



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting *Meeting Minutes*

Date: January 15th, 2026

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), Mike Vaughn (Chief Procurement Officer), Fred Bahou (School Committee Member), Liam Skinner (Superintendent of Schools), Richard Underwood (Operations and Maintenance Director LPS), Michael Fiato (Head of School), Conor Baldwin (Assistant City Manager / Chief Financial Officer), Mark Byrne (Former DPW Commissioner), James Hall (COO LPS), David Peaslee (LPD Captain), William Samaras, (Former Mayor), John Leahy (LPS Operations and Maintenance), Maryann Manzi (Public Safety Research and Planning Director), Maria Sheehy (Community Member), Benjamin Opara (Community Member), John Haley (Community Member), Paul St. Cyr (DPW Commissioner), Vanna Howard (State Representative), Kendrick Del Obre (LHS Student Representative)

City Staff Present:

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

Perkins Eastman Consultants Present:

Robin Greenburg

Skanska Consultants Present:

Kevin Kane

Suffolk Consultants Present:

Justin Lyons

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 19 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 D. Peaslee and 2nd by W. Samaras.

II. Suffolk:

Phase 2 – Construction Update

Justin – Phase 3, Building A was turned over on Monday and also marked the commencement of Phase 4. Phase 4 schedule runs from January of 2026 through June of 2027. Showed phasing plan and progress photos. Reviewed current Phase 3 punch list items, currently have 291 open items.

B. Opara – Can we say that we are officially done with Phase 3 and onto Phase 4.

Justin – Yes, with the exception of the auditorium.

M. Byrne – Are we on schedule for auditorium turnover?

Justin – Yes, the only item that may have a delay are the handrails. The handrails are the only product we don't have in person.

M. Byrne – Can you explain the temporary ramp going into the auditorium?

Justin – The ramp is temporary and once the weather gets better, we will finish this when the weather gets better.

J. Leahy – In the spring we will have graduations, will they be staggering around this?

Justin – The condition that we have right now will remain until school ends and we will work around summer activities.

J. Leahy – When will the punch list for Phase 3 start?

Justin – Already started, goal is to be done by February.

S. Machado – John Haley had emailed in some questions, Skanska provided answers to the questions presented, then a discussion on questions presented to the project team.

F. Bahou – Commented on Assa Abloy and issues that we have had with them and how the project team has had a difficult time getting them here.

Robin – The management team is coming and will inspect the hardware shortly.

F. Bahou – Asked about the new loan authorization and asked what the money will go to.

Kevin / Justin – Most of the loan authorization is for general conditions related to a time extension.

M. Byrne – Asked about Phase 4 and if there are any issues you have seen the past couple of weeks?

Justin – Yes, we have seen surprises and hope that the contingency will cover it.

R. Underwood – Made comment about the elevators and the issues that we have had with them. Asked if any other MSBA schools currently ongoing are experiencing the same issues?

Justin – The way the new elevators are, any little sensor issue will cause stoppage of the elevators.

Kevin – We will get together as a group to look into these.

W. Samaras – Commented about the renovation component of the LHS project and the fact that we were given “absolute” numbers in the beginning of the project.

K. Del Obre – Is there any indication right now that prices will go up in Phase 4?

Kevin – We are working on solutions to mitigate problems that arise.

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

III. Suffolk – MBE Workforce Update:

Justin – Currently exceeding the goal of the minority workforce, the goal is 15.3% and we are currently at 26.7%. Project goal for female workforce is 6.9% and currently we are at 5.2%. Lastly, the Lowell resident workforce is at 8.72%.

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

V. Skanska – Budget / Cash Flow Update

Kevin - The total budget for the LHS project is \$381.9 million dollars and we have been reimbursed \$207 million from the MSBA. The current construction contingency is \$3.7 million remaining.

L. Skinner – Asked project team to clarify what the retainage piece is?

Kevin – Its a piece of the work that get’s held back from being paid out to the contractor until they satisfy certain obligations.

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

Next Steps:

S. Machado – Next SBC meeting will be 2/26/2026.

B. Opara – Asked about an incident that required medical attention? Will OSHA visit the site now?

Justin – OSHA has been to the site and no issues have been found.

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

Motion to adjourn at 7:07 by D. Peaslee, 2nd by W. Samaras so moved.