



JSBC Meeting
July 8, 2025

TONIGHTS AGENDA

- 01 PROGRESS UPDATE
- 02 LOOK AHEAD ACTIVITIES
- 03 BUDGET & INVOICING
- 04 G1 On-Site Construction
Activity Look Ahead
- 05 SCHEDULE
- 06 Q&A



Ongoing Activities and/ or Completed Activities within the last 30 days

- Continued weekly OAC Meetings for G1 Projects
- Continued logistics development for the projects
- Continued development of the Project Schedules
- Continued Group 1 Scope Procurement
- Consigli GMP Resubmission
- Group 1 Site Contractor Mobilization
- G1 Soils delineation was completed
- G1 HVAC, Drywall, Fire Protection, Demolition and Abatement subcontractor descopes
- Received G1 Full Building Permits
- Design Development estimates and reconciliation for Southside and Parkside
- Southside and Parkside progressed from Design development to construction documents phase
- Beech programming, site access and coordination with the city agencies
- Beech schematic development estimate and reconciliation was completed
- Modular HVAC ERVs arrived in Manchester
- Continued communication with all stakeholders

30-Day Look-Ahead

- Execute the G1 GMP Contract
- Continue weekly OAC Meetings for G1 Projects
- Continued logistics development for the projects
- Awards for G1 scope; Roofing, MEPS, Drywall, Demolition and Abatement
- Continue G1 scope procurement with descopes
- Finalize G1 SWPPP
- Continue G1 Site work with excavation and soils removal
- G2 75% Construction Documents pricing set to be issued followed by estimate and reconciliation
- Beech Design Development pricing set to be issued followed by estimate and reconciliation
- Continue G2 and Beech Preconstruction Meetings
- Finalize Beech St Project Schedule
- Award the Beech St CM Contract
- Continue Beech Project design development
- Continue Modular HVAC corrective work with ERV installations
- Continued communication with all stakeholders



Priority 1 Projects | Update Summary

Priority One Projects	Project Phase					
	Programming	Design	CM Procured	Bidding	Construction	Closeout
Modulars	100%	100%	100%	100%	100%	95%
Beech	90%	40%	98%	0%	0%	0%
McLaughlin	100%	100%	100%	80%	2%	0%
Hillside	100%	100%	100%	80%	2%	0%
Parkside	85%	60%	100%	0%	0%	0%
Southside	85%	60%	100%	0%	0%	0%



BUDGET STATUS

Manchester Priority One Projects - Overall Budget Summary

Manchester School District - Priority One Projects

Period Ending
Invoice Summary Package

6/30/2025
17

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 (H)	Anticipated C @ C (J)-(D)-(I)	Variance (K)-(C)-(J)
MODULAR PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$253,077	\$57,645	\$310,722	\$310,722	\$310,722	\$0	\$0	\$0	\$310,722	\$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	(\$145,396)	\$5,414,604	\$5,584,319	\$5,433,704	\$150,615	(\$169,715)	(\$169,715)	\$5,414,604	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$17,170,000	\$524,212	\$17,694,212	\$17,150,846	\$16,974,364	\$176,482	\$543,366	\$543,366	\$17,694,212	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$604,000	(\$155,490)	\$448,510	\$217,904	\$211,625	\$6,279	\$230,606	\$230,606	\$448,510	\$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	(\$682,497)	\$25,559,993	\$24,953,934	\$24,570,558	\$383,376	\$606,059	\$606,059	\$25,559,993	\$0
BEECH STREET ELEMENTARY SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$2,057,129	\$93,000	\$2,150,129	\$1,931,071	\$184,529	\$1,746,542	\$219,058	\$219,058	\$2,150,129	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$5,095,000	\$2,000	\$5,097,000	\$4,945,000	\$1,456,435	\$3,488,565	\$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	\$76,251	\$32,679	\$43,572	\$66,396,750	\$66,396,750	\$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	\$6,952,322	\$1,673,644	\$5,278,678	\$74,510,448	\$74,510,448	\$81,462,770	\$0
HILLSIDE MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,017,155	\$42,355	\$1,059,510	\$910,981	\$317,488	\$593,493	\$148,529	\$148,529	\$1,059,510	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$4,113,050	\$25,550	\$4,138,600	\$3,951,050	\$2,860,265	\$1,090,785	\$162,000	\$162,000	\$4,138,600	\$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	\$5,695,194	\$97,500	\$5,597,694	\$40,482,502	\$40,482,502	\$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	(\$2,241,888)	\$2,359,601	\$0	\$0	\$0	\$2,359,601	\$2,359,601	\$2,359,601	\$0
HILLSIDE MIDDLE SCHOOL PROJECT TOTALS	\$57,003,852	\$695,552	\$57,699,404	\$10,557,225	\$3,275,253	\$7,281,971	\$47,142,179	\$47,142,179	\$57,699,404	\$0
MCLAUGHLIN MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,017,155	\$88,000	\$1,105,155	\$976,626	\$255,903	\$720,723	\$128,529	\$128,529	\$1,105,155	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$3,232,500	\$10,500	\$3,243,000	\$3,091,000	\$2,228,378	\$862,622	\$152,000	\$152,000	\$3,243,000	\$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	\$4,528,304	\$97,500	\$4,430,804	\$22,353,958	\$22,353,958	\$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	(\$1,755,348)	\$1,405,782	\$0	\$0	\$0	\$1,405,782	\$1,405,782	\$1,405,782	\$0
MCLAUGHLIN MIDDLE SCHOOL PROJECT TOTALS	\$39,680,188	(\$4,351,346)	\$35,328,842	\$8,595,930	\$2,581,781	\$6,014,148	\$26,740,712	\$26,740,712	\$35,328,842	\$0
PARKSIDE MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,101,287	\$88,000	\$1,189,287	\$1,057,381	\$155,331	\$902,050	\$131,907	\$131,907	\$1,189,287	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$3,927,500	(\$12,550)	\$3,914,950	\$3,762,950	\$1,152,880	\$2,610,070	\$152,000	\$152,000	\$3,914,950	\$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	\$47,775	\$20,475	\$27,300	\$36,777,677	\$36,777,677	\$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	(\$1,980,626)	\$46,521,320	\$4,868,106	\$1,328,686	\$3,539,419	\$41,653,215	\$41,653,215	\$46,521,320	\$0
SOUTHSIDE MIDDLE SCHOOL PROJECT										
0100 0000 ADMINISTRATION (OPM & OTHER ADMIN. COSTS)	\$1,101,287	\$88,000	\$1,189,287	\$1,057,381	\$152,361	\$905,020	\$131,907	\$131,907	\$1,189,287	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$4,317,500	\$11,000	\$4,328,500	\$4,176,500	\$1,278,212	\$2,898,288	\$152,000	\$152,000	\$4,328,500	\$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	\$47,775	\$20,475	\$27,300	\$47,487,689	\$47,487,689	\$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	(\$1,102,219)	\$59,349,472	\$5,281,656	\$1,451,048	\$3,830,607	\$54,067,817	\$54,067,817	\$59,349,472	\$0
PRIORITY ONE - DISTRICT WIDE COMMUNICATION	\$0	\$70,400	\$70,400	\$70,400	\$42,865	\$27,535	\$0	\$0	\$70,400	\$0
GRAND TOTAL MANCHESTER PRIORITY ONE PROJECTS	\$306,000,000	\$0	\$306,000,000	\$61,279,571	\$34,923,835	\$26,355,736	\$244,720,429	\$244,720,429	\$306,000,000	\$0



**Invoice Summary for Period Ending June 2025
Not Available at Time of Reporting
District Approval Scheduled for July 9th**



On-Site Construction Activity Look Ahead Hillside and McLaughlin

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>



THANK YOU!

QUESTIONS & ANSWERS

 **LeftField**