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Thomas A. Golden, Jr.  
*City Manager*

School Building Committee Meeting  
*Meeting Agenda*

Date: November 9, 2022  
Time: 6:00 PM  
Location: City Hall Mayor's Reception Room

- I. City - Accept Minutes of October 19, 2022 Meeting
- II. Suffolk/Skanska/PE - Presentation:
  - a. Phase 1 - Completion Update
  - b. Phase 2 – Construction Update
- III. Suffolk - MBE/WBE and Workforce Progress
- IV. Perkins Eastman – Designer Update
- V. Skanska - Budget Update
- VI. Skanska - Next Steps



# 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

# Construction Update

**Phase 1 – Completion Update**  
Punchlist  
Final Track Striping



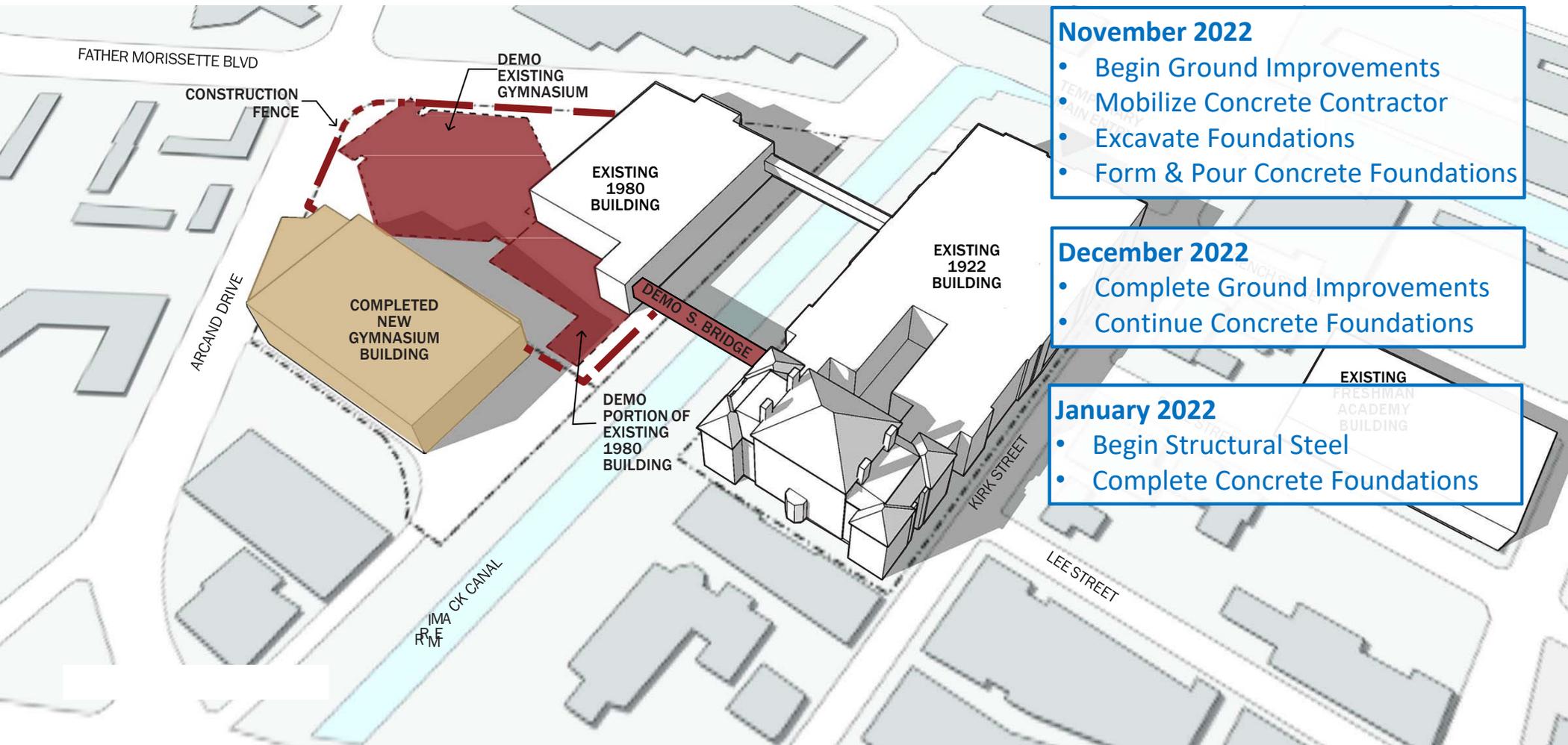
# Phase 2 Construction Update



# PHASING PLAN

FALL '22

## Phase 2 Milestones



### November 2022

- Begin Ground Improvements
- Mobilize Concrete Contractor
- Excavate Foundations
- Form & Pour Concrete Foundations

### December 2022

- Complete Ground Improvements
- Continue Concrete Foundations

### January 2022

- Begin Structural Steel
- Complete Concrete Foundations



**Phase 2 - Limits of Work**  
Building Pad Preparation



**RAPs (Nov/Dec)**



**Phase 2 - Upcoming Work (examples)**

**Concrete Foundations (Dec/Jan)**



**Structural Steel (Jan)**

## **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 25.4% of workers  
(357 workers & 47,691 hours)

**Total Construction  
Female Workforce**  
is at 3.6% of all workers  
(56 workers & 6,754 hours)

**Total Construction Lowell  
Resident**  
10.7% of all workers  
(78 workers & 19,573 hours)

# Part 4: **Designer Update**

# Part 5: Budget

## Budget Summary

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$305,610,911
Utilities, Testing & Moving	\$2,090,912
FF&E and Technology	\$12,465,671
<i>Construction Contingency</i>	\$20,801,840
<u><i>Owner's Contingency</i></u>	<u>\$2,052,815</u>
<b>TOTAL PROJECT BUDGET</b>	<b>\$381,967,231</b>

Budget Summary		
<p><b>Overall Project Budget</b>                      Total Project Budget: \$381,967,231                      Encumbered to Date: \$346,501,736                      Invoiced to Date: \$97,514,277</p> <p>MSBA Reimbursement to Date: \$58,935,215</p>	<p><b>Construction Contingency</b>                      Budget Amount: \$21,202,474                      Change Orders to Date: \$400,634                      Remaining: \$20,801,840</p> <p>Pending Change Requests: \$855,683</p>	<p><b>Owner Contingency</b>                      Budget Amount: \$2,052,815                      Utilized to Date: \$0                      Remaining: \$2,052,815</p> <p>Pending Change Requests: \$0</p> <hr style="border-top: 1px dashed black;"/> <p><b>Construction Manager Contingency</b>                      Budget Amount: \$7,127,302                      Utilized to Date: \$342,930                      Remaining: \$6,784,372</p> <p>Pending Change Requests: \$200,189</p>

# Budget Update

**SKANSKA**

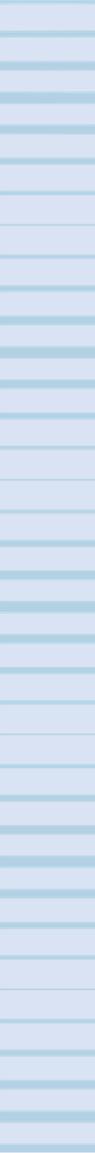
City of Lowell  
Lowell High School Project

TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Propay Cost Codes	PFA Bid Budget	Encumbered to Date Total (thru Final GMP)	September, 2022
Feasibility Study Agreement				
<b>Feasibility Study Agreement Subtotal</b>		\$2,600,000	\$ 2,586,929.00	\$ -
Administration				
<b>Legal Fees</b>	0101-0000	\$0	\$ -	
<b>Owner's Project Manager</b>				
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ 112,660.00
<b>Architecture and Engineering</b>				
Basic Services				
<b>TOTAL BASIC SERVICES</b>		\$25,245,782	\$ 25,245,782.00	\$ 119,162.00
<b>Reimbursable Services</b>				
Architectural/Engineering Reimb Subtotal		\$1,389,290	\$ 1,389,290.00	\$ 5,394.00
Construction Costs - SUFFOLK		90% CD Budget		
Preconstruction		\$800,000	\$ 800,000.00	\$ -
Construction Base Budget		\$305,210,277	\$ 305,210,277.42	\$ 4,139,203.00
<b>Change Order to Date Total</b>			\$ 400,634.00	\$ (107,061)
<b>Amount Paid to Contractor</b>		\$270,444,856	\$ 305,610,911.42	\$ 3,830,535.00
Miscellaneous Project Costs				
<b>Misc. Project Costs Subtotal</b>		\$2,090,912	\$ 1,221,804.00	\$ 70,727.00
<i>Furnishings and Equipment</i>				
<b>FF&amp;E Subtotal</b>		\$12,465,671	\$ 737,010.00	\$ 243,077.00
<b>Total Project Budget</b>		\$358,711,942	\$ 346,501,736.42	\$ 4,583,162.00
Construction Contingency		\$21,202,474.00	\$20,801,840.00	
Owner's Contingency		\$2,052,815.00	\$2,052,815.00	
<b>TOTAL PROJECT BUDGET</b>		<b>\$381,967,231.00</b>	\$ 369,356,391.42	

Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
\$ 2,583,341.00	\$ 2,583,341.06	99.36%	\$ 16,659
\$3,644,690	\$3,532,030	40.91%	\$ 5,265,320
\$ 18,685,993.32	\$ 18,566,831.32	74.02%	\$ 6,559,789
\$ 706,290.86	\$ 700,896.86	50.84%	\$ 682,999
\$ 795,476.00	\$ 795,476.00	99.43%	\$ 4,524
\$ 73,765,284.98	\$ 69,626,081.98	24.17%	\$ 231,444,992
\$ 319,450.00	\$ 426,511.00		\$ 81,184
\$ 70,380,499.32	\$ 66,549,964.32	24.17%	\$ 227,821,941
\$ 474,909.95	\$ 427,909.95	22.71%	\$ 1,616,002
\$ 243,077.00	\$ 243,077.00	1.95%	\$ 12,222,594
\$ 101,218,513.11	\$ 96,902,155.17	28.22%	\$ 257,894,064
\$ 97,514,277.45	INVOICED NET (less retainage)		

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



Thank you

