



JSBC Meeting
February 12, 2025

TONIGHTS AGENDA

- 01 PROGRESS UPDATE
- 02 LOOK AHEAD ACTIVITIES
- 03 BUDGET & INVOICING
- 04 SCHEDULE
- 05 Q&A



Activities completed within the last 30-days

- Issued 75% Construction Documents
- Completed power and t-stat various modular locations
- Resolved modular t-stat issues
- Completed IT at the modulars
- Exploratory of fire protection system at Hillside and McLaughlin
- Continued closeout of Triumph Modular contract
- Continued pre-construction mtgs for Group 1
- Continued development of logistics for the G1 projects
- Continued development of the various Project schedules
- Programming meetings for Southside and Parkside
- Continued development of P1 website
- Procurement of material testing services
- Continued communication with all stakeholders
- Beech Project siting was approved at Sheridan Emmitt Park

30-Day Look-Ahead

- MEP Training for modular equipment
- Continued closeout of Triumph Modular contract
- Continued pre-construction mtgs for Group 1 and Group 2 projects
- Exploratory of domestic water lines protection system at Hillside and McLaughlin
- Execute amendment 1 for Group 1 projects
- Continued development of the various Project schedules and coordination of construction phasing for Hillside & McLaughlin [Group 1]
- Continued progress of construction document phase for G1 projects
- Estimate 75% Group 1 projects and reconcile estimate
- Bid early release packages for Group 1 projects (Sitework, steel, concrete and windows)
- Continued development of P1 website
- Continued Procurement of material testing services
- Continued communication with all stakeholders
- Beech Project workplan development



Priority 1 Projects | Update Summary

Priority One Projects	Project Phase					
	Programming	Design	CM Procured	Bidding	Construction	Closeout
Modulars	100%	100%	100%	100%	100%	90%
Beech	90%	40%	98%	0%	0%	0%
McLaughlin	100%	90%	100%	0%	0%	0%
Hillside	100%	90%	100%	0%	0%	0%
Parkside	85%	40%	100%	0%	0%	0%
Southside	50%	40%	100%	0%	0%	0%



Manchester Priority One Projects - Overall Budget Summary

Manchester School District - Priority One Projects

Period Ending
Invoice Summary Package
1/31/2025
12

Current Budget



	Original Budget [A]	Budget Changes [B]	Current Budget [C]	Committed Costs [D]	Expended [E]	Unspent [F]=[D]-[E]	Remaining Budget [G]=[C]-[D]	CTC (Demand committed) [I]	Anticipated C @ C [J]=[D]+[I]	Variance (Under) / Over [K]=[C]-[J]
MODULAR PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$253,077	\$67,469	\$320,546	\$295,546	\$295,546	\$0	\$25,000	\$25,000	\$320,546	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$1,690,143	\$0	\$1,690,143	\$1,690,143	\$1,640,143	\$50,000	\$0	\$0	\$1,690,143	\$0
0300 0000 SITE ACQUISITION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 CONSTRUCTION CONTRACT	\$5,560,000	(\$126,296)	\$5,433,704	\$5,603,419	\$5,433,704	\$169,715	(\$169,715)	(\$169,715)	\$5,433,704	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$17,170,000	\$430,112	\$17,600,112	\$17,067,621	\$16,966,139	\$101,482	\$532,491	\$532,491	\$17,600,112	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$604,000	(\$105,490)	\$498,510	\$224,236	\$215,191	\$9,045	\$274,274	\$274,274	\$498,510	\$0
0800 0000 OWNER'S CONTINGENCY	\$965,270	(\$963,468)	\$1,802	\$0	\$0	\$0	\$1,802	\$1,802	\$1,802	\$0
MODULAR PROJECT TOTALS	\$26,242,490	(\$697,673)	\$25,544,817	\$24,880,965	\$24,550,722	\$330,243	\$663,851	\$663,851	\$25,544,817	\$0
BEECH STREET ELEMENTARY SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$2,057,129	\$93,000	\$2,150,129	\$1,931,071	\$138,226	\$1,792,845	\$219,058	\$219,058	\$2,150,129	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$5,095,000	\$2,000	\$5,097,000	\$4,945,000	\$1,145,882	\$3,799,118	\$152,000	\$152,000	\$5,097,000	\$0
0300 0000 SITE ACQUISITION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 CONSTRUCTION CONTRACT	\$58,196,935	\$8,276,066	\$66,473,001	\$10,893	\$10,893	\$0	\$66,462,108	\$66,462,108	\$66,473,001	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$450,000	\$2,148,060	\$2,598,060	\$0	\$0	\$0	\$2,598,060	\$2,598,060	\$2,598,060	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$2,348,800	\$11,800	\$2,360,600	\$0	\$0	\$0	\$2,360,600	\$2,360,600	\$2,360,600	\$0
0800 0000 OWNER'S CONTINGENCY	\$5,963,970	(\$3,179,990)	\$2,783,980	\$0	\$0	\$0	\$2,783,980	\$2,783,980	\$2,783,980	\$0
BEECH STREET ELEMENTARY SCHOOL PROJECT TOTALS	\$74,111,834	\$7,350,936	\$81,462,770	\$6,886,964	\$1,295,001	\$5,591,963	\$74,575,806	\$74,575,806	\$81,462,770	\$0
HILLSIDE MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,017,155	\$57,531	\$1,074,686	\$926,157	\$186,907	\$739,249	\$148,529	\$148,529	\$1,074,686	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$4,087,500	\$12,000	\$4,099,500	\$3,937,500	\$2,130,623	\$1,806,877	\$162,000	\$162,000	\$4,099,500	\$0
0300 0000 SITE ACQUISITION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 CONSTRUCTION CONTRACT	\$43,527,708	\$2,649,988	\$46,177,696	\$97,500	\$55,716	\$41,784	\$46,080,196	\$46,080,196	\$46,177,696	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$250,000	\$114,547	\$364,547	\$0	\$0	\$0	\$364,547	\$364,547	\$364,547	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$3,520,000	\$105,000	\$3,625,000	\$0	\$0	\$0	\$3,625,000	\$3,625,000	\$3,625,000	\$0
0800 0000 OWNER'S CONTINGENCY	\$4,601,489	(\$2,233,638)	\$2,367,851	\$0	\$0	\$0	\$2,367,851	\$2,367,851	\$2,367,851	\$0
HILLSIDE MIDDLE SCHOOL PROJECT TOTALS	\$57,003,852	\$705,428	\$57,709,280	\$4,961,157	\$2,373,247	\$2,587,910	\$52,748,123	\$52,748,123	\$57,709,280	\$0
MCLAUGHLIN MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,017,155	\$88,000	\$1,105,155	\$976,626	\$158,266	\$818,359	\$128,529	\$128,529	\$1,105,155	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$3,232,500	\$2,000	\$3,234,500	\$3,082,500	\$1,654,859	\$1,427,641	\$152,000	\$152,000	\$3,234,500	\$0
0300 0000 SITE ACQUISITION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 CONSTRUCTION CONTRACT	\$28,827,403	(\$1,945,141)	\$26,882,262	\$97,500	\$55,716	\$41,784	\$26,784,762	\$26,784,762	\$26,882,262	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$250,000	\$65,443	\$315,443	\$0	\$0	\$0	\$315,443	\$315,443	\$315,443	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$3,200,000	(\$815,000)	\$2,385,000	\$0	\$0	\$0	\$2,385,000	\$2,385,000	\$2,385,000	\$0
0800 0000 OWNER'S CONTINGENCY	\$3,161,130	(\$1,747,098)	\$1,414,032	\$0	\$0	\$0	\$1,414,032	\$1,414,032	\$1,414,032	\$0
MCLAUGHLIN MIDDLE SCHOOL PROJECT TOTALS	\$39,688,188	(\$4,351,796)	\$35,336,392	\$4,156,626	\$1,868,841	\$2,287,785	\$31,179,766	\$31,179,766	\$35,336,392	\$0
PARKSIDE MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,101,287	\$88,000	\$1,189,287	\$1,057,381	\$103,262	\$954,118	\$131,907	\$131,907	\$1,189,287	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$3,927,500	\$2,000	\$3,929,500	\$3,777,500	\$309,769	\$3,467,731	\$152,000	\$152,000	\$3,929,500	\$0
0300 0000 SITE ACQUISITION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 CONSTRUCTION CONTRACT	\$36,146,140	\$679,312	\$36,825,452	\$0	\$0	\$0	\$36,825,452	\$36,825,452	\$36,825,452	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$250,000	\$54,710	\$304,710	\$0	\$0	\$0	\$304,710	\$304,710	\$304,710	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$3,200,000	(\$815,000)	\$2,385,000	\$0	\$0	\$0	\$2,385,000	\$2,385,000	\$2,385,000	\$0
0800 0000 OWNER'S CONTINGENCY	\$3,877,019	(\$1,975,098)	\$1,901,921	\$0	\$0	\$0	\$1,901,921	\$1,901,921	\$1,901,921	\$0
PARKSIDE MIDDLE SCHOOL PROJECT TOTALS	\$48,501,946	(\$1,965,076)	\$46,535,870	\$4,834,881	\$413,032	\$4,421,849	\$41,700,990	\$41,700,990	\$46,535,870	\$0
SOUTHSIDE MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,101,287	\$88,000	\$1,189,287	\$1,057,381	\$104,800	\$952,581	\$131,907	\$131,907	\$1,189,287	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$4,317,500	\$2,000	\$4,319,500	\$4,167,500	\$330,856	\$3,836,644	\$152,000	\$152,000	\$4,319,500	\$0
0300 0000 SITE ACQUISITION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 CONSTRUCTION CONTRACT	\$46,685,769	\$849,695	\$47,535,464	\$0	\$0	\$0	\$47,535,464	\$47,535,464	\$47,535,464	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$250,000	\$125,747	\$375,747	\$0	\$0	\$0	\$375,747	\$375,747	\$375,747	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$3,200,000	\$430,000	\$3,630,000	\$0	\$0	\$0	\$3,630,000	\$3,630,000	\$3,630,000	\$0
0800 0000 OWNER'S CONTINGENCY	\$4,897,135	(\$2,606,661)	\$2,290,474	\$0	\$0	\$0	\$2,290,474	\$2,290,474	\$2,290,474	\$0
SOUTHSIDE MIDDLE SCHOOL PROJECT TOTALS	\$60,451,691	(\$1,111,219)	\$59,340,472	\$5,224,881	\$435,656	\$4,789,225	\$54,115,592	\$54,115,592	\$59,340,472	\$0
PRIORITY ONE - DISTRICT WIDE COMMUNICATION	\$0	\$70,400	\$70,400	\$70,400	\$34,150	\$36,250	\$0	\$0	\$70,400	\$0
GRAND TOTAL MANCHESTER PRIORITY ONE PROJECTS	\$306,000,000	\$0	\$306,000,000	\$51,015,873	\$30,970,649	\$20,045,224	\$254,984,127	\$254,984,127	\$306,000,000	\$0



As of the issuance of this draft presentation, the invoice log is not available. Additionally, the invoice log was not approved by the District. An invoice log will be available at the February 12, 2025, committee meeting.



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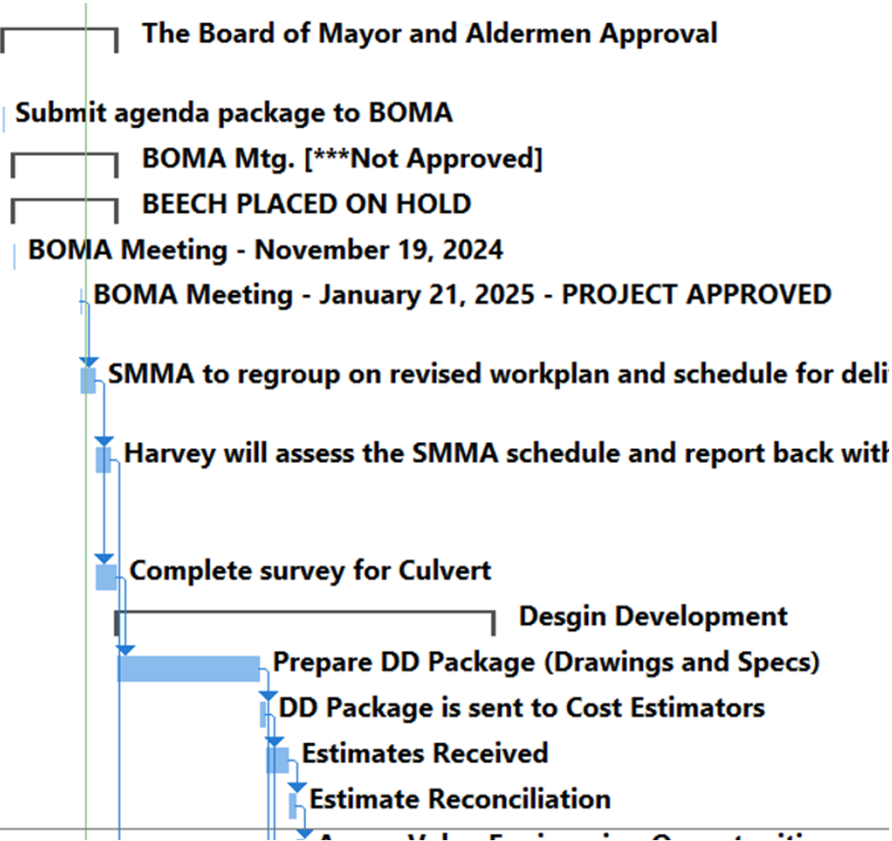
The invoice payment log is scheduled for District approval on February 7th and payment approval on February 13th, with the payment check date for February 14th.



SCHEDULE

BEECH

29	→	0%	▲ The Board of Mayor and Aldermen Approval	78 days	Fri 11/8/24	Tue 2/25/25	
30	→	100%	Submit agenda package to BOMA	1 day	Fri 11/8/24	Fri 11/8/24	
31	→	0%	▲ BOMA Mtg. [***Not Approved]	71 days	Tue 11/19/24	Tue 2/25/25	
32	→	0%	▲ BEECH PLACED ON HOLD	71 days	Tue 11/19/24	Tue 2/25/25	
33	→	100%	BOMA Meeting - November 19, 2024	1 day	Tue 11/19/24	Tue 11/19/24	
34	→	100%	BOMA Meeting - January 21, 2025 - PROJECT APPROVED	1 day	Tue 1/21/25	Tue 1/21/25	
35	→	0%	SMMA to regroup on revised workplan and schedule for	10 days	Wed 1/22/25	Tue 2/4/25	34
36	→	0%	Harvey will assess the SMMA schedule and report back with any impacts on GC costs, if any	10 days	Wed 2/5/25	Tue 2/18/25	35
37	→	0%	Complete survey for Culvert	15 days	Wed 2/5/25	Tue 2/25/25	35
38	→	0%	▲ Desgin Development	257 days	Wed 2/26/25	Thu 2/19/26	
39	→	0%	Prepare DD Package (Drawings and Specs)	97 days	Wed 2/26/25	Thu 7/10/25	37
40	→	0%	DD Package is sent to Cost Estimators	5 days	Fri 7/11/25	Thu 7/17/25	39
41	→	0%	Estimates Received	15 days	Fri 7/18/25	Thu 8/7/25	40
42	→	0%	Estimate Reconciliation	5 days	Fri 8/8/25	Thu 8/14/25	41





G1 | HILLSIDE - MCLAUGHLIN Date Range of January 20 – February 28

1	0%	Design Phases	288 days	Wed 3/6/24	Wed 4/16/25	
22	0%	75% CD	55 days	Tue 12/10/24	Mon 2/24/25	
25	75%	Estimate performed	15 days	Tue 1/14/25	Mon 2/3/25	24
26	0%	Estimate Reconciliation	5 days	Tue 2/4/25	Mon 2/10/25	25
27	0%	Assess Value Engineering Opportunities	5 days	Tue 2/11/25	Mon 2/17/25	26
28	0%	Constructability and Design Review (CM)	10 days	Tue 1/14/25	Mon 1/27/25	24
29	0%	Final 75% CD Package is Approved	5 days	Tue 2/18/25	Mon 2/24/25	27
30	0%	90% CD	56 days	Tue 1/21/25	Tue 4/8/25	
31	0%	Prepare 90% CD Package (Drawings and Specs)	30 days	Tue 1/21/25	Mon 3/3/25	24FS+5 days
41	0%	Permitting	137 days	Tue 11/5/24	Wed 5/14/25	
43	50%	Alteration of Terrain Permit Application	30 days	Thu 1/23/25	Wed 3/5/25	42
50	0%	CM Procurement	263 days	Wed 5/8/24	Wed 5/14/25	
60	0%	Early Packages Bidding and GMP Contract	112 days	Tue 12/10/24	Wed 5/14/25	
61	0%	Amendment #1 - Exploratory work	20 days	Fri 1/3/25	Thu 1/30/25	
63	0%	Early Bid Package 1/ 75%CD - Sitework, steel, concrete, windows issued to CM	20 days	Tue 1/14/25	Mon 2/10/25	24
64	0%	Package 1/ 75%CD - Bidding & Award	15 days	Tue 2/11/25	Mon 3/3/25	63

Design Phases

75% CD

Estimate performed

Estimate Reconciliation

Assess Value Engineering Opportunities

Constructability and Design Review (CM)

Final 75% CD Package is Approved

90% CD

Prepare 90% CD Package (Drawings and Specs)

Permitting

Alteration of Terrain Permit Application

CM Procurement

Early Packages Bidding and GMP Contract














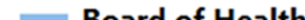

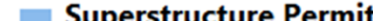


Amendment #1 - Exploratory work















Early Bid Package 1/ 75%CD - Sitework, steel, concrete,

Package 1/ 75%CD - Bidding & Award



Permitting – Predecessor is issuance of 90% CD, [March 4th]

Task views								Zoom																										
Resource views								Split view																										
	Task Mo	% Work Comple	Task Name	Duration	Start	Finish	Predecessors	2025												2026														
								O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
41		0%	Permitting	137 days	Tue 11/5/24	Wed 5/14/25		 Permitting																										
42		100%	Review Project With Town Departments	15 days	Tue 11/5/24	Mon 11/25/24	16																											
43		50%	Alteration of Terrain Permit Application	30 days	Thu 1/23/25	Wed 3/5/25	42																											
44		0%	Planning Board Review + Approval	30 days	Tue 3/4/25	Mon 4/14/25	31																											
45		0%	Stormwater Review - DPW	30 days	Tue 3/4/25	Mon 4/14/25	31																											
46		0%	Conservation, Site Plan Review due to wetlands	30 days	Tue 3/4/25	Mon 4/14/25	31																											
47		0%	Board of Health	30 days	Tue 3/4/25	Mon 4/14/25	31																											
48		0%	Superstructure Permit	20 days	Tue 3/4/25	Mon 3/31/25	31																											
49		0%	Building Permit Review and Issuance	20 days	Thu 4/17/25	Wed 5/14/25	40																											

Task views				Resource views				Data				Zoom												Split view											
	Task Mo	% Work Comple	Task Name	Duration	Start	Finish	Predecessors	2025												2026															
								O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A					
41		0%	Permitting	137 days	Tue 11/5/24	Wed 5/14/25		 Permitting																											
42		100%	Review Project With Town Departments	15 days	Tue 11/5/24	Mon 11/25/24	16	 Review Project With Town Departments																											
43		0%	Planning Board Review + Approval	30 days	Tue 3/4/25	Mon 4/14/25	31	 Planning Board Review + Approval																											
44		0%	Stormwater Review - DPW	30 days	Tue 3/4/25	Mon 4/14/25	31	 Stormwater Review - DPW																											
45		0%	Board of Health	30 days	Tue 3/4/25	Mon 4/14/25	31	 Board of Health																											
46		0%	Superstructure Permit	20 days	Tue 3/4/25	Mon 3/31/25	31	 Superstructure Permit																											
47		0%	Building Permit Review and Issuance	20 days	Thu 4/17/25	Wed 5/14/25	40	 Building Permit Review and Issuance																											



G2 | SOUTHSIDE - PARKSIDE

Date Range of January 20 – APRIL 30

	% Woi	Task Moc	Task Name	Duration	Start	Finish	Predecessors	2025	2026
								S O N D J F M A M J J A S O N D J F M A M J J A S O N D	
1	0%		Design Phases	447 days	Wed 3/6/24	Tue 11/25/25			Design Phases
6	0%		Schematic Design	116 days	Mon 11/18/24	Mon 4/28/25			Schematic Design
7	25%		Prepare SD Package	85 days	Mon 11/18/24	Fri 3/14/25	5FS+1080 hrs		Prepare SD Package
8	0%		SD Package is sent to Cost Estimators	1 day	Mon 3/17/25	Mon 3/17/25	7		SD Package is sent to Cost Estimators
9	0%		Estimates Received	10 days	Tue 3/18/25	Mon 3/31/25	8		Estimates Received
10	0%		Estimate Reconciliation	5 days	Tue 4/1/25	Mon 4/7/25	9		Estimate Reconciliation
11	0%		Issue Draft SD Package to Owner	5 days	Tue 4/8/25	Mon 4/14/25	10		Issue Draft SD Package to Owner
12	0%		Owner Reviews the Package	5 days	Tue 4/15/25	Mon 4/21/25	11		Owner Reviews the Package
13	0%		Final SD Package is Approved	5 days	Tue 4/22/25	Mon 4/28/25	12		Final SD Package is Approved
14	0%		Design Development	82 days	Mon 3/17/25	Tue 7/8/25			Design Development
15	0%		Prepare DD Package (Drawings and Specs)	55 days	Mon 3/17/25	Fri 5/30/25	7		Prepare DD Package (Drawings and Specs)



THANK YOU!

QUESTIONS & ANSWERS

