



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting *Meeting Minutes*

Date: June 20th, 2024

Time: 6:00 P.M

Location: Mayor's Reception Room / Zoom

School Building Committee Members Present:

Thomas A. Golden, Jr. (City Manager / School Building Committee Chair), Michael Vaughn (Chief Procurement Officer), Liam Skinner (Superintendent of Schools), Michael Fiato (Head of School), Conor Baldwin (Chief Financial Officer), David Peaslee (LPD Captain), William Samaras (Former Mayor of Lowell), Edward Kennedy (State Senator), John Leahy (City Councilor), Rodney Elliot (State Representative), Maryann Manzi (Public Safety Research & Planning Director), Jay Mason (Former Lowell Sustainability Council Member), Benjamin Opara, (Community Member), John Haley (Community Member), Paul St Cyr (DPW Commissioner), Vanna Howard (State Representative), Kendrick Del Obre (Student Rep), Jannaca Lang (Student Rep)

City Staff Present:

Shawn Machado (Assistant City Manager), Austin Ball (Deputy CFO)

Perkins Eastman Consultants Present:

Joe Drown, Robin Greenberg

Skanska Consultants Present:

Jim Dowd

Suffolk Consultants Present:

Rex Radloff

The order of business was as follows:

I. Attendance / Roll Call:

Meeting Called to order at 6:03 P.M by T. Golden and asked to accept and place on file remote / zoom participation, roll call showed 18 present.

City of Lowell:

T. Golden asked the committee to review the minutes from the last meeting and to make a motion to place on file. Minutes passed by roll call, motion by E. Kennedy and 2nd by C. Baldwin.

J. Dowd - Spoke to the committee regarding a budget transfer request that was needed for this project. This will be the first of many transfers needed as the project develops and it is important to note that these transfers will not affect the bottom line. Transfers can only be approved by the SBC after the PFA bid amendment is completed.

J. Mason – Asked about the contingencies and if you could elaborate how these transfers will affect them.

J. Dowd – Clarified that the contingencies are separated out between soft costs, owners and construction. These transfers will have not effect to the contingency line item.

E. Kennedy – Are we still on budget and on schedule? Are any contingencies impacted yet by the 22's building?

J. Dowd – Yes on budget and on schedule. We do have a couple of significant change orders as it relates to 22's building.

E. Kennedy – Can you give us a ballpark on these significant change orders?

J. Dowd – One that will be six figures and one that will be seven figures.

J. Haley – What are the change orders for?

J. Dowd – Additional demolition and flooring in the 22's building.

Motion to approve the budget transfer request by C. Baldwin and seconded by B. Opara. Motion passes.

II. Suffolk:

Phase 2 – Construction Update

Rex – Going into the fourth summer of the project. There will be a big push to get as much work done as needed before the students come back to school. Phase 2 is in the process of being completed and Phase 3 has just begun with the movers. Will have demo contractors' in the 80's building as soon as the students leave for the school year. Phase 2 was a two year job and Phase 3 will begin working around the clock in two shifts.

Rex – Showed progress photos.

B. Opara – How long will the two full shifts be in effect?

Rex – Approximately 4-5 months.

K. Del Obre – Asked about the scope of the demolition and whether the building commissioner has looked into this work?

Rex – The scope is going through an asbestos abatement process so it is safe to go through a bulk demo. In essence we will strip everything down and re-build it from scratch.

J. Lang – When will Phase 3 start and how long will it take?

Rex – Phase 3 started as soon as the students left. This was the “kickoff” of phase 3 and it will take 13 months.

M. Fiato – Can you explain the topic of the hardwood floors and the challenges that were faced.

J. Dowd – We went in and refinished one of the hardwood floors to see how this would look. However, what we encountered was that the floor was refinished so many times that this wasn't feasible to continue with the hardwood floors.

J. Mason – The new floors will be a linoleum product and not vinyl?

J. Dowd – Yes.

III. Suffolk – MBE Workforce Update:

Rex – Currently exceeding the goal of the minority workforce, the goal is 15.3% and we are currently at 23.7%. Project goal for female workforce is 6.9% and currently we are at 4.6%. Lastly, the Lowell resident workforce is at 9.19%. Currently working with DEI consultant to increase these numbers.

IV. Perkins Eastman - Designer Update:

Robin – No update this month.

J. Mason – I just wanted to check in on the status of the solar readiness of the building.

Robin – We are working with the city to prepare the building to be solar ready. The city is in the process of obtaining a contract a vendor.

V. Skanska – Budget / Cash Flow Update

J. Dowd – Most of the budget summary was addressed in the beginning during the discussion on the internal transfer. The total budget for the LHS project is \$381.9 million dollars and the MSBA has reimbursed the city \$141 million to date. Last month's billing to the city was \$4.8 million and total invoiced to date is \$201 million.

C. Baldwin – Will the BRR transfers be reflected on the budget summary page during the next SBC meeting?

J. Dowd – Yes, the transfers will be made in the next summary.

T. Golden – Any other questions? (None at this time).

Next Steps:

J. Dowd – We have quite a busy summer coming forward, the next phase started immediately after the students left. Our next meeting will be on 8/22/24.

B. Opara – We spoke at our last meeting regarding a walkthrough, has this been scheduled.

T. Golden – We will schedule a walk through for sometime in mid-September. Set a date at our next SBC meeting.

E. Kennedy – Any changes to the WBE?

Rex – There have been some slight changes reflected in the numbers presented.

K. Del Obre – Is the building setup to obtain a LEED certification?

Robin – Yes.

M. Fiato – Wanted to take a moment to thank the teachers and students for their sacrifice the past several months.

J. Dowd – Also took a moment to thank the staff at the high school for all their help. Skanska will continue to provide OAC summary minutes every other Friday.

T. Golden - Any other questions? (None at this time)

Motion to adjourn at 6:55 by M. Fiato, 2nd by E. Kennedy, so moved.