



School Building Committee Meeting

Meeting Agenda

Date: June 20, 2024

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

- I. City - Accept Minutes of May 2, [2024 Meeting](#)
 - City - Vote on BRR 1 for internal budget transfers
- II. Suffolk/Skanska/PE - Presentation
 - a. Phase 2 – Construction and Turnover Update
 - b. Phase 3 - Startup
- III. Suffolk - MBE/WBE and Workforce Progress
- IV. Perkins Eastman – Designer Update
- V. Skanska
 - a. Budget Update
- VI. Skanska - Next Step

Budget Revision Request

Transfer of \$250,941 for HVAC in 1980's, added gym cleaning equipment and new Motorola radio repeater for school staff and security. Owner Contingency of \$2,052,815 revised to \$1,801,874

MSBA placed \$1,530,896 of City Council FFE Budget increase in Construction Contingency. This revisions moves the \$1,530,896 to FFE as assigned by City Council. Construction Contingency is \$21,202,474 as budgeted.

Reallocations within Architect/Engineer Reimbursable Budget line items. Reimbursable budget remains at \$1,389,290.

BRR 1 for Approval

Owner's Contingency Transfer

From Classification Code	From Classification Name	To Classification Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Owner's Contingency
0801-0000	Owner's Contingency	0699-0000	Other Project Costs	\$114,538.00	HVAC repairs on existing equipment, owner request	\$1,938,277.00
0801-0000	Owner's Contingency	0701-0000	Furnishings	\$55,596.00	Additional gym maintenance equipment,	\$1,882,681.00
0801-0000	Owner's Contingency	0699-0000	Other Project Costs	\$80,807.00	New Motorola Repeater for HS Communications	\$1,801,874.00

Construction Contingency Transfer

From Classification Code	From Classification Name	To Classification Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Construction Contingency
0507-0000	Construction Contingency	0701-0000	Furnishings	\$855,811.00	Budget Update from District Total Budget Increase	\$21,877,559.00
0507-0000	Construction Contingency	0702-0000	Equipment	\$675,085.00	Budget Update from District Total Budget Increase	\$21,202,474.00

Architect and Engineer Reimbursable Budget Internal Transfer

From Classification Code	From Classification Name	To Classification Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Revised Budget Line
0203-0200	Printing	0204-0300	Geotech/GeoEn v	\$25,123.00	AE Reimbursable Actual Cost Realignment	\$49,877.00
0203-0200	Printing	0204-0400	Survey	\$2,760.00	AE Reimbursable Actual Cost Realignment	\$47,117.00
0203-9900	Other Reimbursable Costs	0204-0300	Geotech/GeoEn v	\$208,110.00	AE Reimbursable Actual Cost Realignment	\$181,890.00
0204-0500	Wetlands	0204-0300	Geotech/GeoEn v	\$35,000.00	AE Reimbursable Actual Cost Realignment	\$0.00
0204-1200	Traffic Studies	0204-0300	Geotech/GeoEn v	\$35,000.00	AE Reimbursable Actual Cost Realignment	\$45,000.00



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 Ratha Yem

SKANSKA

Owner's Project Manager

SUFFOLK

Construction Manager

PERKINS — EASTMAN

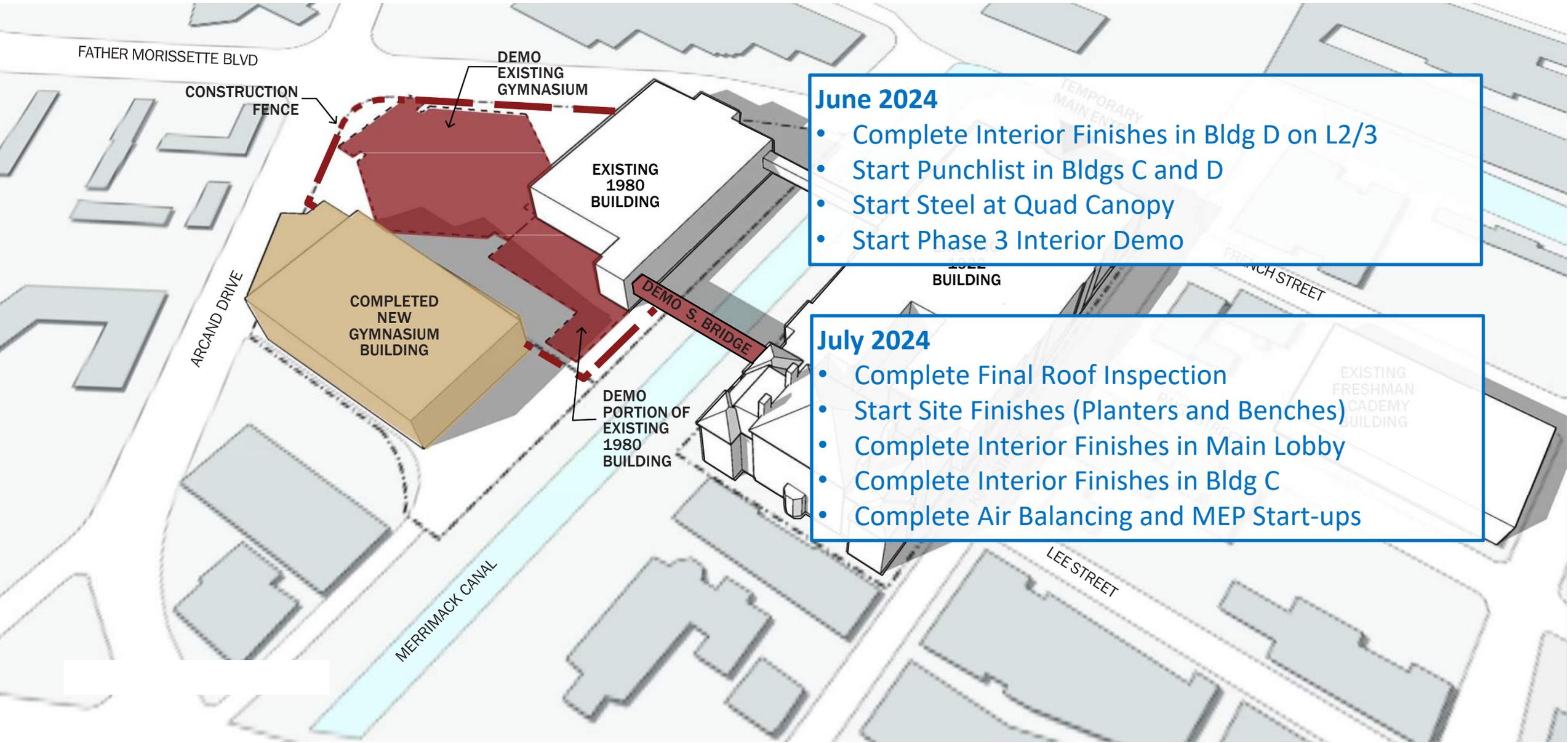
Architect

Phase 2 Construction Update



PHASING PLAN

Phase 2 Milestones

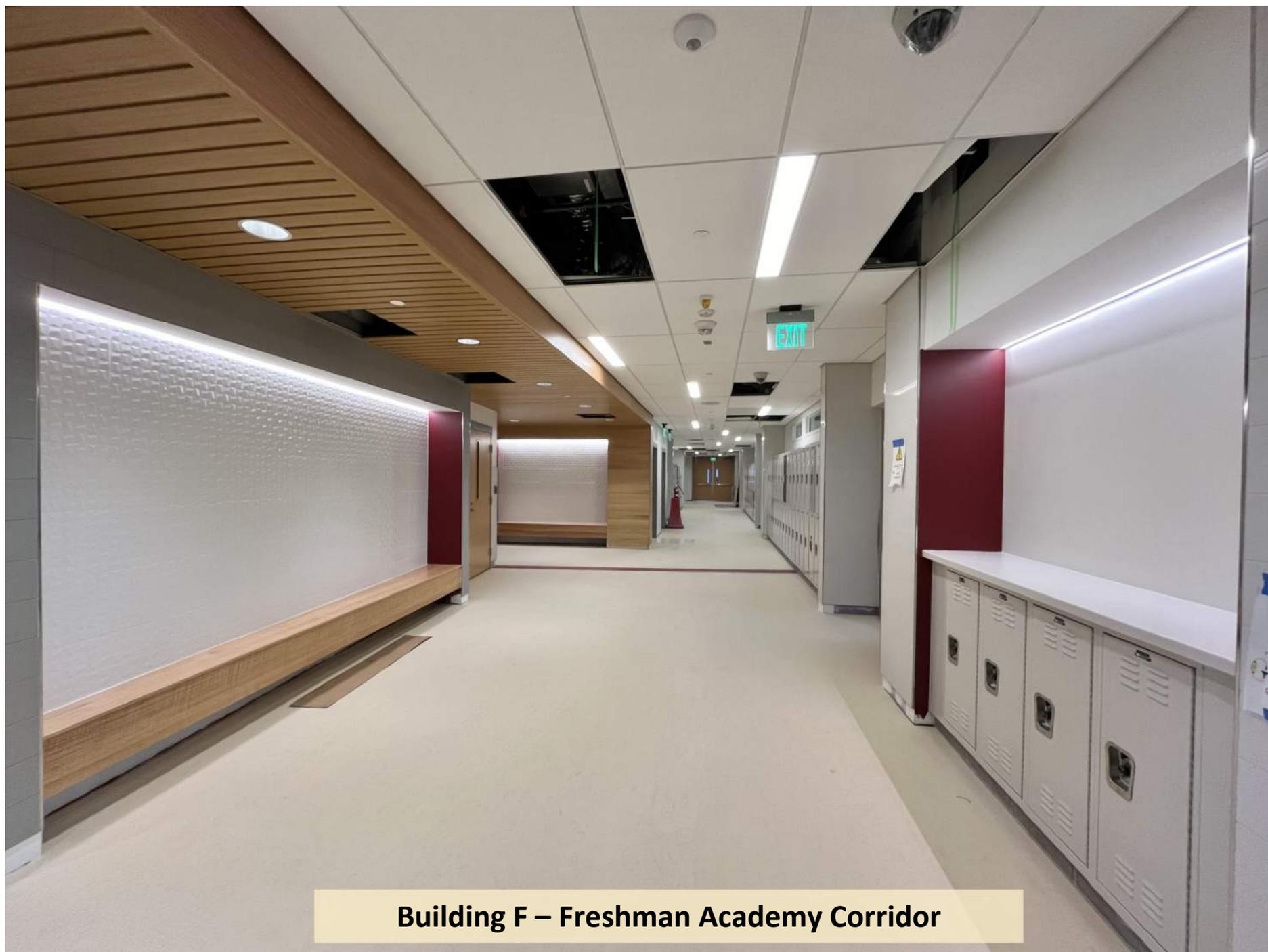


June 2024

- Complete Interior Finishes in Bldg D on L2/3
- Start Punchlist in Bldgs C and D
- Start Steel at Quad Canopy
- Start Phase 3 Interior Demo

July 2024

- Complete Final Roof Inspection
- Start Site Finishes (Planters and Benches)
- Complete Interior Finishes in Main Lobby
- Complete Interior Finishes in Bldg C
- Complete Air Balancing and MEP Start-ups



Building F – Freshman Academy Corridor



Building D – 3rd Floor Folding Partitions



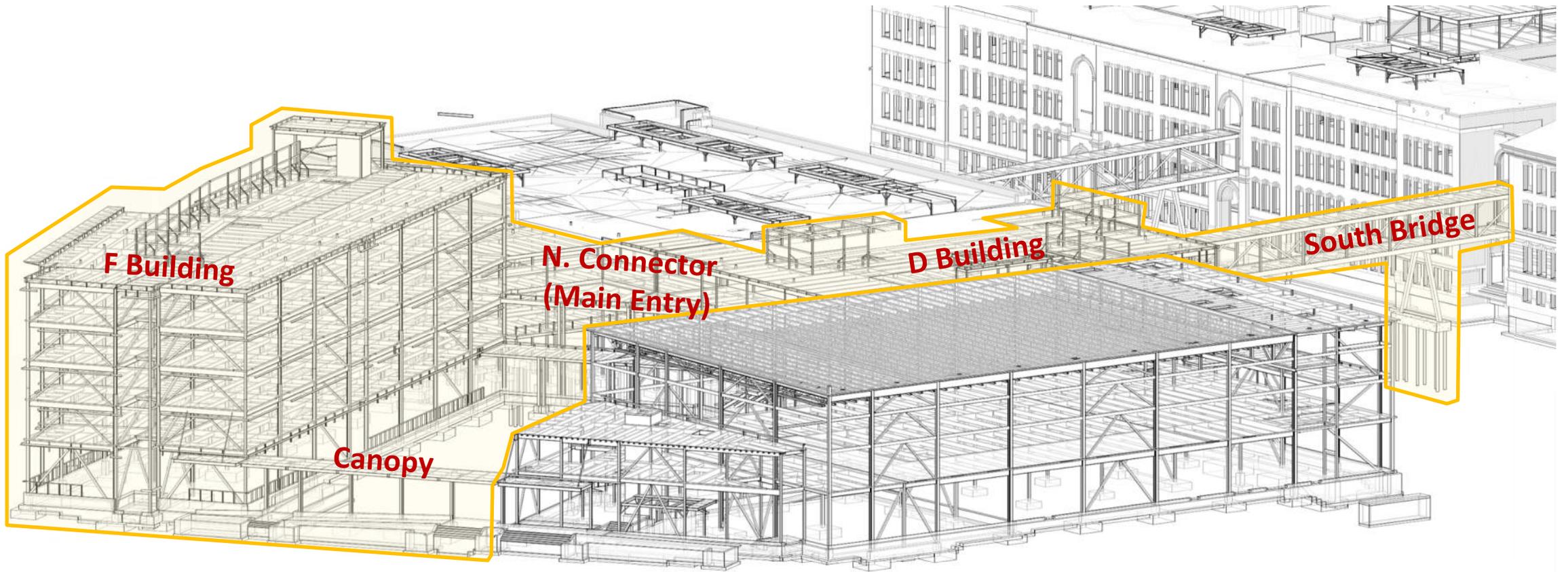
Building D – Labs



Building D – Main Lobby Wood Paneling & Media Wall



Building D – Main Lobby Wood Paneling at Security Desk



**Phase 2 Structural Steel
Locus Plan**

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 23.7% of workers
(694 workers & 118,625 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
is at 4.6% of all workers
(117 workers & 23,158 hours)
Project Goal: 6.9%

**Total Construction Lowell
Resident**
9.19% of all workers
(123 workers & 45,954 hours)

Part 3: Designer Update

Part 4: **Budget**

Budget Summary – June 2024

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$309,573,557
Utilities, Testing & Moving	\$2,090,912
FF&E and Technology	\$12,465,671
<i>Construction Contingency</i>	\$16,839,196
<i>Owner's Contingency</i>	\$2,052,815
TOTAL PROJECT BUDGET	\$381,967,231

Budget Summary														
<p>Overall Project Budget Total Project Budget: \$381,967,231 Encumbered to Date: \$354,537,317 Invoiced to Date: \$201,753,637</p> <p>MSBA Reimbursement to Date: \$141,973,381</p> <p>Rejected Potential Claims \$415,199 (not included in pending changes)</p>	<p>Construction Contingency Budget Amount: \$21,202,474 21 Change Orders to Date: \$4,363,278 Remaining: \$16,839,196</p> <p>Pending Change Requests: \$1,034,000</p> <hr style="border-top: 1px dashed black;"/> <p><u>Breakdown of Change Orders to Date</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Structural</td> <td style="text-align: right;">\$532,182</td> </tr> <tr> <td>Site</td> <td style="text-align: right;">\$342,915</td> </tr> <tr> <td>Utilities</td> <td style="text-align: right;">\$280,477</td> </tr> <tr> <td>Mech/Elec/Plumbing</td> <td style="text-align: right;">\$1,467,467</td> </tr> <tr> <td>Other Trades</td> <td style="text-align: right;"><u>\$1,740,238</u></td> </tr> <tr> <td>TOTAL thru CO21</td> <td style="text-align: right;">\$ 4,363,278</td> </tr> </table>	Structural	\$532,182	Site	\$342,915	Utilities	\$280,477	Mech/Elec/Plumbing	\$1,467,467	Other Trades	<u>\$1,740,238</u>	TOTAL thru CO21	\$ 4,363,278	<p>Owner Contingency Budget Amount: \$2,052,815 Utilized to Date: \$0 Remaining: \$2,052,815</p> <p>Pending Change Requests: \$250,941</p> <hr style="border-top: 1px dashed black;"/> <p>Construction Manager Contingency Budget Amount: \$7,127,302 Utilized to Date: \$2,243,597 Remaining: \$4,883,705</p> <p>Pending Change Requests: \$219,829</p>
Structural	\$532,182													
Site	\$342,915													
Utilities	\$280,477													
Mech/Elec/Plumbing	\$1,467,467													
Other Trades	<u>\$1,740,238</u>													
TOTAL thru CO21	\$ 4,363,278													

Part 5: Attachments

OAC Mtg Summary June 2024

- Three Week Construction Look Ahead
 - Site contractor continuing with site work prepping for sidewalks, stairs and landscaping
 - Sunrise Erectors finalizing minor Curtainwall items on all Phase 2 Buildings
 - Masons are finalizing work on 1980's west façade window openings and Southeast portion of D Building
 - New England Finish Systems finalizing infill framing and drywalling in Building C (West side of 1980's in construction zone)
 - MEP's complete installation in Buildings C and D
 - Start prep for Phase 3 Demolition in 1980's and 1922 Buildings
 - Start new demising walls between Phase 3 and Phase 4 in 1922 Building
 - Relocate demising walls between Phase 2 and Phase 3 in 1980's Building
 - Finalizing Vinyl flooring in Buildings C & D cafeteria, corridors and rooms
 - Column covers, server exterior wall panels and quad fence along Arcand will likely not arrive in time for start of school and will have temporary finishes in place at subcontractor's expense
 - Continuing balancing and startup of MEP systems
- Saturday work Schedules

- Select trades working Saturdays in June. Primarily Griffin Electric, Harold Bros. Mechanical, Rustic Fire Protection, Sunrise erectors and HBMI insulators
- 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.
- QA/QC & Testing
 - UTS testing agency work continuing on masonry and curtainwall
 - 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
- Furniture, Fixtures and Equipment
 - Skanska and City have identified a state bid list contractor to dispose of surplus furniture and a PO has issued
 - Skanska continues working with Perkins Eastman on FFE for which 9 Po's have issued for Phase 2 and keeping a close eye on it as the FFE consultant
- Cost Management
 - MSBA ProPay reimbursement to date is \$141,973,381
 - Field Bulletins

- Bulletin issued for demolition of old plaster ceiling above existing ceiling in 1922 Building
- Bulletin issued for temporary Fire Alarm system in Phase 4 space as existing panel can't handle taking ½ of 1922 offline from it
- Bulletin issued for pricing linoleum in all wood floors that were to be refurbished
 - Bulletin issued for added sprinklers above ceiling in 1892 Building.
- New High School Radio Repeater is being funded from Owner Contingency
- ProPay 35 and 36 MSBA reimbursement request has been submitted to the MSBA
- Change Order 22 is with City for approval. Change Order 23 is issuing for approval.
- Additional Items
 - Project team coordinated with NPS on startup of Trolley along the canal
 - Skanska has expressed concern to Suffolk that exterior site finishes on Quad and main entrance are in danger of not finishing on time