



School Building Committee Meeting

Meeting Agenda

Date: June 12, 2025

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

- I.** City - Accept Minutes of May 8, 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

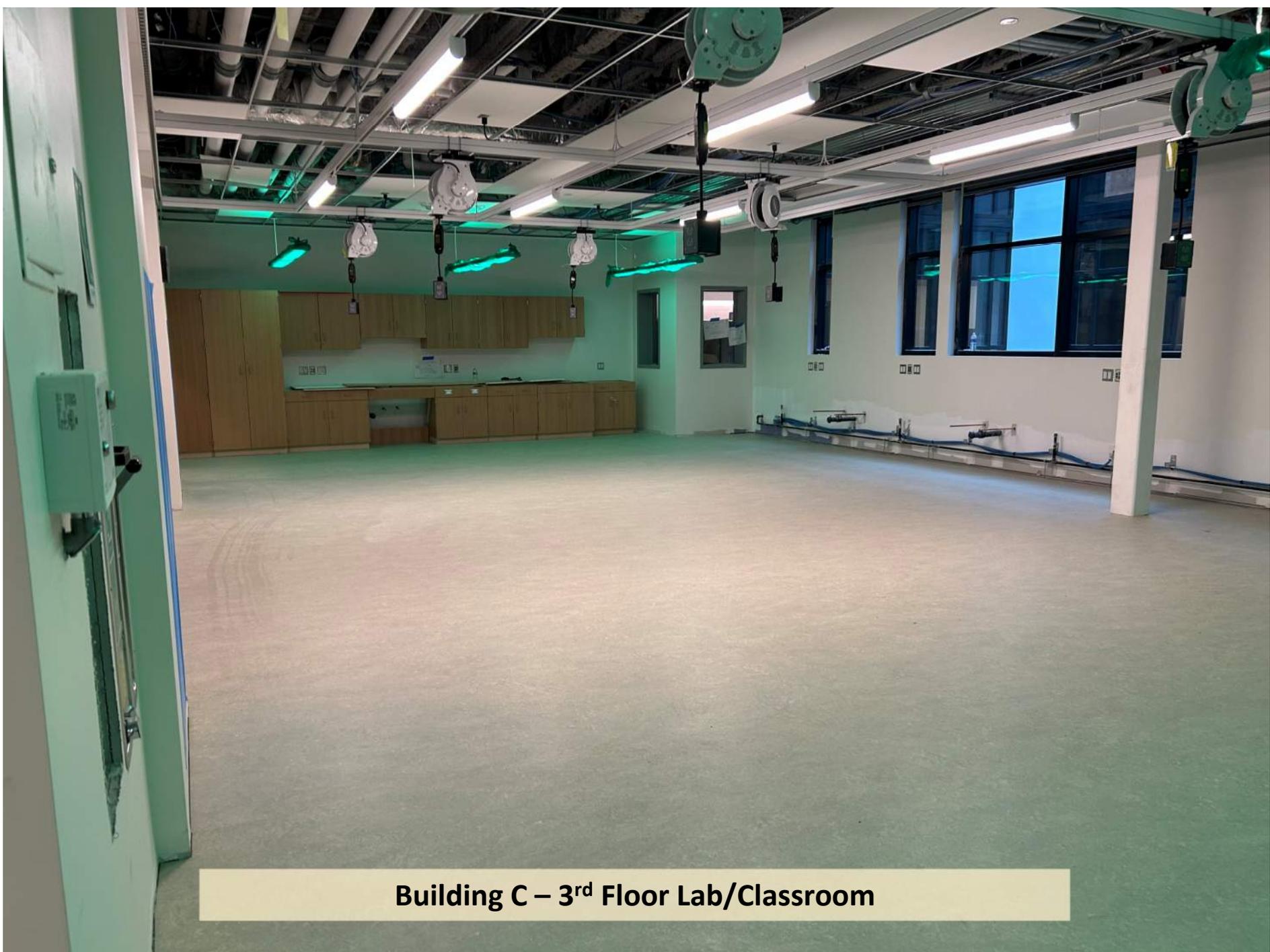
SUFFOLK
Construction Manager

PERKINS — EASTMAN
Architect

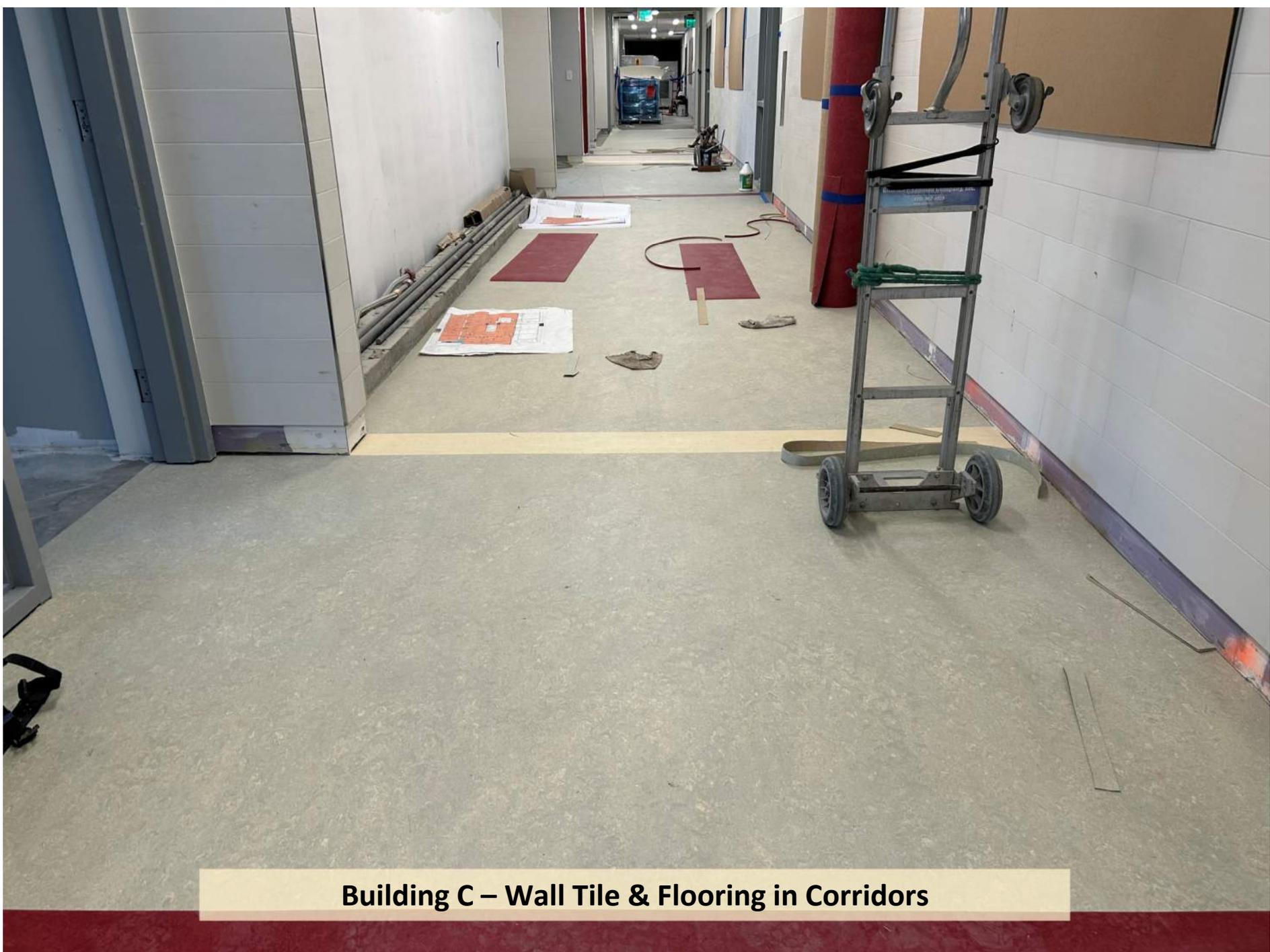
Part 3: Construction Presentation

Phase 3 Construction Update





Building C – 3rd Floor Lab/Classroom



Building C – Wall Tile & Flooring in Corridors



Building C – 1st Floor Culinary Arts Freezers



North Bridge - Curtainwall



Building A – Basement Progress



Building A – Corridor Tiles



Building A – Exterior Masonry Work

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
(993 workers & 217,914 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
is at 5.2% of all workers
(149 workers & 41,313 hours)
Project Goal: 6.9%

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

Part 5: **Budget**

Budget Summary – May 2025

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$321,229,342
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$12,521,267
<i>Construction Contingency</i>	\$5,183,409
<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: \$369,074,985 Invoiced to Date: \$278,766,827</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 34 Change Orders to Date: \$16,019,065 Remaining: \$5,183,409 Pending Change Requests: \$6,310,392</p> <p>-----</p> <p><u>Breakdown of Change Orders to Date</u></p> <table> <tr> <td>Structural</td> <td>\$2,083,895</td> </tr> <tr> <td>Site</td> <td>\$1,263,278</td> </tr> <tr> <td>Utilities</td> <td>\$109,736</td> </tr> <tr> <td>Mech/Elec/Plumbing</td> <td>\$3,061,777</td> </tr> <tr> <td>Other Trades</td> <td><u>\$9,500,378</u></td> </tr> <tr> <td>TOTAL thru CO34</td> <td>\$ 16,019,065</td> </tr> </table>	Structural	\$2,083,895	Site	\$1,263,278	Utilities	\$109,736	Mech/Elec/Plumbing	\$3,061,777	Other Trades	<u>\$9,500,378</u>	TOTAL thru CO34	\$ 16,019,065	<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: \$6,903,520 Remaining: \$223,782</p> <p>Pending Change Requests: \$58,104</p>
Structural	\$2,083,895													
Site	\$1,263,278													
Utilities	\$109,736													
Mech/Elec/Plumbing	\$3,061,777													
Other Trades	<u>\$9,500,378</u>													
TOTAL thru CO34	\$ 16,019,065													

Budget Update

SKANSKA

City of Lowell
Lowell High School Project

6/11/2025

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	April, 2025	May, 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	\$ 97,625.00	\$ 117,685.00	\$ 166,175.00
Architecture and Engineering							
Basic Services							
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ 25,245,782.00	\$ 115,178.00	\$ 115,179.00	\$ 115,179.00
Reimbursable Services							
Architectural/Engineering Subtotal		\$1,389,290	\$ 1,389,290.00	\$ 1,283,162.00	\$ 25,991.00	\$ 2,053.00	\$ 8,183.00
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	\$ 7,440,764.00	\$ 4,817,760.00
Change Order to Date Total			\$ -	\$ 16,019,063.00	\$ 751,963	\$ 604,152	\$ 850,876
Total Construction Budget		\$305,210,277	\$ 305,210,277.00	\$ 321,229,340.42	\$ 7,329,329.00	\$ 8,044,916.00	\$ 5,668,636.00
Retainage	0502-9900		\$ -	\$ -	\$ 366,467	\$ 402,246	\$ 283,431
Amount Paid to Contractor		\$270,444,856	\$ 270,444,856.00	\$ 321,229,340.42	\$ 6,962,862.00	\$ 7,642,670.00	\$ 5,385,205.00
Miscellaneous Project Costs							
Misc. Project Costs Subtotal		\$2,090,912	\$ 2,286,257.00	\$ 1,656,090.00	\$ 10,303.00	\$ 16,440.00	\$ 16,964.00
Furnishings and Equipment							
FF&E Subtotal		\$10,934,775	\$ 12,521,267.00	\$ 7,361,707.47	\$ 88,625.00	\$ -	\$ -
					\$ -	\$ -	\$ -
		0					
Total Project Budget		\$357,181,046	\$ 358,962,883.00	\$ 369,074,985.89	\$ 7,667,051.00	\$ 8,296,273.00	\$ 5,975,137.00
				Remaining Contingencies			
Construction Contingency	0507-0000	\$22,733,370.00	\$ 21,202,474.00	\$5,183,411.00			
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
\$7,536,881	\$7,370,706	84.59%	\$ 1,373,129
\$ 22,578,620.32	\$ 22,463,441.32	89.44%	\$ 2,667,162
\$ 1,236,750.17	\$ 1,228,567.17	89.02%	\$ 46,412
\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820
\$ 234,692,980.62	\$ 229,875,220.62	76.90%	\$ 70,517,297
\$ 13,478,882.98	\$ 12,628,006.98	0.00%	\$ 2,540,180
\$ 248,171,863.60	\$ 242,503,227.60	77%	\$ 73,054,102
\$ 10,194,645.36	\$ 9,911,214.36	0.00%	\$ -
\$ 237,977,218.24	\$ 232,592,013.24	76.90%	\$ 73,054,102
\$ 1,342,257.48	\$ 1,325,293.48	64.19%	\$ 313,833
\$ 4,714,579.00	\$ 4,714,579.00	43.12%	\$ 2,647,128
	\$ -		
\$ 288,961,472.57	\$ 282,986,335.63	80.90%	\$ 80,110,138
\$ 278,766,827.21	INVOICED NET (less retainage)		

Part 6: Attachments



Lowell High School Project – Weekly OAC Meeting

SBC Summary – May 2025

Safety, Schedule, & Logistics

Environmental Health and Safety

- Suffolk has been paying special attention to PPE, especially safety glasses but Skanska stated compliance still needs work.
- Skanska requested Suffolk focus on delivery blackout periods by subcontractors, given recent violations.

Schedule

- Skanska is reviewing Suffolk schedule update #55 that issued 6/4/25 and will issue comments.
- City, Skanska and Perkins Eastman have issued a response to Suffolk letter dated 4/4/25 requesting schedule extension and additional costs for 1922 slab basement issue but also stating Phase 1 and Phase 2 schedule issues along with Suffolk's CM Contingency depletion was caused by owner which entitles them to schedule extension and additional costs. City/Skanska/ PE agree with 1922 slab schedule extension and additional costs, however disagree with Phase 1 and 2 issues for which Suffolk requests additional costs and time. City response letter was reviewed by Law Department and issued to Suffolk on 6/6/25.
- Saturday work for schedule acceleration has been taking place every week in Buildings A and C.

Logistics

- Skanska issued Suffolk comments on proposed schedule extension Change Order language on 6/6/25. Skanska also issued comments to Suffolk on 6/6/25 proposing Suffolk GC/GR request be modified. City/PE/Skanska response to Suffolk additional cost letter dated 4/4/25 issued 6/6/25 as it has been finalized with City Law dept.
- 1922 Building new electrical service from Ngrid to new main electric closet will go live on June 24th.
- 1980's Building Stair H Curtwainwall will start on June 10th.
- Site contractor Derenzo will be tying in sewer line on French St at 1922 Building on 2nd shift week of 6/9.
- LHS Project Team received sidewalk revisions from VHB/DPW/Engineering for LHS Project to change sidewalks at North end of 1922 Building at French St. for the Fr. Morisette/French St. roadway project. LHS Project is reviewing if revisions can be incorporated into LHS Project scope.
- Project Team is meeting with NPS on Monday 6/9 to coordinate Summer operations and FolkFest.
- Quad canopy fencing shipping date is now July 21st per the factory. Skanska still concerned because there is not much room for error.
- Project Team working on finalizing BMS notifications to City/School HVAC and Facilities. Coordination needs between controls contractor and City MIS department.
- Suffolk is aware of and will plan ahead for Folkfest on July 26/27 weekend with Arcand Dr shutting down Wednesday the 23rd.

Budget/Change Orders

Budget Summary

- Through Change Order 34, \$16,019,065 in Construction Contingency has been utilized, with \$5,183,409 remaining in Construction Contingency, there are \$6,310,392 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 #35 is in signature process.

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. Morisette Street project. All is lined up just need install date scheduled with Ngrid.

QA/QC, Inspections & Commissioning

QA/QC

- Law Dept. issued letter to Suffolk on incorrect gym stair treads that were to be replaced in July 2023.
- 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 spoke with Law Dept. in regard to pursuing legal action versus Assa Abloy through Suffolk, Perkins Eastman or both to get issues addressed. Skanska working with Asst. City Solicitor Tim French to issue letters to Perkins and Suffolk.
- There are approximately 12 doors with card reader operators in Phase 2 that are currently not working. Suffolk actively addressing with Griffin Electric. Assa Abloy was on site looking into issue. 12 other card reader doors were previously repaired..
- Gym floor refinishing will take place this Summer. Perkins Eastman issued direction and Pavilion floor to issue shop drawing for final layout review. Sanding of floor is starting on 6/23.

Furniture Fixtures & Equipment – Move Coordination

FFE

- Perkins Eastman coordinating with school for Phase 3 orders. Primary required orders have been placed and will arrive July 7th with furniture being assembled in the cafeteria.

<p>Move Management</p> <ul style="list-style-type: none"> Packing is underway in 1922 and 1892 for move into Phase 3 1980's over summer. Movers are starting day after school ends on 6/17.
<p>Field Bulletins and Change Management</p> <p>Upcoming Bulletins</p> <ul style="list-style-type: none"> Bulletin for foundation drainage is still being developed with 2 of 3 required test pits dug last week. Bulletin issuing for additional roof top equipment walkway grating required on 1980s. Bulletins issued/issuing for Phase 3 and Phase 4 1922 Basement floor removal, soil replacement and new slab install. Phase 3 slab demo Bulletins have issued. Bulletin issued for pricing for supplementing all wall mounted benches with vandal resistant sturdy legs in locker rooms. <p>Potential Change Orders</p> <ul style="list-style-type: none"> 1922 Basement Slab Field Bulletins schedule impact will result in extensive costs for schedule being extended nearly a full year

<p>Invoicing & MSBA Reimbursement</p>
<p>ProPay (reimbursement request to MSBA)</p> <ul style="list-style-type: none"> Skanska needs PTD from City to draft ProPay #41. We cannot submit payment requests to MSBA without this information.
<p>Monthly Invoices</p> <ul style="list-style-type: none"> May Req is under review and will issue to City mid-June.

<p>SBC</p> <p>School Building Committee (SBC) -</p> <ul style="list-style-type: none"> Next meeting is June 12 at 6pm in person. Schedule extension cost will not be available/provided at the meeting.
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<p>Other</p> <p>Irish Auditorium Smoke Detectors</p> <ul style="list-style-type: none"> 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 took place with LFD Deputy Chief Crabtree, and we are revising to laser detectors. Field Bulletin has issued. <p>Solar Installation Issues</p> <ul style="list-style-type: none"> 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.
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Contracts Summary		
<p>Suffolk</p> <p>Original Contract Precon: \$800,000 GMP Amount: \$305,210,277 # Change Orders: 34 Change Order Total: \$16,019,065 Total Contract Amount: \$321,229,342 Invoiced to Date: \$230,334,550</p>	<p>Perkins Eastman</p> <p>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: \$25,712,702</p>	<p>Skanska</p> <p>Original Contract Amount: \$458,760 Contract Amendments: 2 Value of Contract Amendments: \$9,006,810 Total Contract Amount: \$9,465,570 Invoiced to Date: \$8,092,408</p>

Budget Updated through May 2025