



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting *Meeting Minutes*

Date: August 22nd, 2024

Time: 6:00 P.M

Location: Mayor's Reception Room / Zoom

School Building Committee Members Present:

Michael Vaughn (Chief Procurement Officer), Richard Underwood (Operations and Maintenance Director LPS), Conor Baldwin (Chief Financial Officer), Mark Byrne (Former DPW Commissioner), James Hall (Chief Operating Officer LPS), William Samaras (Former Mayor of Lowell), Edward Kennedy (State Senator), John Leahy (Former City Councilor), Rodney Elliot (State Representative), Jay Mason (Former Lowell Sustainability Council Member), Benjamin Opara (Community Member), Erica Harvey (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:

Pannha San Chung

The order of business was as follows:

I. Attendance / Roll Call:

Meeting Called to order at 6:03 P.M by S. Machado on behalf of T. Golden and asked to accept and place on file remote / zoom participation, roll call showed 16 present.

City of Lowell:

S. Machado 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 W. Samaras and 2nd by E. Kennedy.

II. Suffolk:

Phase 2 – Construction Update

Pannha – Went through phasing overview, showed photos. Currently in phase 2 that is wrapping up, phase 3 begun in July and phase 4 will start next summer. Major milestone is tomorrow, when they will be walking the school with the city’s Building Commissioner to obtain the T.O.C.

Pannha – Showed progress photos of phase 2.

J. Leahy – Has the flooring issue been addressed? I know this committee had some concerns.

R. Underwood – Jim and I have looked into some of the flooring earlier today to get this addressed.

Jim – The floors will be addressed during the punch list.

Robin – Spoke about how the linoleum floor will be affected by sunlight and working with the subcontractors.

J. Mason – Can you update us on the process to get LEED Certification?

Robin – Currently on track but cannot apply for the certification until the project is completed.

S. Machado – Any Questions? (None at this time)

III. Suffolk – MBE Workforce Update:

Pannha – 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 4.7%. Lastly, the Lowell resident workforce is at 9.19%. Currently working with DEI consultant to increase these numbers.

B. Opara – Is there any goal for the Lowell workforce?

Pannha – There was no goal set for the Lowell workforce, this is something that we track.

Jim – I wanted to add that City Councilor Mercier had asked for union participation percentages at the last City Council meeting and that number is at 78%.

B. Opara – Has there been any increase in the Lowell resident workforce?

Pannha – There was a very minimal increase in the Lowell workforce from our last update.

IV. Perkins Eastman - Designer Update:

Robin – No update this month.

W. Samaras – Do we have any concerns on the contingency at this time?

Jim – The contingency number is one we watch closely. Currently, just had two significant changes and have \$12.4 remaining. We believe this is sufficient at this point and are proceeding cautiously.

R. Underwood – Asked about a change order that was discussed at the last City Council meeting regarding the floors. Was surprised that there was such a significant increase.

Jim – We are still in the process of finalizing the change order, we anticipate that it would be a net increase of \$950K.

R. Underwood – Asked follow up question regarding why it would be more money to install new floors rather than re-finish the existing floors as planned.

Jim – The issue is the floor needs to come out very carefully because of the sub floor and will need additional sub flooring once it is ripped up. We will have an additional demolition cost, plus installation of new sub floors.

P. St. Cyr – There was no cost carried for this flooring?

Jim – No, just the amount to re-finish the floors.

W. Samaras – Can you please clarify what you meant when you said “make it better” as it refers to contingency.

Jim – What I meant was these are “nice to haves”. These are items that are not absolutely necessary but would like to have.

K. Del Obre – Do we expect any delays like we had for this summer for the next two phases?

Pannha – For the most part everything will be in place, the only thing that should be “ongoing” are exterior improvements. The inside of the building should be completed minus some punch list items.

K. Del Obre – Asked if the Colleen Creegan memorial will still be there once the project is complete?

Robin – Yes, it will still be there, and the intention will be a greenspace.

M. Byrne – Made comment regarding planning from phase 1 to phase 2 and how it was hectic. Asked for them to formulate a better plan for phase 3 and phase 4.

Pannha – We will work on it, and we do have a separate team for phase 3.

J. Leahy – Do we have a traffic plan for the beginning of school?

Jim – Working with Suffolk and LPS administration. Phase 2 fencing will come down tomorrow. At a minimum there will be jersey barriers for the students to walk along.

J. Leahy – Asked about the access road and the deliveries?

Jim – The administration is working on a plan to fix this.

V. Skanska – Budget / Cash Flow Update

J. Dowd –The total budget for the LHS project is \$381.9 million dollars and the MSBA has reimbursed the city \$148 million to date. Last month’s billing to the city was \$8.2 million and total invoiced to date is \$214 million. Currently have 24 change orders to date and the contingency number is \$12.4 million remaining.

B. Opara – Asked about the rejected change orders and can you elaborate further on them and why they were declined.

Jim – One rejected change order was for escalation which was not permitted in the contract and the other two were for electrical contractor that we rejected because they did not meet the requirements in the contract.

E. Kennedy – We have gone through about 40% of the contingency money but have completed about 50% of the project?

Jim – Yes that is correct.

S. Machado – Any other questions? (None at this time). At the last meeting we talked about a walkthrough of the project. A walkthrough will be on 9/19 at 6 P.M.

Next Steps:

J. Leahy – All the events that are normally in the auditorium are being worked out with the administration?

Jim – Yes, in the process of working that out.

R. Underwood – Wanted to take a minute to thank the project team for getting the building ready for the first day of school. Their effort to make this happen doesn’t go unnoticed.

S. Machado - Any other questions? (None at this time)

Motion to adjourn at 6:38 by W. Samaras, 2nd by C. Baldwin, so moved.