



Kevin J. Murphy
City Manager
Michael McGovern
Assistant City Manager

School Building Committee MSBA Meeting

Meeting Minutes

Date: March 7, 2016
Time: 9:30 AM
Location: Mayor's Conference Room

1. - Introductions

Introductions showed 12 present: Kevin Murphy, Mike McGovern, Mike Vaughn, Brian Martin, Robert Healy, Conor Baldwin, William Samaras, Brian Curley, Rady Mom, Steve Gendron, David Beati, and Jim Cook.

City Manager, Kevin Murphy, presiding.

The City Manager wanted to take a moment to thank the subcommittee for their hard work reviewing the voluminous proposals for OPM. The subcommittee took their time, did the work and deliberated.

M. Vaughn gave an overview of the meeting discussing the RFS, advertisement on the central register, and the process that the subcommittee followed to rank the ten proposals submitted. The subcommittee was unanimous in selecting Skanska.

The City Manager noted that G. Tsapatsaris has not been feeling well and was unable to attend. The Manager wishes to continue to have G. Tsapatsaris on the committee; he has a great wealth of information to offer. The Manager also noted that S. Khelfaoui was also unable to attend due to a conflict in his schedule.

2. - Presentation by Recommended OPM (Skanska)

Skanska representatives included Dale Caldwell (Project Executive), Jim Dowd (Project Director) and Jim Burrows (Project Manager).

D. Caldwell began the presentation with an introduction to the committee. He gave an overview of project including an example of a proposed schedule, choosing a design selection panel, the

project budget, and their previous experience with the Winchester High School project. D. Caldwell disclosed that their presentation did not include a known budget or schedule. D. Caldwell also discussed a possible solution in a phased occupied renovation. The OPM will look at all possibilities and options for the location of the LHS.

The City Manager raised his concern that the OPM discussed looking at the South Common as a potential location when it was unfeasible due to the necessary size of the school. D. Caldwell mentioned that the MSBA is looking for alternative locations and that the OPM must maintain their due diligence in selecting a location.

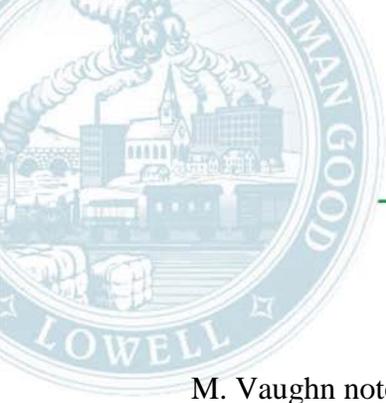
J. Dowd continued with a proposed phasing process. Skanska will attempt to steer away from modular class rooms because they are not reimbursed by the MSBA. J. Dowd then discussed their most difficult project, Winchester High School. During a phased renovation, like the Winchester project, it is highly important for students and teachers to know which parts of the building are on and off line. The OPM will coordinate scholarly and extracurricular activities. B. Martin mentioned the Tsongas Arena and UML scheduling be included, not just LHS schedule.

D. Caldwell noted that Skanska would find the best fit for Lowell. This included options, costs and working with the Finance department in regards to bonds. Skanska has prior work experience in Lowell, having worked with Middlesex Community College and LTC.

R. Healy wanted the committee to understand that the MSBA will reimburse \$299 per square foot for construction costs. The average rate now is \$400 per square foot. The MSBA will pay 80% of the \$299, while the city will pay the rest. There is also a cap per square foot per student that the MSBA will reimburse the city for. The MSBA will not reimburse a municipality for a pool, yet Skanska included one in their presentation. S. Gendron raised the question that if the pool is not reimbursable, is the rest of the athletic facility? The athletic facility would be reimbursable by the MSBA.

D. Caldwell noted that Skanska are just advisors, the City will decide on alternative sites for the LHS. D. Caldwell mentioned conducting surveys to understand the community response to certain locations.

R. Mom had a question about looking at all alternative sites and if there was a time frame. D. Caldwell referred to the proposed schedule from their presentation.



Kevin J. Murphy
City Manager
Michael McGovern
Assistant City Manager

M. Vaughn noted that the process for selecting an architect is similar to the OPM selection process. The city receives 3 votes while the MSBA has 13 votes.

S. Gendron asked about the traffic and bus access during renovations. Skanska will work closely with schools and LPD to figure out the logistics of the construction site and traffic flow.

W. Samaras raised his concern that construction at the present site is tight. D. Caldwell noted that workers and students will be isolated, and only certain approved individuals will be granted limited access to the building via escort. D. Caldwell also mentioned that tractor deliveries will be restricted when students arrive/ leave school.

3. - Discussion Regarding Recommended OPM

D. Caldwell, J. Dowd and J. Burrows left the Mayor's Reception Room for the committee to discuss the recommended OPM.

The Manager asked the subcommittee to discuss the applications and why they chose Skanska. The subcommittee includes B. Curley, R. Healy, G. Tsapatsaris, W. Samaras and B. Martin. B. Martin explained that out of the top four applicants, the two that stood out the most had experience MSBA and staff capacity. The experience with Winchester High School seemed to be very similar to the situation in Lowell. W. Samaras commented that the expertise of in house members of Skanska was the final determining factor.

The City Manager expressed his concern that Skanska mentioned the South Common as a potential alternative location, even if it is not feasible. The Manager continued that the committee should keep a short leash on the OPM. There will be a tight budget for the city, and it is not in the city's best interest to waste money on unfeasible sites. The Manager also brought up the fact that the MSBA requires one alternative site to be a new school building. He also mentioned that having twelve alternative sites that are unfeasible is not what the MSBA is looking for.

S. Gendron brought up the fact that a new site may be cheaper, renovating the existing building may be like opening Pandora's Box. B. Martin and R. Healy both agreed that it may be better to renovate the existing building. R. Healy noted that there are no political, cultural, social or economic reasons to split Lowell into two high schools. He also brought up the point that the OPM does have to go through the motions and the possibilities that may not appear feasible.

The City Manager is confident in the subcommittee's recommendation and believes that the firm has what is necessary at this time. B. Curley brought up that the subcommittee agreed on the paper applications that Skanska was the best, and the firm remained the best choice after the interviews were conducted.

B. Martin asked if there was a way to limit the amount of alternative sites, or if they could remove certain sites from the alternatives if they appear unfeasible. The Manager mentioned that the city will use language in the contract with the OPM that give the committee the ability to hold the OPM answerable and accountable. Rodney Conley informed the committee that the Finance team was able to save a current estimate of \$360,000 negotiating the price of hourly rate with Skanska. The City Manager also mentioned a city ordinance that businesses make a "best effort" to hire Lowell residents. He hopes that although the number of new hires may be relatively small, that the company makes a best effort to hire Lowell residents.

4. - Vote to Hire OPM

City Manager motioned to vote to hire Skanska as the OPM, seconded by J. Cook and S. Gendron. All committee members present voted in favor of Skanska, none opposed. So voted.

5. - Moving Forward/ Next Steps

5.1 Schedule

March 9- Applications to MSBA

March 21- MSBA (internal) review committee of our OPM application

March 28 – MSBA (internal) documents forwarded to the MSBA OPM panel Committee

April 4 – OPM Panel Review Committee meeting date. Representatives from City and Skanska attend this meeting

5.2 Vote Add Mayor to MSBA committee.

City Manager motioned to vote to add Mayor Kennedy to the MSBA committee, seconded by S. Gendron. So voted.

The City Manager also mentioned asking Martha Howe to join the committee.

6. - Designer Selection Process.

6.1 Target approval date for a designer (architect) – July 2016



Kevin J. Murphy
City Manager
Michael McGovern
Assistant City Manager

7. - Public Relations

7.1 Introduction of OPM at April 12 City Council meeting

M. McGovern stated that there should be a joint City Council and School Committee public meeting to introduce the OPM. The OPM would give an overview of the project and where the project will go from there. This will give an update to the Council and Committee members as well as the community. The proposed date would be in mid-April, possibly April 12th at the 6:30pm City Council meeting.

7.2 Presentation on the project at future joint Council/ School Committee meeting

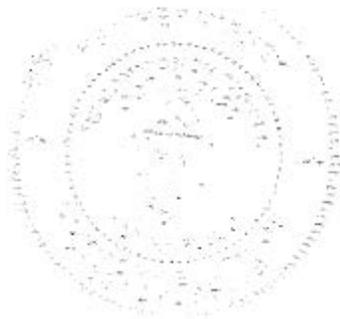
7.3 Media Introduction

S. Gendron asked if committee members can discuss the OPM now that the committee has chosen Skanska. The City Manager asked the committee to not talk publicly until after April 4th, when the MSBA approves the committee's selection. He also noted that the MSBA does monitor newspaper articles, and that it is better to give the MSBA due respect until their approval.

8. - Next Meeting

M. McGovern mentioned that in the future there should be MSBA committee meetings every four to six weeks. The committee is currently six months ahead of schedule, and should stay on this track. R. Healy mentioned that the longer the project takes, the more expensive it will be.

The City Manager noted that M. McGovern and R. Conley will be the point of contact for the committee. R. Healy thanked M. McGovern, M. Vaughn and R. Conley for their hard work and keeping the committee on schedule.





HEATHER VARNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 2, 2020