



Thomas A. Golden, Jr.
City Manager

School Building Committee Meeting

Meeting Agenda

Date: June 2, 2022
Time: 6:00 PM
Location: City Council Chambers

- I.** City - Accept Minutes of May 5, 2022 Meeting
- II.** Suffolk - Schedule:
 - a. Phase 1 Construction Update
 - b. Phase 2 – Update
 - c. Timeline for All Phases
- III.** Suffolk - MBE/WBE and Workforce Progress
 - a. Comparison to similar Projects
- IV.** Perkins Eastman – Designer Update
- V.** Skanska - Budget Update
- VI.** Skanska - Next Steps
 - a. Community Meeting
 - b. Ph. 2 Logistics Communications to School Community



LOWELL HIGH SCHOOL

City of Lowell

This project is funded in part by the
Massachusetts School Building Authority

Mayor
Sokhary Chau

City Manager
Thomas A. Golden, Jr.

City Council
Vice Chair Erik Gitschier
Councilor John Drinkwater
Councilor Wayne Jenness
Councilor John Leahy
Councilor Rita Mercier
Councilor Vesna Nuon
Councilor Daniel Rourke
Councilor Corey Robinson
Councilor Kim Scott
Councilor Paul Ratha Yem

SKANSKA

Owner's Project Manager

SUFFOLK

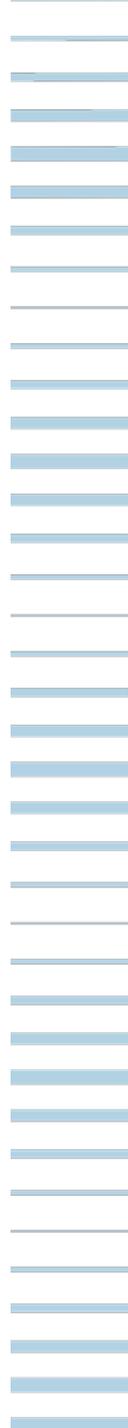
Construction Manager

**PERKINS —
EASTMAN**

Architect

Part 2: **Schedule**

Phase 1 Construction Update





Gym



Tectum Ceilings (Typ.)



Plumbing Fixtures



Kitchen Hood



Locker Room(Typ.)



Generator Fuel Oil Line



Gym Entrance Planters & Stairs



Gym from Arcand Drive

PHASING PLAN

FALL '21 - SUMMER '22

Phase 1 Remaining Milestones



June 2022

- Finish Acoustical Ceilings
- Finish Epoxy Floors
- Begin Linoleum Floors
- Begin Gym Wood Floor
- Begin Athletic Flooring
- Start-up AHUs and Boiler
- Finish Elevator
- Finish Locker Installation
- Finish Curtainwall
- Finish Exterior Louvers
- Install Curb and Binder
- Install Doors and Hardware
- Install Glass and Glazing
- Install Kitchen Walk-in Coolers
- Install Specialties
- Install Toilet Partitions
- Install Millwork
- Final Paint

July 2022

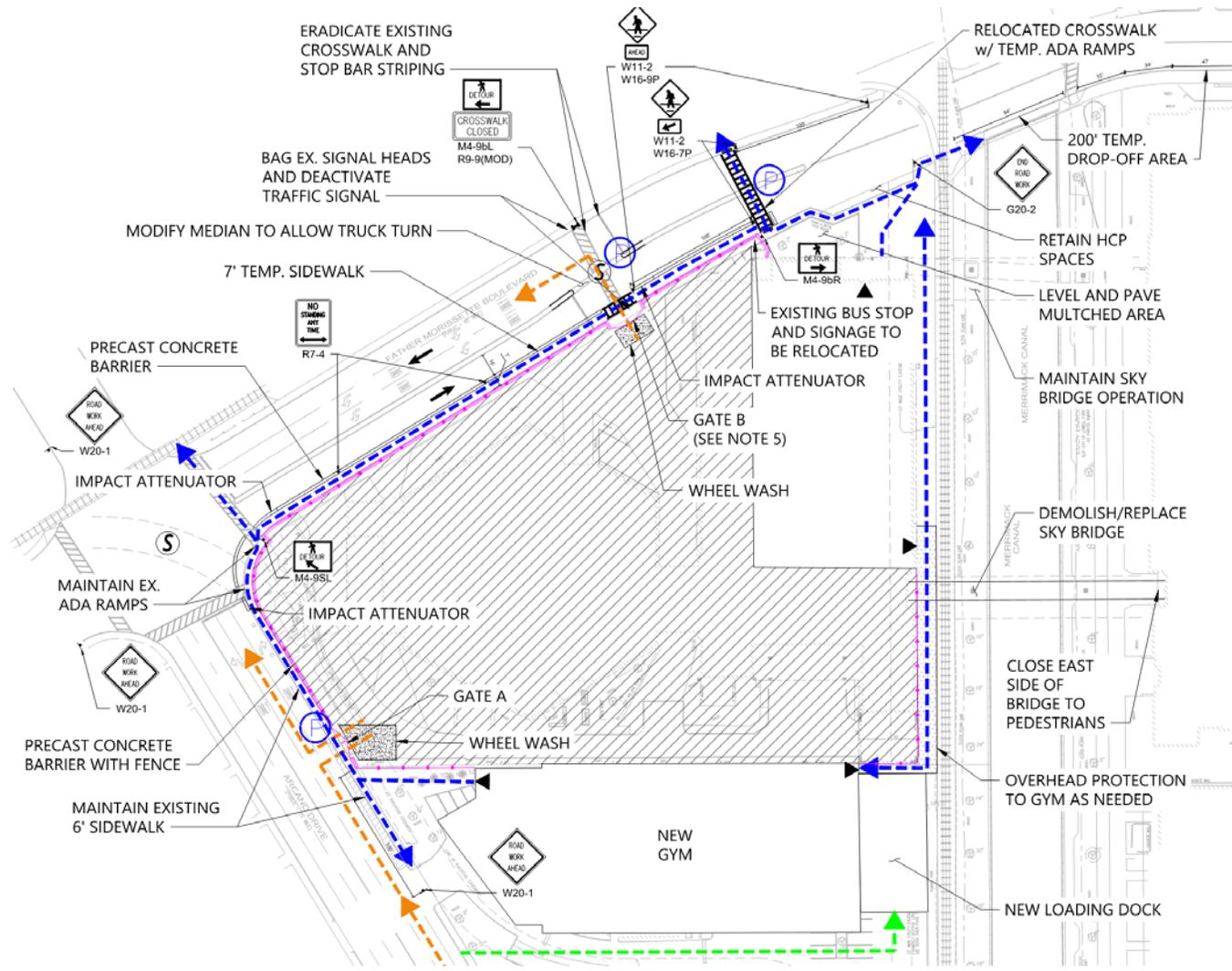
- Complete Metal Panels
- Finish Testing and Balancing
- Start Inspections
- Start Spring Landscaping
- Final Clean
- Certificate of Occupancy
- Turn-over for FFE Install

September 2022

- Bleacher Installation

Phase 2 Construction Preview

- Establish Phase 2 limits of construction (fence line) per Traffic Management Plan
- Begin Abatement of existing Gym and 1980's building.
- Complete West duct bank phasing and enabling project.



Phase 2 Traffic Management Plan

Timeline for all Phases

- **Phase 1**
New Gymnasium
October 2020 – August 2022
- **Phase 2**
New Academic Wing, Main Entrance & Cafeteria
June 2022 – April 2024
- **Phase 3**
1980 and North 1922 Buildings Renovation
April 2024 – August 2025
- **Phase 4**
South 1922 and Coburn Hall/1893 Renovation
June 2025 – August 2026



Part 3: MBE/WBE and Workforce Progress

MBE/WBE and Workforce Participation Comparison*

**Total MBE/WBE
Contracts Awarded**
\$21,617,266

**Total Construction
Minority Workforce**
is at 22.0% of workers
(157 workers & 21,961 hours)
15.3% @ Somerville Highschool

**Total Construction
Female Workforce**
is at 3.0% of all workers,
(24 workers & 3,113 hours)
3.6% @ Somerville Highschool

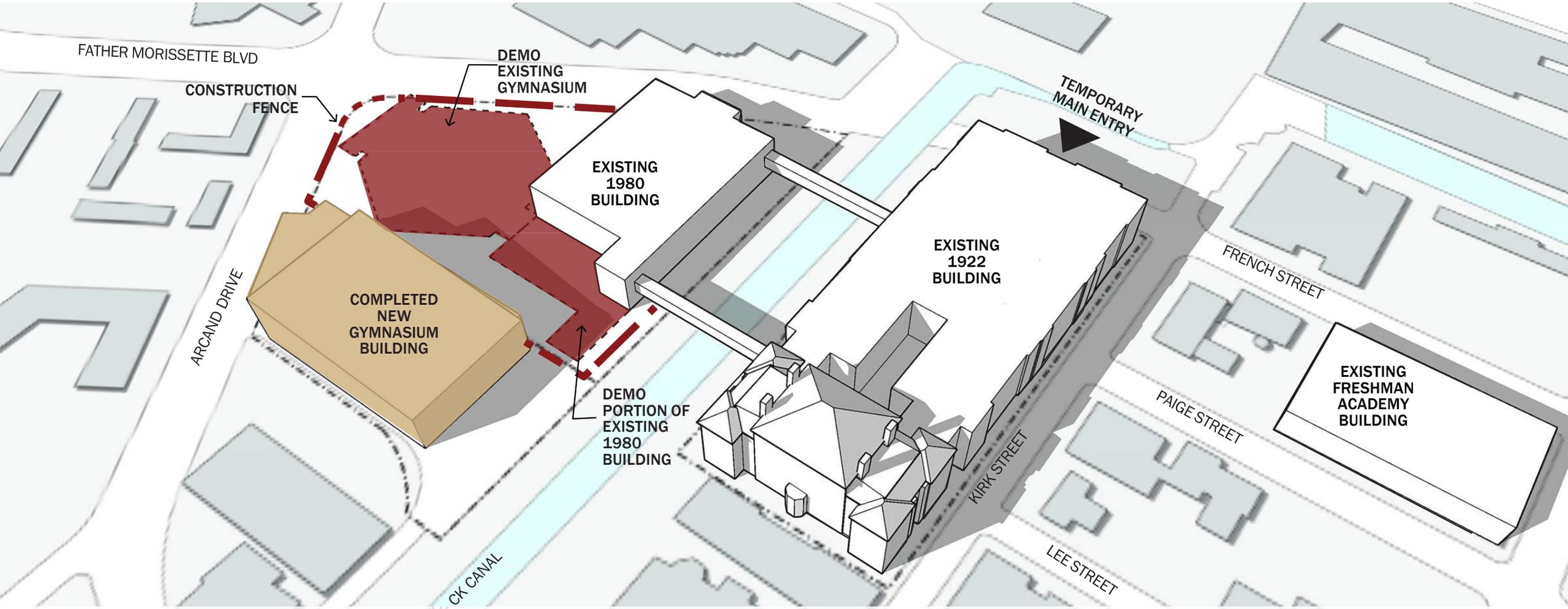
**Total Construction Lowell
Resident**
9.7% of all workers
(45 workers, 10,161 hours)

Part 4: **Designer Update**

PHASING PLAN

SPRING '22 - SUMMER '22

Part 2:
Demo Existing Gym



PHASE 2 & 2A

SPRING '22 - SUMMER '22

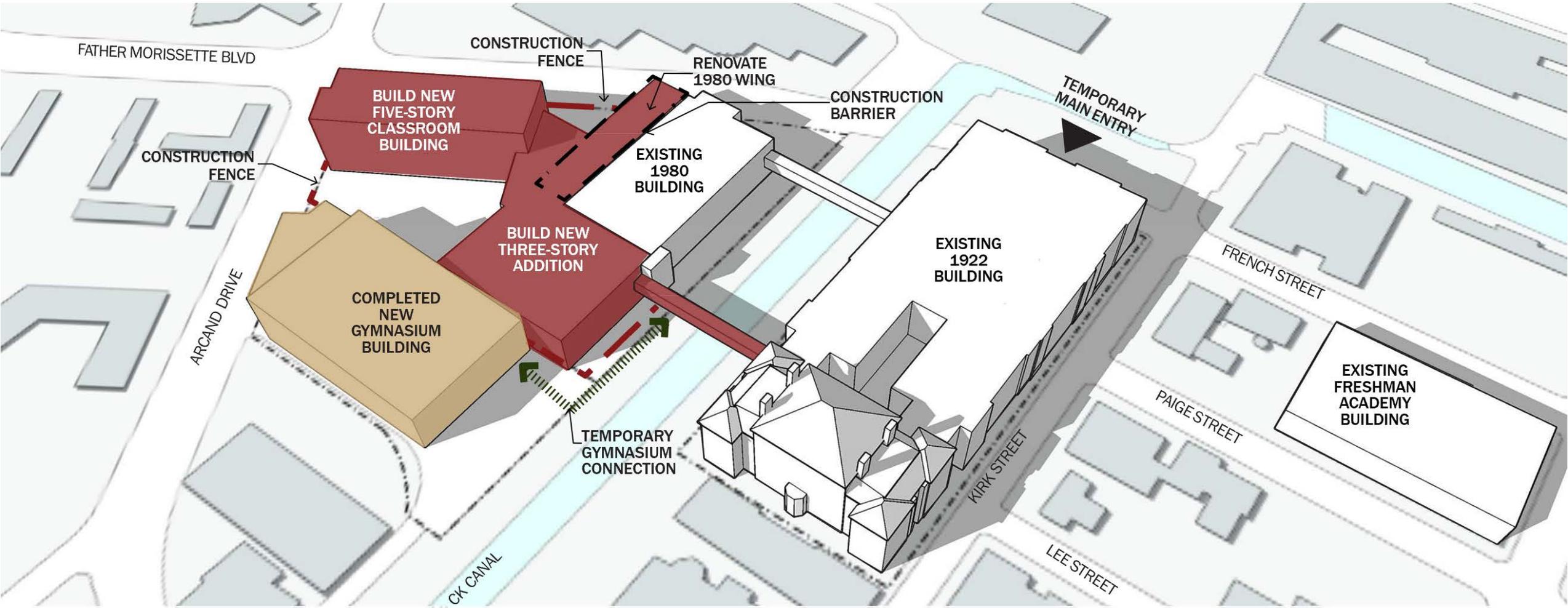
- DEMO EXISTING GYM
- BUILD SEPARATION WALLS, TEMPORARY CONNECTOR, RELOCATE MAIN ADMIN. AND VACATE SWING SPACE (DURING THE SUMMER)

PHASING PLAN

SUMMER '22 - WINTER '23

Part 3:

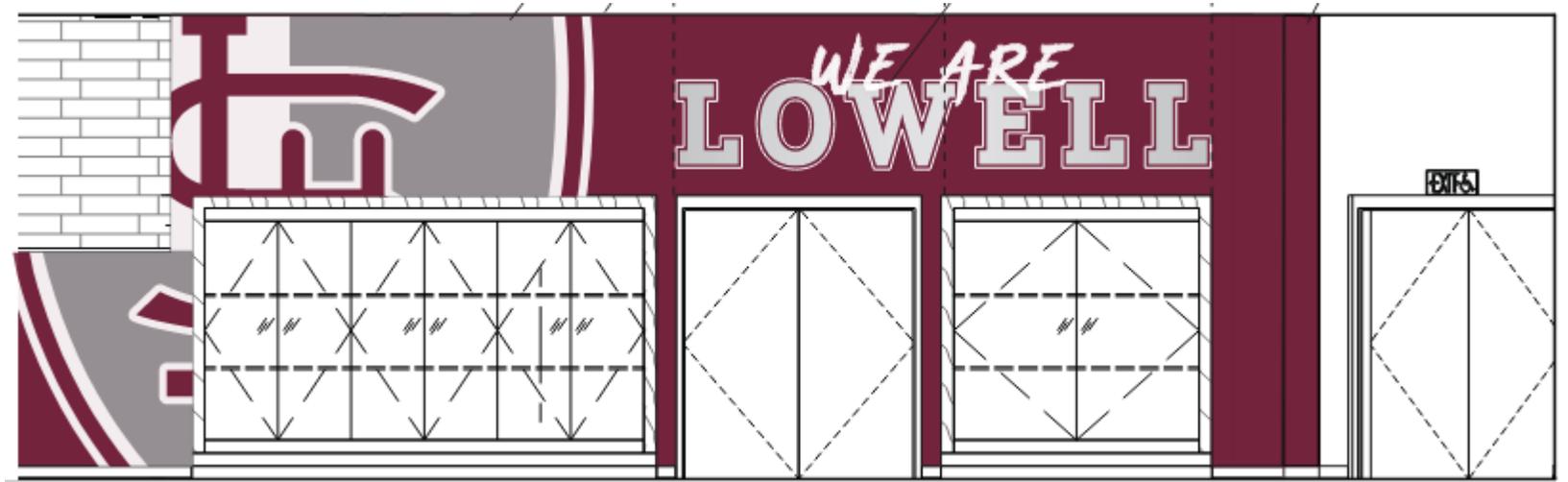
New Freshman Academy Structure



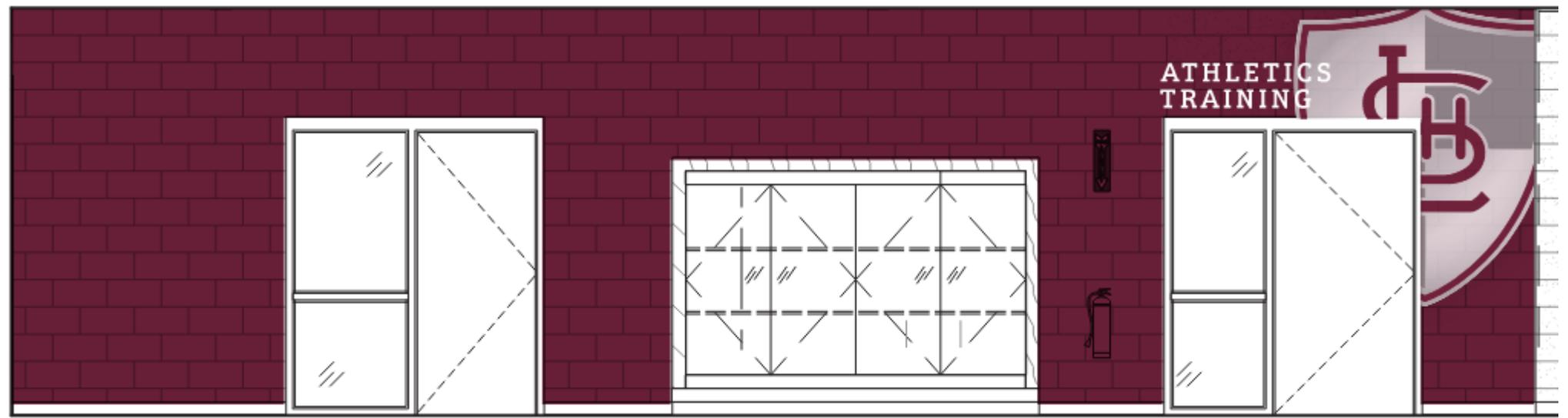
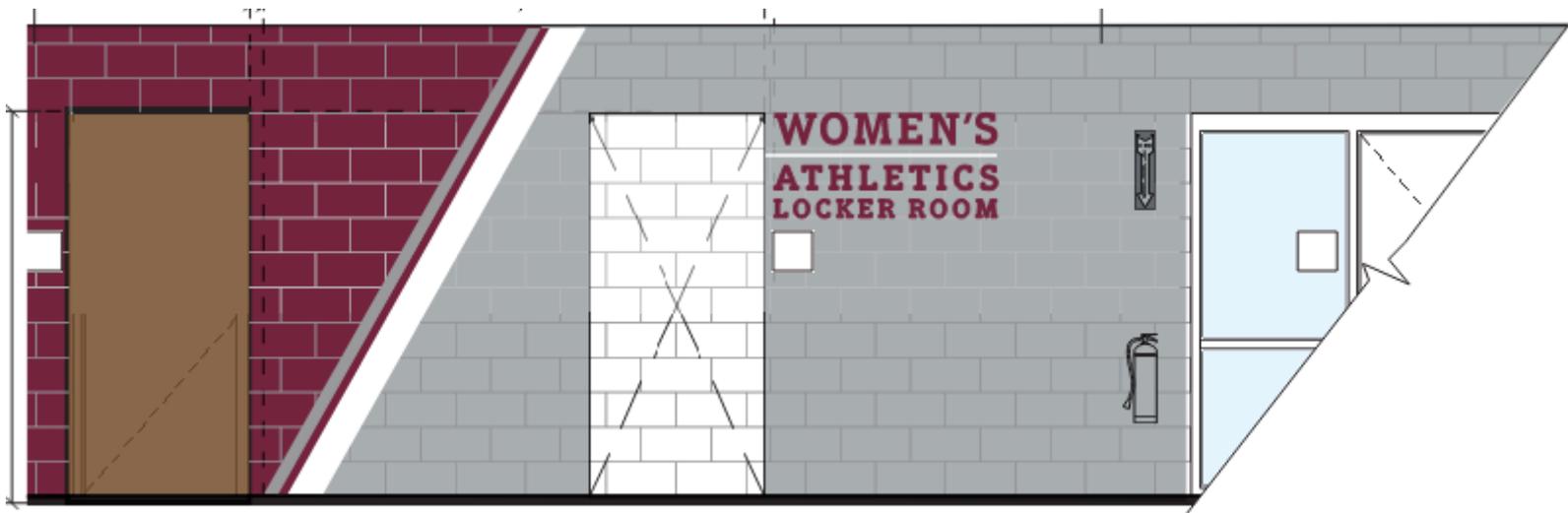
PHASE 2 & 2A

SPRING '22 - WINTER '23

- BUILD NEW FRESHMAN ACADEMY/BUSN-TECH. (CREATES 60 NEW ROOMS)
- RENOVATE WEST SIDE OF 1980 BUILDING

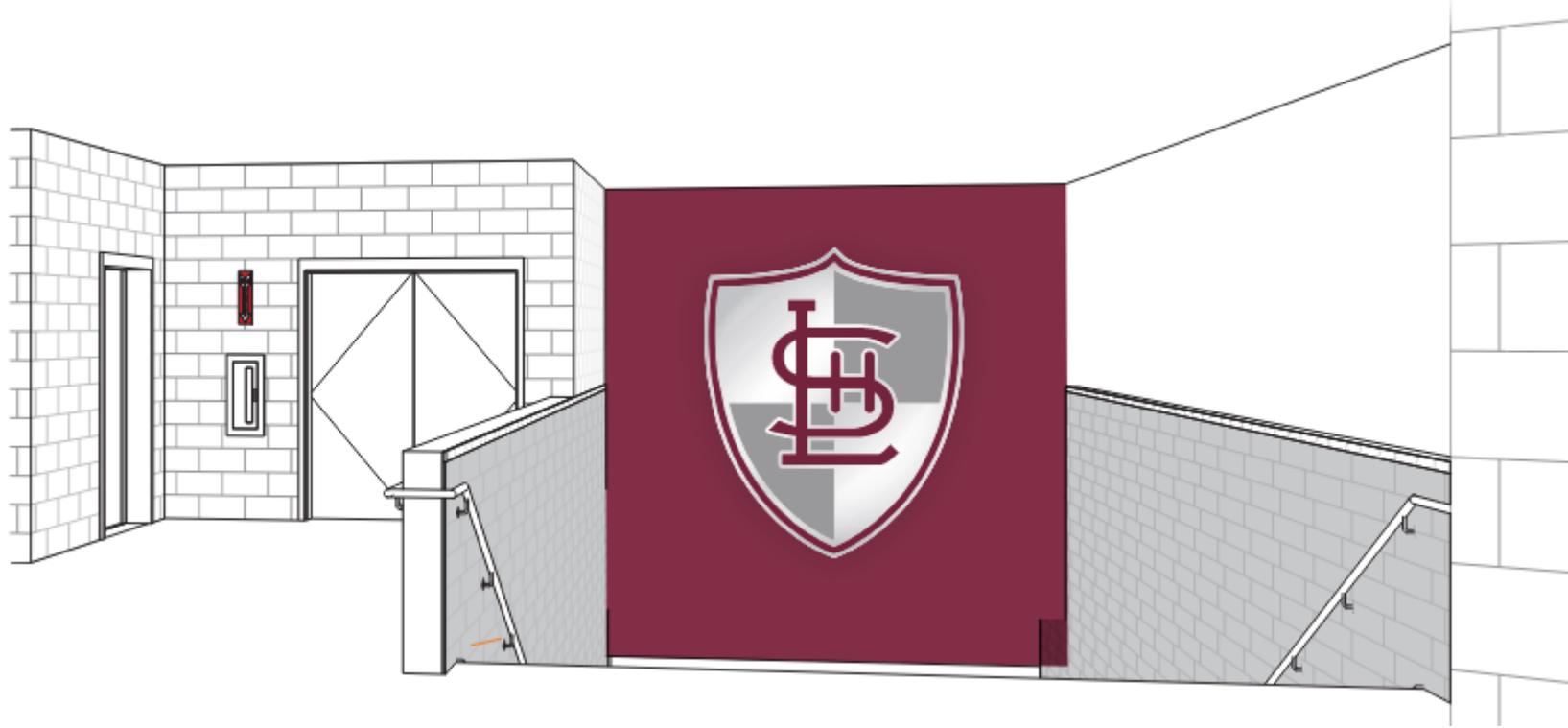


Environmental Graphics - Entry



Environmental Graphics – 1st Level

0.1



Environmental Graphics – Main Stairs

Part 5: Budget Update

Budget Summary

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$305,210,277
Utilities, Testing & Moving	\$2,090,912
FF&E and Technology	\$12,465,671
<i>Construction Contingency</i>	\$21,202,474
<i>Owner's Contingency</i>	\$2,052,815
TOTAL PROJECT BUDGET	\$381,967,231

Budget Summary		
Overall Project Budget Total Project Budget: \$381,967,231 Encumbered to Date: \$248,918,608 Invoiced to Date: \$72,725,254 MSBA Reimbursement to Date: \$38,815,937	Construction Contingency Budget Amount: \$21,202,474 Utilized to Date: \$0 Remaining: \$21,202,474	Owner Contingency Budget Amount: \$2,052,815 Utilized to Date: \$0 Remaining: \$2,052,815

Budget Update

SKANSKA

City of Lowell
Lowell High School Project

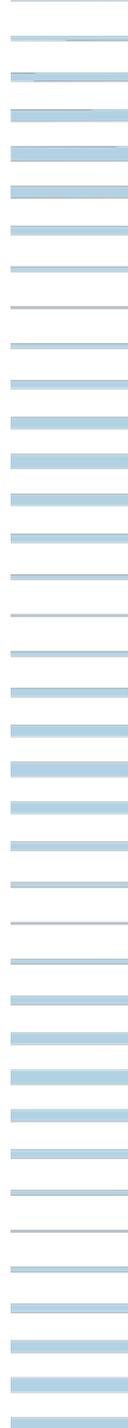
5/10/2022

TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Propay Cost Codes	PFA Budget	Encumbered to Date Total (thru preGMP 8)	April, 2022	Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
Feasibility Study Agreement								
Feasibility Study Agreement Subtotal		\$2,600,000	\$ 2,586,929.00	\$ -	\$ 2,583,341.00	\$ 2,583,341.06	99.36%	\$ 16,659
Administration								
Legal Fees	0101-0000	\$0	\$ -					
Owner's Project Manager								
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ 134,580.00	\$2,984,650	\$2,860,745	33.50%	\$ 5,925,360
Architecture and Engineering								
Basic Services								
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ 125,813.30	\$ 18,096,834.62	\$ 17,977,672.62	71.68%	\$ 7,148,948
Reimbursable Services								
Architectural/Engineering Reimb Subtotal		\$1,389,290	\$ 1,535,404.00	\$ -	\$ 690,059.86	\$ 690,059.86	49.67%	\$ 699,230
Construction Costs - SUFFOLK		PFA Bid Budget						
Preconstruction		\$800,000	\$ 800,000.00	\$ -	\$ 795,476.00	\$ 795,476.00	99.43%	\$ 4,524
Construction Base Budget		\$305,210,277	\$ 209,996,864.42	\$ 3,525,984.74 #	\$ 47,362,054.63	\$ 41,868,753.68	15.52%	\$ 257,848,222
Change Orders	0508-0000		\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
Total Construction Budget		\$305,210,277	\$ 209,996,864.42	\$ 3,525,984.74 #	\$ 47,362,054.63	\$ 41,868,753.68	16%	\$ 257,848,222
Retainage	0502-9900			\$ 217,143	\$ 2,408,946.07	\$ 2,191,803.00	0.00%	\$ 2,408,946
Amount Paid to Contractor				\$ 3,308,841.67 #	\$ 44,953,108.56	\$ 39,676,950.68		
Miscellaneous Project Costs								
Misc. Project Costs Subtotal		\$2,090,912	\$ 1,207,456.00	\$ 19,985.00	\$ 212,837.71	\$ 200,197.63	10.18%	\$ 1,878,074
<i>Furnishings and Equipment</i>								
FF&E Subtotal		\$12,465,671	\$ 171,587.00	\$ -	\$ -	\$ -	0.00%	\$ 10,934,775
Total Project Budget		\$358,711,942	\$ 248,918,628.42	\$ 3,806,363.04 #	\$ 72,725,253.82	\$ 66,976,245.85	20.27%	\$ 284,455,793
Construction Contingency		\$21,202,474.00			\$ 70,316,307.75	INVOICED NET (less retainage)		
Owner's Contingency		\$2,052,815.00						
TOTAL PROJECT BUDGET		\$381,967,231.00						

Please note MSBA System budget of \$343,399,220 will not be updated to \$381,967,231 until GMP and PFA Bid Amendment are finalized with MSBA.

Part 6: **Next Steps**

Community Meeting



Phase 2 Logistics Communication to School Community

Install User-Friendly Phase 2 Logistics Posters in School **in June**

Post Phase 2 Logistics Posters on School Website, Project Website and School Social Media accounts

Project Team Presentation of Phase 2 Logistics to SBC on **June 2nd**

Project Team Presentation to Faculty and Students via Zoom on **June 17th**

Project Team Presentation to new Freshmen parents at Orientation Day **in August**

Project Team Presentation to Faculty at August first Faculty meeting of **22/23 Year**

Project Team Presentation at next Community Meeting