



School Building Committee Meeting

Meeting Agenda

Date: May 8, 2025
Time: 6:00 PM
Location: Mayor's Reception Room and Zoom

- I. City - Accept Minutes of April 3, 2025 Meeting
- II. Suffolk/Skanska/PE - Presentation
 - a. Project Schedule
 - b. Phase 3 - Progress
- III. Suffolk - MBE/WBE and Workforce Update
- IV. Skanska
 - a. Budget Update
- V. 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

Part 3: Construction Presentation

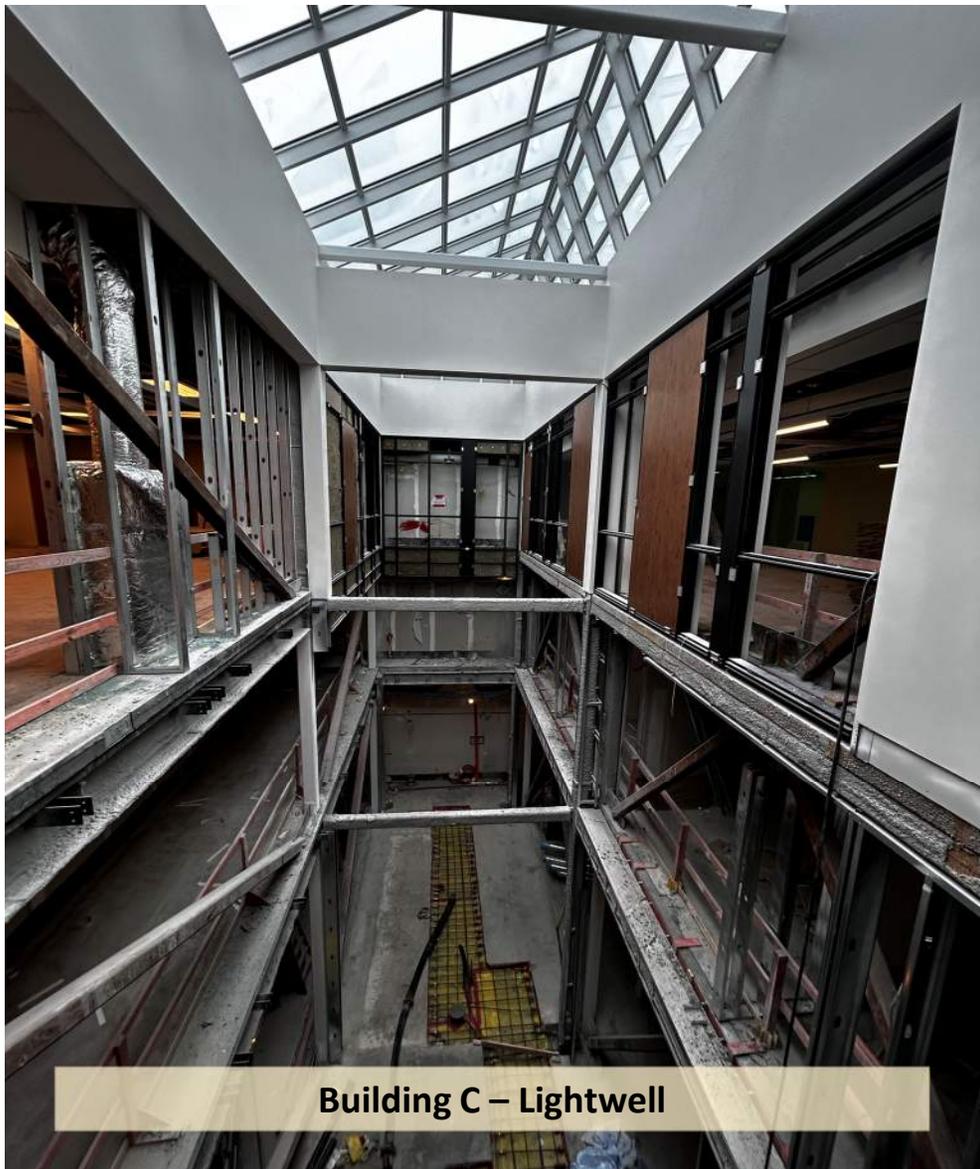
Phase 3 Construction Update



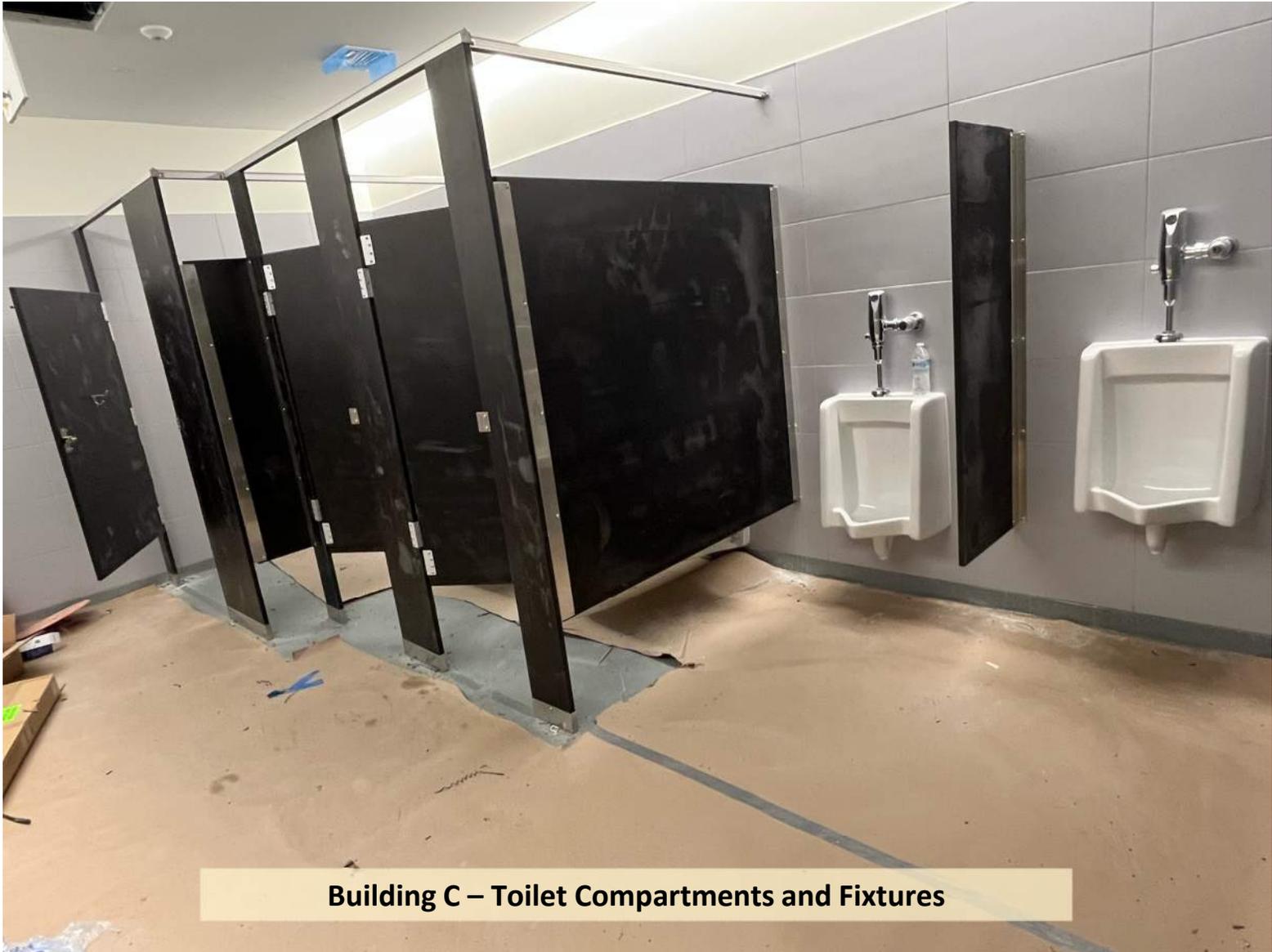
Phasing Overview

- **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





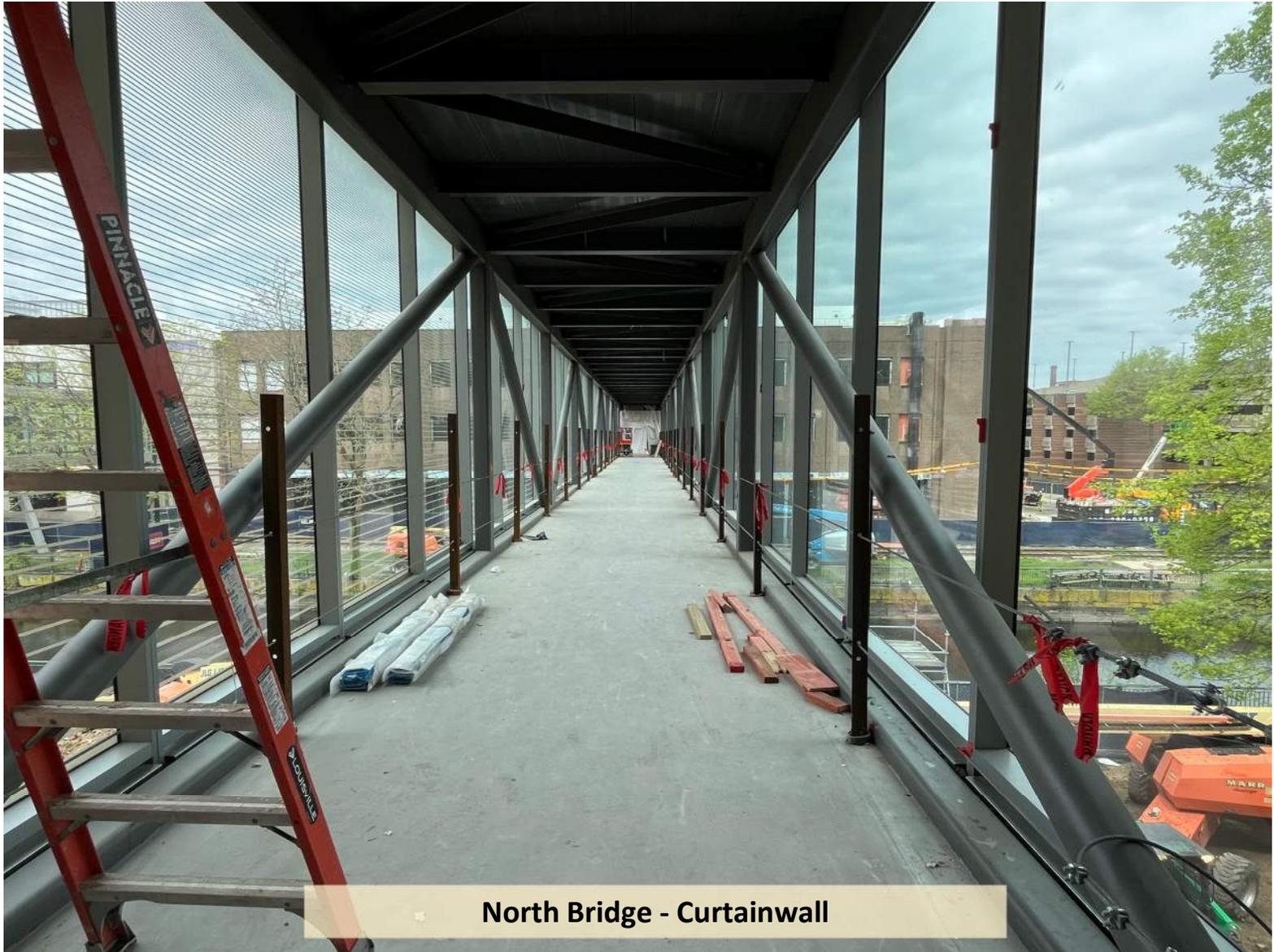
Building C – Lightwell



Building C – Toilet Compartments and Fixtures



Building C – 3rd Floor Casework



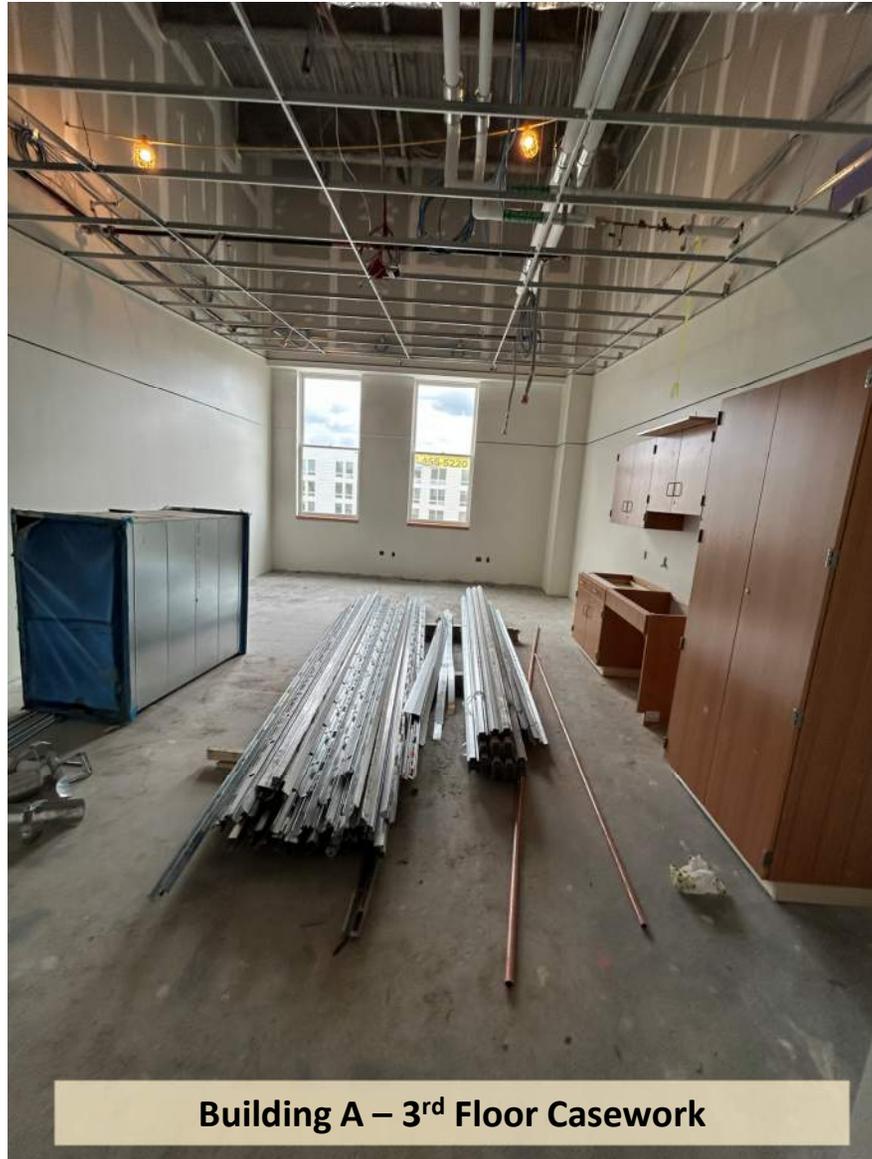
North Bridge - Curtainwall



Building A – Basement Progress



Building A – 1st Floor Classroom



Building A – 3rd Floor Casework

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 26.9% of workers
(972 workers & 209,767 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
is at 5.1% of all workers
(143 workers & 39,280 hours)
Project Goal: 6.9%

**Total Construction Lowell
Resident**
9.32% of all workers
(154 workers & 72,808 hours)

** Updated May 5, 2025*

Part 5: **Budget**

Budget Summary – April 2025

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$320,312,872
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$12,521,267
<i>Construction Contingency</i>	\$6,099,880
<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: \$368,082,033 Invoiced to Date: \$265,181,094</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 33 Change Orders to Date: \$15,102,594 Remaining: \$6,099,880 Pending Change Requests: \$6,594,030</p> <p>-----</p> <p><u>Breakdown of Change Orders to Date</u></p> <table> <tr> <td>Structural</td> <td>\$1,833,686</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>\$2,927,788</td> </tr> <tr> <td>Other Trades</td> <td><u>\$9,457,227</u></td> </tr> <tr> <td>TOTAL thru CO33</td> <td>\$ 15,102,594</td> </tr> </table>	Structural	\$1,833,686	Site	\$774,158	Utilities	\$109,736	Mech/Elec/Plumbing	\$2,927,788	Other Trades	<u>\$9,457,227</u>	TOTAL thru CO33	\$ 15,102,594	<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	\$1,833,686													
Site	\$774,158													
Utilities	\$109,736													
Mech/Elec/Plumbing	\$2,927,788													
Other Trades	<u>\$9,457,227</u>													
TOTAL thru CO33	\$ 15,102,594													

Budget Update

SKANSKA

City of Lowell
Lowell High School Project

5/8/2025

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	March, 2025
Feasibility Study Agreement					
Feasibility Study Agreement Subtotal		\$2,600,000	\$ 2,600,000.00	\$ 2,588,894.00	\$ -
Administration					
Legal Fees	0101-0000	\$0	\$ -	\$ -	
Owner's Project Manager					
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ 8,910,010.00	\$ 97,625.00
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	\$ 25,991.00
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	\$ 6,577,366.00
Change Order to Date Total		\$ -	\$ -	\$ 15,102,592.00	\$ 751,963
Total Construction Budget		\$305,210,277	\$ 305,210,277.00	\$ 320,312,869.42	\$ 7,329,329.00
Retainage	0502-9900		\$ -		\$ 366,467
Amount Paid to Contractor		\$270,444,856		\$ 320,312,869.42	\$ 6,962,862.00
Miscellaneous Project Costs					
Misc. Project Costs Subtotal		\$2,090,912	\$ 2,286,257.00	\$ 1,656,090.00	\$ 10,303.00
Furnishings and Equipment					
FF&E Subtotal		\$10,934,775	\$ 12,521,267.00	\$ 7,285,225.90	\$ 88,625.00
					\$ -
		0			
Total Project Budget		\$357,181,046	\$ 358,962,883.00	\$ 368,082,033.32	\$ 7,667,051.00
				Remaining Contingencies	
Construction Contingency	0507-0000	\$22,733,370.00	\$ 21,202,474.00	\$6,099,882.00	
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
\$7,253,021	\$7,155,396	81.40%	\$ 1,656,989
\$ 22,348,262.32	\$ 22,233,084.32	88.52%	\$ 2,897,520
\$ 1,226,514.17	\$ 1,200,523.17	88.28%	\$ 56,648
\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820
\$ 222,434,456.62	\$ 215,857,090.62	72.88%	\$ 82,775,821
\$ 12,023,854.98	\$ 11,271,891.98	0.00%	\$ 3,078,737
\$ 234,458,311.60	\$ 227,128,982.60	73%	\$ 85,840,341
\$ 9,508,968.36	\$ 9,142,501.36	0.00%	
\$ 224,949,343.24	\$ 217,986,481.24	72.88%	\$ 85,840,341
\$ 1,308,853.48	\$ 1,298,550.48	62.60%	\$ 347,237
\$ 4,714,579.00	\$ 4,625,954.00	43.12%	\$ 2,570,647
	\$ -		
\$ 274,690,062.57	\$ 267,023,011.63	76.90%	\$ 93,377,754
\$ 265,181,094.21	INVOICED NET (less retainage)		

Part 6: Attachments



Lowell High School Project – Weekly OAC Meeting

SBC Summary – April 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

- Week of May 5th is International Construction Safety Week, Suffolk will have special instruction and events all week for trades. Toolbox talks, T-Shirts, lunch on Friday 5/9.
- 1922 basement work skid steers have been replaced with new equipment with better exhaust scrubbers.

Schedule

- Skanska w/ Perkins Eastman have drafted a response to Suffolk letter dated 4/4/25 requesting extension and additional costs which is under review by City.
- Schedule #54 incorporating the basement slab impacts has issued from Suffolk and Skanska is issuing comments. After review and potential updates, the schedule will issue to subcontractors for record and likely requests for additional costs will be received back.
- Saturday work continuing in Phase 3 1980 building and possibly basement of 1922.
- Consistent 2nd shift work will wrap up this Monday 5/5 then be on a case by case basis.

Logistics

- Perkins Eastman/FBRA and Suffolk opened up floors and walls in Phase 4 over April vacation for further structural investigation. Engineers are reviewing findings. 1922 basement floor Phase 4 area opening revealed unfortunately that sounding testing was correct and voids are there as previously believed.
- Suffolk coordinating with NPS for activation of trolley along 1980 Building canal around Memorial Day.
- Main entrance on Fr. Morissette into high school main lobby was closed for vacation for installation of long delayed walk off entry mats.
- 1922 Basement floor demolition is complete. Removal of 1922 basement soil will result in stockpiling of soil within construction site fence in Lucy Larcom Park.
- Quad canopy fencing shop drawings were released for production 11/7. Lead time is 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. Landscape contractor is pushing back on temp fence as landscape architect's design caused part of delay.
- April IAQ reports with all reading clear provided to Lisa Golden at Lowell Health Dept. Testing bi-weekly for next couple of months.

Budget/Change Orders

Budget Summary

- Through Change Order 33, \$15,102,594 in Construction Contingency has been utilized, with \$6,099,880 remaining in Construction Contingency, there are \$6,594,030 in submitted Change Requests under review and identified potential Cost Events. This leaves a forecast of \$0 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 extensively over budget.

Change Orders

- Change Order #32 and #33 are signed.

Utilities & Permitting

Permitting –

- 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 installation soon to get ahead of Fr. Morissette Street project. City issued check to Ngrid on 4/11. Suffolk scheduling work.

QA/QC, Inspections & Commissioning

QA/QC

- Perkins Eastman is setting up meeting with Sherwin Williams and John Lahey paint to review paint questions.
- Assa Abloy hardware has been very problematic with door hardware issues (closers, classrooms locksets, teacher restroom door locks, handles falling off, cores pulling out of doors and other issues). There responsiveness to these warranty issues has been lackluster. Skanska to speak with City in regard to pursuing legal action or letters to increase responsiveness.
- There are approximately 15 doors with card reader operators in Phase 2 that are not working. Suffolk actively addressing with Griffin Electric. Assa Abloy was on site Wednesday looking into issue. 2 doors have been temporarily repaired. Power source control boards are broken and have been delivered. Suffolk working on getting Griffin to install.
- Gym floor refinishing will take place this Summer. Perkins Eastman issued direction and Pavilion floor to issue shop drawing for final layout review.

Furniture Fixtures & Equipment – Move Coordination

FFE

- PO's have issued for RTAs for Phase 3 furniture and equipment.
- Perkins Eastman coordinating with school for Phase 3 orders. Project Team also making adjustment for 1922 basement floor impacts.

Move Management

- Working with LHS for updated schedule of room assignment for revised plan of only 1980 Phase 3 being turned over in August 2025. Move plan will be updated once we know who and what is moving from 1922South/1892 to Phase 3 1980s in August this year. High School has provided revised class assignment schedule. School is moving as many classes into new 1980's Building as possible. Phase 4 1922 Building and 1892 3rd floor will be vacant and locked this Fall (confirmed ok with LFD).

Field Bulletins and Change Management**Upcoming Bulletins**

- Bulletin issuing to revise entrance to 1922 2nd and 3rd floor North Boy's Bathroom entrances that are technically within code but very narrow and will cause operational issues for the school. We walked Mike Fiato through the bathrooms, and he confirmed they would be very problematic as designed.
- Bulletin for foundation drainage at 1922 to issue soon.
- Bulletin issuing for roof top equipment walkway grating missed in design.
- Bulletins issued/issuing for Phase 3 and Phase 4 1922 Basement floor removal, soil replacement and new slab install. All Phase 3 Bulletins have issued.
- Bulletin issuing requesting pricing on waterproofing gym mechanical room floors on mezzanine level above team rooms.
- Bulletin issued for pricing for supplementing all wall mounted benches with vandal resistant sturdy legs.

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. Exploratory work with Perkins Eastman envelope consultant this week revealed that the issue is not as dire as previously thought. Moisture is caused by warm air rising in the existing wall cavity; however, renovation work is adding foam to the wall cavity which will prevent this condition. Only some minor additional sealing will be required.
- 1922 Basement Slab Field Bulletins schedule impact will result in extensive costs for schedule being extended nearly a full year. We have Perkins Eastman and Skanska pricing. Still need Suffolks.

Invoicing & MSBA Reimbursement**ProPay (reimbursement request to MSBA)**

- Need PTD from City to draft ProPay #41.

Monthly Invoices

- March invoices were paid, and April is under review..

SBC**School Building Committee (SBC) -**

- Next meeting is Thursday 5/8 at 6pm.

Other**Irish Auditorium Smoke Detectors**

- Auditorium ceiling base contract design has smoke detectors as requested by LFD and "best practice" per electrical engineer. These detectors will be difficult to maintain but alternatives were not found. Further discussion to taking place with LFD Deputy Crabtree and we are likely revising to laser detectors.

Solar Installation Issues

- Solar panel installation, not related to the Project, started yesterday 4/10 in the gym and 14" screws from the roof went through the finished metal ceiling in the gym. Project Team looking into impacts to panel structure.

Contracts Summary		
Suffolk Original Contract Precon: \$800,000 GMP Amount: \$305,210,277 # Change Orders: 33 Change Order Total: \$15,102,594 Total Contract Amount: \$320,312,872 Invoiced to Date: \$224,949,346	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: \$25,589,340	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: \$7,808,549

Budget Updated through March 2025