



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting
Meeting Minutes

Date: September 15, 2022

Time: 6:00 PM

Location: Mayor's Reception Room

School Building Committee Members Present:

Tom Golden, Jr. (City Manager, *School Building Committee Chair*), Michael Vaughn (Chief Procurement Officer), Dr. Joel Boyd (Superintendent of Schools), Richard Underwood (Operations and Maintenance Director), Conor Baldwin (CFO), Mark Byrne (DPW Commissioner), David Peaslee (Police Captain), William Samaras (Former Mayor of Lowell), John Leahy (City Councilor), Rodney Elliot (State Representative), Maryann Manzi (LPD), Jay Mason (Community Member – Architect), Erica Harvey (Teacher)

City Staff Present:

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

Perkins Eastman Consultants Present:

Joe Drown, Robin Greenberg

Skanska Consultants Present:

Maryann Williams, Jim Dowd

Suffolk Construction Consultants Present:

Rex Radloff, Pat DeBenedetto

The order of business was as follows:

I. Attendance/Roll Call

Meeting called to order at 6:03 PM by CFO Baldwin on behalf of T. Golden, Jr. Roll call showed 13 present.

CFO Baldwin opened the meeting and welcomed those in attendance.



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Mr. Mason - Asked question regarding how minutes of previous meetings work and why a question about Solar Array System's for the high school by Councilors Robinson and Gitschier was not included.

II. City of Lowell

Motion to accept and place on file the minutes from June 2, 2022 SBC meeting, August 18, 2022 SBC meeting and the acceptance of a new member on the SBC committee John Haley by Mr. Samaras and seconded by Mike Vaughn.

III. Suffolk/Skanska/PE Presentation:

a. Phase 1 - Completion Update

Rex - Certificate of occupancy was completed on 8/31 and are currently installing approx. 2,000 bleachers into gym. The concrete work is ongoing and final paving is set for later in October. His team will start the process of their fall plantings and will complete the final punch list which will end Phase 1.

Council Leahy - Asked when the Tim Golden plaque will be coming in and also an update on the weight room.

b. Phase 2 – Construction Update

Rex – Phase two work is ongoing with the removal and demolition of 80's building. Bulk demolition is ongoing and the field house has started to be removed. A new site work contractor will be coming in and pre-excavation will begin. Concrete for Phase two will begin in October and carry through November, steelwork will begin the end of December. During phase two an infiltration system will be installed.

Mr. Byrne - With the demolition beginning have you run into any issues with Water and Sewer?

Mr. Mason - Asked about the trucks that are leaving with all the debris from the demolition and whether or not that is being recycled. Also inquired about Leed certifications and if any are being sought out.

c. Phase 2 – High School Campus Logistics



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Rex – Indicated that some jersey barriers will be moved across the crosswalk on the boulevard for safety. Noted that stair J will allow access into the building for students and faculty.

IV. Suffolk - MBE/WBE and Workforce Progress

Rex - Discussed MBE/WBE and Workforce progress to date some highlights include; the total minority construction workforce is at 25.1%, the total female construction workforce is at 3.6% and the total Lowell resident construction workforce is at 10.7%.

V. Perkins Eastman – Designer Update

Joe - Informed the body and public as of now there is no update in this section.

VI. Skanska - Budget Update

Jim- Reviewed project budget status to date. They're \$249,453 change orders to date which will come out of the construction contingency. The construction contingency also has \$504,139 pending in change orders. As of today we have not used any funds from the owner's contingency budget and have no pending change orders. In the construction manager contingency they're currently \$141,094 approved change orders and \$147,162 pending change orders. The total amount for the project spent to date is \$90.6M. The project is currently on budget.

VII. Skanska - Next Steps

Rex - The next steps is the field house will be coming down.

Questions / Comments:

Ms. Harvey – Asked about ADA ramps and compliance also spoke about how parking spots are being blocked.

Mr. Samaras – Asked Jim to clarify the different types of contingency and why they're three different budget line items. Also inquired about how the contingency's are approved.

Mr. Byrne – Inquired if some of the owner's contingency could be used to make building improvements like HVAC etc.

Mr. Vaughn – Questioned if the subcontractors from Phase 1 to Phase 2 were the same price or was one section higher.



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Mr. Underwood – Commented that since this was an aggressive plan it may have been a little rushed and we may need to slow down and have a little better attention to detail.

Councilor Leahy – Asked if Superintendent or Operations Director had any other concerns.

Dr. Boyd – Informed Councilor that student safety is number 1 priority and that the City Manager and Jim Dowd have been great in helping with this project.

Ms. Harvey – Informed the body and public that this project has been working well with teachers and students.

Councilor Leahy – Inquired about security and asked if it was being staffed correctly.

Mr. Byrne – Wondered if we might be able to move demolition to later in the day and whether or not the city's ordinance will allow demolition at night.

Manager Golden – Informed the body / public if the ordinance needed to be changed they will adjust it.

Motion to adjourn by CFO Baldwin, 2nd by W. Samaras.

Meeting adjourned at 6:39PM