

GREATER LOWELL TECHNICAL HIGH SCHOOL

BUILDING EXPANSION SUB-COMMITTEE MEETING

Minutes of July 28, 2022 Meeting

CALL TO ORDER

School Committee Chairman Bahou called the meeting to order at 4:17 p.m.

SUB-COMMITTEE ROLL CALL

Members Present: Mr. Bahou, Mr. Giggey, Mr. Tatseos

Members Absent: Mr. Gitschier

Also Present: Jill Davis, Superintendent-Director
Michael Knight, School Business Administrator
Recording Secretary

School Committee Chair, Mr. Bahou informed the members that the Building Expansion Sub-Committee has been dissolved. A Building Expansion Committee was developed in its place to oversee the proposed expansion project and will include the following members: Jill Davis – Superintendent-Director, Michael Barton – Assistant-Superintendent/Principal, Michael Knight – School Business Administrator, Erik Gitschier – Director of Plant Services, Fred Bahou – School Committeeman, Kempton Giggey – School Committeeman, Lee Gitschier – School Committeeman, and George Tatseos – School Committeeman.

School Business Administrator Michael Knight led the meeting by providing the members with a timeline of the expansion project, as well as a copy of the proposed request for owner's project management services and copy of the feasibility study prepared by Habeeb & Associates Architects dated June 6, 2022. Mr. Knight reviewed the timeline of the project, with the first step being to select the Owner's Project Manager, noting the manager would then assist with designer selection. Advertisement is targeted for August 10th with responses due by September 2nd from potential project managers. Mr. Knight recommended using Habeeb & Associates Architects for the designer, as we have an existing contract in effect which gives us the ability to avoid going to bid.

Feasibility review discussion began with funding. Mr. Knight informed the members that because financing is coming strictly from ESSER funding, 4 million is the cap to spend on the project. When asked if about the possibility of the expansion coming in over-budget, Mr. Knight noted that although they would be working hard to avoid that happening, there was a possibility of using E&D funds if that were to occur.

MOTION: by Mr. Bahou, seconded by Mr. Tatseos to accept the Request for Owner’s Project Management Services as written.

ROLL CALL VOTE: 3 Yes

Remaining timeline includes:

OPM Contract	3 rd or 4 th week in September
Designer Contract	3 rd or 4 th week in September
Design Work	September – November/December
Bids In/Contracts Locked	December/January
Construction Begins	April/May, 2023
Anticipated Move In	August, 2023

Mr. Bahou inquired about the modular units versus new building construction. Mr. Knight responded that modular would be more cost effective and will have a quicker turn around than building from scratch due to the cost/availability of materials. When questioned about the durability of modular vs. construction, Mr. Knight stated the modular (depending of the modular chosen) could have a 30+ year expectancy and possibly longer if well maintained. Mr. Tatseos asked if going to 2-levels by stacking the modulars was an option, which would not only provide additional classroom space, but may assist with the limited square footage space available. Mr. Knight stated he will look into that possibility and provide an update when he receives more information.

The Building Expansion Committee will meet on September 22nd at 4:00 p.m. to review the OPM Working Group recommendation for the Owner’s Project Manager contract.

MOTION: by Mr. Giggey, seconded by Mr. Tatseos to adjourn at 5:32 p.m.

ROLL CALL VOTE: 3 Yes