

Office of the City Manager  
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[www.LowellMA.gov](http://www.LowellMA.gov)

Thomas A. Golden, Jr.  
*City Manager*

## School Building Committee Meeting

### *Meeting Agenda*

Date: August 18, 2022  
Time: 6:00 PM  
Location: City Hall Mayor's Reception Room

- I. City - Accept Minutes of June 2, 2022, Meeting
- II. Suffolk/Skanska/PE - Presentation:
  - a. Phase 1 - Completion Update
  - b. Phase 2 – Construction Update
  - c. Phase 2 – High School Campus Logistics
- 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



Owner's Project Manager



Construction Manager



Architect

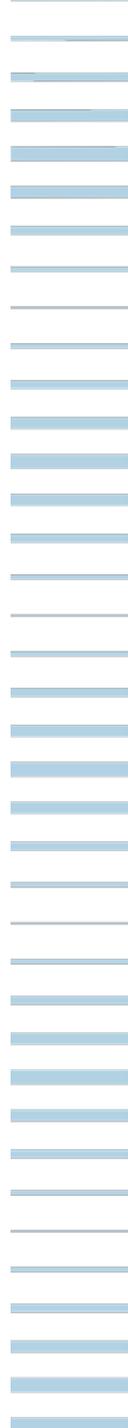
# Timeline for all Phases

- **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



# Construction Update

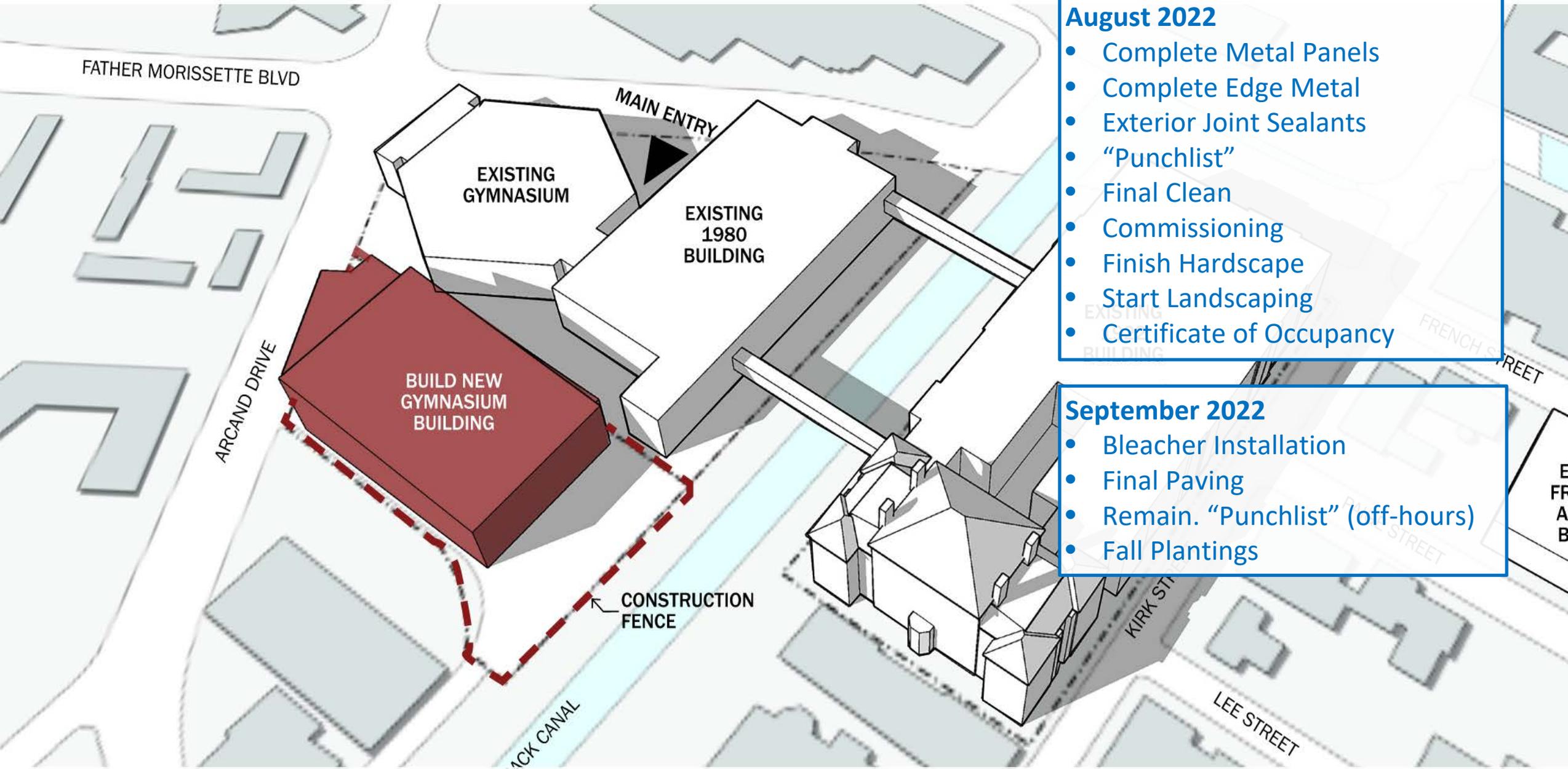
# Phase 1 Upcoming Activities



# PHASING PLAN

FALL '21 - SUMMER '22

## Phase 1 Remaining Milestones



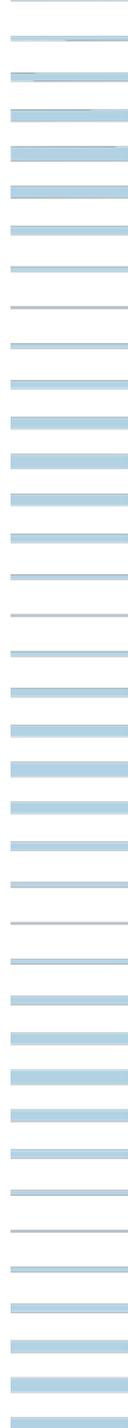
### August 2022

- Complete Metal Panels
- Complete Edge Metal
- Exterior Joint Sealants
- “Punchlist”
- Final Clean
- Commissioning
- Finish Hardscape
- Start Landscaping
- Certificate of Occupancy

### September 2022

- Bleacher Installation
- Final Paving
- Remain. “Punchlist” (off-hours)
- Fall Plantings

# Phase 1 Virtual Tour





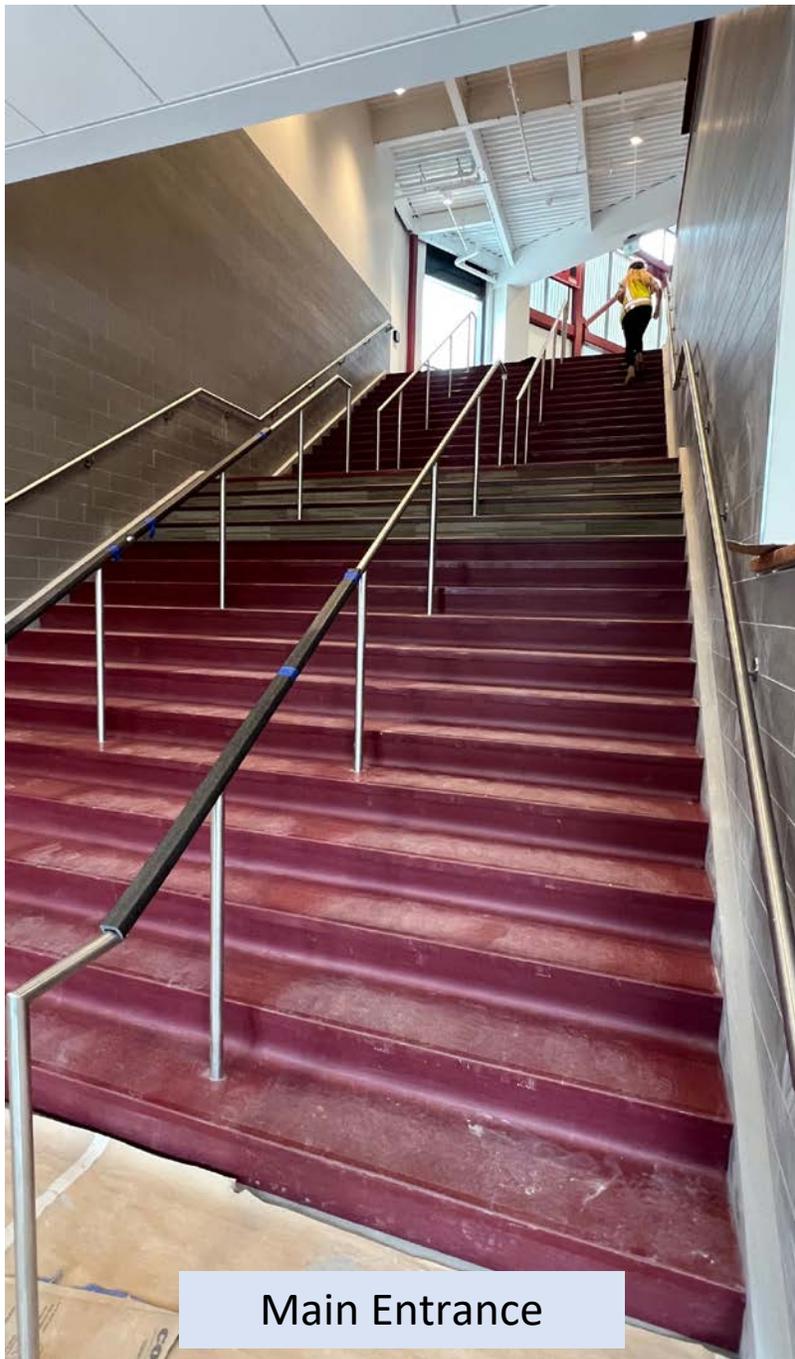
Gym



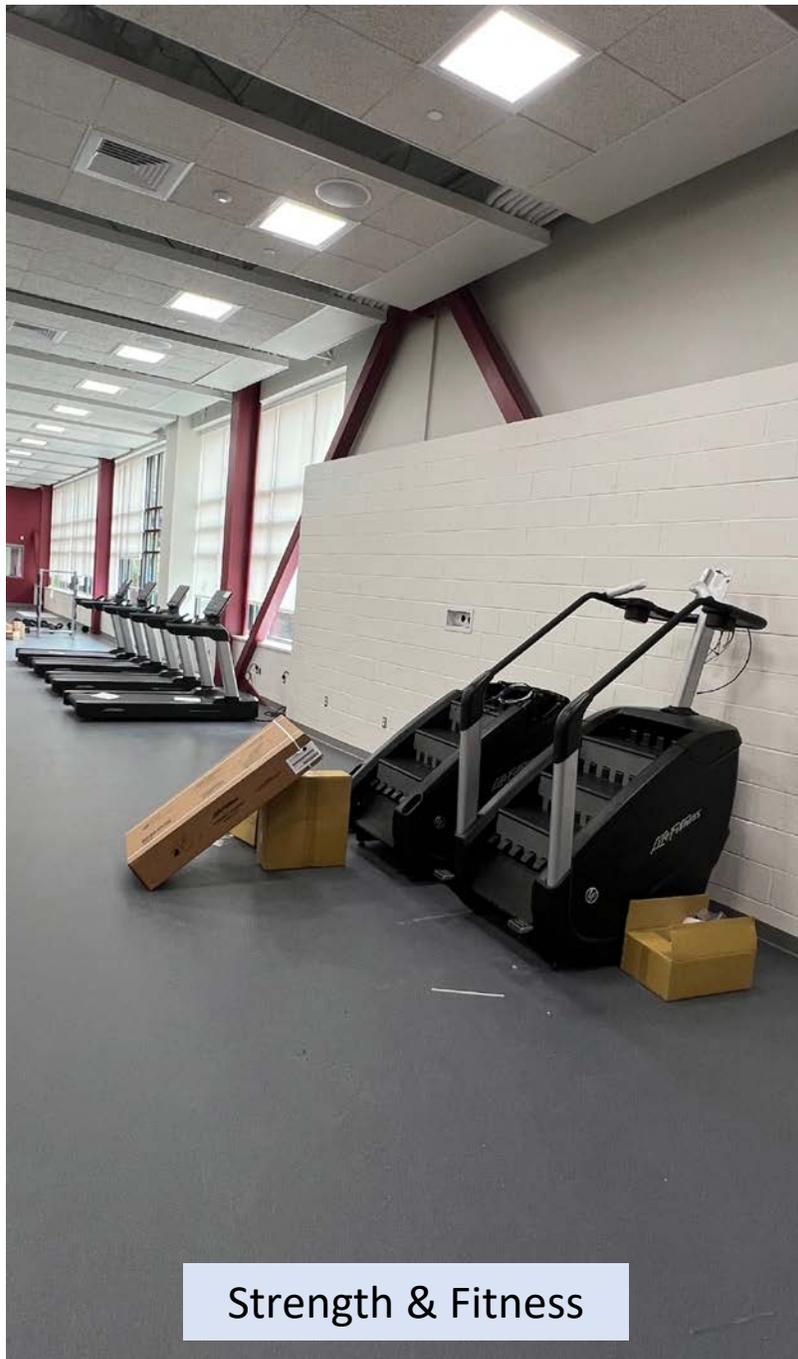
Gym



Gym



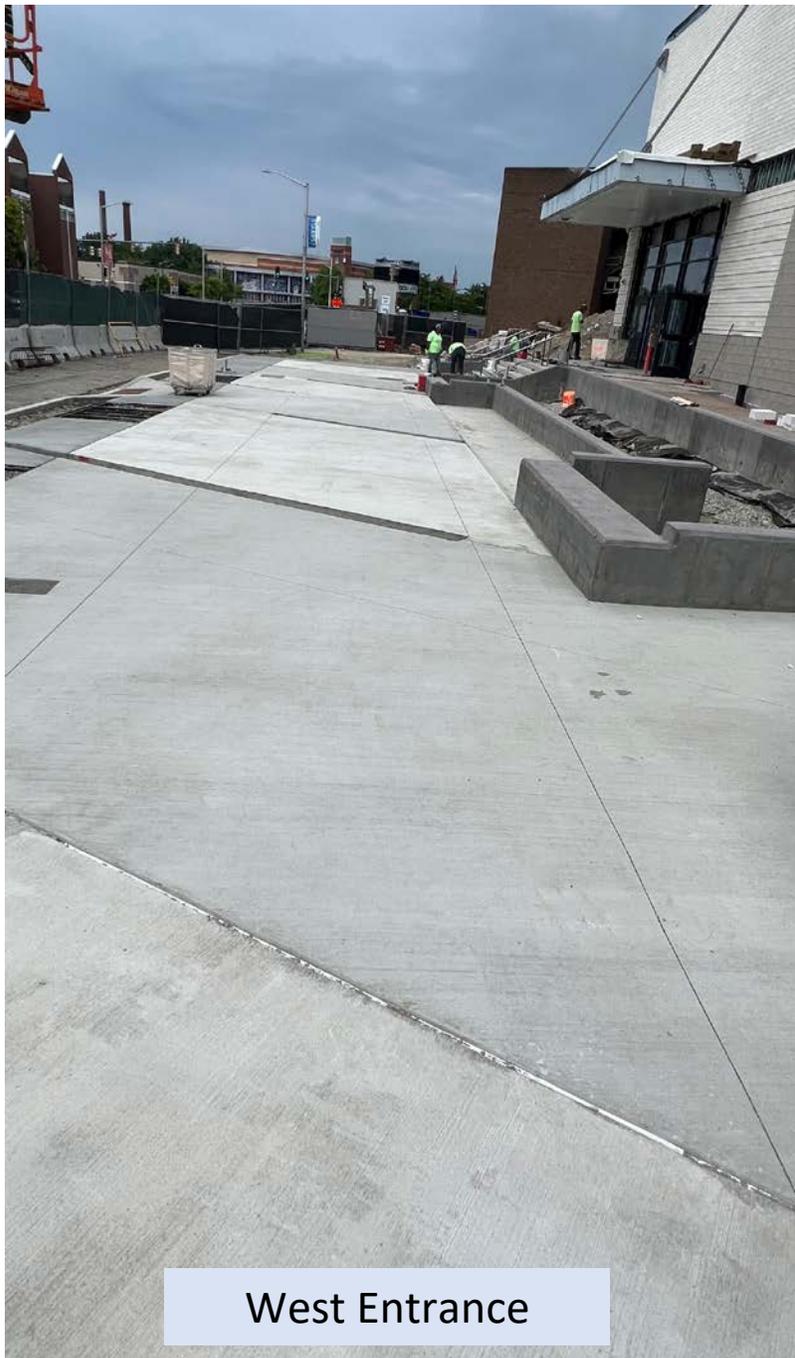
Main Entrance



Strength & Fitness



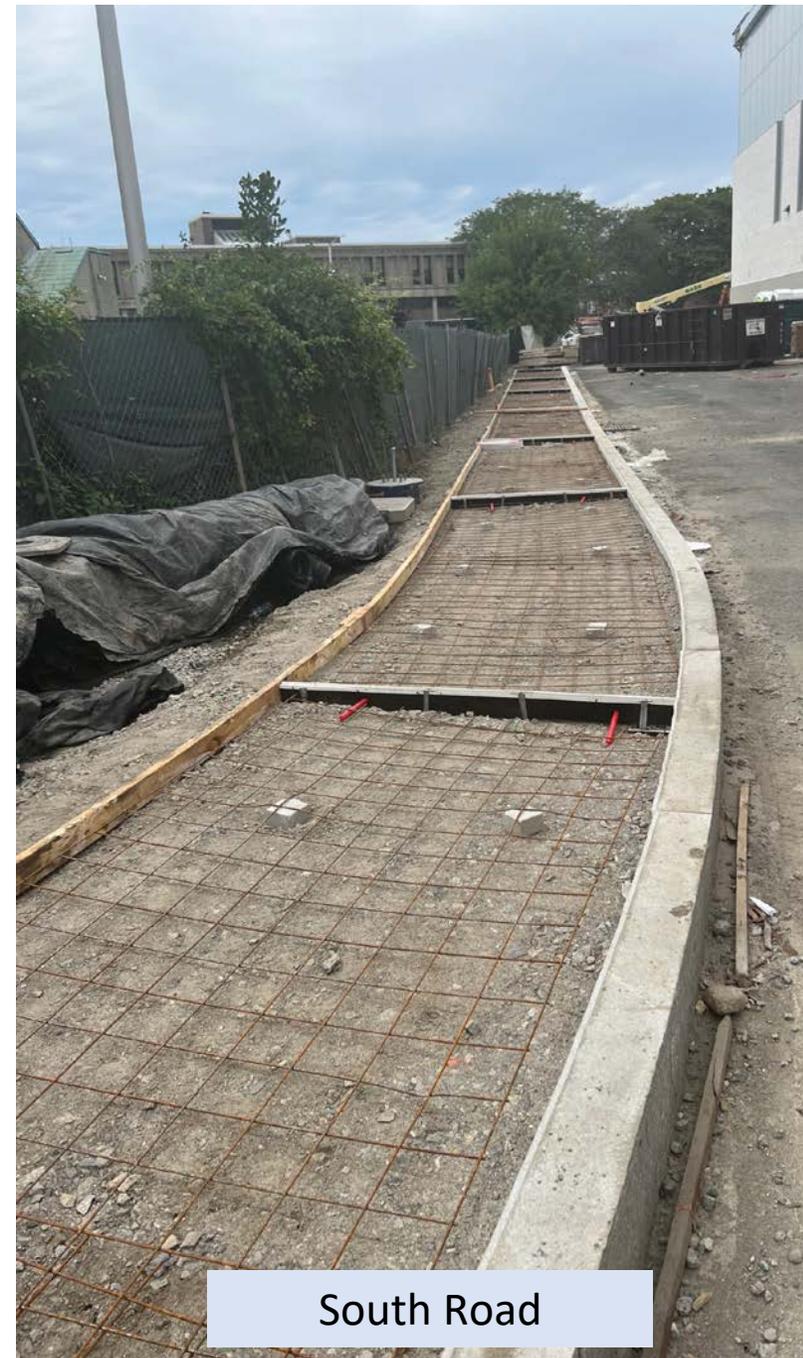
Kitchen



West Entrance

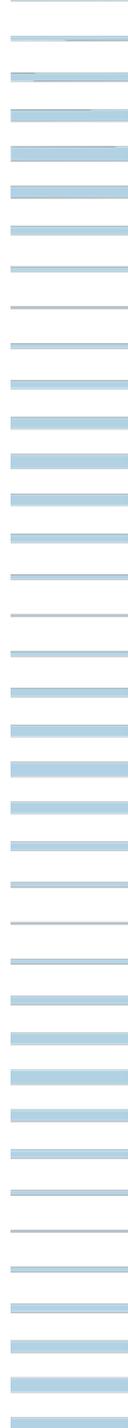


East Elevation



South Road

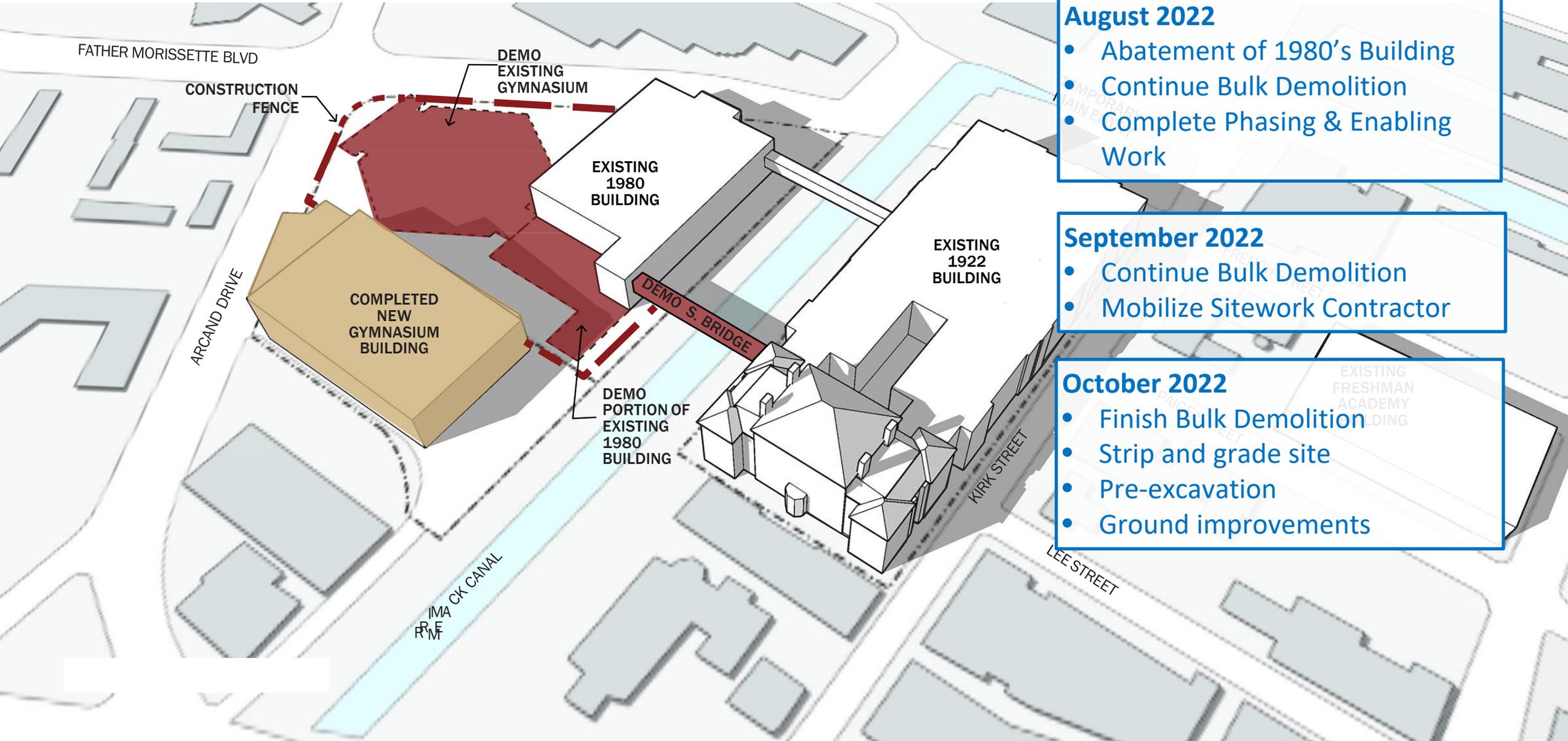
# Phase 2 Upcoming Activities



# PHASING PLAN

FALL '22

## Phase 2 Milestones



### August 2022

- Abatement of 1980's Building
- Continue Bulk Demolition
- Complete Phasing & Enabling Work

### September 2022

- Continue Bulk Demolition
- Mobilize Sitework Contractor

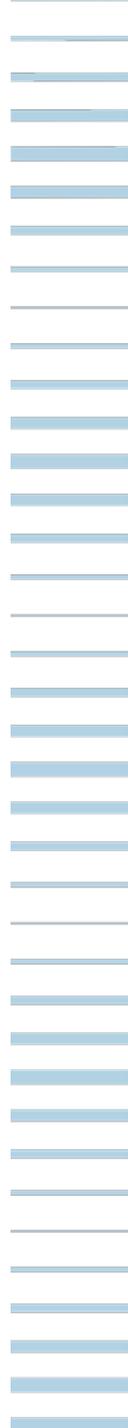
### October 2022

- Finish Bulk Demolition
- Strip and grade site
- Pre-excavation
- Ground improvements

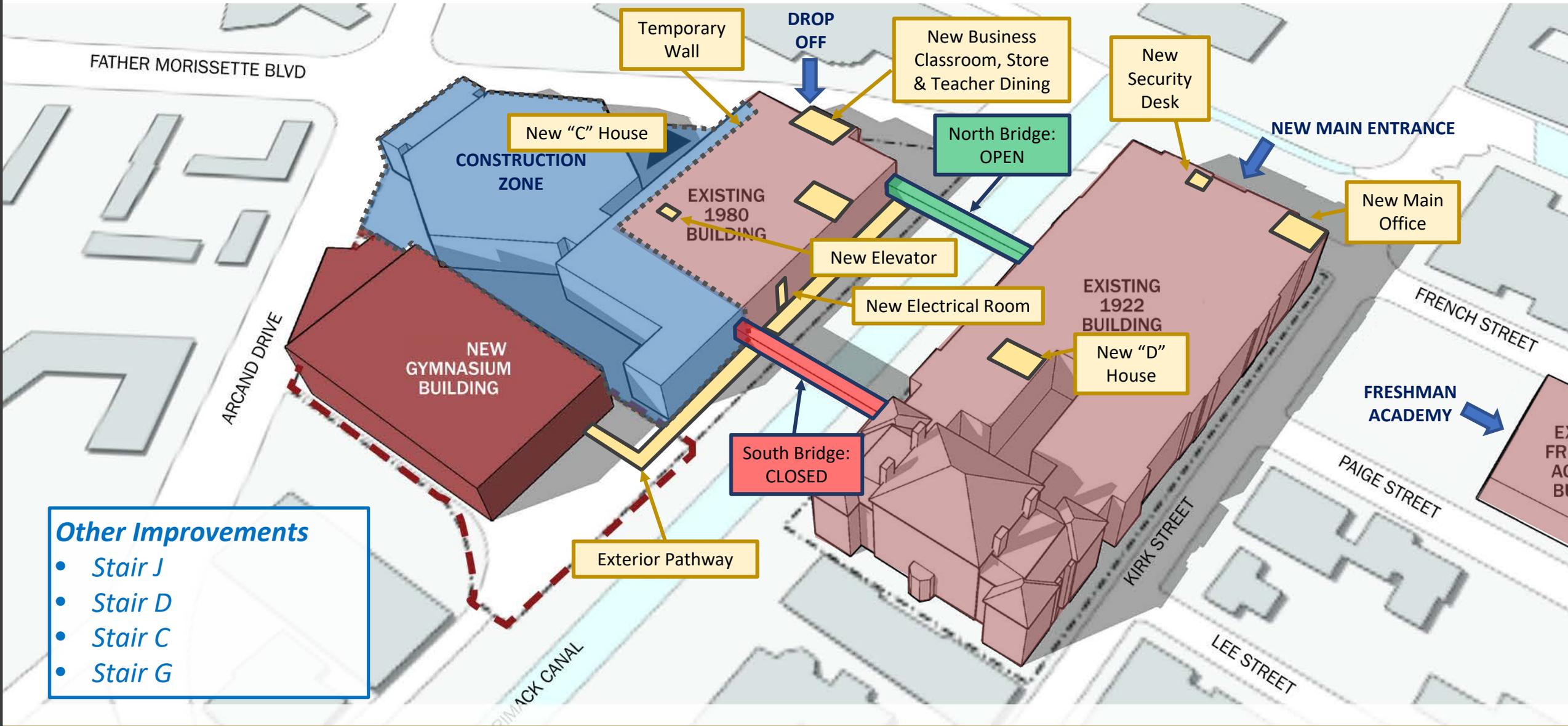


Demolition of Field House

# High School Campus Logistics

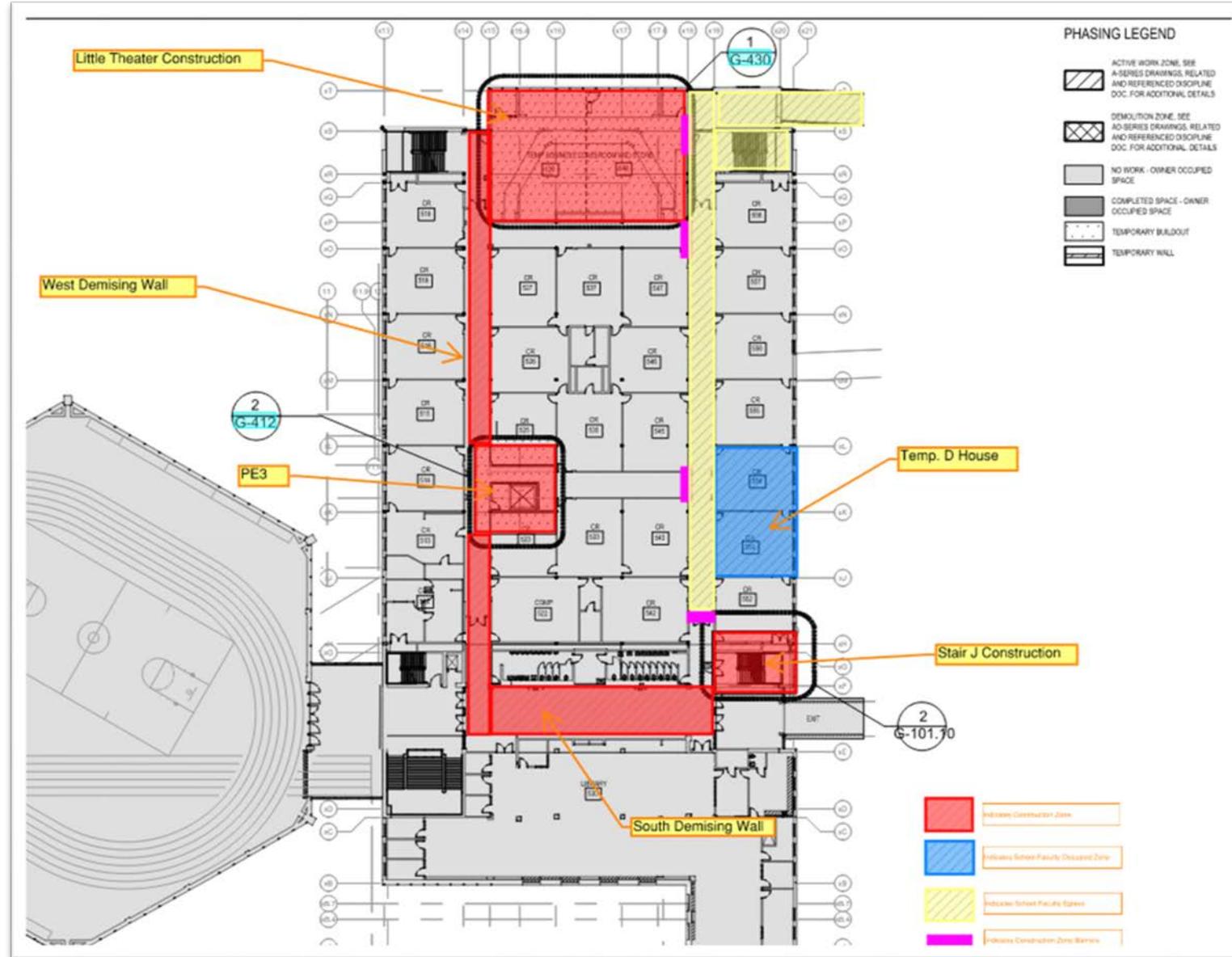


# 8/29/22 Campus Map

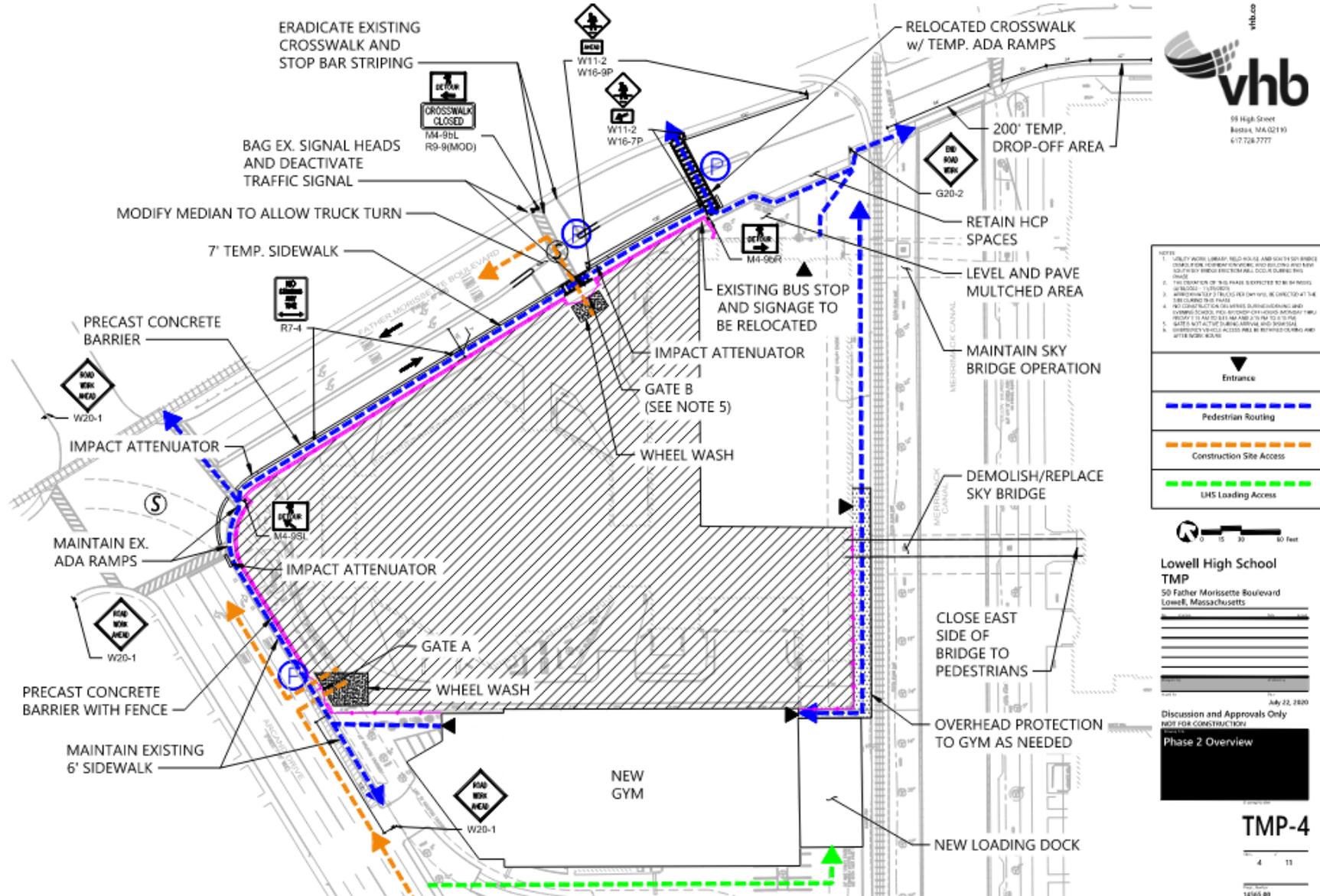


- Other Improvements**
- Stair J
  - Stair D
  - Stair C
  - Stair G

# D House Egress Plan



# Phase 2 – Traffic Management Plan



# 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 21.8% of workers  
(210 workers & 29,234 hours)

**Total Construction  
Female Workforce**  
is at 3.0% of all workers,  
(32 workers & 4,034 hours)

**Total Construction Lowell  
Resident**  
9.4% of all workers  
(50 workers & 12,710 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	\$305,210,277
Utilities, Testing & Moving	\$2,090,912
FF&E and Technology	\$12,465,671
<i>Construction Contingency</i>	\$21,202,474
<u><i>Owner's Contingency</i></u>	<u>\$2,052,815</u>
<b>TOTAL PROJECT BUDGET</b>	<b>\$381,967,231</b>

Budget Summary		
<b>Overall Project Budget</b> Total Project Budget: \$381,967,231 Encumbered to Date: \$319,538,352 Invoiced to Date: \$87,043,387  MSBA Reimbursement to Date: \$48,557,721	<b>Construction Contingency</b> Budget Amount: \$21,202,474 Change Orders to Date: \$0 Remaining: \$21,202,474  Pending Change Requests: \$705,957	<b>Owner Contingency</b> Budget Amount: \$2,052,815 Utilized to Date: \$0 Remaining: \$2,052,815

# Budget Update

SKANSKA

City of Lowell  
Lowell High School Project

8/17/2022

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 preGMP 8)	July, 2022	Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
Feasibility Study Agreement								
<b>Feasibility Study Agreement Subtotal</b>		\$2,600,000	\$ 2,586,929.00	\$ -	\$ 2,583,341.00	\$ 2,583,341.06	99.36%	\$ 16,659
Administration								
<b>Legal Fees</b>	0101-0000	\$0	\$ -					
Owner's Project Manager								
<b>Administration Subtotal</b>		\$8,910,010	\$ 8,910,010.00	\$ 181,520.00	\$3,413,635	\$3,282,470	38.31%	\$ 5,496,375
Architecture and Engineering								
Basic Services								
<b>TOTAL BASIC SERVICES</b>		\$25,245,782	\$ 25,245,782.00	\$ 119,162.00	\$ 18,447,669.32	\$ 18,328,507.32	73.07%	\$ 6,798,113
Reimbursable Services								
<b>Architectural/Engineering Reimb. Subtotal</b>		\$1,389,290	\$ 1,389,290.00	\$ 4,186.00	\$ 700,896.86	\$ 700,896.86	50.45%	\$ 688,393
Construction Costs - SUFFOLK		90% CD Budget						
<b>Preconstruction</b>		\$800,000	\$ 800,000.00	\$ -	\$ 795,476.00	\$ 795,476.00	99.43%	\$ 4,524
<b>Construction Base Budget</b>		\$305,210,277	\$ 279,227,298.42	\$ 5,948,247.94	\$ 63,985,332.83	\$ 57,206,647.79	20.96%	\$ 241,224,944
<b>Total Construction Budget</b>		\$305,210,277	\$ 279,227,298.42	\$ 5,948,247.94	\$ 63,985,332.83	\$ 57,206,647.79	21%	\$ 241,224,944
<b>Amount Paid to Contractor</b>		\$270,444,856	\$ 279,227,298.42	\$ 5,650,835.54	\$ 60,745,186.10	\$ 54,305,472.06	20.96%	\$ 237,984,797
Miscellaneous Project Costs								
<b>Misc. Project Costs Subtotal</b>		\$2,090,912	\$ 1,207,456.00	\$ 39,282.48	\$ 357,182.95	\$ 337,132.95	17.08%	\$ 1,733,729
Furnishings and Equipment								
<b>FF&amp;E Subtotal</b>		\$12,465,671	\$ 171,587.00	\$ -	\$ -	\$ -	0.00%	\$ 12,465,671
				\$ -		\$ -		
<b>Total Project Budget</b>		\$358,711,942	\$ 319,538,352.42	\$ 6,292,398.42	\$ 90,283,533.96	\$ 83,234,471.98	25.17%	\$ 268,428,408
Construction Contingency		\$21,202,474.00			\$ 87,043,387.23	INVOICED NET (less retainage)		
Owner's Contingency		\$2,052,815.00						
<b>TOTAL PROJECT BUDGET</b>		\$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**

# 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 2<sup>nd</sup>~~

~~Project Team Presentation to Faculty and Students via Zoom on June 17<sup>th</sup>~~

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

Thank you