



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting
Meeting Minutes

Date: January 18th, 2023

Time: 6:00 PM

Location: Zoom / Virtual Participation

School Building Committee Members Present:

Michael Vaughn (Chief Procurement Officer), Dr. Joel Boyd (Superintendent of Schools), Richard Underwood (Operations and Maintenance Director), Michael Fiato (Head of School), Conor Baldwin (CFO), Mark Byrne (DPW Commissioner), David Peaslee (Captain LPD), William Samaras (Former Mayor of Lowell), Edward Kennedy (MA Senator), Rodney Elliot (State Representative), Maryann Manzi (LPD), Jay Mason (Lowell Sustainability Council-Architect), Maria Sheehy

City Staff Present:

Shawn Machado (Assistant City Manager), Paul St. Cyr (DPW Commissioner), Austin Ball (Deputy CFO)

Perkins Eastman Consultants Present:

Joe Drown, Robin Greenberg

Skanska Consultants Present:

Jim Dowd

Suffolk Construction Consultants Present:

Pannha San Chung

The order of business was as follows:

I. Attendance/Roll Call

Meeting called to order at 6:03 PM by S. Machado on behalf of Manager Golden and asked to accept and place on file remote / zoom participation, roll call showed 13 present.

S. Machado opened the meeting and welcomed those in attendance and asked the body to take a look at last month's meeting minutes and accept the minutes.



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II. City of Lowell

Motion to accept and place on file the minutes from December 14th SBC meeting, by W. Samaras and seconded by Dr. Boyd.

III. Suffolk/Skanska/PE Presentation:

Phase 2 – Construction Update

Pannah – Biggest milestone was that structural steel has begun at the Freshman Academy, have also started underground MEP's. Have completed concrete foundation at Building F and the North Connector. Have also completed micropiles at the bridge on the east side. In February will continue with steel and will begin concrete foundation in Building D. In March, will begin concrete slabs for Building D/F.

Showed photos of foundation wall of Building F and North Connector as well as steel columns. The milestone for steel in Building D is February 22nd.

IV. Suffolk - MBE/WBE and Workforce Progress

Pannah – Maintained the number of female workforce and minority workforce from the previous meeting. Suffolk is meeting with subcontractors to try to increase female workforce.

V. Perkins Eastman – Designer Update

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

VI. Skanska - Budget Update

Jim- The overall budget is \$381,967,231. \$20.1 million remaining in construction contingency which is a number being tracked since the GMP was finalized. \$597k has been spent in the construction management contingency and have not used any money in the owner's contingency budget. The invoice for December was for \$6.7 million that was sent to the city before the meeting. Currently processing change orders as they come in and on a good track.

VII. Skanska – Next Steps

Jim- Waiting to hear back from MSBA to update overall budget, which was submitted to them by the city in November. Steel has been proceeding nicely and will continue too.



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Questions / Comments:

W. Samaras – Has the weather helped since we haven't gotten any major snowfall?

Jim – Yes, the weather has been helpful in keeping the project on track.

W. Samaras – How was it decided that only two toilets would be in the woman's locker room in the new gym?

Jim – Aware of that issue and I'll turn it over to Joe from Perkins Eastman for a detailed explanation.

Joe – Toilets are designed for the entire project and once it is complete there will be multiple toilets on the second floor. The design was constructed because the population is much larger on the second floor than the first, once Phase 2 is completed more toilets will become available. The structure does meet the building code requirements.

W. Samaras – So once Phase 2 is completed you will have access to more laboratories?

Joe – Yes, that is correct.

W. Samaras – Are there urinals and toilets in the men's room?

Joe – Yes there are.

W. Samaras – Can anything be done at this point in time for this particular area?

Joe – Not as of this current time, once Phase 2 gets closer to completion they will have access to more toilets.

E. Kennedy – How many more fixtures will be on the second floor?

Joe – 5 more fixtures for both males and females.

E. Kennedy – The population was perceived to be higher on the second floor rather than the first?

Joe – Yes, looked at the population of students and deemed that the second floor would be utilized more frequently than the first.

E. Kennedy – Back in 2016/2017, there was a vision report to configure the buildings, do you think it would be beneficial to review that report?

Joe – Absolutely, we can certainly go back and review any and all notes.

E. Kennedy – Was the vision report incorporated into the construction of this project?

Joe – Yes, it was.



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E. Kennedy – Are you guys doing any other high school projects with the MSBA and if so how many?

Joe – Yes, they're two of them currently.

E. Kennedy – Asked if Perkins has had conversations with the MSBA regarding the overruns?

Joe – Yes, currently speaking with the MSBA about it and the MSBA is reviewing whether or not they should increase the dollars per sq foot.

E. Kennedy – Will the MSBA look back retroactively if they do increase?

Joe – We have asked the MSBA this question and haven't received a clear indication yet.

Robin – The MSBA did vote to adjust the cost per sq foot in design.

Jim – Skanska has done a roundtable with other OPM's and the MSBA regarding this.

S. Machado – Any other questions? None at this time.

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

Meeting adjourned at 6:31 PM