



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting *Meeting Minutes*

Date: May 21st, 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), Richard Underwood (Operations and Maintenance Director LPS), Mark Byrne (Former DPW Commissioner), James Hall (LPS COO), David Peaslee (LPD Captain), William Samaras, (Former Mayor), Rodney Elliot (Former State Representative / Mayor), Maryann Manzi (LPD Grants Manager), Maria Sheehy (Community Member), Benjamin Opara (Community Member), John Haley (Community Member), Paul St. Cyr, (DPW Commissioner), Vanna Howard (State Senator), Kendrick Del Obre (Student Representative), Erik Gitschier (City Mayor)

City Staff Present:

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 6:05 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 M. Vaughn and 2nd by M. Byrne.

II. Suffolk:

Phase 2 – Construction Update

Kyle – Well into Phase 4, month number 5 of Phase 4. Showed phasing plan photos and timeline. Showed progress photos of the construction project.

III. Suffolk – MBE Workforce Update:

Kyle – Currently exceeding the goal of the minority workforce, the goal is 15.3% and we are currently at 27.6%. Project goal for female workforce is 6.9% and currently we are at 5.3%. Lastly, the Lowell resident workforce is at 8.92%.

S. Machado – Any Questions?

V. Skanska – Budget / Cash Flow Update

Kevin - The total budget for the LHS project is \$418.1 million dollars which now factors in the additional loan order the City Council. We are still actively tracking the construction contingency number. In the next BRR after the BRR included in tonight's packet we will move the \$2 million back to the FFE line item.

F. Bahou – Asked about the hardware for the doors and whether or not we are going to get this fixed.

Kevin – We are in process of replacing and fixing the parts of the doors that are not working properly.

Robin – Further explained the locking mechanism for the doors and what the plan is to fix them.

F. Bahou – Can you tell us how long the warranty is for the doors.

Robin – I'll reach out to the City with the answer to send out to everyone.

K. Del Obre – Asked about the Lucy Larcom parking going to be re-done with this project?

Kevin – Yes, that is part of the scope.

F. Bahou – Asked about demolition work that was missed for \$800K.

Kevin – Scope was not identified in the demolition drawings and we are working on getting a scope for this.

F. Bahou – This was included in the budget?

Kevin – It was included in the contingency cost.

F. Bahou – Asked about the granite and whether it will still be on schedule before school?

Kyle – We will receive it in August and hope to have it turned around in time. However, this will not delay any of the phasing if not finished in time.

M. Byrne – Do we have a backup plan if the lead time for the granite slips?

Kyle – The contractor is on notice of the timeline, we will look at all options to get it back on track, if needed.

S. Machado – Motion to approve BRR#5, by M. Byrne, 2nd by B. Opara. Roll call (16 Yay's, 0 Nay's. Motion approved. (T. Golden, M. Vaughn, F. Bahou, R. Underwood, M. Byrne, J. Hall, D. Peaslee, W. Samaras, R. Elliot, M. Manzi, M. Sheehy, B. Opara, J. Haley, P. St Cyr, K. Del Obre, E. Gitschier).

Next Steps:

S. Machado – Next SBC meeting will be 6/25/26.

Kevin – Basement slab removal in 22 Building has been completed and will be removing soil to prepare for concrete. Some good news is that our soil engineer let us know that we can re-use some of it so we can save on some new soil costs.

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

Motion to adjourn at 6:31 by M. Byrne, 2nd by F. Bahou so moved.