



School Building Committee Meeting

Meeting Agenda

Date: December 19, 2024

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

- I. City - Accept Minutes of October 24, 2024 Meeting
- II. Suffolk/Skanska/PE - Presentation
 - a. Phase 2 – Punchlist and Work to Complete
 - b. Phase 3 - Progress
- III. Suffolk - MBE/WBE and Workforce Update
- IV. Perkins Eastman – Designer Update
- V. Skanska
 - a. 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
Daniel Rourke

City Manager
Thomas A. Golden, Jr.

City Council
Vice Chair Paul Ratha Yem
Councilor Sokhary Chau
Councilor Erik Gitschier
Councilor John Leahy
Councilor John Descoteaux
Councilor Vesna Nuon
Councilor Corey Robinson
Councilor Wayne Jenness
Councilor Kim Scott
Councilor Rita Mercier

SKANSKA
Owner's Project Manager

SUFFOLK
Construction Manager

**PERKINS —
EASTMAN**
Architect

Phase 2 Punchlist Update

Phase 3 Construction Update

December Milestones:

- Complete North skylight in Bldg C
- Start South skylight by the end of the month
- In wall inspections
- Complete Miropiles in Bldg C
- Start underground in Bldg C
- Complete Steel in Bldg C

January Milestones:

- Start North Bridge steel installation
- Start Steel in Bldg A
- Start CW Framing at Lightwells

Phasing Overview

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





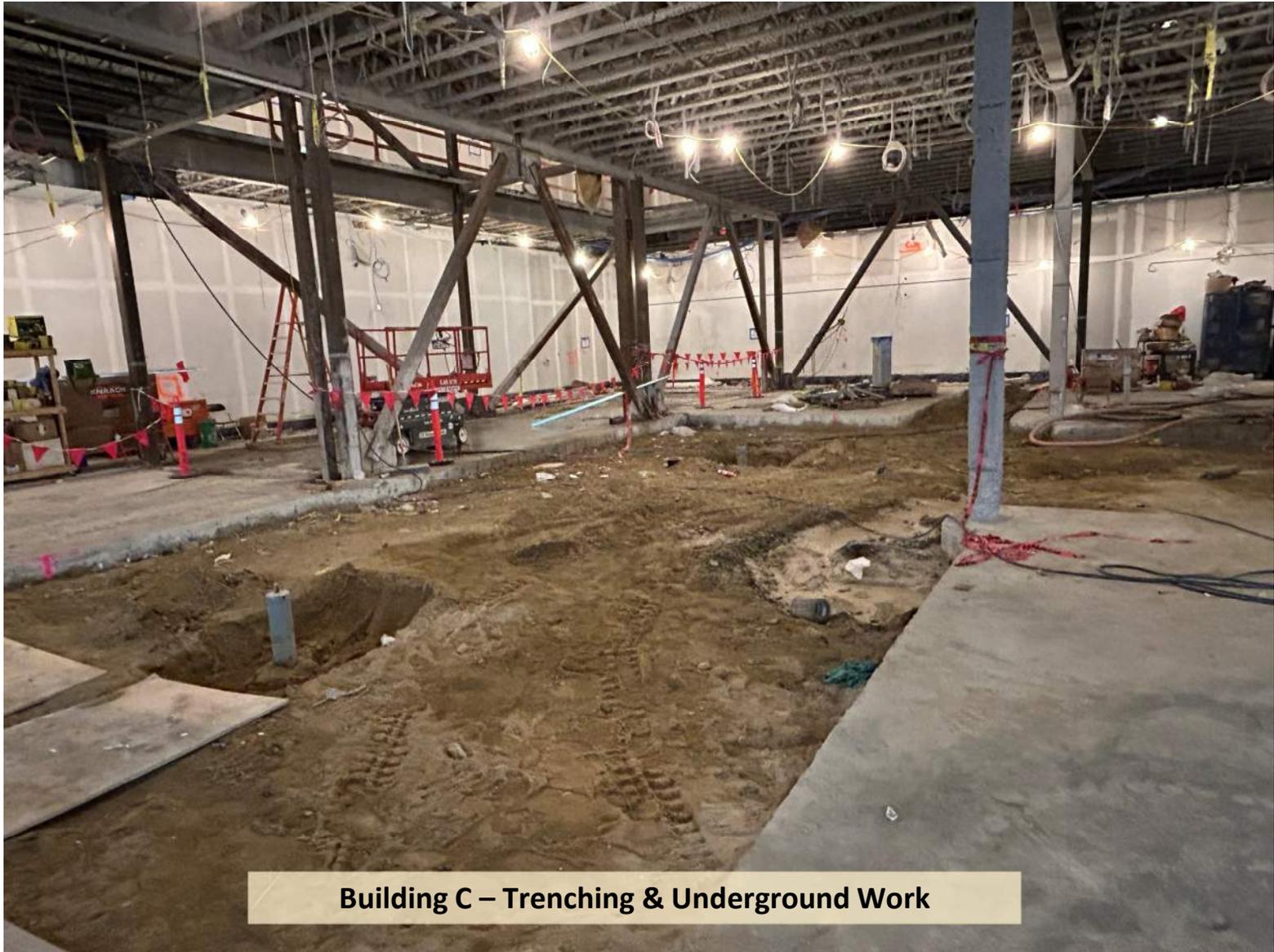
Building C – New Skylight



Building C – New Skylight



Building A – Penthouse Steel



Building C – Trenching & Underground Work

Part 2: MBE/WBE and Workforce Progress

MBE/WBE and Workforce Participation Comparison*

**Total MBE/WBE
Contracts Awarded**
\$23,036,066

**Total Construction
Minority Workforce**
is at 26.1% of workers
(881 workers & 163,303 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
is at 4.8% of all workers
(132 workers & 31,244 hours)
Project Goal: 6.9%

**Total Construction Lowell
Resident**
9.34% of all workers
(142 workers & 60,822 hours)

** Updated December 16, 2024*

Part 3: **Designer Update**

Part 4: **Budget**

Budget Summary – December 2024

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$316,134,798
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$12,521,267
<i>Construction Contingency</i>	\$10,277,954
<i>Owner's Contingency</i>	\$1,801,874
TOTAL PROJECT BUDGET	\$381,967,231

Budget Summary														
<p>Overall Project Budget Total Project Budget: \$381,967,231 Encumbered to Date: \$361,664,664 Invoiced to Date: \$240,576,890</p> <p>MSBA Reimbursement to Date: \$166,115,866</p> <p>Rejected Potential Claims \$165,717 (not included in pending changes)</p>	<p>Construction Contingency Budget Amount: \$21,202,474 29 Change Orders to Date: \$10,924,520 Remaining: \$10,277,954</p> <p>Pending Change Requests: \$4,716,948</p> <hr/> <p><u>Breakdown of Change Orders to Date</u></p> <table> <tr> <td>Structural</td> <td>\$995,726</td> </tr> <tr> <td>Site</td> <td>\$732,189</td> </tr> <tr> <td>Utilities</td> <td>\$106,401</td> </tr> <tr> <td>Mech/Elec/Plumbing</td> <td>\$2,487,684</td> </tr> <tr> <td>Other Trades</td> <td><u>\$6,602,879</u></td> </tr> <tr> <td>TOTAL thru CO26</td> <td>\$ 10,924,520</td> </tr> </table>	Structural	\$995,726	Site	\$732,189	Utilities	\$106,401	Mech/Elec/Plumbing	\$2,487,684	Other Trades	<u>\$6,602,879</u>	TOTAL thru CO26	\$ 10,924,520	<p>Owner Contingency Budget Amount: \$2,052,815 Utilized to Date: \$250,941 Remaining: \$1,801,874</p> <p>Pending Change Requests: \$0</p> <hr/> <p>Construction Manager Contingency Budget Amount: \$7,127,302 Utilized to Date: \$3,141,023 Remaining: \$3,986,279</p> <p>Pending Change Requests: \$193,881</p>
Structural	\$995,726													
Site	\$732,189													
Utilities	\$106,401													
Mech/Elec/Plumbing	\$2,487,684													
Other Trades	<u>\$6,602,879</u>													
TOTAL thru CO26	\$ 10,924,520													

Budget Update

SKANSKA

City of Lowell
Lowell High School Project

12/18/2024

TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Propay Cost Codes	PFA Bid Budget	Updated PFA Budget thru BRR 1	Encumbered to Date Total (thru Final GMP)	November, 2024
Feasibility Study Agreement					
Feasibility Study Agreement Subtotal		\$2,600,000	\$ 2,600,000.00	\$ 2,588,894.00	\$ -
Administration					
Owner's Project Manager					
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ 8,910,010.00	\$ 188,247.00
Architecture and Engineering					
Basic Services					
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ 25,245,782.00	\$ 115,178.00
Reimbursable Services					
Architectural/Engineering Subtotal		\$1,389,290	\$ 1,389,290.00	\$ 1,283,162.00	\$ 1,245.00
Construction Costs - SUFFOLK		90% CD Budget			
Preconstruction		\$800,000	\$ 800,000.00	\$ 800,000.00	\$ -
Construction Base Budget		\$305,210,277	\$ 305,210,277.00	\$ 305,210,277.42	\$ 3,991,952.00
Change Order to Date Total			\$ -	\$ 10,924,518.00	\$ 369,243
Total Construction Budget		\$305,210,277	\$ 305,210,277.00	\$ 316,134,795.42	\$ 4,361,195.00
Retainage	0502-9900		\$ -		\$ (389,092)
Amount Paid to Contractor		\$270,444,856		\$ 316,134,795.42	\$ 4,750,287.00
Miscellaneous Project Costs					
Misc. Project Costs Subtotal		\$2,090,912	\$ 2,286,257.00	\$ 1,656,090.00	\$ 18,995.00
Furnishings and Equipment					
FF&E Subtotal		\$10,934,775	\$ 12,521,267.00	\$ 5,045,930.28	\$ 50,315.00
					\$ -
Total Project Budget		\$357,181,046	\$ 358,962,883.00	\$ 361,664,663.70	\$ 4,735,175.00
				Remaining Contingencies	
Construction Contingency	0507-0000	\$22,733,370.00	\$ 21,202,474.00	\$10,277,956.00	
Owner's Contingency	0801-0000	\$2,052,815.00	\$ 1,801,874.00	\$1,801,874.00	
TOTAL PROJECT BUDGET		\$381,967,231.00	\$ 381,967,231.00		

Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
\$ 2,583,341.00	\$ 2,583,341.06	99.36%	\$ 16,659
\$6,825,179	\$6,725,059	76.60%	\$ 2,084,831
\$ 21,887,550.32	\$ 21,772,372.32	86.70%	\$ 3,358,232
\$ 1,133,694.17	\$ 1,124,396.17	81.60%	\$ 255,596
\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820
\$ 201,556,240.62	\$ 196,878,359.62	66.04%	\$ 103,654,036
\$ 8,438,737.98	\$ 8,354,940.98	0.00%	\$ 2,485,780
\$ 209,994,978.60	\$ 205,233,300.60	66%	\$ 108,171,144
\$ 8,309,556.36	\$ 8,071,472.36	0.00%	
\$ 201,685,422.24	\$ 197,161,828.24	66.04%	\$ 108,171,144
\$ 1,241,939.48	\$ 1,198,169.48	59.40%	\$ 1,044,318
\$ 4,422,581.00	\$ 3,801,139.00	40.45%	\$ 8,098,686
	\$ -		
\$ 248,886,443.57	\$ 243,234,957.63	69.68%	\$ 123,032,285
\$ 240,576,887.21	INVOICED NET (less retainage)		

Part 5: Attachments

OAC Mtg Summary December 2024

- Three Week Construction Look Ahead
 - 1980's slab on grade trenching continuing
 - Continue drywall layout and metal stud framing in both buildings.
 - MEP rough continuing in 1980 building and in 1922 Building.
 - Fence under the Quad Canopy has been ordered, but there is a 5 month lead time. Landscaping and sidewalks at corner of Arcand and Fr. Morissette are nearly complete.
 - Punchlist under 150 items incomplete in Phase 2 on nights and weekends.
 - Continuing Commissioning of MEP systems in Phase 2
 - New larger Boys and Girls room signs to be installed in the gymnasium
 - 2nd shift (3pm – 11pm) will continue until further notice.
- Saturday Work Schedules
 - Trades performing Phase 2 punchlist work on Saturdays and loud work in 1980s and 1922
- Punchlist
 - Gymnasium bleachers' automatic roll out system has been problematic with track flooring. Perkins Eastman working with manufacturers of bleachers on a long term solution. New bleacher company evaluated condition Aug 14 – 15

and issued recommendations which Project Team. Fixes still being scheduled as installer has been quite problematic.

- QA/QC & Testing
 - UTS testing agency work concrete and structural steel
 - Suffolk addressed temp fix issue with Emergency Generator Diesel pump, permanent fix to be installed next
 - Gym floor finish issues being addressed with urethane manufacturer
 - Additional training took place with City Electricians and HS Administration
- Furniture, Fixtures and Equipment
 - FFE delivery and installations complete. Long lead items in cafeteria and school store to be installed over the break.
- Cost Management
 - MSBA ProPay reimbursement to date is \$166,115,866
 - Field Bulletins
 - Bulletin issuing moving one house office from Phase 4 to Phase 3 so that there is a house office on East side of campus for the 24/25 school year.
 - Bulletin issuing for added foundation drainage along canal side of 1922 Building
 - Bulletin issuing revising Stair J door hold opens on Floors 1-3

- Bulletin Issuing revising Auditorium Ceiling detail
- Field Bulletin issued revising doors at the North Bridge East side
- Bulletin issued revising 1980's 1st floor concrete trenching which is extensive. Additional foundation piles are required and costs will be in excess of \$500,000
- Bulletin issuing revising fire pump
- HVAC penetrations in structural brick wall surrounding 1922 auditorium have been added which will incur a lot of costs that are being priced
- ProPay 39 has been submitted to the MSBA for reimbursement
- Change Order 28 has been signed by the City
- Additional Items
 - Suffolk is addressing noise issues with trades especially in 1980s building. Loud activities are being moved to before 8am and in some cases performing loud work on 2nd shift or Saturdays.
 - Project is exploring issues with light colored flooring in cafeteria. Setting up a cleaning training for custodians with the manufacturer Flooring is changing to a darker color for Phase 3 and Phase 4 in high traffic areas.
 - Project will install new controllers for canal lights as original needed to be demolished for new North bridge.

- Project Team is coordinating with City Engineering and DPW on Fr. Morissette and French St. road project