introduce themselves.

Hamdi Cobanoglu, Senior Project Manager at LeftField, introduced himself.

Jennifer Soucy, Project Manager at SMMA, introduced herself.

M. Lenfest: Looking forward to working with our new board members. Thank you for volunteering your time. We appreciate you jumping right in. We're going to give you an update of the project status for each of the projects. As you can see, we have programming, which is basically how each building starts out. You decide what the building needs and then you design around that. Then we have CM procured, which is the construction manager. So, you'll see that we've procured a construction manager for each of the projects. Bidding, there's various phases of bidding as you come out of design development into construction, you have some pre-awards or early releases. So, you'll see that the modulars are complete. Group one, which is McLaughlin and Hillside, are also complete in bidding and then Parkside, Southside we have a submitted GMP. We'll talk about that in a few minutes. And then Beech is in the early bidding phases again. So construction, modulars are fully constructed. Closeout is 98%. McLaughlin and Hillside, we are actually above 25% on each of those now. And those again, we'll go through some of the construction schedules and let you know that we are tracking on schedule at this time with both projects. Parkside and Southside both have early construction activities ongoing such as site work, ledge removal, preparing the site. We do have some concrete work going on. And we'll talk a little bit more about those as we progress. So, this here we talk about what's been completed in the last 30 days and what we're looking to achieve in the next 30 days. So just real quick, through the last 30 days we've continued to hold the owner, architect, and contractor meetings. That's OAC for both Group one and Group two projects. We've continued mechanical, electrical, plumbing and fire protection, that's your MEP, coordination meetings, as well as logistics development for all projects. Just so the team understands, that is logistics. Could be everything from being able to construct the job, move safely around the job site, any changes that we need to do to accommodate the students and staff as we construct the buildings. We've continued Group one and Group two procurement. So, I'm going to report shortly that Group one procurement is done. That's McLaughlin and Hillside. That wrapped up with the award of the landscaping package, which just happened recently. Group two RTAs. So again, these are requests to award. These are early packages. Again, concrete, site work,

limited masonry. And again, you'll see that in the report that we issue each month. Continued Group one site work and steel detailing happened last month. You'll see that there's a little bit of a lag here. So, we are complete with steel for group one. We've actually poured our slabs on deck. We're working on our slabs on grade. That's in February. So, it's kind of a precursor. You'll see that next month. But that's where we're at currently. We've continued roofing on the Group one job sites as the weather has permitted. The Group two GMP draft was issued. So again, we're working through that with the district, with the assistance of the DPW. Group two scope confirmation is ongoing. Beech scope review. Again, scope is what's included in the project. So, it's your scope of work. It's your, building the building, the steel, the site work, the walls, the masonry, everything that goes into it. So just so to be clear on the terminology, if for any reason anybody doesn't know a term that I throw out there, please just stop me and we'll explain. Cost management is ongoing. Schedule refinement continues. Beech pre-construction meetings have started. Modular warranty work is wrapped up. We have a final quality punch list review scheduled on February 16th with SMMA, your project architects. Continued communication with all stakeholders. Weekly meetings for both group one and group two. And again, this is an older note that will be eliminated for the next meeting. Completion of all foundation work at Group one projects. So, as we moved forward over the last month, again Chairman O'Connell noted that we did miss a meeting in between here. But again, we will continue all owner, architect, contractor meetings. Again, mechanical, electrical, plumbing and fire protection meetings. This will also include group two continued logistics, continued procurement. Group one will drop off, group two and Beech will take the spot. The GMP submission was done. We're working through that package with MSD. Schedule review for Beech is to continue. Beech scope reviews are ongoing. 100% CDs have been issued at this point. Continued cost management and continued communication with all stakeholders.

Alderman Fajardo: Beech scope review and 100% CDs. What are CDs?

M. Lenfest: The design team, SMMA, issue what's called 100% construction drawings. What happens is everybody looks at them and confirms that the scope that's shown on the drawings is accurate with everything that each of the departments require. If anything is found to be missing or needs additional clarification, they issue an addendum that goes out and is priced with the package. Sometimes if something comes out later it's a separate pricing. But again, we try to capture all of the requirements as requested by the client.

Alderman Fajardo: And then you also were referring to awards.

M. Lenfest: So, awards would be contractor awards. So, the construction managers for group one is Consigli, that's McLaughlin and Hillside. Group two is Parkside and Southside, which is Harvey Construction. Beech is also Harvey Construction. So, when they ask us for, let's call it a request to award an early package, we need to go out and do improvements, site improvements, so we need the site contractor out there working. So, when we talk about an award, it means that Harvey through contracting with the district, has awarded a contract to a subcontractor to do that work.

Alderman Bonilla: I would just love to see if we could get a separate document with all the acronyms, just so that we could keep up moving forward.

M. Lenfest: Absolutely. We'll explain it to you like we did to the previous board members. This is just a snapshot that shows the overall \$306 million budget. The individual breakdowns by project are included in the monthly report. This just shows that we are still tracking under the \$306 million for the overall five projects. So, this here is a snapshot of the previous monthly invoice that was executed by the district. We actually just got the the new monthly invoice approved. So, I'll be including that in the updated slide deck and report.

Chairman O'Connell: So, if I could interject just there just as a note of explanation, sometimes this meeting occurs and there's a lag. So, this may be an instance where invoices have been complete and paid, and it happens in the days right before the meeting happens. And what you will see is that that will be added online. So, you're able to see it. Everything is online, but sometimes we're operating a week or two behind as we meet Mark.

M. Lenfest: And again, at the Chairman's request, we note that in the monthly report and we will let you know that, like Chairman O'Connell said when there's a lag, we will include the previous month. So, you do have a reference point. And then we will update the report and get it to the clerk and he'll share it with the Board. So that was literally approved yesterday. In the schedule, this is the snapshot schedule. We do one of these for each of the groups. So again, group one, Hillside and McLaughlin, there are no scheduled changes. We also have detailed schedules that you'll find in the monthly report with the individual construction line items. When they happen, those are updated monthly, if there are any changes, if there's not any changes, we will use the most current. So, what you'll see here is the first section is Hillside. So again, it captured when the mobilization was, then this is the duration of the addition which will be wrapping up in December prior to January of 2027. Exterior site work, landscaping when that happens, and then summer work. We do have work scheduled for three summers out at Hillside with the conclusion of the renovation of the existing building, which will be turned over for the school year of 2027. McLaughlin wraps up this year. So, the additions and the renovation both end at the end of the summer or complete at the end of the summer of 2026. So again, you'll see this here. Again, there are several hundred line items scheduled for each project in your monthly report. So, group two, same format. Southside and Parkside. Again, no updates to report to the group. You'll see that Southside, the addition completes in December of 2026 and the renovation work completes in August of 2028. Parkside, they are tracking the same. You'll see that this looks very similar, if not exact. That is the construction schedule.

H. Cobanoglu: So, regarding the additions, the completions are right at the border line. So, we are trying to make it for December but this schedule is subject to change. So, Harvey is working diligently on the schedule and they are reporting regularly.

M. Lenfest: And this is part of what we spoke about earlier with the GMP, which is the master contract for each individual project. It has a project schedule attached to it. And then Beech, it is a brand new building. If you look at the new construction, the second line down, you'll see that that wraps up in the summer of 2028. And then there is various other responsibilities or construction be done over there, with the eventual restoration demo and then restoration of site over at the existing Beech school. We'll get more into detail next month again when we do the introduction to the projects for you. The last slide, we

saved this just for communication purposes. Each of these links will take you to the construction update sites that are managed by the construction managers. They will have updated pictures, information, really good source of reference for those who aren't able to get out to the job sites and see the work as it's going on. It's also great to flip back and see where we were a handful of months ago to where we are now.

School Committee Member Turner: On the timeline for Hillside where it says additions will be complete end of December, beginning of January, do we know if the schedule is subject to change, and do we know are students able to access the additions mid-year, or are we waiting for that summer work to be done?

M. Lenfest: The intention is that we will be moving in in December.

School Committee Member Turner: The summer work won't prevent the additions being accessed?

M. Lenfest: Correct.

Alderman Bonilla: The last two links for Parkside and Southside. They don't work. I tried using them, tried clicking them the other day. That's on page nine. Just to see the status of the projects for the slide that says on site construction activity.

H. Cobanoglu: I mean, the websites are live and are being updated weekly, but we'll check this link.

Alderman Bonilla: I just want to let you know the links didn't work.

M. Lenfest: Appreciate that. We'll check into that. Like Hamdi said, they do update them every week. So, if there's an issue, we'll get it resolved.

Chairman O'Connell: They are interesting. Right now, every week because the buildings are going up, you see substantial change every week with floors going in and stuff going on. So, there was a long time you thought you were looking at tiny differences, but now there's a real difference every week.

3. Monthly status and financial reports for December 2025 and January 2026 submitted by LeftField.

*On motion of **School Committee Member Turner**, duly seconded by **Alderman Bonilla**, it was voted to accept the reports and submit them 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 Hamer**, it was voted to adjourn.*

A True Record. Attest.

A handwritten signature in black ink, reading "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: 5:22PM
Minutes Prepared By: Michael Intranuovo