



School Building Committee Meeting

Meeting Agenda

Date: April 3, 2025

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

- I.** City - Accept Minutes of February 27, 2025 Meeting
- II.** Vote - Accept School Committee Member Fred Bahou to SBC
- III.** Suffolk/Skanska/PE - Presentation
 - a. Updated Project Schedule
 - b. Phase 3 - Progress
- IV.** Suffolk - MBE/WBE and Workforce 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



Construction Manager

PERKINS — EASTMAN

Architect

Part 3: Construction Presentation

Phase 2 Punchlist Update

Open Items: 78

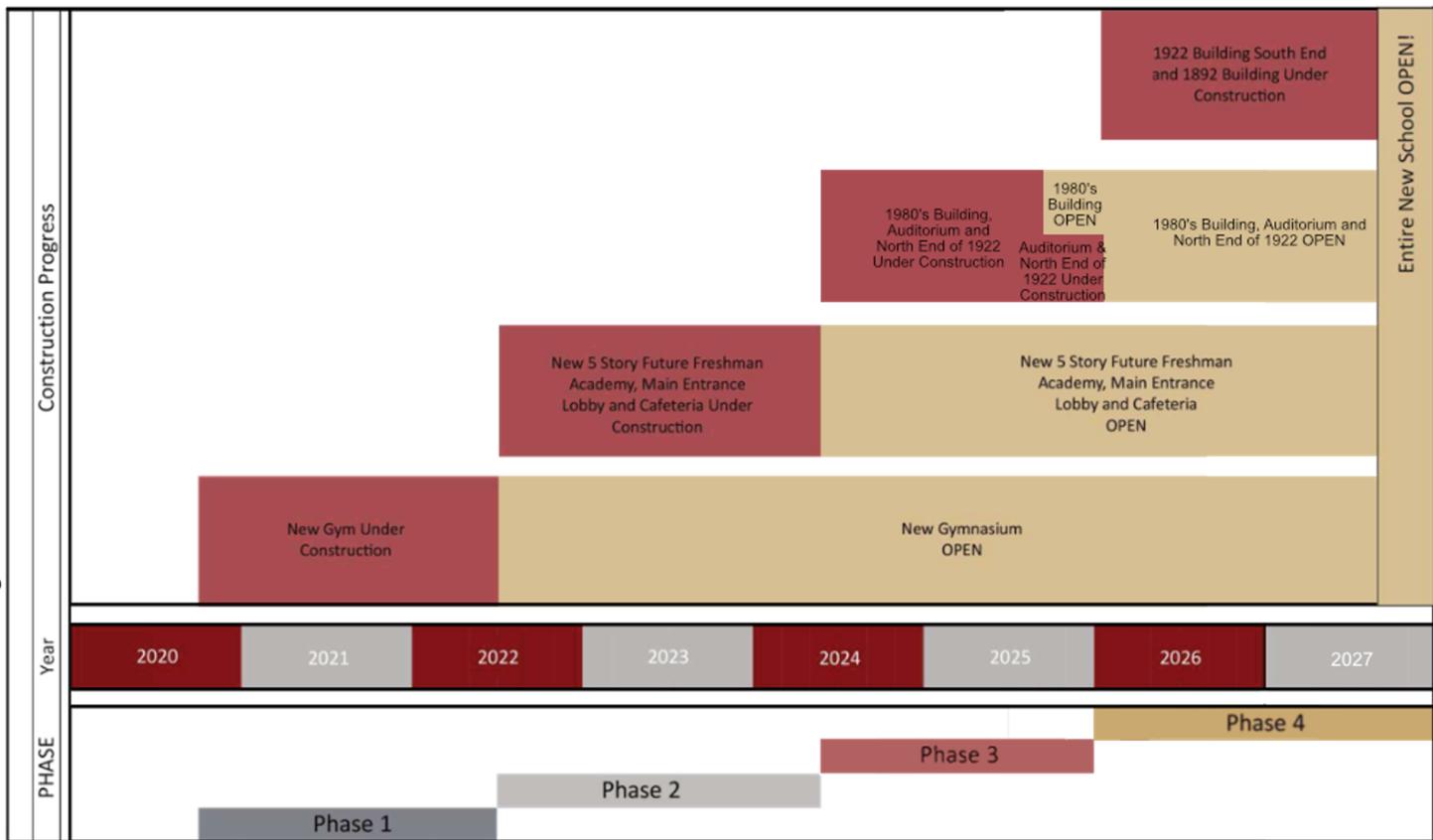
- Big push to get items completed during April Vacation, including exterior items
- 16 items will have to wait till Summer Break

Phase 3 Construction Update



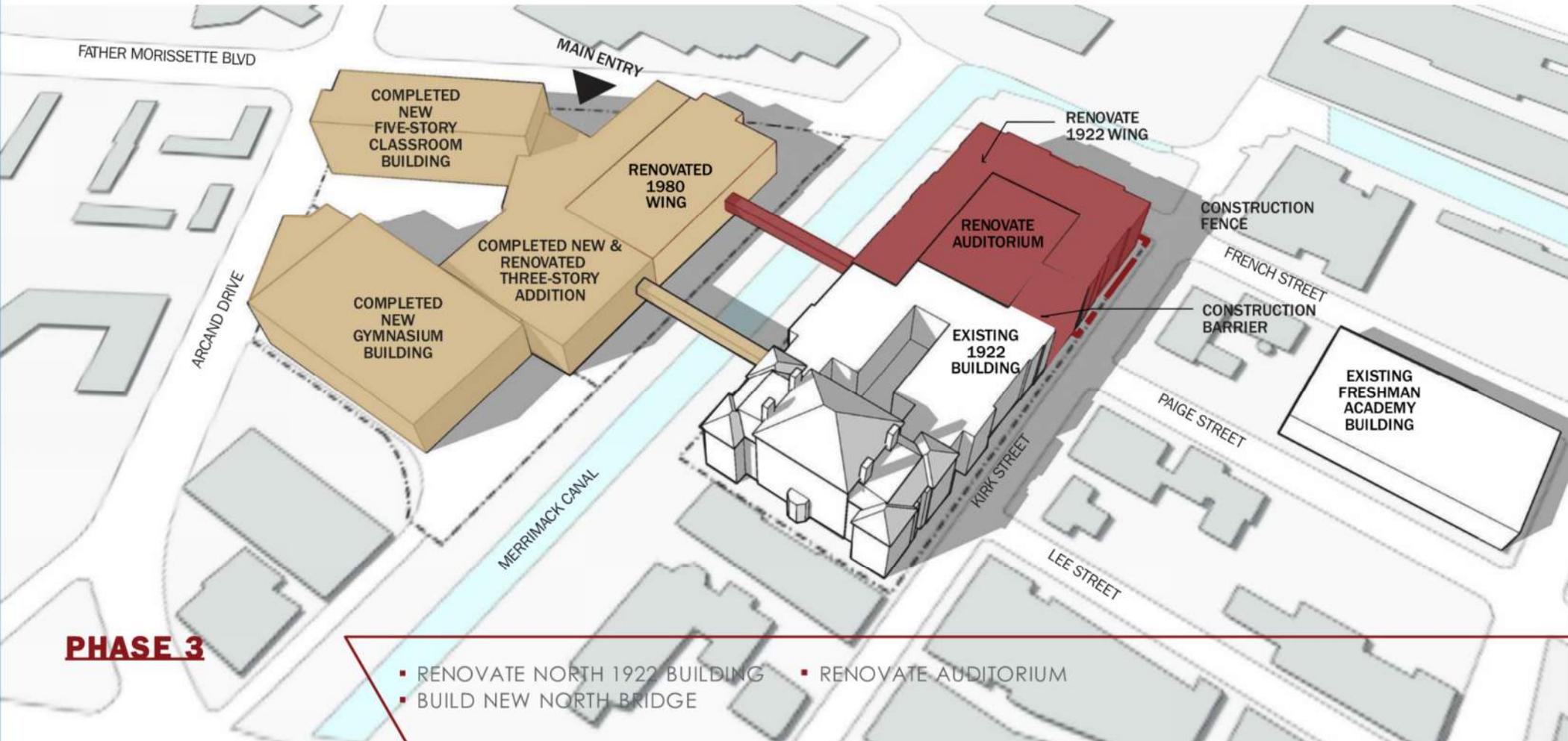
LOOKING FORWARD

LHS Project - Timeline



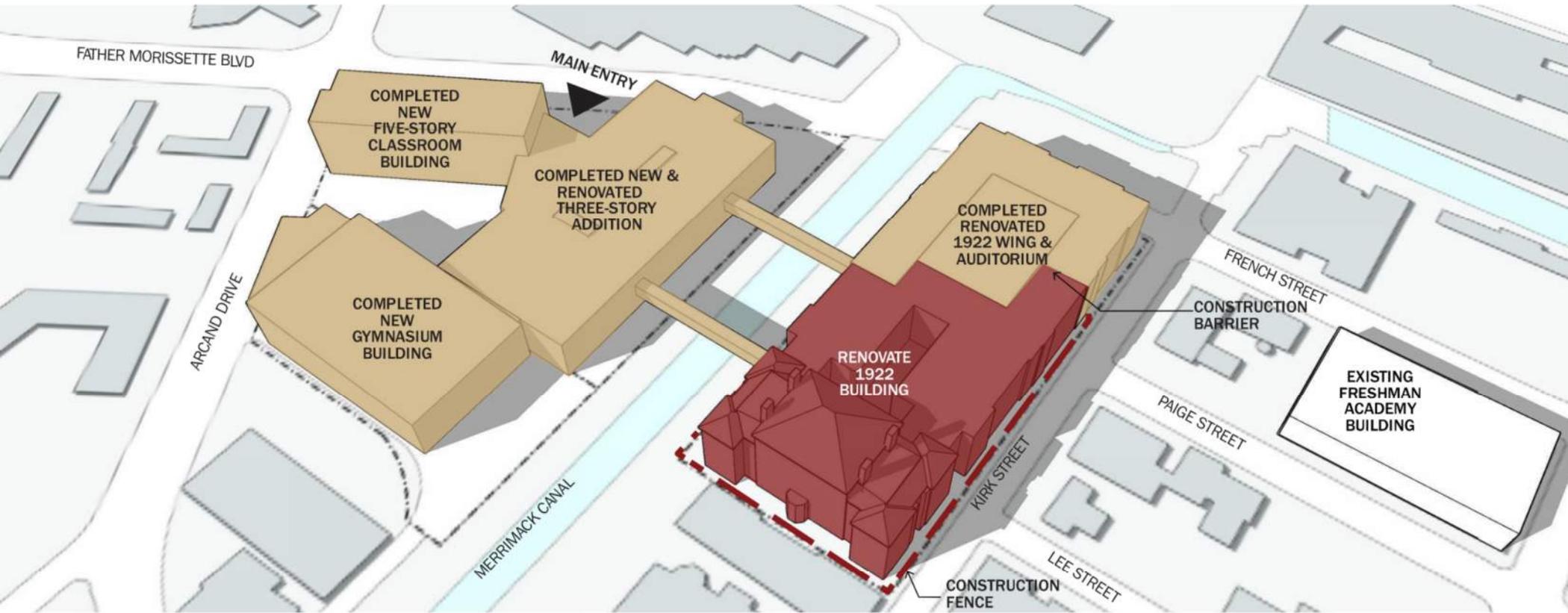
PHASING PLAN

FALL '25



PHASING PLAN

JANUARY '26 - SUMMER '27

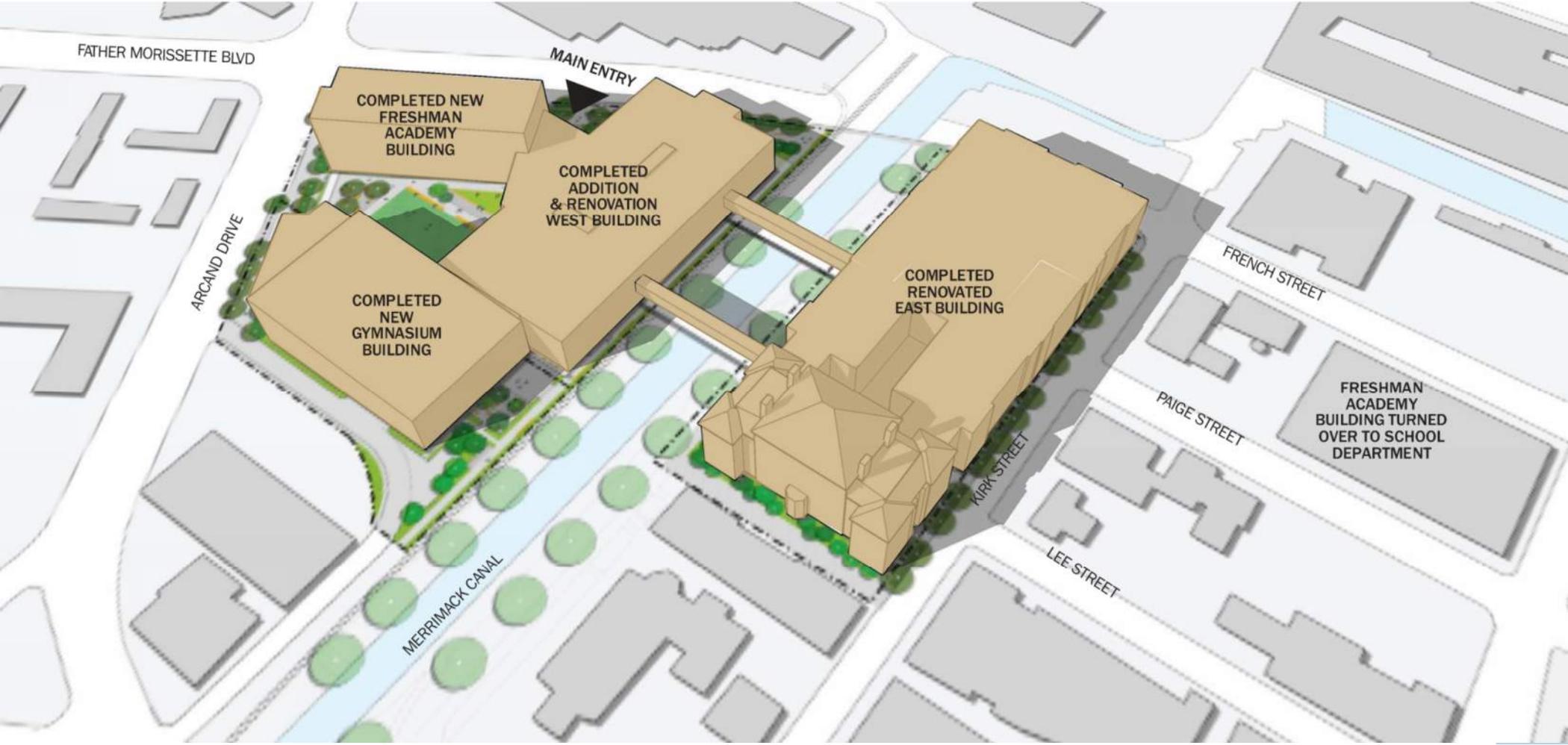


PHASE 4

- RENOVATE REMAINDER OF 1922 + 1892 BUILDING

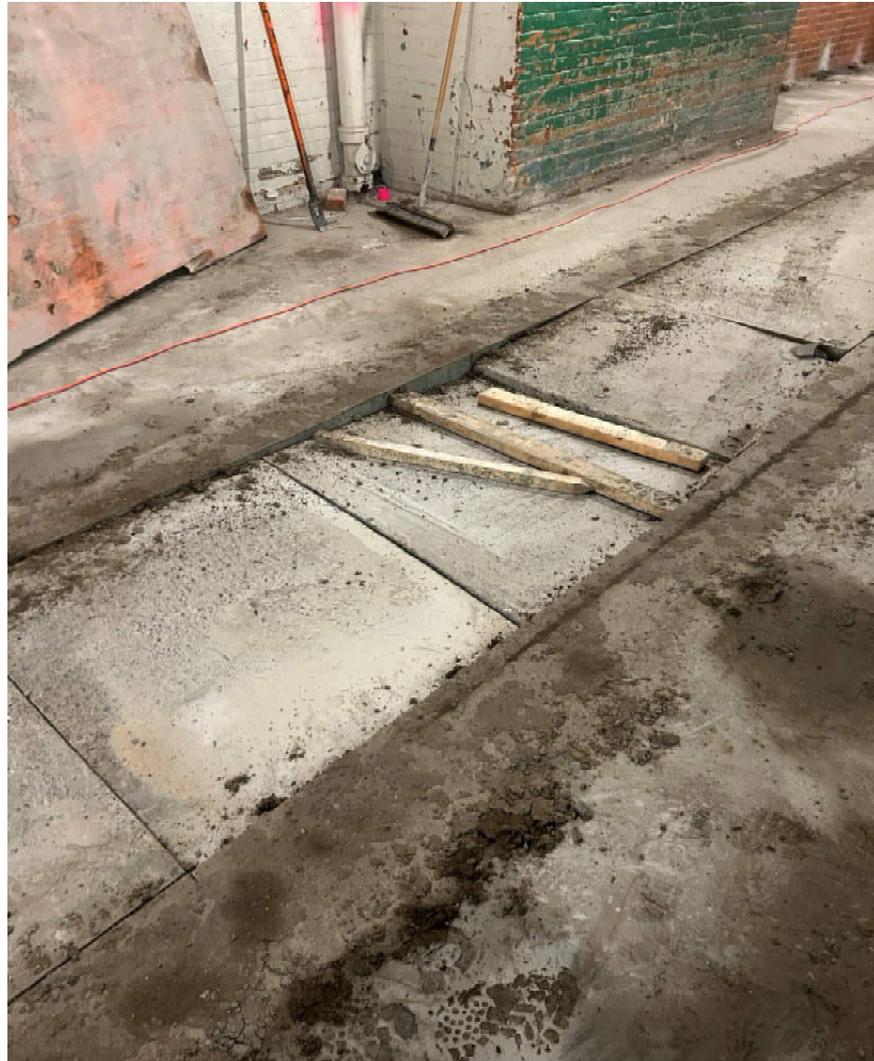
PHASING PLAN

FALL '27

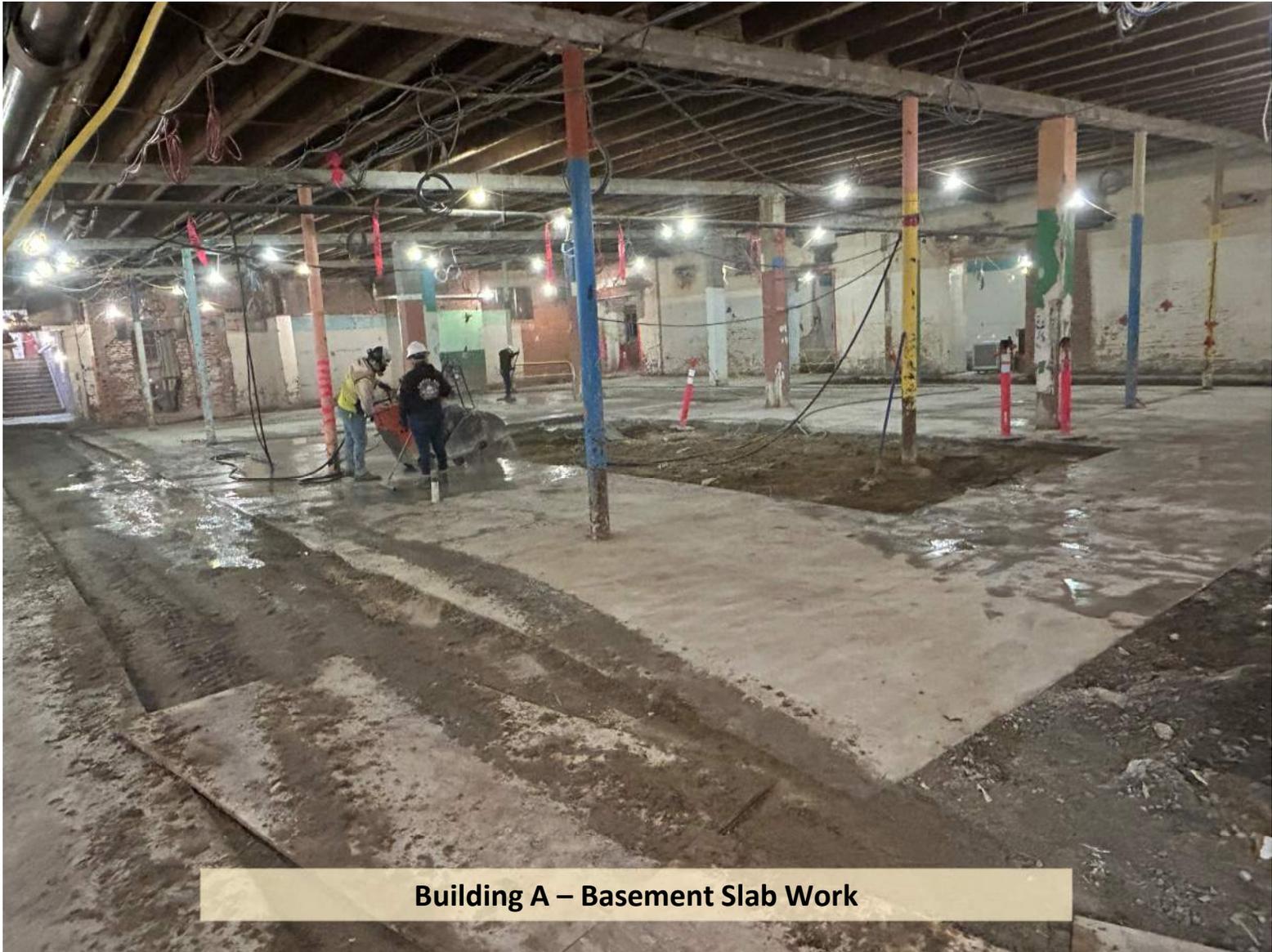




Building A – Basement Slab



Building A – Basement Slab



Building A – Basement Slab Work



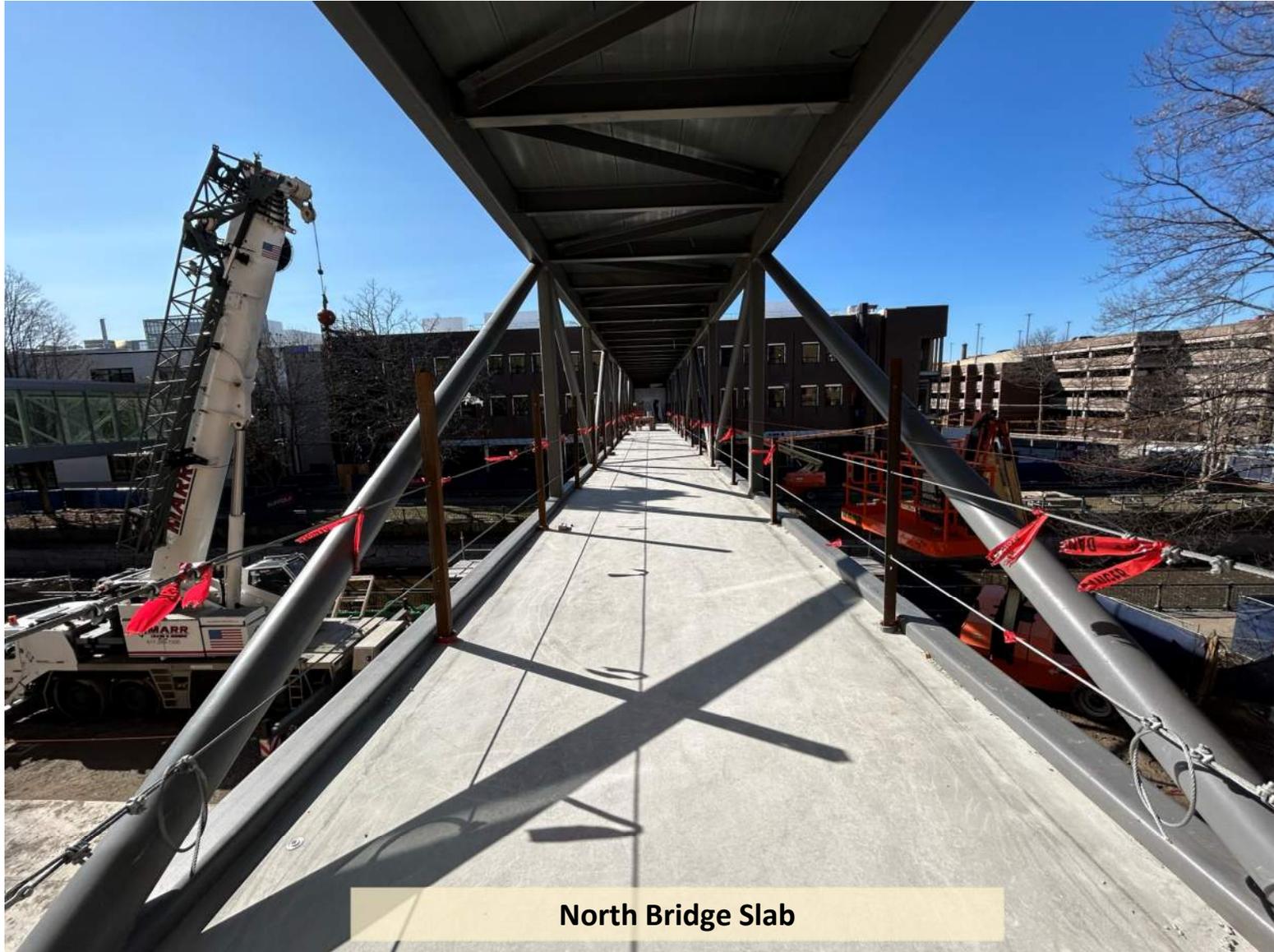
Building A – Drywall



Building C – New Skylight & Lightwell



Building C – Casework



North Bridge Slab

Part 4: 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 26.8% of workers
(963 workers & 200,016 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
is at 5.0% of all workers
(138 workers & 36,938 hours)
Project Goal: 6.9%

**Total Construction Lowell
Resident**
9.42% of all workers
(149 workers & 70,244 hours)

** Updated March 31, 2025*

Part 5: **Budget**

Budget Summary – March 2025

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$319,096,732
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$12,521,267
<i>Construction Contingency</i>	\$7,316,019
<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: \$366,407,113 Invoiced to Date: \$257,880,510</p> <p>MSBA Reimbursement to Date: \$178,332,189</p> <p>Rejected Potential Claims \$678,400 (not included in pending changes)</p>	<p>Construction Contingency Budget Amount: \$21,202,474 32 Change Orders to Date: \$13,886,455 Remaining: \$7,316,019 Pending Change Requests: \$7,247,256</p> <p>-----</p> <p><u>Breakdown of Change Orders to Date</u></p> <table> <tr> <td>Structural</td> <td>\$1,784,725</td> </tr> <tr> <td>Site</td> <td>\$774,158</td> </tr> <tr> <td>Utilities</td> <td>\$109,736</td> </tr> <tr> <td>Mech/Elec/Plumbing</td> <td>\$2,826,567</td> </tr> <tr> <td>Other Trades</td> <td><u>\$8,391,267</u></td> </tr> <tr> <td>TOTAL thru CO32</td> <td>\$ 13,886,455</td> </tr> </table>	Structural	\$1,784,725	Site	\$774,158	Utilities	\$109,736	Mech/Elec/Plumbing	\$2,826,567	Other Trades	<u>\$8,391,267</u>	TOTAL thru CO32	\$ 13,886,455	<p>Owner Contingency Budget Amount: \$2,052,815 Utilized to Date: \$250,941 Remaining: \$1,801,874</p> <p>Pending Change Requests: \$0</p> <p>-----</p> <p>Construction Manager Contingency Budget Amount: \$7,127,302 Utilized to Date: \$7,038,081 Remaining: \$89,221</p> <p>Pending Change Requests: \$76,741</p>
Structural	\$1,784,725													
Site	\$774,158													
Utilities	\$109,736													
Mech/Elec/Plumbing	\$2,826,567													
Other Trades	<u>\$8,391,267</u>													
TOTAL thru CO32	\$ 13,886,455													

Budget Update

SKANSKA

City of Lowell
Lowell High School Project

4/3/2025

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	February, 2025
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	\$ 116,225.00
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	\$ 15,267.00
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	\$ 5,482,475.00
Change Order to Date Total			\$ -	\$ 13,886,452.00	\$ 1,384,151
Total Construction Budget		\$305,210,277	\$ 305,210,277.00	\$ 319,096,729.42	\$ 6,866,626.00
Retainage	0502-9900		\$ -		\$ 343,331
Amount Paid to Contractor		\$270,444,856		\$ 319,096,729.42	\$ 6,523,295.00
Miscellaneous Project Costs					
Misc. Project Costs Subtotal		\$2,090,912	\$ 2,286,257.00	\$ 1,656,090.00	\$ 26,986.00
Furnishings and Equipment					
FF&E Subtotal		\$10,934,775	\$ 12,521,267.00	\$ 6,826,445.18	\$ 73,003.00
					\$ -
		0			
Total Project Budget		\$357,181,046	\$ 358,962,883.00	\$ 366,407,112.60	\$ 7,213,285.00
				Remaining Contingencies	
Construction Contingency	0507-0000	\$22,733,370.00	\$ 21,202,474.00	\$7,316,022.00	
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%	\$ 5,553
\$7,155,396	\$7,039,171	80.31%	\$ 1,754,614
\$ 22,233,084.32	\$ 22,117,906.32	88.07%	\$ 3,012,698
\$ 1,200,523.17	\$ 1,185,256.17	86.41%	\$ 82,639
\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820
\$ 215,857,090.62	\$ 210,374,615.62	70.72%	\$ 89,353,187
\$ 11,271,891.98	\$ 9,887,740.98	0.00%	\$ 2,614,560
\$ 227,128,982.60	\$ 220,262,356.60	71%	\$ 91,953,530
\$ 9,142,501.36	\$ 8,799,170.36	0.00%	
\$ 217,986,481.24	\$ 211,463,186.24	70.72%	\$ 101,096,031
\$ 1,298,550.48	\$ 1,254,780.48	62.10%	\$ 357,540
\$ 4,625,954.00	\$ 4,004,512.00	42.30%	\$ 2,200,491
	\$ -		
\$ 267,023,011.57	\$ 259,244,503.63	74.76%	\$ 99,369,884
\$ 257,880,510.21	INVOICED NET (less retainage)		

Part 6: Attachments



Lowell High School Project – Weekly OAC Meeting

SBC Summary – March 2025

Meetings are held every Thursday at 8:30am in person at Project Boott Mills office with Teams remote option.
Regular attendees are representatives from City Manager's Office, DPW, LHS Administration, LPS Facilities, Suffolk, Perkins Eastman and Skanska.

Safety, Schedule, & Logistics

Environmental Health and Safety

- Suffolk held a mock evacuation drill on Friday 3/28 at 9:45am in which all workers will leave buildings at sound of air horns and must at Tsongas Arena circle. LHS, LPD and LFD were made aware of the planned drill.

Schedule

- Schedule #54 incorporating the basement slab impacts will issue on 4/4/25 for review by Skanska and Perkins Eastman. After review and potential updates, the schedule will issue to subcontractors.
- Saturday work on 3/29 will be in Phase 3 1980 building.
- 2nd shift work will continue into April with basement slab demo starting Thursday 3/27.

Logistics

- 1922 Basement floor demolition started 3/27. Removal of 1922 basement soil will result in stockpiling of soil within construction site fence in Lucy Larcom Park.
- 1922 Building basement concrete floor voids change in scope has been thoroughly vetted for options with Project Team, LHS, LPS and City Manager's office. The path forward was found to be the most prudent option for student safety, high school operations and schedule risk management. Therefore, project is proceeding with Phase 3 1980's Building turnover August 2025, Phase 3 1922 Building (all floors) turnover December 2025, Phase 4 start January 2026, Phase 4 construction completion Spring 2027, final move in Summer 2027.
- Quad canopy fencing shop drawings were released for production 11/7. Lead time was 22-24 weeks. Suffolk planned on installing fence over April break, however manufacturer has been quite problematic. If actual fence is not here in April, Suffolk has been directed to install temp chain link at no cost to the City.
- The new major oven in servery was not working and vendor provided \$3,500 bill to replace motor which was disputed. Oven subcontractor/manufacturer has addressed issue at no cost to the City.
- IAQ reports in December had high reading for VOC's due to welding and cutting which was immediately stopped day of testing. Follow up tests on 1/28/25 had all but 3 levels well under thresholds. IAQ reports for Dec, Jan and Feb issued to Lisa Golden on 3/27/25 with Suffolk explanation of how high readings were immediately addressed.

Budget/Change Orders

Budget Summary

- Through Change Order 32, \$13,886,455 in Construction Contingency has been utilized, with \$7,316,019 remaining in Construction Contingency, there are \$7,247,256 in submitted Change Requests under review and identified potential Cost Events. This leaves a forecast of \$68,763 remaining in Construction Contingency should all of the forecasted costs come to fruition. With the Project Schedule being extended and schedule extension costs not yet included in the forecast, the Project will run over budget.

Budget Revisions

- CM Contingency transfers within MSBA cost codes will not be done until the end of the Project per MSBA direction on 3/27/25.

Change Orders

- Change Order #32 is executed.

Utilities & Permitting

Utilities –

- Suffolk is coordinating install of new Ngrid gas line into 1922 Building with Ngrid being actively engaged in meeting schedule (at this point). Pushing for April break installation or earlier to get ahead of Fr. Morissette Street project.

QA/QC, Inspections & Commissioning

QA/QC

- There are approximately 15 doors with card reader operators in Phase 2 that are not working. Suffolk actively addressing with Griffin Electric.
- At Skanska request, door hardware manufacturer Assa Abloy, and installer were brought in to address recurring issues with new door hardware that the school is dealing with. Skanska still pursuing Assa Abloy with Perkins and will meet with them on site again the week of 3/31.
- Classroom door handles read "Locked" in red when deadbolt is locked but read "Unlocked" in green when handle is locked which is providing incorrect status of the door. Perkins has established a solution which LPS, and LPD agree with in which interior will function as is while exterior display will be removed.
- Gym floor refinishing will take place this Summer. Skanska finalizing Scott Oulette input with Perkins Eastman on updating floor graphics.

Furniture Fixtures & Equipment – Move Coordination

FFE

- Perkins Eastman coordinating with school for Phase 3 orders. Project Team also making adjustment for 1922 basement floor impacts.

Field Bulletins and Change Management

Upcoming Bulletins

- Bulletin issuing for exploratory masonry work at 1922 parapet (see Potential Change Orders below).
- Bulletins issued/issuing for Phase 3 and Phase 4 1922 Basement floor removal, soil replacement and new slab install. Phase 3 slab demo Bulletin has issued.
- Bulletin issuing requesting pricing on waterproofing gym mechanical room floors on mezzanine level above team rooms.
- Bulletin issuing for pricing for supplementing all wall mounted benches with vandal resistant sturdy legs.
- Bulletin issuing for 1922 West foundation drainage.

Potential Change Orders

- Perkins Eastman is investigating the 1922 parapet wall (top 3 ft above roof level) where moisture was found to have rotted plywood from 2019 roof replacement work. Fix may require extensive scope reworking the parapet masonry.
- As stated above, 1922 basement concrete floor that has voids below it and is only 2" thick needs to be addressed and will inflict major cost and schedule impacts. Project Team is working diligently to develop costs.

Invoicing & MSBA Reimbursement

ProPay (reimbursement request to MSBA)

- ProPay 40 is executed and payment for \$12,216,323 issued to the City on 3/7/25.

Monthly Invoices

- February invoices will issue to the City on 3/18.

SBC

School Building Committee (SBC) -

- Next meeting is Thursday 4/3 at 6:00pm in person. Project Team will present schedule impacts from 1922 Basement Floor issue.

Other

Solect Solar

- Suffolk and Skanska coordinated with Mark Byrne and Solect Solar for installation of solar panels on roof of the gym and the new Freshman Academy.

Contracts Summary		
Suffolk Original Contract Precon: \$800,000 GMP Amount: \$305,210,277 # Change Orders: 32 Change Order Total: \$13,886,455 Total Contract Amount: \$319,096,732 Invoiced to Date: \$217,986,481	Perkins Eastman Original Contract Amount: \$1,095,000 Contract Amendments: 9 Value of Contract Amendments: \$26,174,816 Total Contract Amount: \$27,269,816 Invoiced to Date: \$25,448,171	Skanska Original Contract Amount: \$458,760 Contract Amendments: 2 Value of Contract Amendments: \$9,006,810 Total Contract Amount: \$9,465,570 Invoiced to Date: \$7,710,924

Budget Updated through February 2025