



LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

JSBC Meeting

August 12, 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 Work Continuation
- G1 Roofing pull testing and material confirmation
- G1 Soils removal
- G1 Continued subcontractor descopes
- Design Development estimates and reconciliation for Beech Street
- Beech Street progressed from Design Development to construction documents phase
- Beech programming, site access and coordination with the city agencies continued
- G2 and Beech Soil testing
- G2 and Beech Phasing Development
- Modular HVAC ERVs installation ongoing
- 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; MEPS, Drywall, Demolition and Abatement, Waterproofing, other OALs
- Continue G1 scope procurement with descopes
- Continue G1 Site work with excavation and soils removal
- Continue Roofing
- 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 ERV installations and warranty work
- 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%	50%	98%	0%	0%	0%
McLaughlin	100%	100%	100%	90%	5%	0%
Hillside	100%	100%	100%	90%	5%	0%
Parkside	85%	70%	100%	0%	0%	0%
Southside	85%	70%	100%	0%	0%	0%

BUDGET STATUS

Manchester Priority One Projects - Overall Budget Summary											
Manchester School District - Priority One Projects											
Period Ending Invoice Summary Package		7/31/2025 18		Current Budget							
	Original Budget	Budget Changes		Current Budget		Committed Costs	Expanded	Unspent	Remaining Budget	CTC	Anticipated C & C
	[A]	[B]		[C]		[D]	[E]	[F]=[D]-[E]	[G]=[C]-[D]	[I]	[J]=[D]+[I]
MODULAR PROJECT											
0100 0000 <u>ADMINISTRATION (OPM & OTHER ADMIN. COSTS)</u>	\$253,077	\$57,645		\$310,722		\$310,722	\$310,722	\$0	\$0	\$0	\$310,722
0200 0000 <u>ARCHITECTURE & ENGINEERING</u>	\$1,690,143	\$0		\$1,690,143		\$1,640,143	\$1,640,143	\$50,000	\$0	\$0	\$1,690,143
0300 0000 <u>SITE ACQUISITION</u>	\$0	\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 <u>CONSTRUCTION CONTRACT</u>	\$5,560,000	(\$126,296)		\$5,433,704		\$5,433,704	\$5,433,704	(\$1)	\$1	\$1	\$5,433,704
0600 0000 <u>MISCELLANEOUS PROJECT COSTS</u>	\$17,170,000	\$739,194		\$17,909,194		\$17,186,264	\$16,976,306	\$209,958	\$722,930	\$722,930	\$17,909,194
0700 0000 <u>FURNISHINGS & EQUIPMENT</u>	\$604,000	(\$387,770)		\$216,230		\$216,230	\$216,230	\$0	(\$0)	(\$0)	\$216,230
0800 0000 <u>OWNER'S CONTINGENCY</u>	\$965,270	(\$965,270)		(\$0)		\$0	\$0	(\$0)	(\$0)	(\$0)	\$0
MODULAR PROJECT TOTALS	\$26,242,490	(\$662,497)		\$25,559,993		\$24,837,062	\$24,577,105	\$259,957	\$722,931	\$722,931	\$25,559,993
BEECH STREET ELEMENTARY SCHOOL PROJECT											
0100 0000 <u>ADMINISTRATION (OPM & OTHER ADMIN. COSTS)</u>	\$2,057,129	\$118,000		\$2,175,129		\$1,931,071	\$194,281	\$1,736,790	\$244,058	\$244,058	\$2,175,129
0200 0000 <u>ARCHITECTURE & ENGINEERING</u>	\$5,095,000	\$0		\$5,095,000		\$4,945,000	\$1,620,235	\$3,324,765	\$150,000	\$150,000	\$5,095,000
0300 0000 <u>SITE ACQUISITION</u>	\$0	\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 <u>CONSTRUCTION CONTRACT</u>	\$58,196,935	\$8,276,066		\$66,473,001		\$76,251	\$54,465	\$21,786	\$66,396,750	\$66,396,750	\$66,473,001
0600 0000 <u>MISCELLANEOUS PROJECT COSTS</u>	\$450,000	\$2,120,900		\$2,570,900		\$0	\$0	\$0	\$2,570,900	\$2,570,900	\$0
0700 0000 <u>FURNISHINGS & EQUIPMENT</u>	\$2,348,800	\$11,800		\$2,360,600		\$0	\$0	\$0	\$2,360,600	\$2,360,600	\$0
0800 0000 <u>OWNER'S CONTINGENCY</u>	\$5,963,970	(\$3,202,990)		\$2,760,980		\$0	\$0	\$0	\$2,760,980	\$2,760,980	\$0
BEECH STREET ELEMENTARY SCHOOL PROJECT TOTALS	\$74,111,834	\$7,323,776		\$61,435,610		\$6,952,322	\$1,868,981	\$5,083,341	\$74,483,288	\$74,483,288	\$81,435,610
HILLSIDE MIDDLE SCHOOL PROJECT											
0100 0000 <u>ADMINISTRATION (OPM & OTHER ADMIN COSTS)</u>	\$1,017,155	\$67,355		\$1,084,510		\$910,981	\$347,998	\$562,982	\$173,529	\$173,529	\$1,084,510
0200 0000 <u>ARCHITECTURE & ENGINEERING</u>	\$4,087,500	\$25,550		\$4,113,050		\$3,951,050	\$2,885,765	\$1,065,285	\$162,000	\$162,000	\$4,113,050
0300 0000 <u>SITE ACQUISITION</u>	\$0	\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 <u>CONSTRUCTION CONTRACT</u>	\$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
0600 0000 <u>MISCELLANEOUS PROJECT COSTS</u>	\$250,000	\$113,000		\$363,000		\$80,000	\$525	\$79,475	\$283,000	\$283,000	\$363,000
0700 0000 <u>FURNISHINGS & EQUIPMENT</u>	\$3,520,000	\$105,000		\$3,625,000		\$0	\$0	\$0	\$3,625,000	\$3,625,000	\$0
0800 0000 <u>OWNER'S CONTINGENCY</u>	\$4,601,489	(\$2,265,341)		\$2,336,148		\$0	\$0	\$0	\$2,336,148	\$2,336,148	\$0
HILLSIDE MIDDLE SCHOOL PROJECT TOTALS	\$57,003,852	\$695,552		\$57,699,404		\$10,637,225	\$3,331,789	\$7,305,436	\$47,062,179	\$47,062,179	\$57,699,404
MCLAUGHLIN MIDDLE SCHOOL PROJECT											
0100 0000 <u>ADMINISTRATION (OPM & OTHER ADMIN. COSTS)</u>	\$1,017,155	\$113,000		\$1,130,155		\$976,626	\$278,215	\$698,411	\$153,529	\$153,529	\$1,130,155
0200 0000 <u>ARCHITECTURE & ENGINEERING</u>	\$3,232,500	\$10,500		\$3,243,000		\$3,091,000	\$2,257,628	\$833,372	\$152,000	\$152,000	\$3,243,000
0300 0000 <u>SITE ACQUISITION</u>	\$0	\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 <u>CONSTRUCTION CONTRACT</u>	\$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
0600 0000 <u>MISCELLANEOUS PROJECT COSTS</u>	\$250,000	\$79,000		\$329,000		\$46,000	\$650	\$45,350	\$283,000	\$283,000	\$329,000
0700 0000 <u>FURNISHINGS & EQUIPMENT</u>	\$3,200,000	(\$815,000)		\$2,385,000		\$0	\$0	\$0	\$2,385,000	\$2,385,000	\$0
0800 0000 <u>OWNER'S CONTINGENCY</u>	\$3,161,130	(\$1,780,348)		\$1,380,782		\$0	\$0	\$0	\$1,380,782	\$1,380,782	\$0
MCLAUGHLIN MIDDLE SCHOOL PROJECT TOTALS	\$39,688,188	(\$4,337,989)		\$35,350,199		\$8,641,930	\$2,633,993	\$6,007,937	\$26,708,269	\$26,708,269	\$35,350,199
PARKSIDE MIDDLE SCHOOL PROJECT											
0100 0000 <u>ADMINISTRATION (OPM & OTHER ADMIN. COSTS)</u>	\$1,101,287	\$113,000		\$1,214,287		\$1,057,381	\$168,827	\$888,554	\$156,907	\$156,907	\$1,214,287
0200 0000 <u>ARCHITECTURE & ENGINEERING</u>	\$3,927,500	\$15,500		\$3,943,000		\$3,791,000	\$1,307,760	\$2,483,240	\$152,000	\$152,000	\$3,943,000
0300 0000 <u>SITE ACQUISITION</u>	\$0	\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 <u>CONSTRUCTION CONTRACT</u>	\$36,146,140	\$679,312		\$36,825,452		\$47,775	\$34,125	\$13,650	\$36,777,677	\$36,777,677	\$36,825,452
0600 0000 <u>MISCELLANEOUS PROJECT COSTS</u>	\$250,000	\$73,000		\$323,000		\$0	\$0	\$0	\$323,000	\$323,000	\$0
0700 0000 <u>FURNISHINGS & EQUIPMENT</u>	\$3,200,000	(\$815,000)		\$2,385,000		\$0	\$0	\$0	\$2,385,000	\$2,385,000	\$0
0800 0000 <u>OWNER'S CONTINGENCY</u>	\$3,877,019	(\$2,028,148)		\$1,848,871		\$0	\$0	\$0	\$1,848,871	\$1,848,871	\$0
PARKSIDE MIDDLE SCHOOL PROJECT TOTALS	\$48,501,946	(\$1,962,336)		\$46,539,610		\$4,896,166	\$1,510,712	\$3,385,444	\$41,643,455	\$41,643,455	\$46,539,610
SOUTHSIDE MIDDLE SCHOOL PROJECT											
0100 0000 <u>ADMINISTRATION (OPM & OTHER ADMIN. COSTS)</u>	\$1,101,287	\$113,000		\$1,214,287		\$1,057,381	\$165,084	\$892,296	\$156,907	\$156,907	\$1,214,287
0200 0000 <u>ARCHITECTURE & ENGINEERING</u>	\$4,317,500	\$44,550		\$4,362,050		\$4,210,050	\$1,452,480	\$2,757,570	\$152,000	\$152,000	\$4,362,050
0300 0000 <u>SITE ACQUISITION</u>	\$0	\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 <u>CONSTRUCTION CONTRACT</u>	\$46,685,769	\$849,695		\$47,535,464		\$47,775	\$34,125	\$13,650	\$47,487,689	\$47,487,689	\$47,535,464
0600 0000 <u>MISCELLANEOUS PROJECT COSTS</u>	\$250,000	\$121,000		\$371,000		\$0	\$0	\$0	\$371,000	\$371,000	\$0
0700 0000 <u>FURNISHINGS & EQUIPMENT</u>	\$3,200,000	\$430,000		\$3,630,000		\$0	\$0	\$0	\$3,630,000	\$3,630,000	\$0
0800 0000 <u>OWNER'S CONTINGENCY</u>	\$4,897,135	(\$2,665,151)		\$2,231,984		\$0	\$0	\$0	\$2,231,984	\$2,231,984	\$0
SOUTHSIDE MIDDLE SCHOOL PROJECT TOTALS	\$60,451,691	(\$1,106,906)		\$59,344,785		\$5,315,206	\$1,651,689	\$3,663,517	\$54,029,580	\$54,029,580	\$59,344,785
PRIORITY ONE - DISTRICT WIDE COMMUNICATION	\$0	\$70,400		\$70,400		\$70,400	\$43,580	\$26,820	\$0	\$0	\$70,400
GRAND TOTAL MANCHESTER PRIORITY ONE PROJECTS	\$306,000,000	\$0	\$306,000,000		\$61,350,299		\$35,617,848	\$25,732,450	\$244,649,701	\$244,649,701	\$306,000,000
											(\$0)



INVOICE UPDATE



Manchester Priority One Projects Modular/Beech St. ES/Hillside MS/McLaughlin MS/Parkside MS/Southside MS - Invoice Approval Summary						
Date	6/8/2025	Period Ending:	7/31/2025	Leftfield Invoice Summary #:		18
Modular	17	7/31/2025	Leftfield - Modular - Monthly OPM Services			\$165.00
Modular [FFE + Tech]	17	7/31/2025	Leftfield - Modular [FFE + Tech] - Monthly OPM Services			\$0.00
Modular [Move Management]	17	7/31/2025	Leftfield - Modular [Move Management] - Monthly OPM Services			\$0.00
Beech	17	7/31/2025	Leftfield - Beech - Monthly OPM Services			\$17,424.50
Hillside	17	7/31/2025	Leftfield - Hillside - Monthly OPM Services			\$28,659.75
Hillside	17	7/31/2025	Leftfield - Hillside - Monthly OPM Services			\$10,560.00
McLaughlin	17	7/31/2025	Leftfield - McLaughlin - Monthly OPM Services			\$27,879.75
Parkside	17	7/31/2025	Leftfield - Parkside - Monthly OPM Services			\$13,827.25
Southside	17	7/31/2025	Leftfield - Southside - Monthly OPM Services			\$13,047.25
					Total to Pay to Leftfield:	\$111,563.50
Beech	63523	8/5/2025	SMMA - Beech - Design Development			\$122,850.00
Beech	63523	8/5/2025	SMMA - Beech - BSC Group, Inc. - Traffic Studies			\$2,699.40
Beech	63523	8/5/2025	SMMA - Beech - Elizabeth Ricciarelli - FF&E Design			\$5,681.06
McLaughlin	63524	8/5/2025	SMMA - McLaughlin - Construction Contract Admin.			\$29,250.00
McLaughlin	63524	8/5/2025	SMMA - McLaughlin - Haley & Aldrich - Geotech/GeoEnv			\$29,700.00
Hillside	63525	8/5/2025	SMMA - Hillside - Construction Contract Admin.			\$26,500.00
Hillside	63525	8/5/2025	SMMA - Hillside - Haley & Aldrich - Geotech/GeoEnv			\$31,900.00
Parkside	63526	8/5/2025	SMMA - Parkside - Design Development			\$154,880.00
Parkside	63526	8/5/2025	SMMA - Parkside - BSC Group, Inc. - Traffic Studies			\$955.85
Parkside	63526	8/5/2025	SMMA - Parkside - Haley & Aldrich - Geotech/GeoEnv			\$41,937.50
Parkside	63526	8/5/2025	SMMA - Parkside - Elizabeth Ricciarelli - FF&E Design			\$3,884.85
Southside	63527	8/5/2025	SMMA - Southside - Design Development			\$174,240.00
Southside	63527	8/5/2025	SMMA - Southside - BSC Group, Inc. - Traffic Studies			\$2,017.90
Southside	63527	8/5/2025	SMMA - Southside - Haley & Aldrich - Geotech/GeoEnv			\$60,087.50
Southside	63527	8/5/2025	SMMA - Southside - Elizabeth Ricciarelli - FF&E Design			\$4,439.82
					Total to Pay to SMMA:	\$690,023.87
District Wide	20241028.06	7/11/2025	Cookson Communications - Website Hosting, Updates and Maintenance June 2025			\$715.00
					Total to Pay to Cookson Communications:	\$715.00
Modular	1809	6/20/2025	Aramark - Pad Driver for Auto Scrubbers			\$1,942.04
					Total to Pay to Aramark:	\$1,942.04
Hillside	25091NH-001-2	6/30/2025	Miller Engineering & Testing, Inc. - Construction Testing - Hillside			\$525.00
McLaughlin	25091NH-002-2	6/30/2025	Miller Engineering & Testing, Inc. - Construction Testing - McLaughlin			\$650.00
					Total to Pay to Miller Engineering & Testing, Inc.:	\$1,175.00
Parkside	25-043	7/31/2025	Harvey Construction - Parkside - July 2025			\$6,825.00
Southside	25-044	7/31/2025	Harvey Construction - Southside - July 2025			\$6,825.00
Beech	25-045	7/31/2025	Harvey Construction - Beech - July 2025			\$10,893.00
					Total to Pay to Harvey Construction:	\$24,543.00
					Subtotal Modular Invoices	\$2,107.04
					Subtotal Hillside Middle School Invoices	\$97,144.75
					Subtotal McLaughlin Middle School Invoices	\$87,479.75
					Subtotal Parkside Middle School Invoices	\$222,310.44
					Subtotal Beech Street Invoices	\$159,547.96
					Subtotal Southside Middle School Invoices	\$260,657.47
					Subtotal District Wide Invoices	\$715.00
					Total of Invoices Submitted:	\$829,962.41
 Signed by: Recommended by Leftfield Project Manager, Karen DeFrancis Signed by: Approved by Dr. Jennifer Chmel, Superintendent of Schools Dr. Jennifer Chmel Approved by Ms. Karen DeFrancis, Business Office						8/7/25
						Date 8/8/2025
						Date 8/8/2025
						Date 8/8/2025



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>



Group 1 – Hillside & McLaughlin Schedule

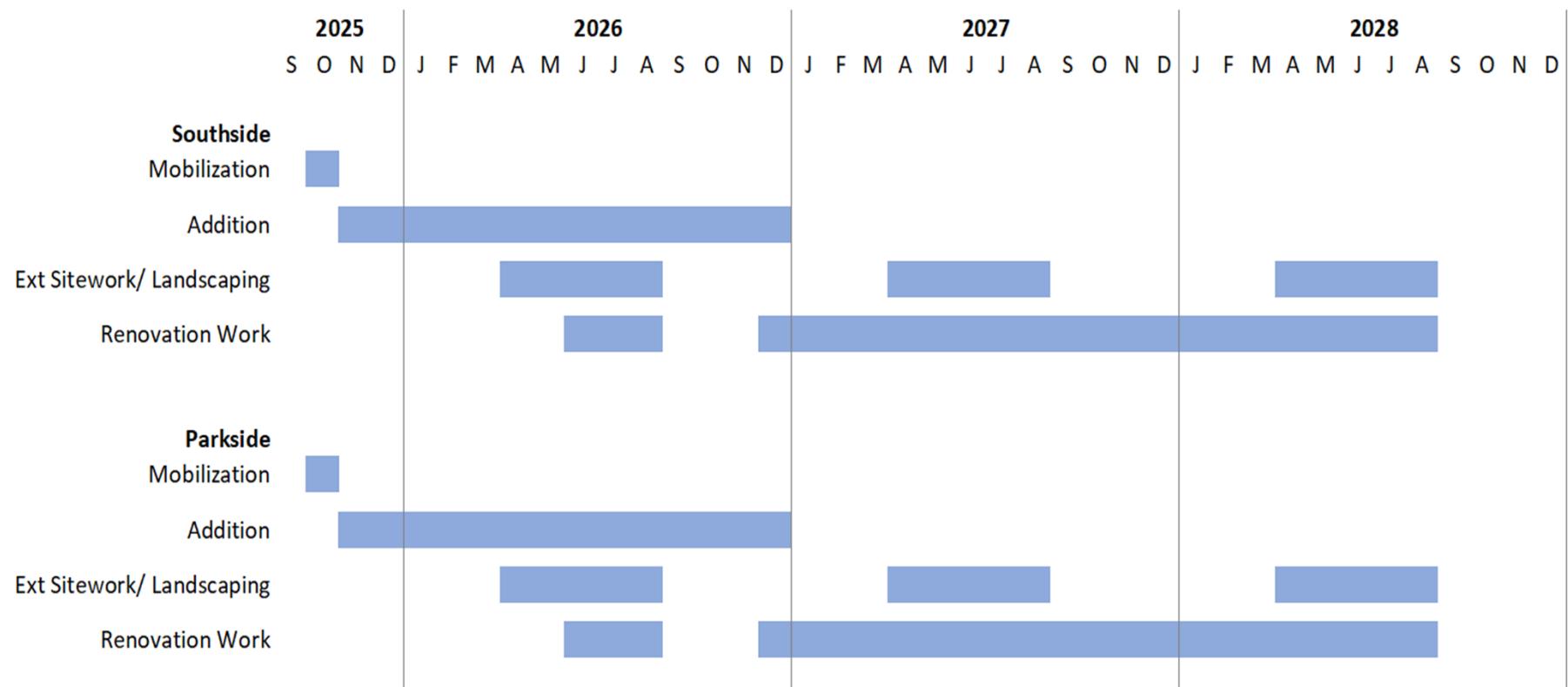
Schedule Subject To Change





Group 2 – Southside & Parkside Conceptual Schedule

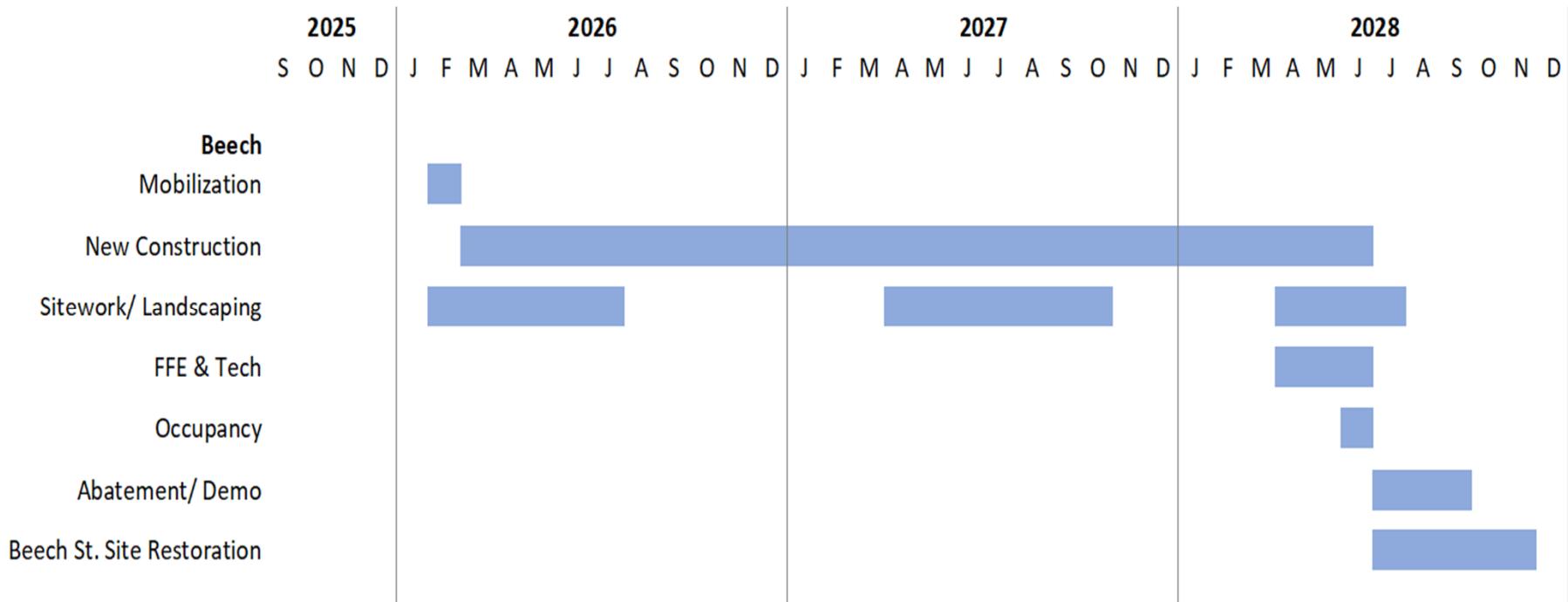
Schedule
Subject To
Change





Beech Conceptual Schedule

Schedule
Subject To
Change





THANK YOU!

QUESTIONS & ANSWERS

