



## School Building Committee Meeting

### *Meeting Agenda*

Date: January 15, 2026

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

**I.** City - Accept Minutes of November 20, 2025 Meeting

**II.** Suffolk/Skanska/PE - Presentation

a. Project Schedule

b. Phase 3 – Completion

c. Phase 4 - Update

**III.** Suffolk - MBE/WBE and Workforce Update

**IV.** Skanska

a. Budget Update

**V.** City - Next SBC Date

**VI.** Skanska - Next Step



# 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

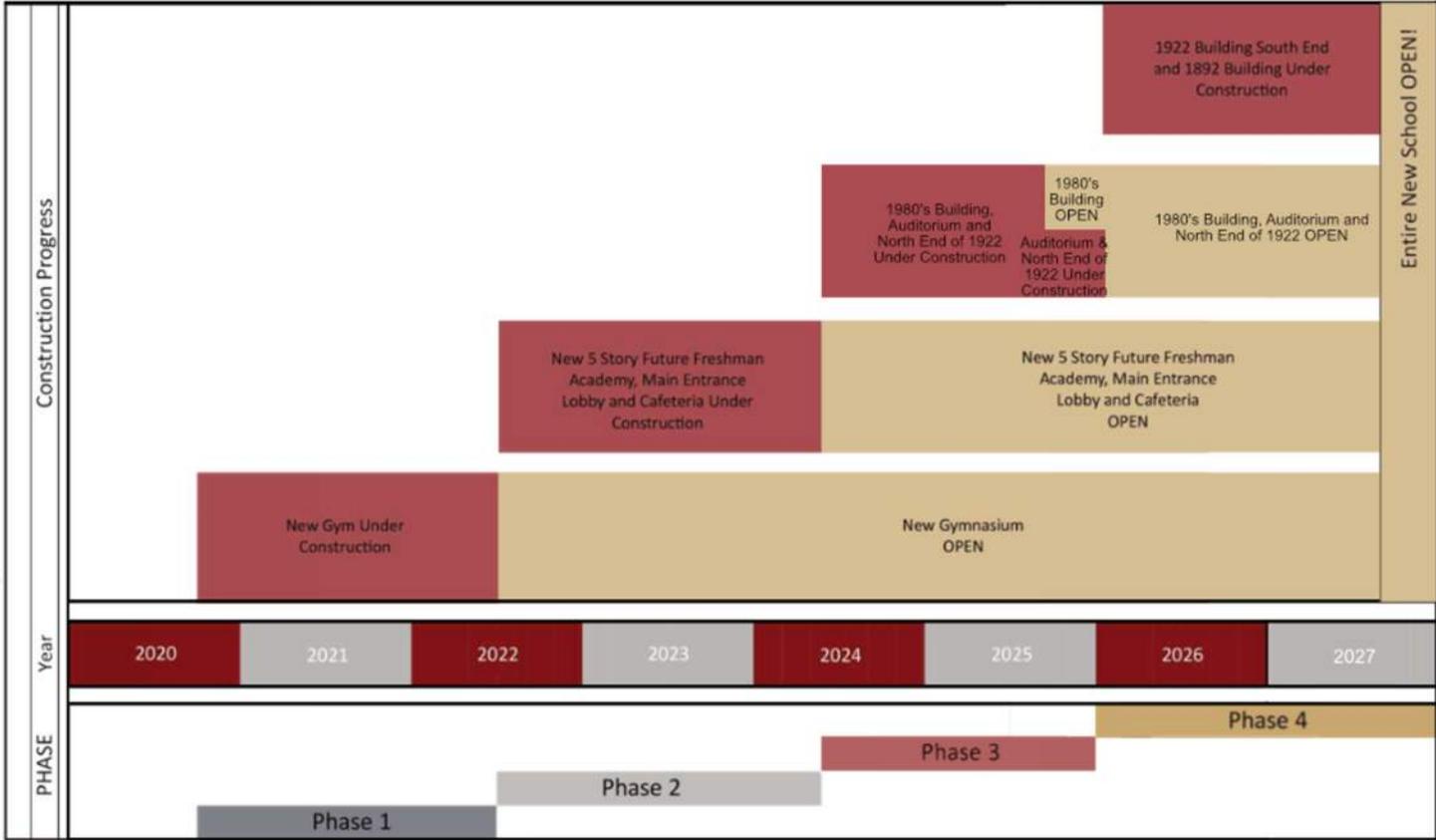
**SUFFOLK**  
Construction Manager

**PERKINS —  
EASTMAN**  
Architect

# Part 1: Construction Presentation

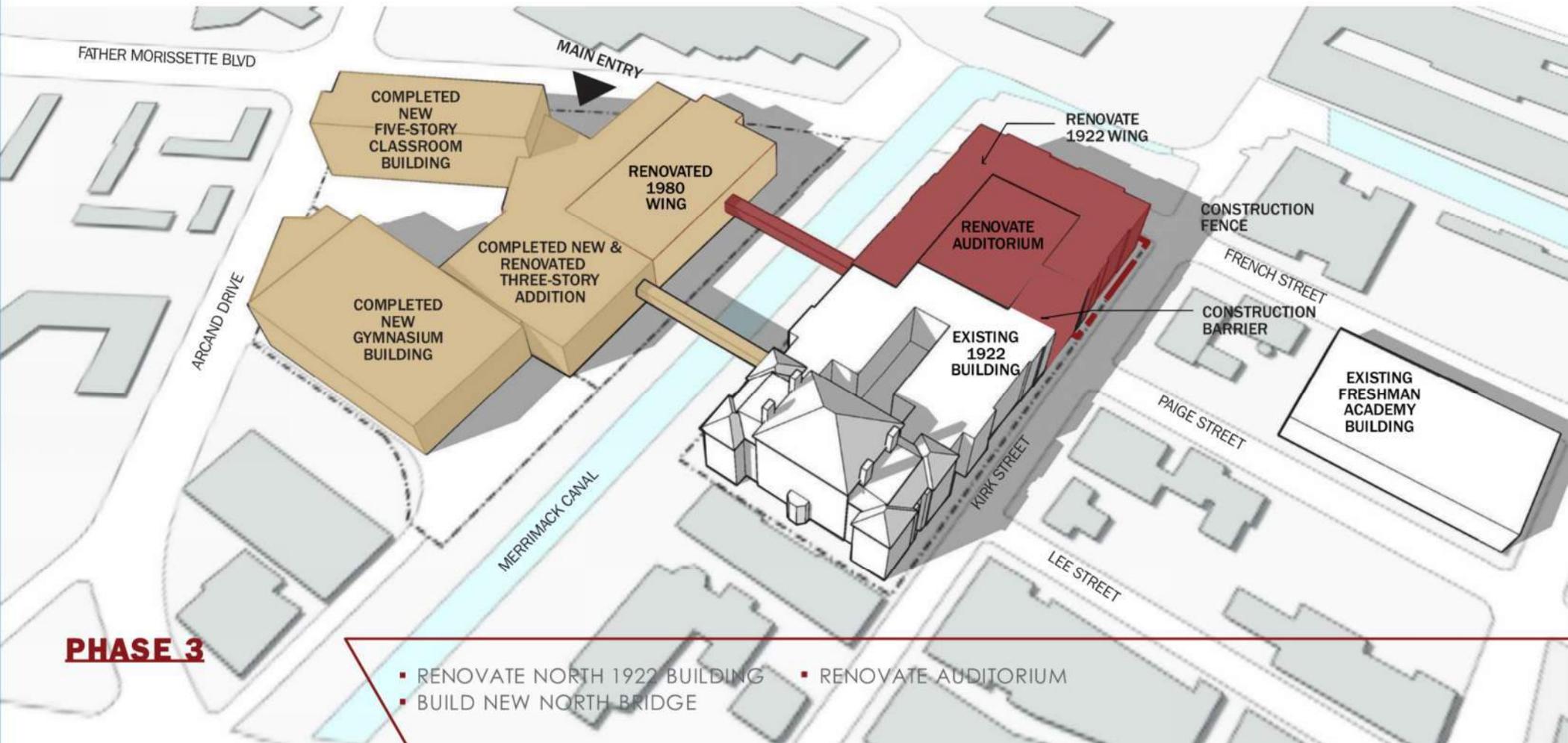
# LOOKING FORWARD

## LHS Project - Timeline



# PHASING PLAN

FALL '25

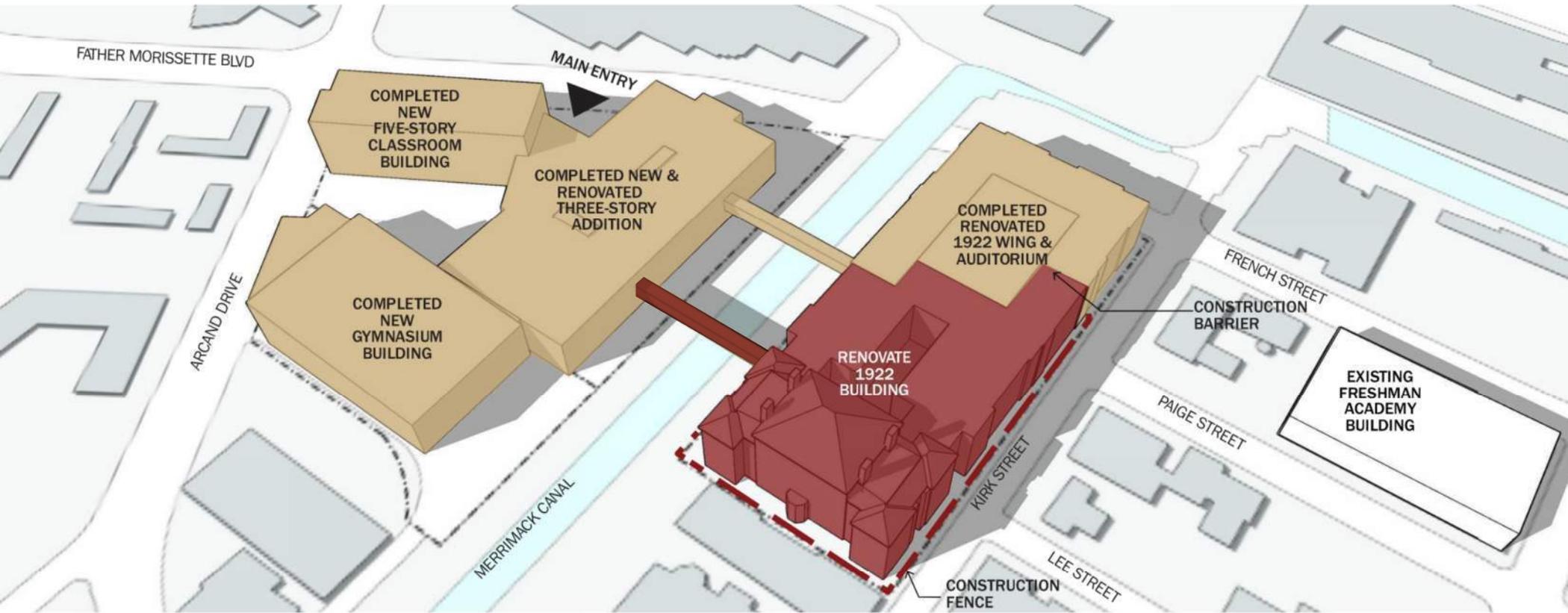


## PHASE 3

- RENOVATE NORTH 1922 BUILDING
- RENOVATE AUDITORIUM
- BUILD NEW NORTH BRIDGE

# PHASING PLAN

JANUARY '26 - SUMMER '27

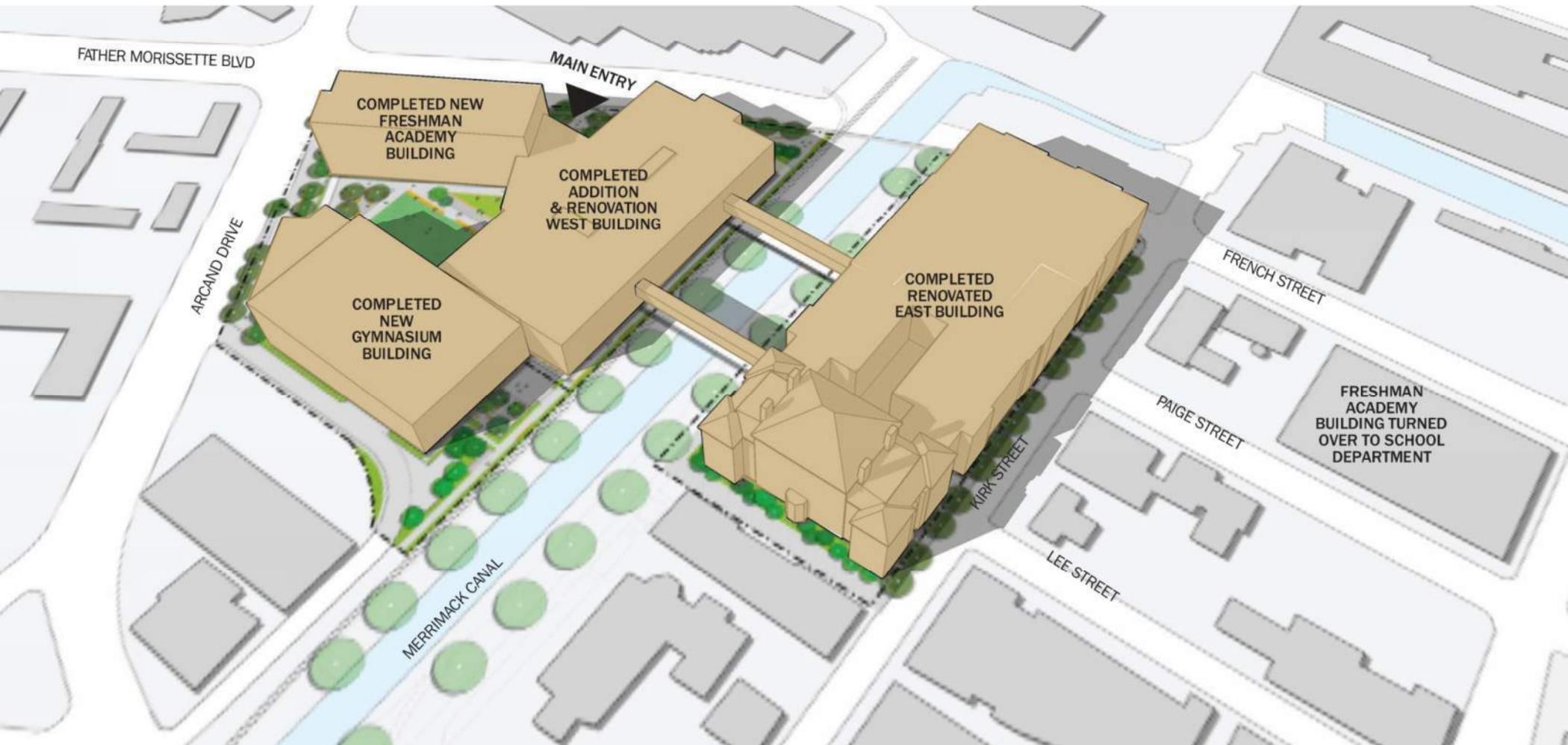


## **PHASE 4**

- RENOVATE REMAINDER OF 1922 + 1892 BUILDING

# PHASING PLAN

FALL '27





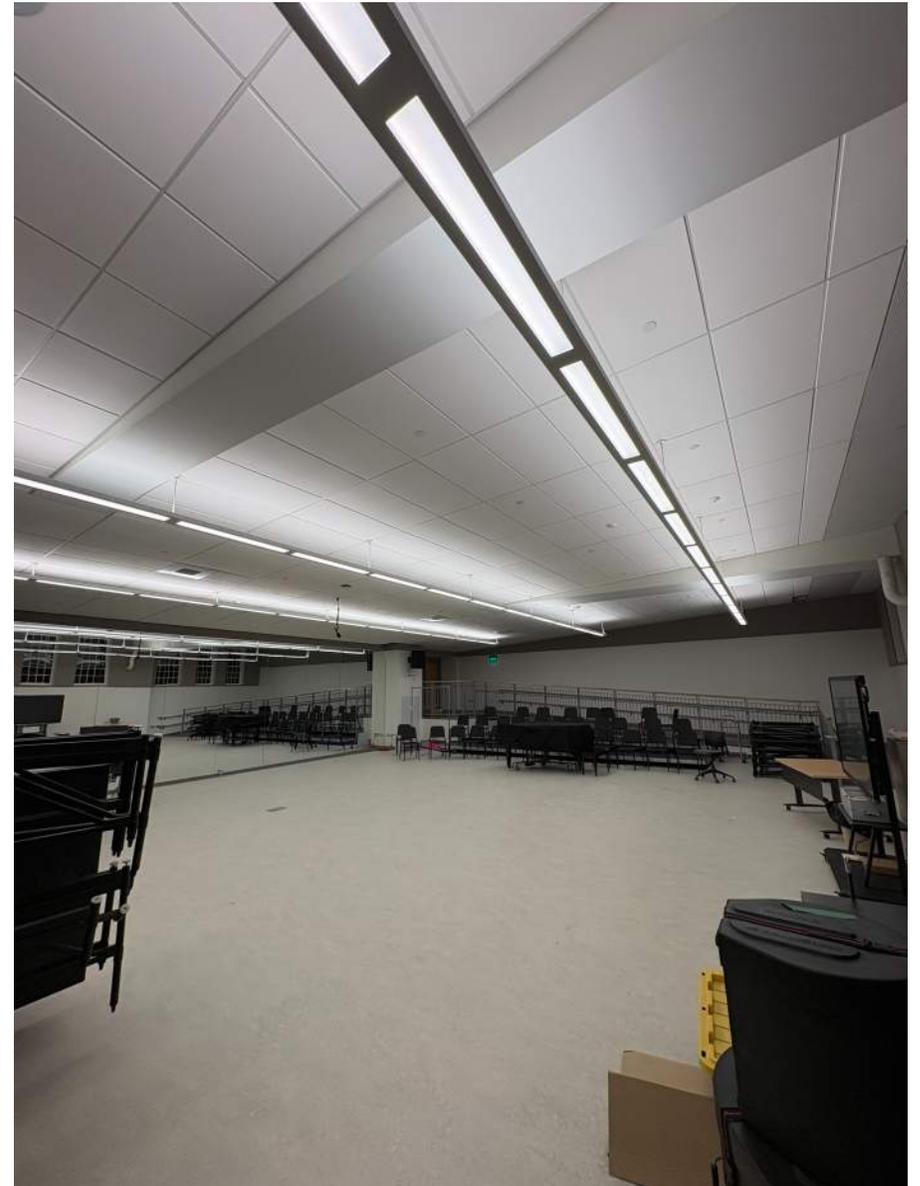
**BUILDING A**  
CLASSROOM PROGRESS



**BUILDING A**  
CORRIDORS

**BUILDING A**  
RESTROOMS





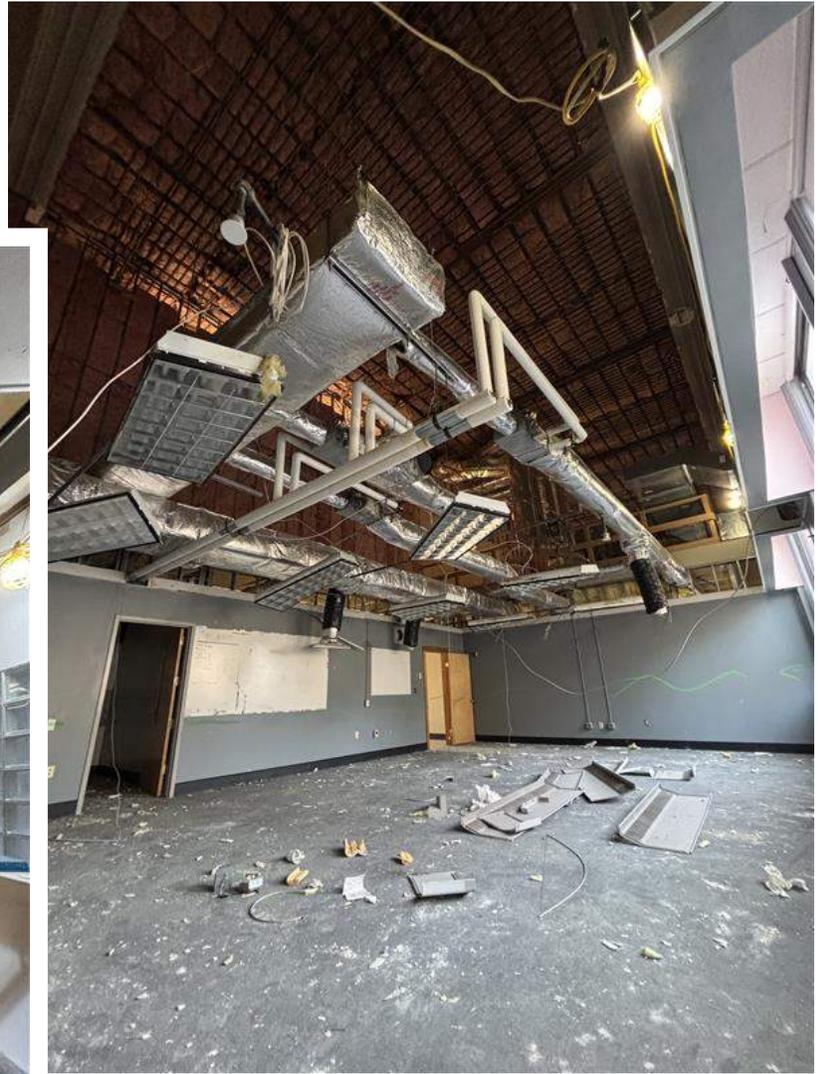
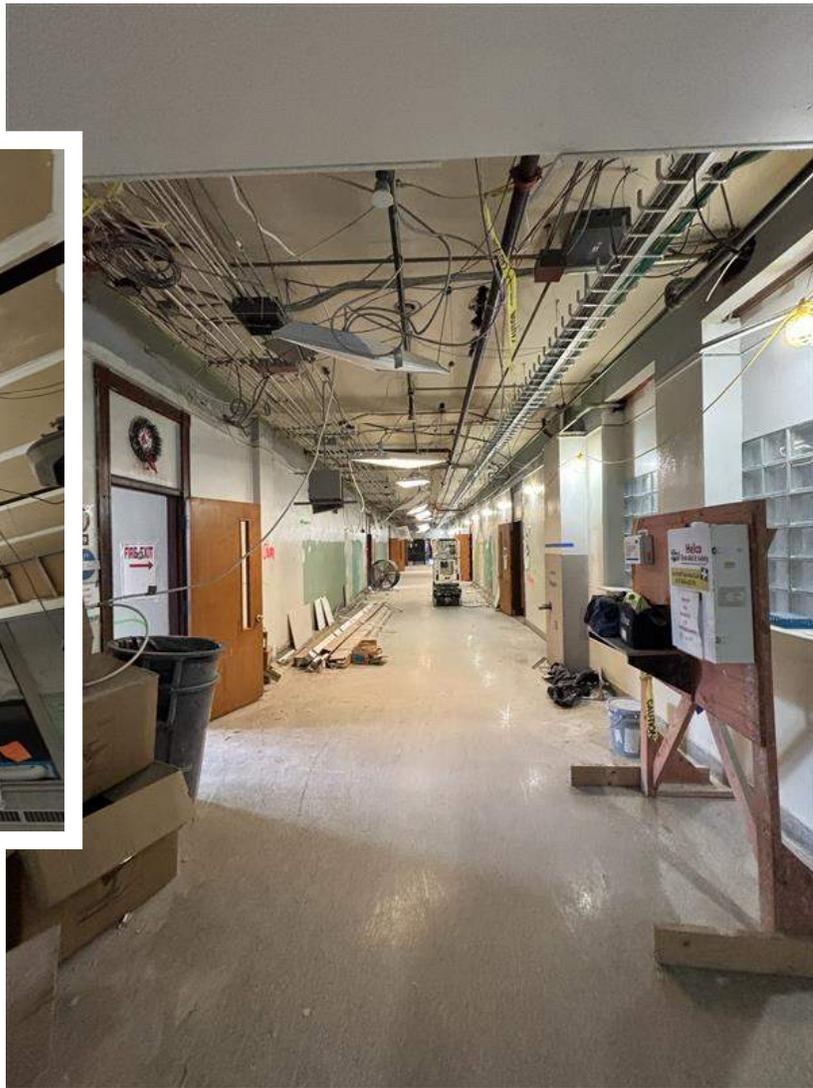
**BUILDING A**  
BASEMENT PROGRESS



**BUILDING A**  
AUDITORIUM PROGRESS



**BUILDING A**  
ENTRY PROGRESS



**BUILDING B**  
DEMO PROGRESS

PHASE 3

# **PUNCHLIST OVERVIEW:**

OPEN ITEMS: 291

## **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**  
26.7% of workers  
(1101 workers @ 266,613 hours)  
Project Goal: 15.3%

**Total Construction  
Female Workforce**  
5.2% of workers  
(168 workers @ 51,839 hours)  
Project Goal: 6.9%

**Total Construction Lowell  
Resident**  
8.72% of workers  
(170 workers @ 86,950 hours)

*\*updated January 12, 2025*

## Part 3: **Budget**

# Budget Summary – December 2025

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$324,637,477
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$10,521,267
<i>Construction Contingency</i>	\$3,775,274
<i>Owner's Contingency</i>	\$1,801,874
<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: \$373,072,178                      Invoiced to Date: \$315,160,405</p> <p>MSBA Reimbursement to Date: \$207,336,907</p> <p>Rejected Potential Claims \$678,400                      (not included in pending changes)</p>	<p><b>Construction Contingency</b>                      Budget Amount: \$23,202,474*                      41 Change Orders to Date: \$19,427,200                      Remaining: \$3,775,274*                      Pending Change Requests: \$9,277,847                      *Includes \$2,000,000 temp FFE transfer</p> <hr/> <p><b>Breakdown of Change Orders to Date</b></p> <table border="0"> <tr> <td>Structural</td> <td>\$2,621,256</td> </tr> <tr> <td>Site</td> <td>\$1,309,217</td> </tr> <tr> <td>Utilities</td> <td>\$109,736</td> </tr> <tr> <td>Mech/Elec/Plumbing</td> <td>\$3,830,778</td> </tr> <tr> <td>Other Trades</td> <td><u>\$11,556,213</u></td> </tr> <tr> <td><b>TOTAL thru CO41</b></td> <td><b>\$ 19,427,200</b></td> </tr> </table>	Structural	\$2,621,256	Site	\$1,309,217	Utilities	\$109,736	Mech/Elec/Plumbing	\$3,830,778	Other Trades	<u>\$11,556,213</u>	<b>TOTAL thru CO41</b>	<b>\$ 19,427,200</b>	<p><b>Owner Contingency</b>                      Budget Amount: \$2,052,815                      Utilized to Date: \$594,271                      Remaining: \$1,458,544</p> <p>Pending Change Requests: \$0</p> <hr/> <p><b>Construction Manager Contingency</b>                      Budget Amount: \$7,127,302                      Utilized to Date: \$6,991,300                      Remaining: \$136,002</p> <p>Pending Change Requests: \$122,081</p>
Structural	\$2,621,256													
Site	\$1,309,217													
Utilities	\$109,736													
Mech/Elec/Plumbing	\$3,830,778													
Other Trades	<u>\$11,556,213</u>													
<b>TOTAL thru CO41</b>	<b>\$ 19,427,200</b>													



# Lowell High School Project Budget

1/12/2026

		12/21/2023		CURRENT						
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	ProPay Cost Codes	PFA Bid Amdt #1 10/24/2023	Updated PFA Budget thru BRR 3	CURRENT TPB	Encumbered to Date Total	December, 2025	Invoiced to Date	Paid to Date	Percent Complete	Remaining
Feasibility Study Agreement										
<b>Feasibility Study Agreement Subtotal</b>		\$ 2,600,000	\$ 2,600,000	\$ 2,600,000	\$ 2,588,894	\$ -	\$ 2,583,346.00	\$ 2,583,346.00	99.36%	\$ 16,654.00
Administration										
Legal Fees	0101-0000	\$ -	\$ -	\$ -	\$ -					
Owner's Project Manager										
Administration Subtotal		\$ 8,910,010	\$ 8,910,010	\$ 8,910,010	\$ 8,910,010	\$ 105,120.00	\$ 8,278,677.00	\$ 8,173,557.00	92.91%	\$ 631,333.00
Architecture and Engineering										
Basic Services										
<b>TOTAL BASIC SERVICES</b>		\$ 25,245,782	\$ 25,245,782	\$ 25,245,782	\$ 25,245,782	\$ 115,180.53	\$ 23,384,802.53	\$ 23,269,622.00	92.63%	\$ 1,860,979.47
Reimbursable Services										
Architectural/Engineering Subtotal		\$ 1,389,290	\$ 1,732,620	\$ 1,732,620	\$ 1,315,485	\$ 27,366.47	\$ 1,340,395.44	\$ 1,313,028.97	77.36%	\$ 392,224.56
Construction Costs - SUFFOLK										
Preconstruction		\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ -	\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820.00
Construction Base Budget		\$ 305,210,277	\$ 305,210,277	\$ 305,210,277	\$ 305,210,277	\$ 3,218,305.52	\$ 264,311,078.78	\$ 261,092,773.26	86.60%	\$ 40,899,198.22
Change Order to Date Total			\$ -		\$ 19,427,200	\$ 323,426	\$ 17,294,903.39	\$ 16,970,477.15	0.00%	
Total Construction Budget		\$ 305,210,277	\$ 305,210,277	\$ 305,210,277	\$ 324,637,477	\$ 3,541,731.76	\$ 281,605,982.17	\$ 278,064,250.41	86.60%	\$ 43,031,495.19
Retainage	0502-9900		\$ -		\$ -	\$ 177,087	\$ 11,099,518.87	\$ 10,922,432.25	0.00%	
Amount Paid to Contractor		\$ 305,210,277	\$ 305,210,277	\$ 305,210,277	\$ 324,637,477	\$ 3,364,645.14	\$ 270,506,463.30	\$ 267,141,818.16	86.60%	\$ 54,131,014.06
Miscellaneous Project Costs										
Misc. Project Costs Subtotal		\$ 2,090,912	\$ 2,286,257	\$ 2,286,257	\$ 1,715,410	\$ 4,024.51	\$ 1,617,303.36	\$ 1,613,278.85	70.74%	\$ 98,106.64
Furnishings and Equipment										
FF&E Subtotal		\$ 10,934,775	\$ 10,521,267	\$ 10,521,267	\$ 7,859,120	\$ 120,694.00	\$ 6,652,238.00	\$ 6,531,544.00	63.23%	\$ 3,869,029.00
				\$ -						
<b>Total Project Budget</b>		\$ 357,181,046	\$ 357,306,213	\$ 357,306,213	\$ 373,072,178	\$ 3,914,117.27	\$ 326,259,924.50	\$ 322,345,807.23	91.31%	\$ 49,902,641.86
					Remaining Contingencies					
Construction Contingency	0507-0000	\$22,733,370	\$ 23,202,474	\$23,202,474	\$ 3,775,274					
Owner's Contingency	0801-0000	\$2,052,815	\$ 1,458,544	\$1,458,544	\$ 1,458,544					
<b>TOTAL PROJECT BUDGET</b>		\$381,967,231	\$ 381,967,231	\$381,967,231	\$ 378,305,996					
							\$ 315,160,405.63	INVOICED NET (less retainage)		

## Part 4: Attachments



## SBC Summary – January 2026

**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 focusing on demo safety with start of Phase 4.
- 1/7/26 Harold Bros employee received hand laceration requiring stitches while demolishing HVAC unit. This is a “recordable” incident.

#### Schedule

- Suffolk is installing fire alarm heat detectors per Suffolk walk through with LFD in last week which has pushed out shutdown of power to the building by 1 week. Phase 4 is currently 1 week behind due to untimely coordination of temporary phase conditions with the authority having jurisdiction as required by CM contract.
- Suffolk provided updated schedule and TIA’s for schedule extension change order which Skanska has reviewed and found acceptable. Skanska requested schedule extension to be submitted formally in a PCO for schedule extension with TIA’s and latest Phase 4 Schedule. Still awaiting Suffolk issuance of update #62 which is supposed to issue Tuesday 1/13 per latest from Suffolk.
- Suffolk has stated no Saturday work 1/10.
- Auditorium December completion for finishes was substantially achieved but electronics, lighting and commissioning of auditorium will take an additional two months. Auditorium will not open until March 1<sup>st</sup>. Electrical and commissioning workers will need access into auditorium through the occupied school for January and February. Suffolk will arrange access and badging with LHS administration.

#### Logistics

- Phase 3 was a last minute finish with Certificate of Occupancy received at 2pm on Sunday 1/4/26 hours before Phase 3 area of school was to be occupied.
- Suffolk has had 1 of 2 elevators inspected in 1922 Phase 3. Elevator SE-2 has not been inspected due to elevator contractor failure to install contractually required line to FD Control in 1980s building.
- Phase 4 basement slab soil testing revealed eastern 2/3 of both buildings can be sent to Peabody landfill. Western 1/3 of both building was found to have a high pH that can’t go to Peabody and needs to Chicopee. Chicopee may be challenge as bricks and other debris must be under 5% which will be close. Plan B for high pH soil would be Rochester, NH which will be explored but may have challenges. High pH soil will be additional cost to floor replacement.
- Suffolk adjusting jersey barriers on Kirk Street to allow for 2 Clergy parking spots and allow buses to pass.
- Project had Sterling Movers remove junk left behind by school as it is more cost effective than with Suffolk. Amount of books, furniture, cabinets and other items was extensive.
- Temp boiler on Kirk St will remain on until Suffolk can shutdown the fire protection system.
- Skanska has submitted the elevator fine appeal of the fine due to extenuating circumstances. School Facilities and DPW have been informed that they need to get elevator PE3 (1980s) on 3 Phase Elevator Contract and also need to get Elevators PE1 (5 story building) and SE1 (cafeteria) elevators on the 3 Phase Elevator maintenance contract. Delta elevator has informed Suffolk that they spoke with the state who confirmed receipt of the appeal and that it is under review. 1/12/26 still no word.
- Suffolk is still addressing numerous problems with exterior doors. All issues addressed except for changing out lock mechanisms that can be left open inadvertently and new ones have a 2-4 week lead time. This issue is still being addressed daily by Skanska with Suffolk. Perkins did not have Assa Abloy review all the installed doors over Christmas break as previously planned and will now be late January.
- Large historic “Caproni” statues in original auditorium have been transferred to Caproni Studios in Woburn. Quote for restoration of both statues is \$8,000 and replacement of the existing bases would be an additional \$3,080. We will review further with Steve Stowell and Shawn Machado.

### Budget/Change Orders

#### Budget Summary

- Through Change Order 41 \$19,427,200 in Construction Contingency has been utilized, with \$1,775,274 remaining in Construction Contingency, there are well in excess of that amount in submitted Change Requests under review and identified potential Cost Events. The Project may run out of Construction Contingency prior to additional funding being appropriated. With the Project Schedule being extended and schedule extension costs not yet included in the forecast, the Project will require \$39,850,848 in additional budget, however as that was rejected by the City Council a new request of increased budget of \$36,185,757. The project has temporarily transferred funds from FFE to avoid running out of Construction Contingency, which will provide to be very useful given delays in fund appropriation.
- Basement slab replacement in June was to be just 1922 building when presented to City Council. Further investigation in July by engineers concluded 1892 slab needs to be removed and replaced also. This information was provided to SBC on August 14<sup>th</sup>. We are still working on the cost with Suffolk, but it will be significant. We are encountering significant savings with subcontractor schedule extension and Suffolk GC/GR that will offset the cost.
- Skanska received BRR 3 back signed by MSBA to move FFE funds temporarily to Construction Contingency as Contingency will likely run out before additional funds are approved by the City Council. BRR also included transferring \$200,000 for testing from Owner Contingency.

**Change Orders**

- Change Order #41 is executed and Change Order #42 is being drafted.

**Utilities & Permitting****Utilities –**

- Suffolk installed new water main feed from Kirk Street.

**QA/QC, Inspections & Commissioning****QA/QC**

- Perkins Eastman has been directed to perform a QA/QC review of the Phase 4 drawings because of the design issues with the Phase 3 drawings. PE issued QA/QC report last week and is following up with Field Bulletins by early January Suffolk issued a QA/QC drawings review of their own to Perkins Eastman which had 92 items which Perkins is reviewing to issue Field Bulletins as necessary and has stated a reply will issue from PE by next Thursday 1/15. Field Bulletins for additional demo are issuing after 1/8.
- Fire Dept Stand Pipes in stairwells of Phases 2 and 3 will be painted at no cost. PE exploring moving Phase 4 standpipes into wall chases.

**Furniture Fixtures & Equipment – Move Coordination****FFE**

- FFE deliveries are complete. Perkins Eastman is still finalizing purchasing list for TV studio that won't be occupied until September.

**Move Management**

- The Phase 3 moves are complete.

**Field Bulletins and Change Management****Upcoming Bulletins**

- Bulletin issuing for Phase 4 demo missed in drawings.
- Bulletin issuing adding 2 way glass film in 1922 security office
- Bulletin issuing adding camera at base of auditorium entrance ramp at Stair U
- Bulletin issuing resolving missed info in 1922 courtyard
- Bulletin will issue adding sanitary line cleanouts in 1980 Building and new freshman Academy based on meeting with DPW.

**Potential Change Orders**

- 1922 Basement Schedule extension costs with subcontractors are still being negotiated. Agreement has been reached with Suffolk on GC/GR in amount of \$11.9M.

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

- ProPay 43 is with MSBA for payment.

**Monthly Invoices**

- December Invoices will be sent to the City by this Friday.

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

- Next meeting is January 15, 2026 at 6pm. Project teams will provide slides on Tues 1/13.
- Project Team attended 12/2 City Council meeting and loan order did not pass. Project Team issued a revised loan order amount to City Manager along with draft City Council presentation. Project Team will attend 2<sup>nd</sup> Reading City Council meeting on 1/20 and provide a presentation. For revised Loan Order Request, PE and Skanska have revised pricing down as requested but Suffolk has not moved below previous \$11.9M amount.

**Other****HVAC System internet connectivity -**

- Project Team is working with City MIS on numerous issues with connecting the HVAC Building controls system to the internet for remote access to the system by City employees and for the system to send out alarms via text and email. Getting the Alerton Building Management System and the City system to talk to work compatibly has been a challenge and just became worse when Alerton upgraded their software. Skanska met with GGD (HVAC Engineer) and BR+A (Cx Agent) on Thursday 9/25 to strategize solutions. Follow up meeting with GGD, City IT, Suffolk and ABS (HVAC Controls contractor) took place 10/2. Suffolk has action items to address. City will be getting a TOSI box that Alerton system can tie into that will allow remote access to the system while meeting the City's IT security requirements. The Alerton system and all other system cannot send out texts anymore because the mobile carriers changed their systems. Work around is to get a 3<sup>rd</sup> party service called Text Magic per John Meyer.

<b>Contracts Summary</b>		
<b>Suffolk</b> Original Contract Precon: \$800,000 GMP Amount: \$305,210,277 # Change Orders: 41 Change Order Total: \$19,427,200 Total Contract Amount: \$324,637,477 Invoiced to Date: \$267,141,805	<b>Perkins Eastman</b> 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: \$26,719,543	<b>Skanska</b> Original Contract Amount: \$458,760 Contract Amendments: 2 Value of Contract Amendments: \$9,006,810 Total Contract Amount: \$9,465,570 Invoiced to Date: \$8,729,086