



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting *Meeting Minutes*

Date: February 26th, 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), James Hall (COO LPS), William Samaras, (Former Mayor), Rodney Elliot (State Representative), Maryann Manzi (Public Safety Research and Planning Director), Benjamin Opara (Community Member), Erica Harvey (Community Member), John Haley (Community Member), Kendrick Del Obre (LHS Student Representative), Jannaca Lang (LHS Student Representative), Eliza Siek (LHS Student Representative)

City Staff Present:

Erik Gitschier (City Mayor), Belinda Juran (Lowell City Councilor), Shawn Machado (Assistant City Manager), Austin Ball (Deputy CFO)

Perkins Eastman Consultants Present:

Robin Greenburg

Skanska Consultants Present:

Kevin Kane

Suffolk Consultants Present:

Kyle Regis

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 17 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 J. Hall and 2nd by C. Baldwin.

Motion by F. Bahou, 2nd by C. Baldwin to appoint Erik Gitschier to the School Building Committee. Approved by vote of 15 Yays 0 Nays (T. Golden, M. Vaughn, F. Bahou, W. Skinner, R. Underwood, M. Fiato, C. Baldwin, J. Hall, R. Elliot, M. Manzi, B. Opara, E. Harvey, J. Haley, J. Lang, E. Siek).

II. Suffolk:

Phase 2 – Construction Update

Kyle – Showed schedule timeline as well as detailed phasing plan. Showed progress photos of the project which included the auditorium as well as Phase 4.

III. Suffolk – MBE Workforce Update:

Kyle – Currently exceeding the goal of the minority workforce, the goal is 15.3% and we are currently at 26.9%. Project goal for female workforce is 6.9% and currently we are at 5.2%. Lastly, the Lowell resident workforce is at 4.92%.

S. Machado – Any Questions?

M. Fiato – What is the expected timeline to turn over the auditorium to LHS?

Kyle – Next week we will turn it over with the exception of the punch list items.

Kevin – Expanded on Kyle's answer to give detailed outline of where we stand with some of the finishes for the auditorium.

V. Skanska – Budget / Cash Flow Update

Kevin - The total budget for the LHS project is \$381.9 million dollars not accounting for the additional loan order the council passed a couple of weeks ago. Updated the committee on the budget transfer that was completed to help with costs for construction contingency and outlined this funding would be moved back once the loan order was finalized. To date the city has been reimbursed \$207 million from the MSBA.

J. Haley – Asked about the differencing in the encumbrances to date and why the numbers do not match.

Kevin – The yellow header is where we currently stand.

F. Bahou – How is the renovation going at Coburn Hall, have you found any unforeseen conditions?

Kevin – Gave committee handout summary of demolition and structural issues and reviewed important bullets on this list.

W. Samaras – Commented on the findings in the Coburn building and past construction that was done many years ago. Asked to clarify if all findings were done at that time?

Kevin – What was called for in 1990 was structural work and it was not done properly.

Further discussion on the items that were not completed were outlined by the OPM.

B. Opara – Asked about the walkthrough and asked if we might be able to move it?

S. Machado – The walkthrough is just on the 1892 building and was scheduled so everyone could see the demo.

F. Bahou – So we are waiting for additional costs?

Kyle – Yes, we are waiting for costs to come back and further analysis.

F. Bahou – So we will have an idea at the next meeting?

Kyle – Yes, that is the plan if all goes well.

F. Bahou – Asked about Assa Abloy again.

Robin – Have a detailed report of all the doors from the vendor and which doors are having issues.

F. Bahou – Do you know when we will have them back out?

Robin – Not yet but will no more next week.

Kyle – The problem door in the gym we have some replacement parts for and are waiting on the rest to come which come next week and should address the issue.

R. Underwood – Asked about the engineering review and whether it was best practice or on the plans itself.

Kevin – It was on the plans itself.

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

Next Steps:

S. Machado – Next SBC meeting will be 3/26/26. (Editor Note: This was rescheduled to April 2nd after the meeting adjourned due to scheduling conflicts).

Kevin – Continue with demolition on Phase 4. Slab replacement removal will also be coming up in about 3 weeks.

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

Motion to adjourn at 6:34 by W. Samaras, 2nd by C. Baldwin so moved.