



Office of the City Manager  
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Thomas A. Golden, Jr.  
City Manager

School Building Committee Meeting

*Meeting Agenda*

Date: June 22, 2023

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

- I. City - Accept Minutes of March 22, April 26 and May 18, 2023 Meetings
- II. Suffolk/Skanska/PE - Presentation
  - a. Phase 2 – Construction Update
- III. Suffolk - MBE/WBE and Workforce Progress
- IV. Perkins Eastman – Designer Update
  - a. Restroom Quantity Review
- V. Skanska
  - a. Budget Update
  - b. Contingency Review
- VI. Motions –
  - a. Provide Drawings to SBC Members
  - b. Provide Summary Schedule to SBC Monthly
  - c. Provide OAC Minutes to SBC Weekly
- VII. Skanska - Next Steps

The City of **LOWELL** *Alive. Unique. Inspiring.*



# 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 Batha Yem

**SKANSKA**

Owner's Project Manager

**SUFFOLK**

Construction Manager

**PERKINS —  
EASTMAN**

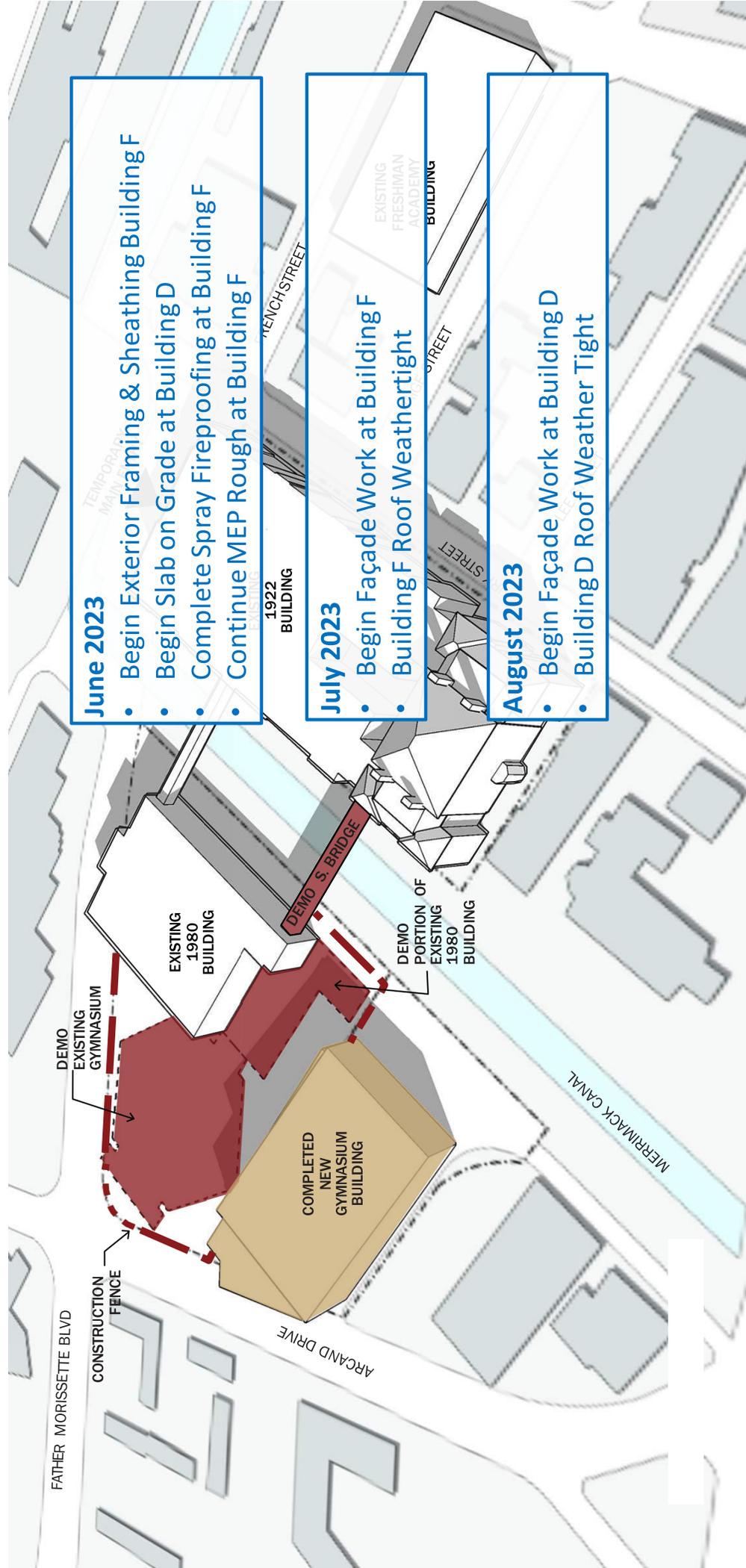
Architect



# Phase 2 Construction Update

# PHASING PLAN

## Phase 2 Milestones



### June 2023

- Begin Exterior Framing & Sheathing Building F
- Begin Slab on Grade at Building D
- Complete Spray Fireproofing at Building F
- Continue MEP Rough at Building F

### July 2023

- Begin Façade Work at Building F
- Building F Roof Weathertight

### August 2023

- Begin Façade Work at Building D
- Building D Roof Weather Tight



Building F – Freshman Academy (North)



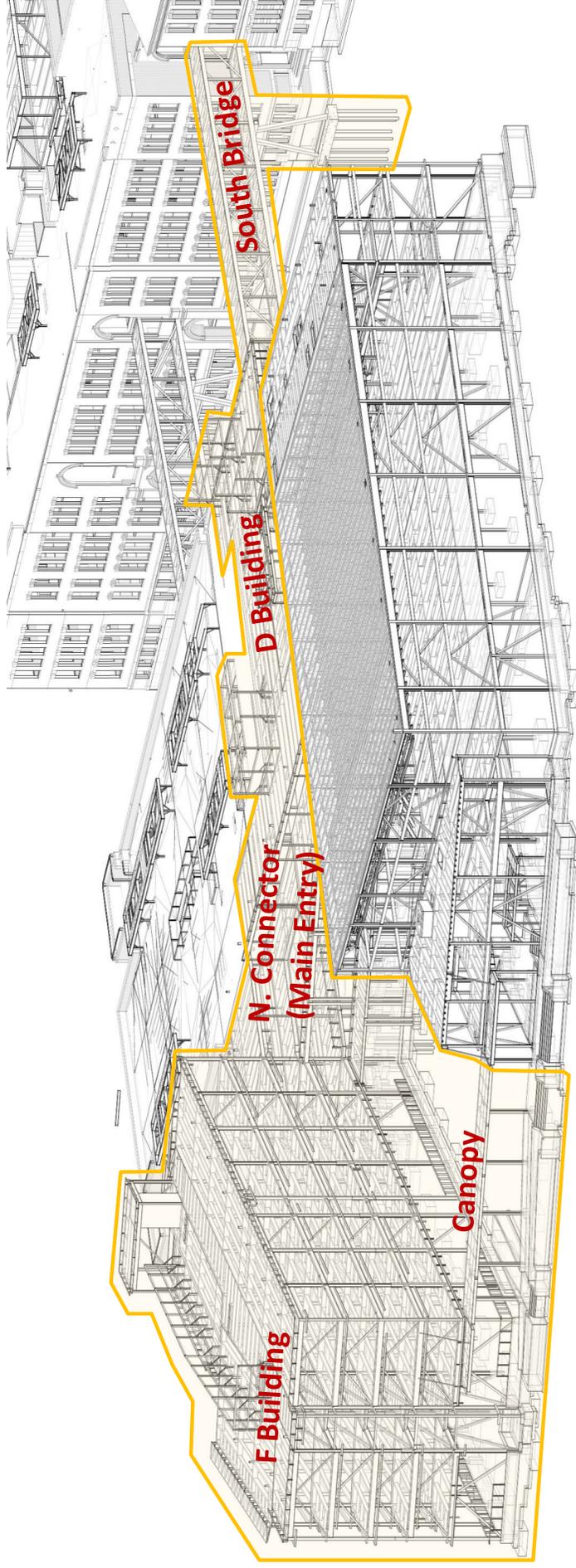
**Building F – Freshman Academy (South)**



Building D Overall View



South Bridge Steel & Concrete Slab



**Phase 2 Structural Steel  
Locus 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 24.5% of workers  
(463 workers & 59,144 hours)

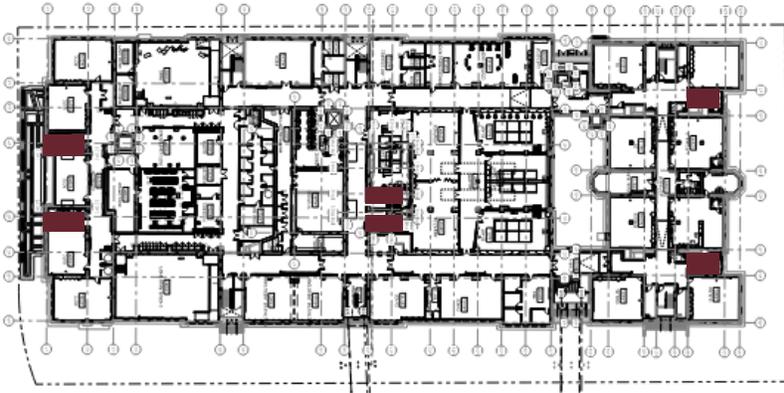
**Total Construction  
Female Workforce**  
is at 3.7% of all workers  
(72 workers & 8,897 hours)

**Total Construction Lowell  
Resident**  
10.4% of all workers  
(96 workers & 25,190 hours)

# Part 4: Designer Update

# LOWELL HIGH SCHOOL

## BASEMENT – STUDENT TOILETS



■ Student Toilet Room  
Available by end of Phase 4

# LOWELL HIGH SCHOOL

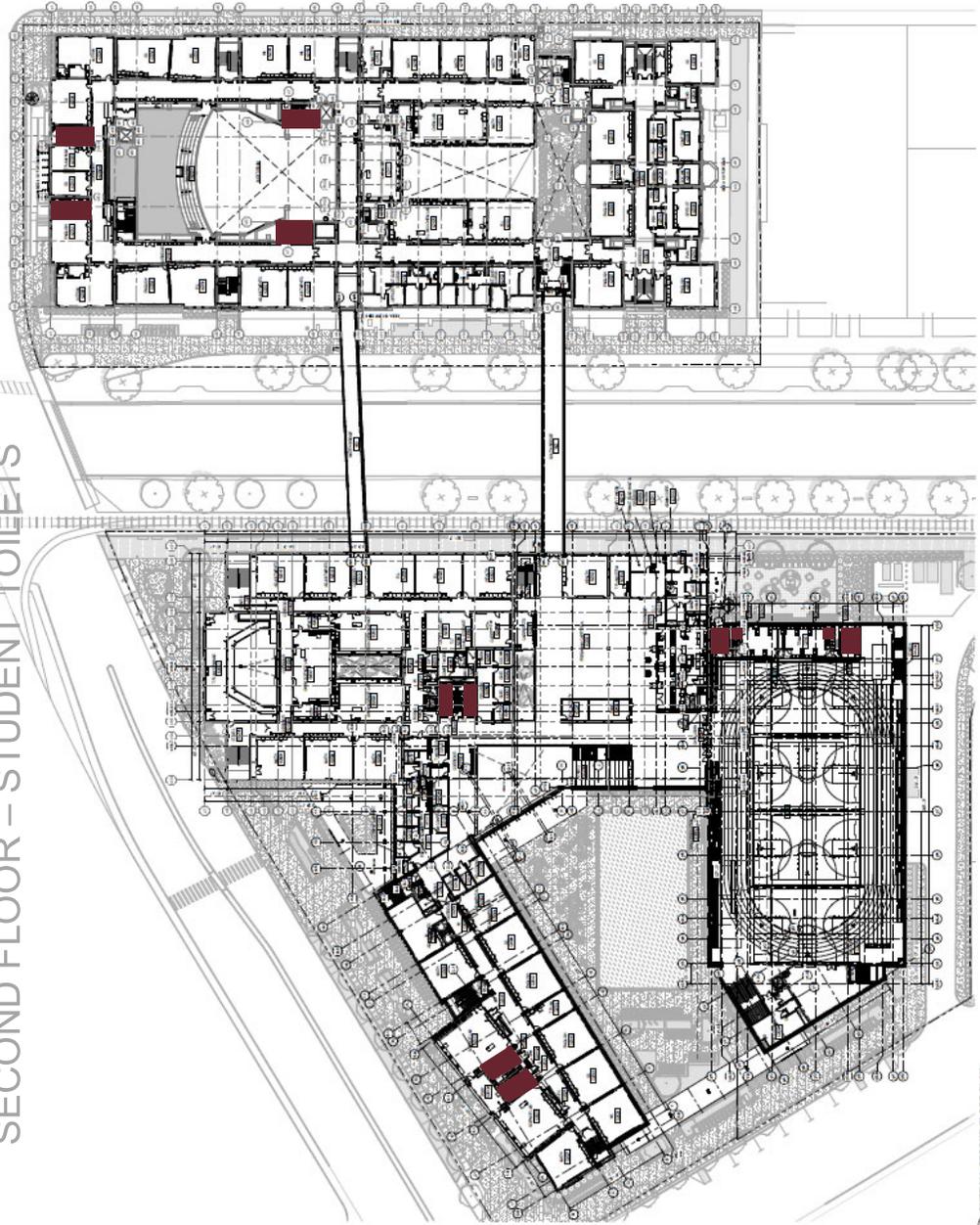
## FIRST FLOOR – STUDENT TOILETS



■ Student Toilet Room  
Available by end of Phase 4

# LOWELL HIGH SCHOOL

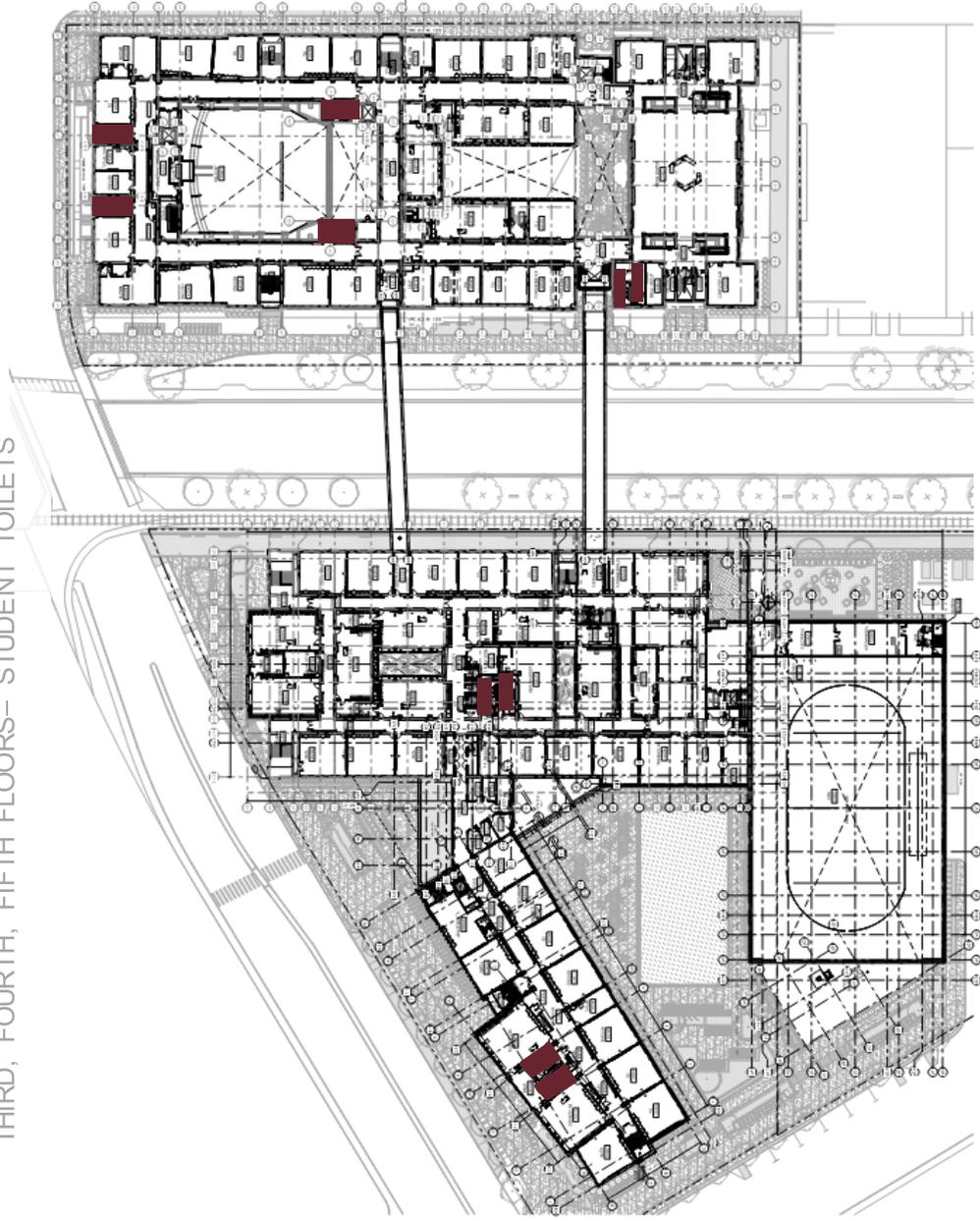
## SECOND FLOOR – STUDENT TOILETS



■ Student Toilet Room  
Available by end of Phase 4

# LOWELL HIGH SCHOOL

THIRD, FOURTH, FIFTH FLOORS— STUDENT TOILETS



1 OVERALL THIRD FLOOR PLAN



2 FIFTH FLOOR - OVERALL



3 FOURTH FLOOR - OVERALL

■ Student Toilet Room  
Available by end of Phase 4

## Part 5: Budget

# Budget Summary - June 2023

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$306,999,442
Utilities, Testing & Moving	\$2,090,912
FF&E and Technology	\$12,465,671
<i>Construction Contingency</i>	\$19,413,309
<i>Owner's Contingency</i>	\$2,052,815
<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: \$347,879,631 Invoiced to Date: \$133,531,430  MSBA Reimbursement to Date: \$83,798,587	<b>Owner Contingency</b> Budget Amount: \$2,052,815 Utilized to Date: \$0 Remaining: \$2,052,815  Pending Change Requests: \$151,319
<b>Construction Contingency</b> Budget Amount: \$21,202,474 10 Change Orders to Date: \$1,789,165 Remaining: \$19,413,309  Pending Change Requests: \$2,440,609  Breakdown of Change Orders to Date Structural \$25,611 Site \$51,780 Utilities \$133,510 Mech/Elec/Plumbing \$521,784 Architectural/Other <u>\$1,056,480</u> TOTAL thru CO10 <b>\$1,789,165</b>	<b>Construction Manager Contingency</b> Budget Amount: \$7,127,302 Utilized to Date: \$990,465 Remaining: \$6,136,837  Pending Change Requests: \$105,682

# Budget Update

## City of Lowell Lowell High School Project

6/20/2023

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 Final GMP)	*Ineligible Costs	May, 2023	Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
Feasibility Study Agreement									
Feasibility Study Agreement Subtotal		\$2,600,000	\$ 2,586,929.00	\$ -	\$ -	\$ 2,583,341.00	\$ 2,583,341.06	99.36%	\$ 16,659
Administration									
Owner's Project Manager									
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ -	\$ 118,675.00	\$4,516,820	\$4,399,175	50.69%	\$ 4,393,190
Architecture and Engineering									
Basic Services									
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ -	\$ 115,178.00	\$ 19,827,673.32	\$ 19,712,495.32	78.54%	\$ 5,418,109
Reimbursable Services									
Architectural/Engineering Subtotal		\$1,389,290	\$ 1,389,290.00	\$ -	\$ 11,764.00	\$ 1,019,224.86	\$ 980,806.86	73.36%	\$ 370,065
Construction Costs - SUFFOLK		90% CD Budget							
Preconstruction		\$800,000	\$ 800,000.00	\$ -	\$ -	\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820
Construction Base Budget		\$305,210,277	\$ 305,210,277.42	\$ 260,747,386.00	\$ 4,357,576.00	\$ 106,860,288.32	\$ 100,558,982.32	35.01%	\$ 198,349,989
Change Order to Date Total			\$ 1,789,163.00	\$ -	\$ 198,445	\$ 1,415,797.47	\$ 1,446,979.47	0.00%	\$ 373,366
Total Construction Budget		\$305,210,277	\$ 306,999,440.42	\$ 260,747,386.00	\$ 4,556,021.42	\$ 108,276,085.79	\$ 102,005,961.79	35%	\$ 199,039,100
Retainage	0502-9900				\$ 186,304	\$ 4,757,903.69	\$ 4,941,132.69	0.00%	\$ 4,757,904
Amount Paid to Contractor		\$270,444,856	\$ 306,999,440.42	\$ 260,747,386.00	\$ 4,367,717.42	\$ 103,518,182.10	\$ 97,064,829.10	35.01%	\$ 194,281,196
Miscellaneous Project Costs									
Misc. Project Costs Subtotal		\$2,090,912	\$ 1,221,804.00	\$ -	\$ 14,306.00	\$ 663,082.95	\$ 646,088.95	31.71%	\$ 1,427,829
Furnishings and Equipment									
FF&E Subtotal		\$12,465,671	\$ 737,010.00	\$ -	\$ -	\$ 605,926.00	\$ 605,926.00	4.86%	\$ 11,859,745
Total Project Budget		\$358,711,942	\$ 347,890,265.42	\$ -	\$ 4,815,944.42	\$ 138,289,333.92	\$ 131,730,974.98	38.55%	\$ 222,527,517
Construction Contingency		\$21,202,474.00	\$19,413,311.00						
Owner's Contingency		\$2,052,815.00	\$2,052,815.00						
<b>TOTAL PROJECT BUDGET</b>		<b>\$381,967,231.00</b>							
						\$ 133,531,430.23	INVOICED NET (less retainage)		

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



Thank you