



**MANCHESTER**  
SCHOOL DISTRICT

## MANCHESTER PRIORITY ONE PROJECTS

---

### OPM Monthly Project Report

Period Ending March 2025

Prepared for:



Joint School Buildings Committee

Prepared by:



### Priority One Projects - Progress Graph Summary

Priority One Projects	Project Phase					
	Programming	Design	CM Procured	Bidding	Construction	Closeout
Modulars	100%	100%	100%	100%	100%	90%
Beech	90%	20%	98%	0%	0%	0%
McLaughlin	100%	95%	100%	25%	0%	0%
Hillside	100%	95%	100%	25%	0%	0%
Parkside	85%	25%	100%	0%	0%	0%
Southside	85%	25%	100%	0%	0%	0%

## I. EXECUTIVE SUMMARY

LeftField was officially engaged on February 20, 2024, and has since immersed itself in the Priority One projects, focusing on gaining institutional knowledge of the pre-existing Priority One schedule, budget, and documentation. That said, LeftField has been actively refining the budget and schedule to establish a LeftField project standard, which is attached to this report. Please note that while the overall budget of 306 million will not change, there will be budgetary reclassifications of costs within individual projects. Additionally, LeftField has developed a series of individual project schedules for each of the six Priority One projects, which are also attached to this report. Similarly to the budget, the schedules are subject to change.

### March Recap:

#### Modulars:

The modular units have been occupied and serving the District since the start of the 2024/2025 school year. The punch list is 99% complete. Limited deficiencies have been added and completed during the December break. The power issues at the modulars have been investigated and resolved. **HVAC issues have been investigated by a third-party entity as well as LeftField's in-house HVAC expert. Installed ductwork has been augmented and increased, DDC (direct digital controls) have been installed, an ERV (energy recovery ventilator) will be installed in the summer, and the entire system will be balanced. Due to the lead time associated with the ERV's and the installation of said ERV's, the rework of the HVAC system will be complete during the summer months.**

#### Group 1:

Early bid documents and bids were received for early scopes of work. As of April 1, Consigli mobilized on the Hillside and McLaughlin project sites. Future activities will commence based on the timing of the approval of OALs for sitework and concrete. Bids for windows and roofing are forthcoming. 100% construction documents will be issued by mid-April. A GMP (Guarantee Maximum Price) contract is anticipated to be executed with Consigli in late May.

#### Group 2:

Southside and Parkside Middle School schematic design has continued through March, and schematic phase drawings have been estimated. The estimates are being reviewed and the scope refined, with scheduled page turns and value management meetings scheduled for the coming weeks.

**Beech:**

Programing refinement with the District has continued. It is anticipated that the Beech project will commence in late fall 2025, with work related to ground improvements and relocation of the existing S-E Park basketball court to the existing Beech Street School basketball court.

For further details, please refer to the additional project information provided in the various sections of this report.

**II. PROJECT PROCUREMENT**

Please refer to earlier monthly reports for Procurement related to the Architect/Engineer, Owner Project Manager, and CM procurement related to the Modular project.

- Group 1 – Hillside and McLaughlin [Consigli Construction]  
The CM contract has been executed with Consigli Construction.  
**OAL for Steel – Approved**  
**OAL for Concrete – In review/ Pending**  
**OAL for Sitework – In review/ Pending**  
**OAL for Temp Fencing – In review/ Pending**  
**OAL for Windows – Not received, forthcoming**  
**OAL for Roofing – Not received, forthcoming**
- Group 2 – Parkside & Southside [Harvey Construction]  
The final CM contract has been executed with Harvey Construction.  
**Early procurement trades are being identified, and the procurement schedule is being developed.**
- CM Procurement for the Beech School [Harvey Construction]  
Harvey has been re-engaged for contract discussions following the approval of the building siting through the Board of Mayor and Aldermen. **The Beech contract is expected to be executed in the coming weeks.**
- Priority One Website [Cookson Communication]  
**The website is ready to launch pending final review by the District.**
- **Material Testing Agency procurement RFP was posted on March 19<sup>th</sup> with proposals due on April 9<sup>th</sup>.**

**III. PROJECT ACTIVITIES COMPLETED DURING MARCH 2025**

The following meetings/ Project activities occurred in March 2025. Please note that due to the amount of communication, not all activities may be listed below:

- 3-03 Hillside and McLaughlin Concrete Scope Review  
Leftfield Team Weekly coordination meeting  
Group 1 Precon Meeting
- 3-04 New Beech Street School Revised Concepts Discussion  
Parkside and Southside Traffic Meeting  
Modular Heating Review
- 3-05 Weekly Project Meeting
- 3-07 Parkside and Southside SD Cost Review  
Parkside and Southside Foodservice Meeting  
Modular Heating Issues Meeting  
JSBC Report Submission
- 3-10 LeftField Team Weekly coordination meeting  
Group 1 Precon Meeting  
Hillside and McLaughlin Sitework Scope Review
- 3-11 Modular Heating Issues Meeting  
JSBC Meeting
- 3-12 Weekly Project Meeting  
Invoice Review
- 3-17 LeftField Team Weekly coordination meeting  
Group 1 Precon Meeting  
Hillside and McLaughlin Update with Manchester Police and Fire  
Hillside and McLaughlin Enhanced Constructibility Review
- 3-18 Beech, Parkside and Southside Preconstruction Meeting  
McLaughlin – CD Plan Review: Programming for Admin Spaces
- 3-19 Weekly Project Meeting
- 3-19 OALs received for Steel and Concrete
- 3-21 P1 Timeline Review with MSD  
Invoice Check Release Date  
OAL approval package issued to the DPW for review
- 3-24 Leftfield Team Weekly coordination meeting  
Group 1 Precon Meeting
- 3-25 Beech, Parkside and Southside Preconstruction Meeting  
G1 Site Buyout Next Steps  
OAL review meeting occurred with DPW
- 3-26 Weekly Project Meeting

- 3-27 Consigli Phasing Presentation to Principal (Hillside 9-10)  
Consigli Phasing Presentation to Principal (McLaughlin 10-11)  
G1 Window Descope (2)  
G1 Landscape Review
- 3-28 Schedule and Budget Meeting  
OAL review meeting occurred with DPW
- 3-31 Leftfield Team Weekly coordination meeting  
Schedule and Budget Meeting  
Group 1 Precon Meeting  
Hillside and McLaughlin Enhanced Constructability Review

#### IV. ACTIVITIES PLANNED FOR APRIL 2025

The following meetings/ activities are planned for APRIL 2025:

- 4-01 Beech, Parkside and Southside Preconstruction Meeting  
Beech Street and McLaughlin Field Condition Review  
Modular Heating Review Continuation
- 4-02 Weekly Project Meeting  
G1 OAC Meeting
- 4-03 G1 Steel Release and Communication Meeting
- 4-04 JSBC Report Submission
- 4-07 Leftfield Team Weekly coordination meeting  
Group 1 Precon Meeting
- 4-08 Beech, Parkside and Southside Preconstruction Meeting  
JSBC Meeting  
McLaughlin Priority 1 Information Night
- 4-09 Weekly Project Meeting  
Hillside OAC Meeting  
McLaughlin OAC Meeting  
Hillside Priority 1 Information Night
- 4-11 Invoice Review
- 4-14 LeftField Team Weekly coordination meeting  
Group 1 Precon Meeting
- 4-15 G2 and Beech Precon Weekly Meeting  
Modular Heating Review Continuation
- 4-16 Weekly P1 Meeting  
Hillside OAC Meeting  
McLaughlin OAC Meeting

- 4-18 Invoice Check Date
- 4-21 Leftfield Team Weekly coordination meeting  
Group 1 Precon Meeting
- 4-22 G2 and Beech Precon Weekly Meeting
- 4-23 Weekly Project Meeting  
Hillside OAC Meeting  
McLaughlin OAC Meeting
- 4-28 Leftfield Team Weekly coordination meeting  
Group 1 Precon Meeting
- 4-29 G2 and Beech Precon Weekly Meeting  
Modular Heating Review Continuation
- 4-30 Leftfield Team Weekly coordination meeting  
Hillside OAC Meeting  
McLaughlin OAC Meeting
  
- April Continued Modular HVAC corrective work
- April Phasing analysis (continued) for Group 1 Projects
- April Continued review of OALs for Site, Temp Fencing, and Concrete
- April Anticipated receipt of OALs for roof and windows
- April Continued Modular HVAC corrective work
- April Continued pre-construction meetings for Group 1 and 2 Projects

*Please note that additional activities and meetings will occur that have not been scheduled as of the issuance of this report. In addition, the above meetings are subject to change.*

**V. PROJECT BUDGET & INVOICING**

LeftField has been forwarded the \$306M budget, which was previously established before LeftField's engagement. LeftField has developed and implemented the 306-million-dollar budget into a LeftField-formatted standard. A summary of all six projects and individual project budgets can be found in Attachment A of this report. **Please note that the overall \$306 million dollar budget is subject to adjustment between all 6 projects based on many factors such as final expenditures on completed projects, buyout of scope with ongoing projects, and adjustment of misc costs and contingencies values.**

The recommended invoice approval process developed by LeftField and the District is working effectively, and billing and payment cycles have occurred to date. All invoices continue to be sent to LeftField and reviewed by the appropriate project team members.

The contractor payment requisition is being reviewed by LeftField and SMMA and certified for payment by SMMA. LeftField has codified all invoices into a batch/ log with associated backup. The invoice log with backup is being signed as 'recommended for payment' by LeftField and issued to the District CFO and the Superintendent of Schools for signature. The CFO will then process payment accordingly based on the current schedule of Finance Warrant signing dates. **The invoice payment log for period ending March 2025 is scheduled for District approval on April 11 and payment approval on April 17, with the payment check date for April 18. Due to the timing of this report being issued and the timing of the invoice log being approved, Attachment B [the invoice log] of this report is not included in this report.**

**Change Orders Events to Date as of the Issuance of this Report Associated with the Modular Project:**

Vendor	Value	Description
<b>Triumph Modular</b>		
PCO 2	\$(217,335.00)	Change from concrete footing system to metal plate foundation system
PCO 3R2	\$ 169,650.00	Associated grading and ramp changes
PCO 4	<del>\$ 37,512.96</del>	Fire Alarm - Aerial Connections - VOID
PCO 5R2	\$ 159,722.23	Revised PA System Scope for Manchester Multi Schools
PCO 6R1	\$ 15,684.91	Relocation of Wireless Data Access Points
PCO 7	\$ (22,100.00)	Credit for Ramp Length not required
PCO 8	\$ 75,000.00	DDC Controls Participation
<b>Subtotal</b>	<b>\$ 180,622.14</b>	This is reflected in the budget
<b>Consigli Construction</b>		
CO 1	\$ (21,539.00)	Finalization of alternates
CO 2	\$ -	Contingency Transfers and Allowances
CO 3	\$ -	Contingency Transfers and Allowances
CO 4	\$ -	Contingency Transfers and Allowances
CO 5	\$ -	Contingency Transfers and Allowances
<b>Subtotal</b>	<b>\$ (21,539.00)</b>	This is reflected in the budget
<b>Total</b>	<b>\$ 159,083.14</b>	

**VI. PROJECT SCHEDULE & BUDGET DETAIL**

LeftField has been developing the existing schedule. LeftField has transferred the received schedule into a LeftField-formatted schedule. A detailed schedule of all six project schedules can be found in Attachment C of this report. Please note that the individual schedules are subject to change based on many factors, such as the progress of design documents, the timing of construction commencement to align with or avoid winter condition cost (cost avoidance), and phasing approaches for each project.

MODULARS

**HVAC system shortfalls have been investigated by a third party, and LeftField's HVAC expert. HVAC systems are being reworked to achieve the required heating and cooling. Additional ductwork, diffusers, returns, enhanced controls and ERVs are being installed to create the proper airflow and energy recovery for heating and cooling.** Internet connections and Wi-Fi have been completed. All modular phone infrastructure is complete, and the district is coordinating the IP phone system via a district-wide upgrade.

GROUP 1 – HILLSIDE & MCLAUGHLIN

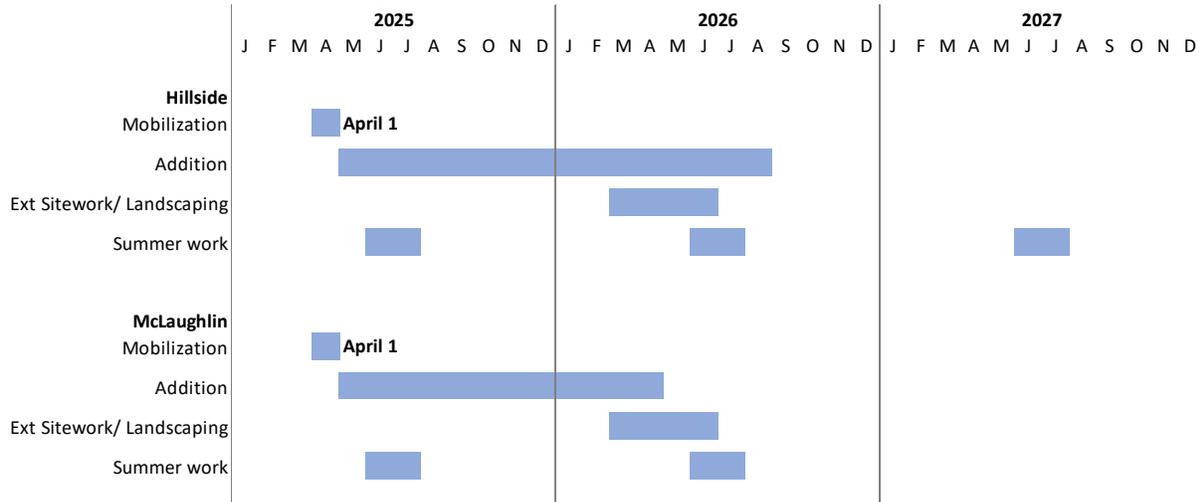
**Early bid documents were issued for early release scopes of work for sitework, steel, concrete, and temp fencing. Bids were received for said scopes of work. Various de-scope meetings were also held for these early release scopes of work. Various OAL [Owner Approval Letters] were issued for steel, concrete, sitework, and temp fencing. Due to time constraints, market pricing, and other factors, steel was recently released as of the issuance of this report. Other OALs are currently in review by the City/District.**

**As of April 1, Consigli mobilized on the Hillside and McLaughlin project sites. Future activities will commence based upon the timing of the approval of OALs for sitework and concrete.**

**Bids for windows and roofing are forthcoming. 90% construction documents were issued in early April, and 100% construction documents will be issued by mid-April. A GMP [Guarantee Maximum Price] contract is anticipated to be executed with Consigli in late May.**

**90% Construction Documents were issued for the Hillside and McLaughlin middle schools. Estimates are scheduled following which, they will be reviewed, value engineering (VE) will be decided upon, and final budgets will be confirmed. The end result is that the G1 projects are slightly over budget. Please refer to the chart on the following page. Please refer to the chart below. This overage is roughly .14% of the construction value of the G1 projects and .03% of the total \$306 million dollar P1 budget.**

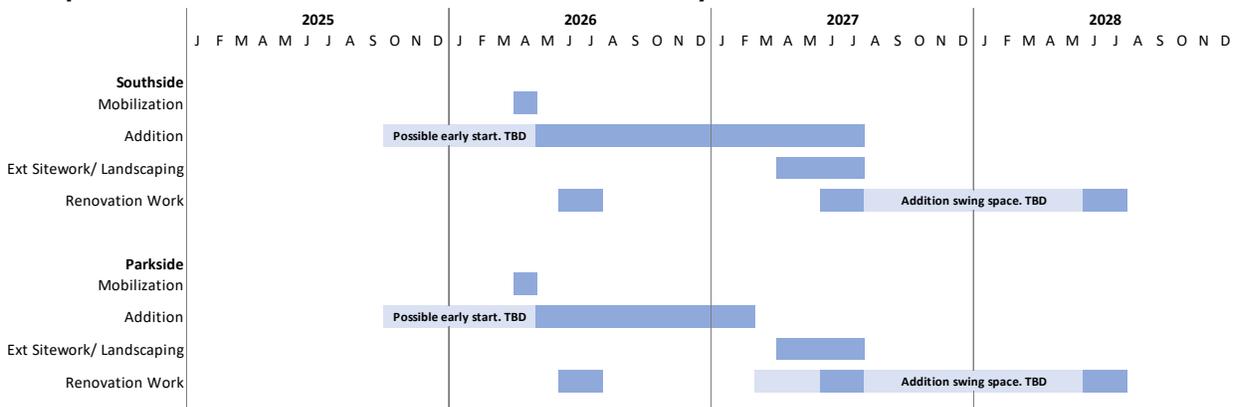
### Group 1 – Hillside & McLaughlin Schedule Summary



### GROUP 2 – PARKSIDE & SOUTHSIDE

Southside and Parkside Middle School schematic design has continued through March, and schematic phase drawings that were issued to the CM have been estimated. The estimates are being reviewed and scope refined, with scheduled page turns and value management meetings scheduled in the coming weeks. Refinement of programming will continue in the coming months. Communication with Harvey Construction is ongoing, and regular weekly meetings have commenced. It is anticipated that the G2 projects will commence in late fall 2025.

### Group 2 – Parkside & Southside Schedule Summary

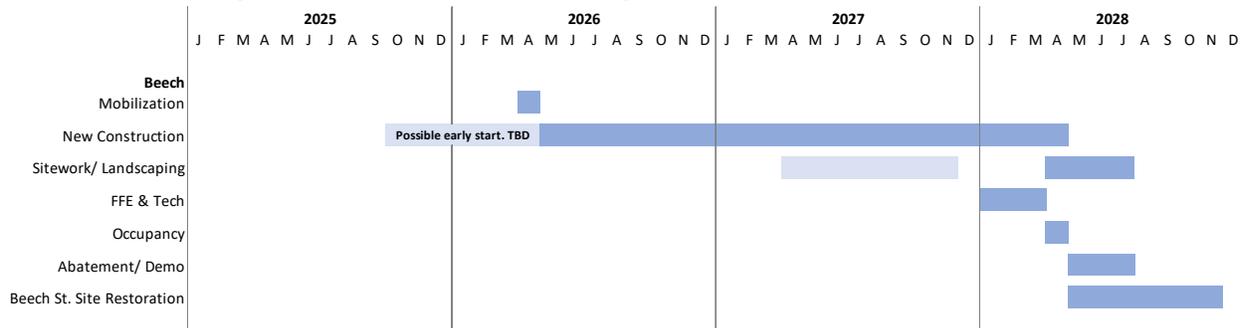


### BEECH ELEMENTARY SCHOOL

The Sheridan-Emmett Park site has been approved through BOMA. SMMA resumed working on an updated workplan for the project and submitted it for use in determining the start and completion dates for the project based on input from the CM. Programing refinement with the District will continue in the coming months. It is anticipated that the

**Beech project will commence in late fall 2025, with work related to ground improvements and relocation of the existing S-E Park basketball court to the existing Beech Street School basketball court. This relocation is pursuant to the approval from BOMA made on January 21, 2025, referencing the LeftField letter dated January 14, 2025.**

**Beech Elementary School Schedule Summary**



**Next 30 days:**

**Modulars**

- Continue correcting/ refining the heating and cooling systems at the modulars
- The IP phone system [coordinated by the district via a district-wide upgrade]

**Middle School Projects**

- Group 1 [Hillside & McLaughlin]
  - Weekly preconstruction meetings to continue
  - Continued phasing analysis for the renovation work
  - Continued refinement of on-site construction management plan to align with school site operations and needs
  - Issuance of the 100% construction documents
  - Continued scope review (page turns) with the District
  - Early scope buyout
  - Early non-building-related permitting
- Group 2 [Parkside & Southside]
  - Schematic design estimating review and analysis
  - Continued preconstruction meetings

**Beech Elementary School**

- Completion of survey
- Refinement of building location based on results of survey
- Decision of Beech design layout option

**VII. ATTACHMENTS**

- Attachment A LeftField Budget [subject to further review & modifications]
- Attachment B Not Available at the time of report issuance
- Attachment C LeftField Schedule [subject to further review & modifications]

**VIII. PROJECT OUTREACH / COMMUNICATION**

Project-related records such as agendas, agenda packets, and minutes can be viewed via this link:

<https://www.manchesternh.gov/Departments/City-Clerk/Meeting-Minutes-and-Agendas/Current>

Official upcoming meeting postings [date/time] can be viewed via this link:

<https://www.mansd.org/o/msd/page/calendar-bosc>

<https://www.manchesternh.gov/Government/City-Calendars>

**On-Site Construction Weekly Updates:**

Please visit the link below for weekly on-site construction-related activities related to the **McLaughlin Middle School Project**. Updates for the forthcoming week will be posted every week by noon on Friday.

<https://view.ceros.com/consigli/mclaughlin-middle-school/p/1>

Please visit the link below for weekly on-site construction-related activities related to the **Hillside Middle School Project**. Updates for the forthcoming week will be posted every week by noon on Friday.

<https://view.ceros.com/consigli/hillside-middle-school-1/p/1>