



Eileen M. Donoghue
City Manager

Kara Keefe Mullin
Assistant City Manager

School Building Committee Meeting

Meeting Minutes

Date: December 10, 2020
Time: 5:00 PM
Location: Virtual Meeting—Zoom

School Building Committee Members Present: Eileen Donoghue, Mike Vaughn, Lt. Peaslee, Bill Samaras, Conor Baldwin, John Leahy, Jim Cook, Jay Mason, Diane Tradd, Connie Martin, Ed Kennedy, Rodney Elliott, MaryAnn Manzi

City Staff Present: Phillip Geoffroy, Jim Hall

Perkins Eastman Staff Present: Dawn Guariello, Joe Drown, Robin Greenberg

Skanska Staff Present: Maryann Williams, Jim Dowd

Suffolk Construction Staff Present: Rex Radloff, Chris Walenten

Meeting called to order at 5:03 PM.

E. Donoghue called the roll. Vote to accept minutes from September 17, 2020 from Senator Kennedy and Councilor Samaras

M. Williams: Discussed cost estimate reconciliation. This is the third reconciliation that they have done. The 90% construction docs from Perkins Eastman have been received. Suffolk Construction and ENMC conducted independent cost reviews. Suffolk estimates \$270 million, ENMC \$265 million. Both estimates are reconciled within the target budget.

C. Walenten: Site has been blocked off, and the demolition of 75 Arcand has been completed. The ground is being improved and they are on track to put down the foundations.

E. Donoghue: proposed vote to authorize Skanska and Perkins Eastman to send the 90% construction documents to the MSBA.

M. Williams: Discussed the vote as the last step before preparing the final bid documents.



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J. Leahy: Asked why the nurse's station isn't on an outside wall to allow easy exit and entrance for medical staff

J. Drown: Discussed the nurse's suite's close proximity to a door directly to Father Morrisette Blvd.

E. Donoghue again proposed vote to authorize Skanska and Perkins Eastman to send the 90% construction documents to the MSBA. Approved by Councilor Samaras and seconded by Jay Mason. Passed unanimously.

M. Williams: Discussed next steps. The MSBA will take 3-4 weeks to review the documents and provide comment, and then the School Building Committee will take those into account. The construction team will also begin working to meet diversity goals to include as bid requirements. Then, the project will be bid to contractors. Cost oversight will be happening the whole time. After the bids are given out, a total project spending limit will be set (a guaranteed maximum price, or GMP).

E. Donoghue: Thanked all the staff who have worked on this project.

R. Elliott: Discussed the Council's commitment to diversity on this project. Additionally, asked about having an apprentice program.

M. Williams: There will be apprentices on the project, including apprenticeship programs separate from the unions. There will continue to be a focus on this.

E. Donoghue: Stressed how the project has worked with the Greater Lowell Voke, UTEC, YouthBuild, and other programs.

W. Samaras: Also stressed the importance of job openings for citizens of Lowell.

Meeting adjourned.