



School Building Committee Meeting

Meeting Agenda

Date: July 17, 2025

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

I. City - Accept Minutes of June 12, 2025 Meeting

II. Suffolk/Skanska/PE - Presentation

- a. Project Schedule
- b. Budget Increase Request
- c. Phase 3 – Progress
- d. SBC 6/26 Questions

III. Suffolk - MBE/WBE and Workforce Update

IV. Skanska

- a. Budget Update

V. City - Next SBC Date

VI. 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

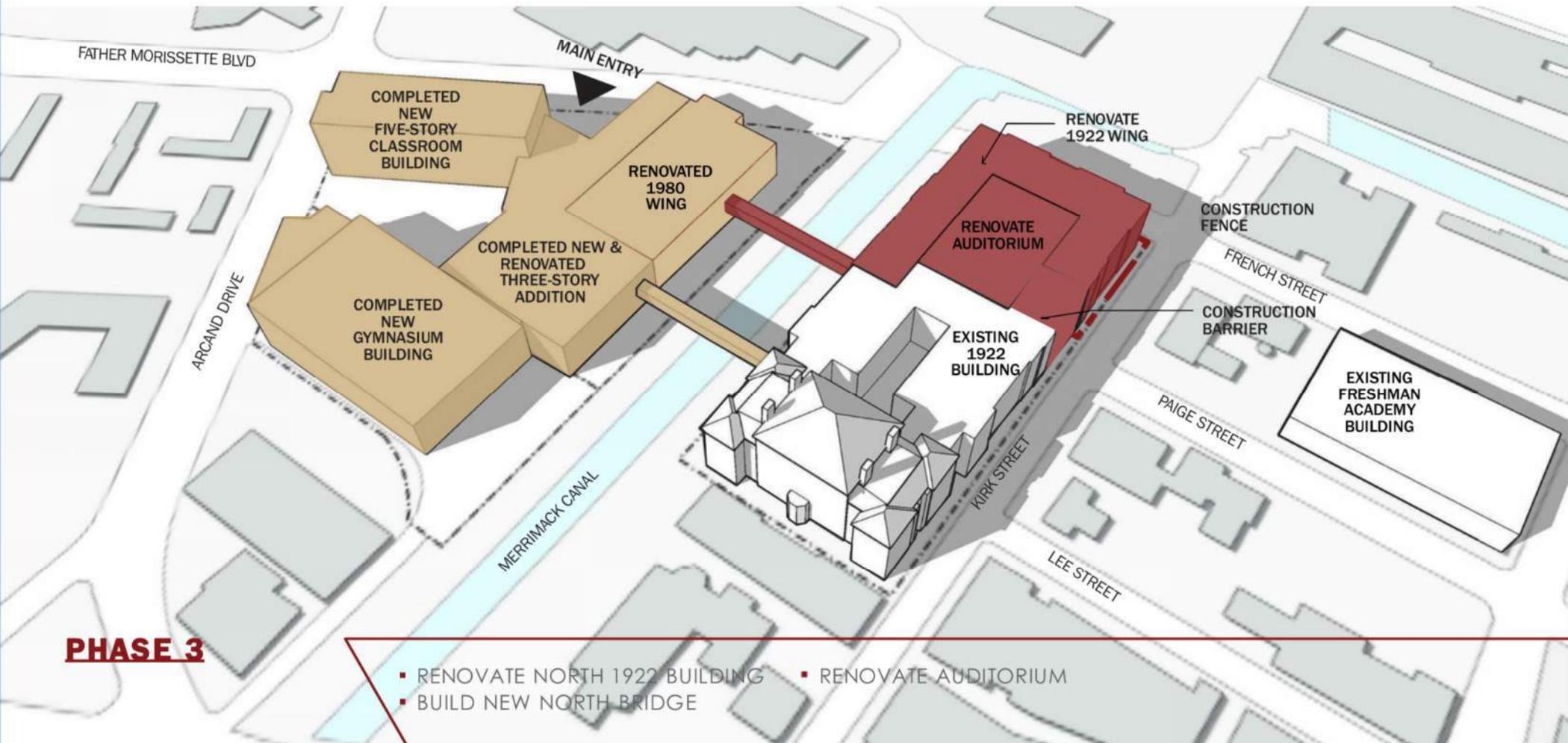
SUFFOLK
Construction Manager

PERKINS — EASTMAN
Architect

Part 2: Construction Presentation

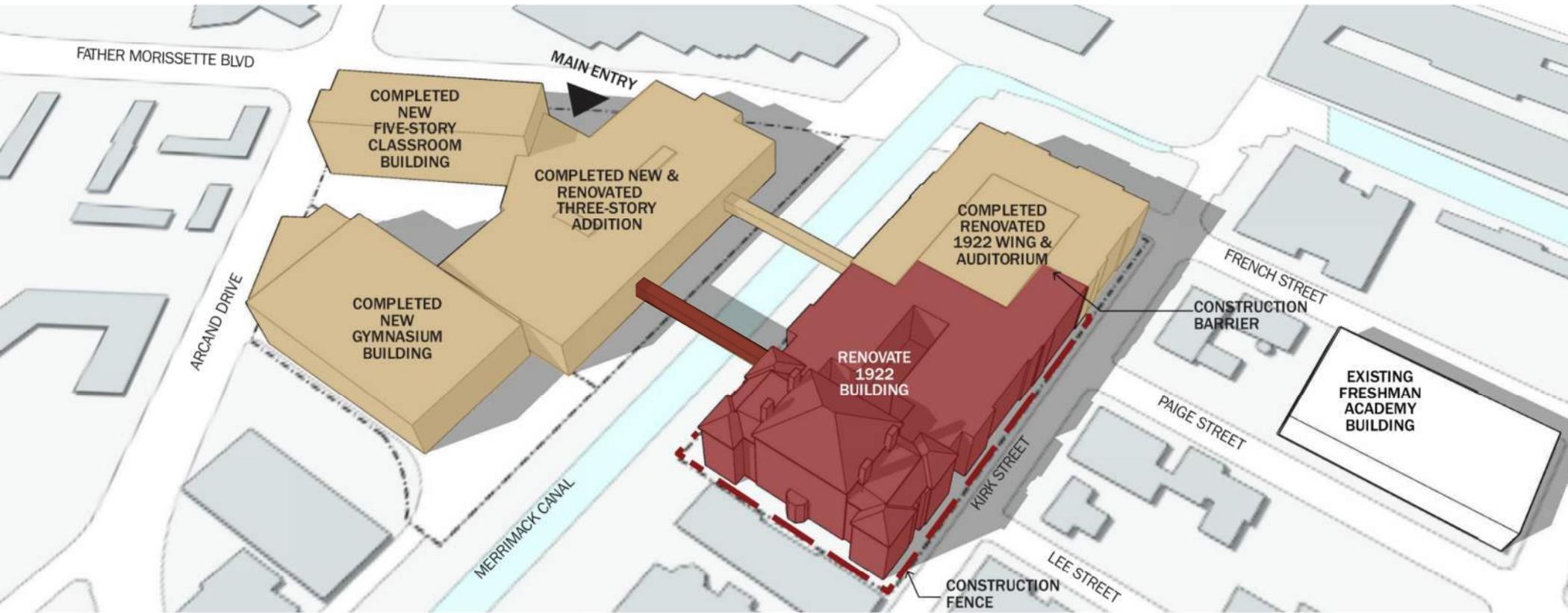
PHASING PLAN

FALL '25



PHASING PLAN

JANUARY '26 - SUMMER '27

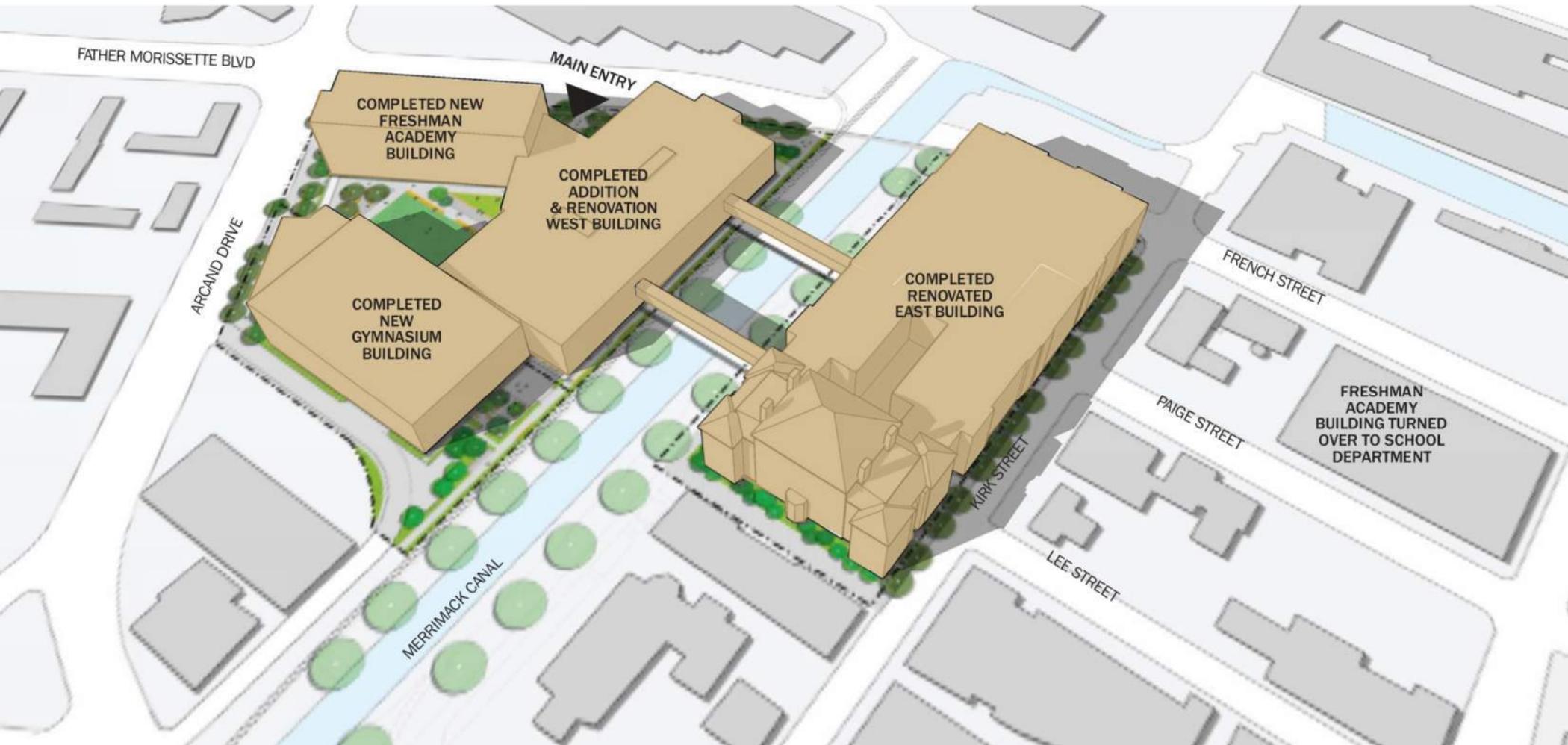


PHASE 4

- RENOVATE REMAINDER OF 1922 + 1892 BUILDING

PHASING PLAN

FALL '27



Original Unreviewed Costs:

Description	Firm	Additional Budget
Owner's Project Manager	Skanska	\$2,636,686
Architect	Perkins Eastman	\$2,260,798
Construction Manager	Suffolk	
<i>General Conditions/General Requirements</i>		<i>\$16,595,550</i>
<i>Subcontractors</i>		<i>\$8,998,619</i>
		\$25,594,169
7% Insurance Bond and Fee Markup		\$1,791,592
	Suffolk & Trades Total	\$27,385,761
Construction Contingency		\$14,750,000
	TOTAL:	\$47,033,761

Summary of Additional Budget

1922 Building Basement Slab	\$1,750,000
Schedule Extension	\$25,100,848
Contingency Replenishment	<u>\$13,000,000</u>
	\$39,850,848

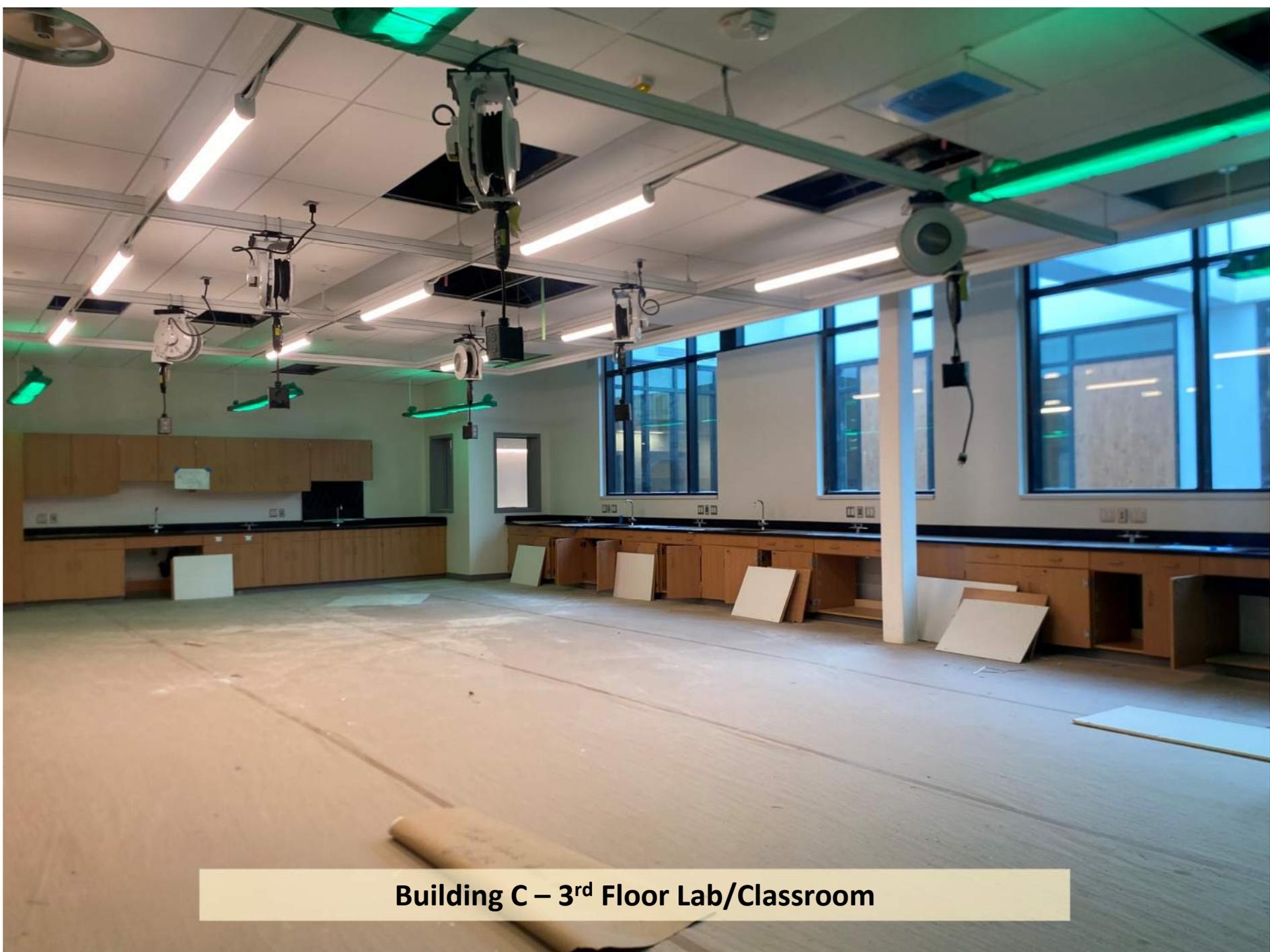
Revised Additional Costs:

Description		Additional Budget
OPM - Skanska		\$2,436,686
Architect - Perkins Eastman		\$2,160,488
Construction Manager	Suffolk	
<i>General Conditions/General Requirements</i>		\$13,182,969
<i>Subcontractors</i>		\$5,979,343
		\$19,162,312
7% Insurance Bond and Fee Markup		\$1,341,362
	Suffolk & Trades Total	\$20,503,674*
	<u>Construction Contingency</u>	<u>\$14,750,000</u>
	TOTAL:	\$39,850,848

*Maximum Budget subject to finalized negotiations.

Phase 3 Construction Update





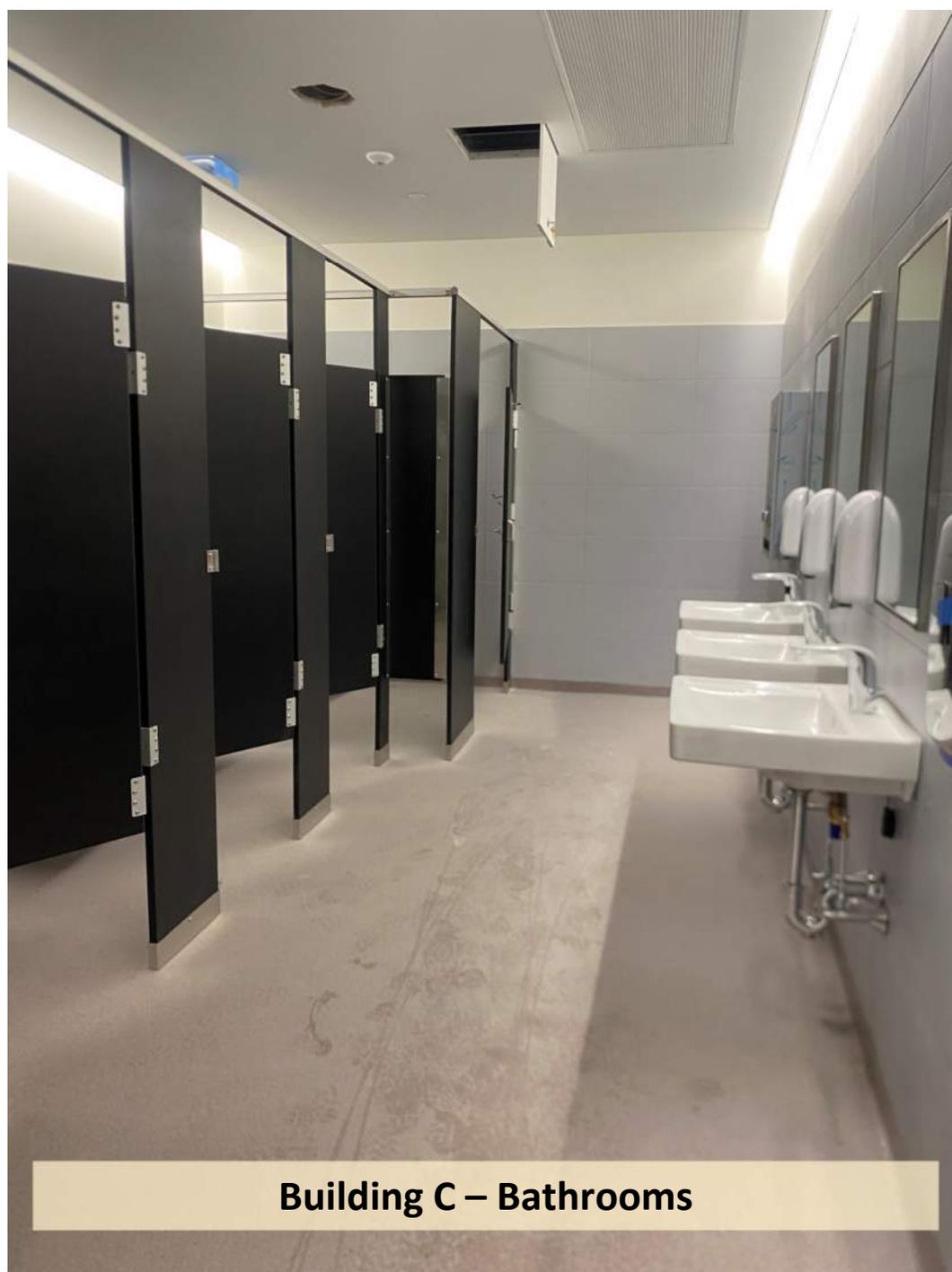
Building C – 3rd Floor Lab/Classroom



Building C – 3rd Floor Lab/Classroom



Building C – 3rd Floor Corridors/Lockers



Building C – Bathrooms



Building C – 1st Floor Culinary Arts



Building A – 3rd Floor Classroom



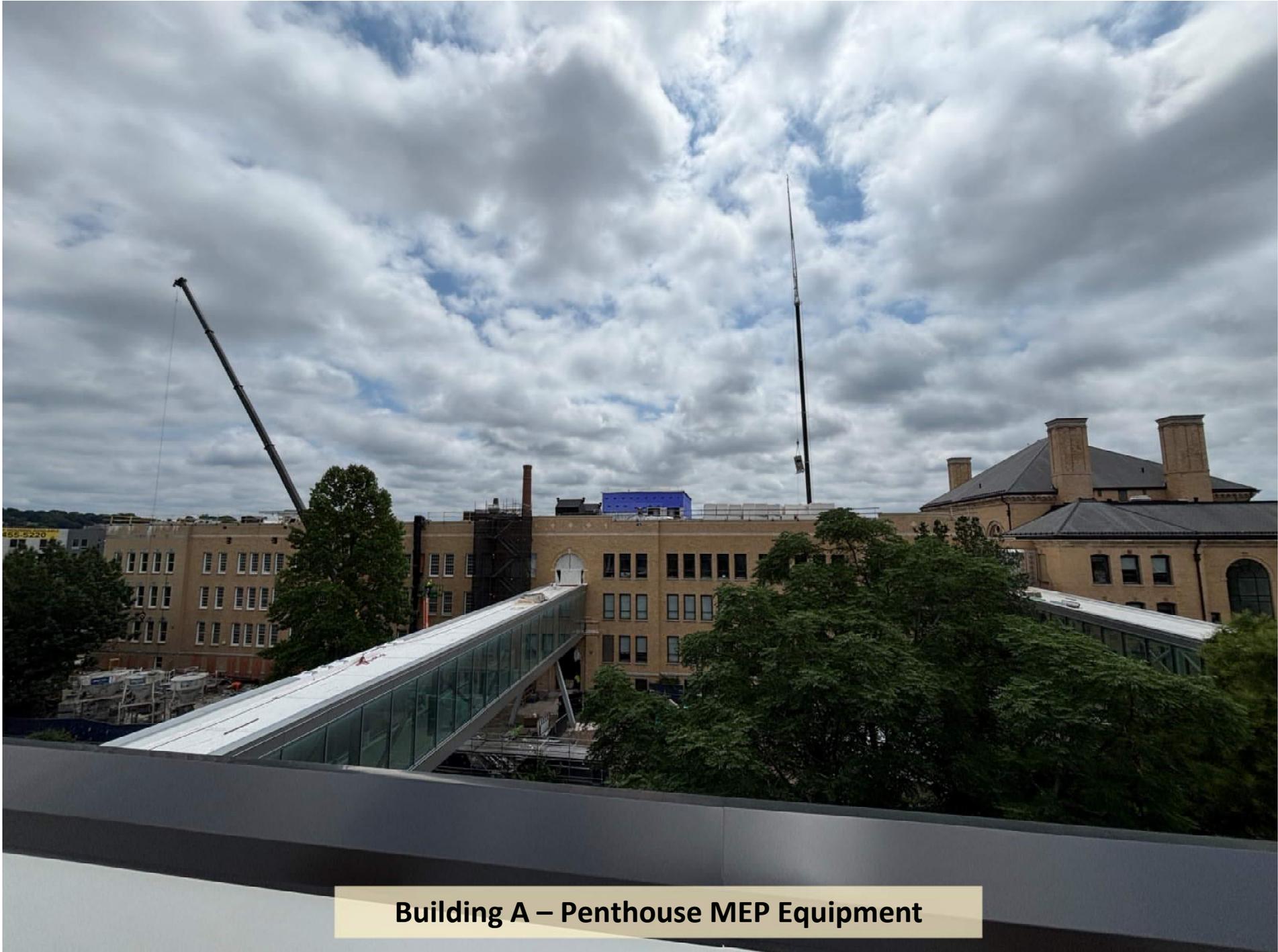
Building A – Corridors



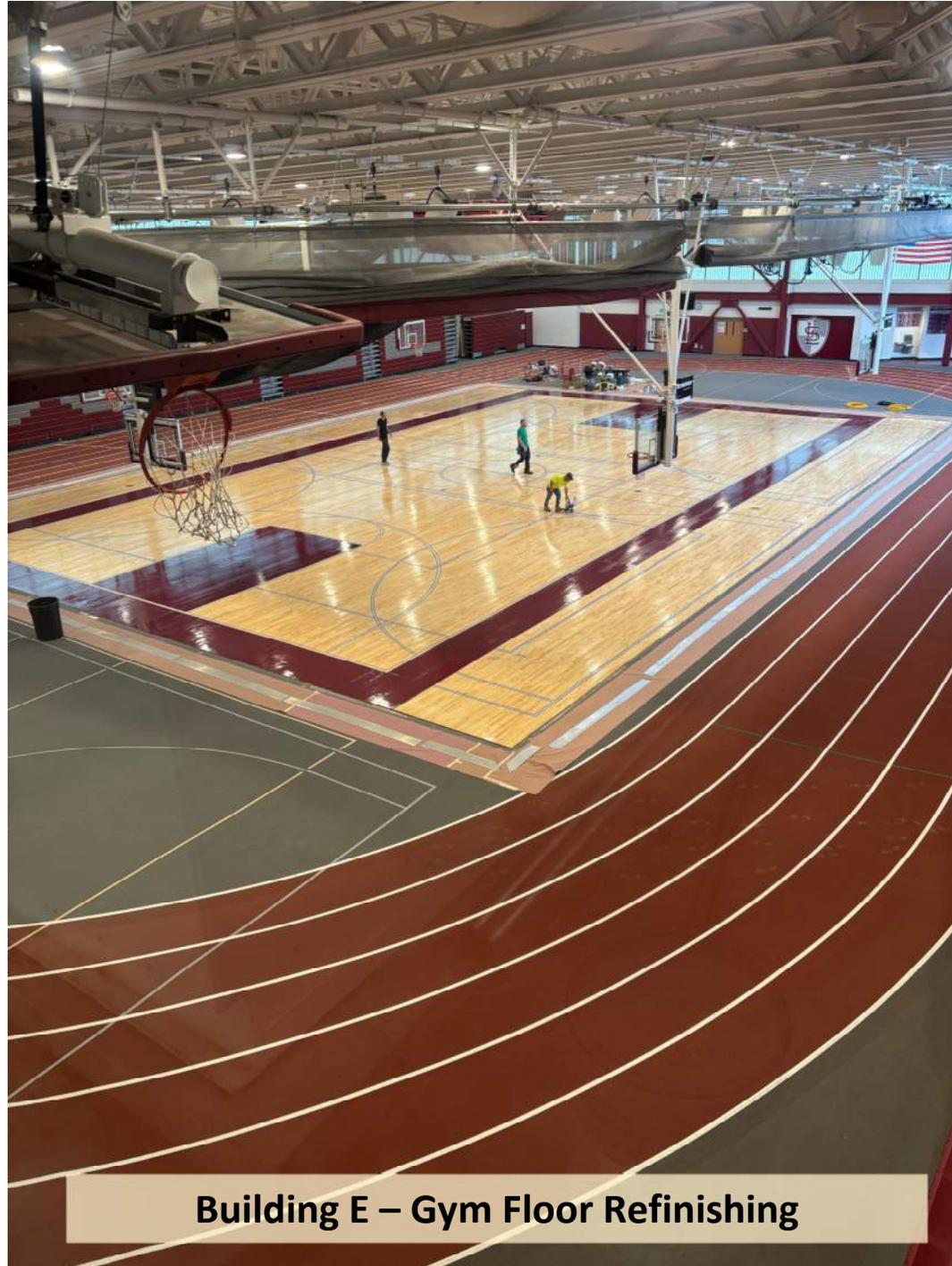
Building A – Stair U Installation



Building C – Exterior Work



Building A – Penthouse MEP Equipment



Building E – Gym Floor Refinishing

SBC Questions

- Citizen Questions
 - Location of the Creegan Memorial Stone (formerly located near exterior of pool/transformers and/or Rededication
 - Updates to City website with recent agendas, meeting minutes and meeting dates (past & future)
- Designer Questions
 - Why does the addition on the French Street to the 1922 Building not have window grilles/grates to match entire 1922 Building, it looks like they are missing and/or the design does not flow?
 - Why is the design for the new foundation drain around the 1922 Building and Coburn Hall not completed yet?
- Construction Questions
 - Will floors 1, 2 and 3 be completed in Phase III in the 1922 Building by August 2025? If not, why? I understand the basement will not be completed.
 - Why is the new foundation drain not constructed yet to protect the ongoing new construction being completed in the basements? Why was this not completed first?

SBC Questions

- Closeout (Punchlists, Warranties, O&M manuals, Maintenance Schedules and As-Builts) Questions
 - Punchlists
 - Please provide the most current remaining punchlist item for each of the first 3 Phases
 - Warranties
 - Please provide an explanation of how all warranties (equipment, materials, workmanship) are being organized, filed and logged for future handover to the city's facilities department?
 - Please confirm this will be both hard copies and searchable pdfs by Phase, Type of equipment (HVAC, etc....) and/or Building(s)
 - Will this be provide in a format easily incorporate into the new facilities maintenance software the city is investigating?
 - O&M Manuals
 - Please provide an explanation of how all O&M manuals (equipment, materials, installer) are being organized, filed and logged for future handover to the city's facilities department?
 - Please confirm this will be both hard copies and searchable pdfs by Phase, Type of equipment (HVAC, etc....) and/or Building(s)
 - Will this be provide in a format easily incorporate into the new facilities maintenance software the city is investigating?
 - Maintenance Schedules
 - Please provide an explanation of how all Maintenance Schedules (equipment, materials, installer) are being organized, filed and logged for future handover to the city's facilities department?
 - Please confirm this will be both hard copies and searchable pdfs by Phase, Type of equipment (HVAC, etc....) and/or Building(s)
 - Will this be provide in a format easily incorporate into the new facilities maintenance software the city is investigating?
 - As-Builts
 - Please provide an explanation of how all As-Builts (including bulletins, change orders, client directives, etc....) are being organized, filed and logged for future handover to the city's facilities department?
 - Please confirm this will be both hard copies and searchable pdfs by Phase, Type of equipment (HVAC, etc....) and/or Building(s)
 - Will this be provide in a format easily incorporate into the new facilities maintenance software the city is investigating?

Punchlist Update: (see attached log)

Phase 1: (4) open items

Phase 2: (56) open items

Total: (60) open items

All (60) items will be complete by the end of this summer

#	Title	Description	Assignee Company	Location	Status
3600	Phase 1 Observation #568: FR - TLA - 04 - 4 (Bike Racks Not Embedded)	Item #4.4: Bike racks in cobbles are very wobbly. Per submittal 129300-04.0 and detail 4/L-5.3 we noted that these bike racks were to be embedded into the foundation because of this. These bike racks are surface mounted.	Emanouil, Inc. (TYNGSBORO)	Phase 1>Exterior	Work Required
4371	Missing Hardware @ Opening C1014 (Cylinder & Core @ Removable Mullion)		New England Finish Systems LLC (SALEM)	Phase 1>Interior>Building E>Level 1>C1014 Strength	Work Required
623	Reinstall stair tread so it is tight to nosing		Capital Carpet & Flooring Specialists, Inc. (WILMINGTON)	Phase 1>Interior>Building E>Level 1>SF-100 Stair F	Work Required
972	Install Closure Panels on Fixed Bleachers	Interkal Items - Waiting on B/O of parts. Does not interfere with functionality or use.	National Equipment & Facility Solutions	Phase 1>Interior>Building E>Level 2>C2000 Gym	Work Required
4121	Window Trim Missing / Damage	CW cap missing	Costa Brothers Sunrise Erectors, Inc. (SUN575)	Phase 2	Work Required
3602	Phase 2 Observation #609: FR - PE - 104 - 4 (Roof Decking at North Canopy)	Item #4. Roof decking at front canopy is cut too short causing beam to be exposed. The proper deck orientation was not installed. The dimension do not reflect the dimensions on the reviewed shop drawings.	CANAM	Phase 2	Dispute
4368	FR - TLA - 12 - 11.2 (Fertilize All Plants)	Item #6: Contractor to fertilize all plants. See spec 32 93 10 section 3.5	Emanouil, Inc. (TYNGSBORO)	Phase 2	Work Required
3816	Install cobblestones at bike rack		Emanouil, Inc. (TYNGSBORO)	Phase 2	Work Required
3818	Install cobblestones at Arcand drive		Emanouil, Inc. (TYNGSBORO)	Phase 2	Work Required
3819	Install wood bench after sidewalk placement on arcand drive		Emanouil, Inc. (TYNGSBORO)	Phase 2	Work Required
3812	Install ornamental fence		Emanouil, Inc. (TYNGSBORO)	Phase 2	Work Required
3811	Install loose tables & chairs (at later date per owners request)	Won't install until fence is installed	Emanouil, Inc. (TYNGSBORO)	Phase 2	Work Required
1353	Complete anti-graffiti coating on Part E	Coating need where not originally done and on any block replaced, if any, since Suffolk generated its progress graphic in November 2022.	Homer Contracting, Inc. (HOM350)	Phase 2	Work Required
3633	Phase 2 Observation #1166: FR - PE - 160 - 19 (Damaged Ceiling Grid)	19. Fire protection on beam and damaged ACT grid observed in former loading bay room in Part F, level 4.	K & K Acoustical Ceilings, Inc. (KKK440) K & K Acoustical Ceilings, Inc. (KKK440)	Phase 2	Work Required
3652	Phase 2 Observation #1268: FR - SGH - 9 - 9.2(Exterior sealant Joint Weeps)	9.2.)3 June 2024: LGI installed the majority of the Part C, west elevation window systems and we noted the sill exterior sealant joint weeps are not provided type: s (Photo 11). Suffolk/LGI to provide weeps at the sill exterior sealant joint per Loca CDs Detail 1/A-636.	Lizotte Glass, Inc. (HOLYOKE)	Phase 2	Work Required
4304	Clean stain from paving at quad		Marguerite Concrete, Inc. (HOPEDALE)	Phase 2	Work Required

#	Title	Description	Assignee Company	Location	Status
3813	Remove temp sidewalk at phase 1 & install remaining section of sidewalk		Marguerite Concrete, Inc. (HOPEDALE)	Phase 2	Work Required
3603	Phase 2 Observation #677: FR - PE - 115 - 6 (Protection of Exposed Concrete Floors)	6. Curing covers were left in place on the north side of Part F level 1. Note that curing covers do not provide adequate protection for the exposed concrete floors. Slabs shall be protected as outlined in specification 033000 (or equal) for exposed to view concrete. see arch report 212	Marguerite Concrete, Inc. (HOPEDALE)	Phase 2	More Info Needed
4510	Temp sign B1024	Temp core sign. Need final sign installed with phase 3	Metro Sign and Awning (TEWKSBURY)	Phase 2	Work Required
4512	Door function issue @ Med Prep	While on site for punch list on 7/9/2025, staff notified CT that the door is difficult to close and noticed resistance, especially during cold weather. It is unclear to me if there is an issue with the latch/hardware or something about the door installation.	New England Finish Systems LLC (SALEM)	Phase 2	Work Required
4120	Window Frame Dirty	SCCI Note: Need to paint panel. Fireproofing cannot be removed anymore.	Select Demo Services LLC (SALEM-2)	Phase 2	Work Required
3601	Phase 2 Observation #584: FR - PE - 094 - 11 (Tree Protection at Lucy Larcom Park)	Item #11: Trees need to be protected. Note that city's review of the tree protection plan is still pending.	Suffolk Construction	Phase 2	Dispute
4115	Insulation Missing / Damage		Sunrise Erectors, Inc. (SUN575)	Phase 2	More Info Needed
4116	Window Incorrect - FRESHMAN ACADEMY - NORTH ELEVATION.	Make cap straight	Sunrise Erectors, Inc. (SUN575)	Phase 2	More Info Needed
3820	Install expansion joint at quad canopy		Sunrise Erectors, Inc. (SUN575) Greenwood	Phase 2	Work Required
3832	Complete caulking at C-west exterior (expansion joints & windows after snap cover install)	SCCI NOTE: Pending Lizotte install.	The Waterproofing Company	Phase 2	Work Required
3615	Phase 2 Observation #866: FR - SGH - Site Visit 5 - 5.12 (Building Expansion Joints and Material Transitions)	We discussed the intended detailing at the building expansion joints between the Part F Main Entry north elevation and Part D west elevation (Photos 18 and 19). Nystrom, Inc. (Nystrom) submitted both elastomeric and compression seal type expansion joint systems (Submittal No. 079513.16-1.1, stamped "Approved as Noted" by PE); however, it is unclear where each system is intended for use and how they will integrate with the adjacent wall, roof, and fenestration air, vapor, and water barriers. We recommend Suffolk submit coordinated shop drawing details for these transitions for review and approval by the design team.	The Waterproofing Company (BOSTON 2)	Phase 2	Need Pictures
4288	Caulk Gaps 1/2" or Smaller Between Stair Stringer and Wall - Stair C (ALL LEVELS)		The Waterproofing Company (BOSTON 2)	Phase 2	Not Accepted
4072	Exterior Punch	Expansion joint cover missing	The Waterproofing Company (BOSTON 2)	Phase 2	Work Required
3833	Cut brick header at CW-22 (stair L). Tie in waterproofing. Install metal panel	SCCI NOTE: Costa to finish 7/14-7/15, TWC to follow finish by end of week.	The Waterproofing Company (BOSTON 2) Sunrise Erectors, Inc. (SUN575) Costa Brothers Masonry, Inc (FAIRHAVEN)	Phase 2	Work Required
3696	Observation #1338: FR - PE - 181 - 20 (Cane Detection Required at Sprinkler Connection, Stair L))	Item #20: At Stair L, cane detection required at sprinkler connection.	United	Phase 2	Work Required
3669	Observation #794: FR-PE-130-29 (Guardrail Baluster Extensions and/or Plate Installation Required)	29. Guardrail baluster extensions and/or plate installation on the outside of the stringer is required per previous discussions. Install vertical material to match sill. Align face if final stringer configuration. Issue was discussed with Pat/Suffolk while on site.	United Steel, Inc. (EAST HARTFORD)	Phase 2	Dispute

#	Title	Description	Assignee Company	Location	Status
4096	Masonry Material Damage - Missing device	PE Note: The device is still not installed. Keep punch list item open. If Suffolk confirms that no device is going to be installed by the school, the hole should be repaired.	Wayne J. Griffin Electric, Inc. (GRI100)	Phase 2	Not Accepted
4345	Mount SRO gun locker	Owner provided gun locker needs to be installed. Locker is currently stored on the floor of the closet for now.		Phase 2>Interior>Building C>Level 1>B1010	Dispute
3798	Concrete floor to be sealed and cleaned	Please note this is the small Elec room	Liberty Construction	Phase 2>Interior>Building C>Level 2>B2003	Work Required
4131	Missing room sign	Items for B1400A	Metro Sign and Awning (TEWKSBURY)	Phase 2>Interior>Building D>Level 1	Work Required
3926	Final floor finish needs to be installed		Pavilion Floors	Phase 2>Interior>Building D>Level 1>B1302	Not Accepted
2590	Adjust drop bottom to engage floor	PE note: Door bottom might drop but it is not tight to floor for full width of door. Flooring seems to be sloped. Options?	New England Finish Systems LLC (SALEM) New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building D>Level 2>B2214	Work Required
2560	Adjust drop bottom to engage floor	PE note: Door bottom might drop but it is not tight to floor for full width of door. Flooring seems to be sloped. Options?	New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building D>Level 2>B2215	Work Required
2687	Adjust drop bottom to engage floor	PE note: Door bottom might drop but it is not tight to floor for full width of door. Flooring seems to be sloped. Options?	New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building D>Level 2>B2216	Work Required
2671	Adjust drop bottom to engage floor	PE note: Door bottom might drop but it is not tight to floor for full width of door. Flooring seems to be sloped. Options?	New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building D>Level 2>B2218A	Work Required
2855	Repair door, remove film adjust drop bottom	Adjust door drop bottom and clean door. Remove protective film, and repair scratches	Liberty Builds (BRAINTREE)	Phase 2>Interior>Building D>Level 2>D2103	Work Required
3327	Missing walls shaft and wall diffuser at corner	Coordinate with existing conditions, including but not limited to ceiling and casework items with corresponding finishes.	Harold Brothers Mechanical Contractors, Inc (WEYMOUTH)	Phase 2>Interior>Building D>Level 3>B3028	Dispute
3736	Missing hardware		New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building D>Level 3>B3112	Work Required
3022	Adjust ceiling tiles, clean fingerprints and repair		K & K Acoustical Ceilings, Inc. (KKK440) K & K Acoustical Ceilings, Inc. (KKK440)	Phase 2>Interior>Building F>Level 1>D1011 Robotics	Need Pictures
3948	Final floor finish needs to be installed		Pavilion Floors	Phase 2>Interior>Building F>Level 1>D1100 Entry Vestibule	Not Accepted
3958	Clean wall tile			Phase 2>Interior>Building F>Level 2>D2100 Corridor	Work Required

#	Title	Description	Assignee Company	Location	Status
2883	Adjust drop bottom to engage floor	PE note: Door sweep not fully engaged with floor. Needs to drop more on latch side	New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building F>Level 2>D2107 FA Prin Off	Work Required
2894	Door gets hung up on upper latch side	PE Note: Can door sweep be adjusted so goes all the way down? Seems to drop early and drag across floor	New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building F>Level 2>D2107 FA Prin Off	Work Required
2892	Adjust radiant panel		Harold Brothers Mechanical Contractors, Inc (WEYMOUTH)	Phase 2>Interior>Building F>Level 2>D2109 Guid	Need Pictures
2888	Adjust drop bottom to engage floor	PE note: Door sweep not fully dropping , door not latch on its own	New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building F>Level 2>D2109 Guid	Work Required
4370	Missing Hardware @ Opening SA-200 (Cylinder & Core @ Removable Mullion)		New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building F>Level 2>SA-200 Stair A	Work Required
2379	Repair damages to ceiling grid		K & K Acoustical Ceilings, Inc. (KKK440)	Phase 2>Interior>Building F>Level 3>D3010 English	Not Accepted
2572	Repair door damage at stair b exit from level 3		New England Finish Systems LLC (SALEM) New England Finish Systems LLC (SALEM) JMK Door Solutions, Inc. (BOXBOROUGH)	Phase 2>Interior>Building F>Level 3>D3200 Corridor	Work Required
4060	Prep CW bolts as discussed with FBRA		Sunrise Erectors, Inc. (SUN575)	Phase 2>Interior>Building F>Level 4>SA-400 - Stair A	Not Accepted
1960	Adjust ceiling tiles adjacent to radiant panel		K & K Acoustical Ceilings, Inc. (KKK440)	Phase 2>Interior>Building F>Level 5>D5004 - ELL	Need Pictures
4340	finish on radiate panel flaking off		Harold Brothers Mechanical Contractors, Inc (FALL RIVER)	Phase 2>Interior>Building F>Level 5>D5018 - SS	Need Pictures
4047	Final clean entire stair from five to roof		Select Demo Services LLC (SALEM-2)	Phase 2>Interior>Building F>Level 5>SA-500 - Stair A	Dispute
4344	Repair wall damage & replace wall base @ balcony wall	Damaged unpainted exposed gyp observed under the wood panels in the hallway. There should be no exposed gyp. Wall base should have extended to the underside of the wood paneling. This observation was shared with Aaron F while on site.	Capital Carpet & Flooring Specialists, Inc. (WILMINGTON) New England Finish Systems	Phase 3>Interior>Building C>Level 2>B2103 - Corridor	Work Required
4150	Missing ceiling component		Liberty Builds (BRAintree)	Phase 3>Interior>Building C>Level 3>B3002 - Books	Dispute

Part 3: 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
(1019 workers & 225,243 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
is at 5.2% of all workers
(151 workers & 42,693 hours)
Project Goal: 6.9%

**Total Construction Lowell
Resident**
9.18% of all workers
(156 workers & 77,032 hours)

Part 4: **Budget**

Budget Summary – June 2025

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$321,483,835
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$12,521,267
<i>Construction Contingency</i>	\$4,928,916
<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: \$369,770,439 Invoiced to Date: \$284,630,737</p> <p>MSBA Reimbursement to Date: \$178,332,189 ProPay #41 \$25,999,058 payment request pending with MSBA</p>	<p>Construction Contingency Budget Amount: \$21,202,474 35 Change Orders to Date: \$16,273,558 Remaining: \$4,928,916 Pending Change Requests: \$6,408,143</p> <p>-----</p> <p><u>Breakdown of Change Orders to Date</u></p> <table border="0"> <tr> <td>Structural</td> <td>\$2,101,456</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>\$3,159,931</td> </tr> <tr> <td>Other Trades</td> <td><u>\$9,639,155</u></td> </tr> <tr> <td>TOTAL thru CO34</td> <td>\$ 16,273,558</td> </tr> </table>	Structural	\$2,101,456	Site	\$1,263,278	Utilities	\$109,736	Mech/Elec/Plumbing	\$3,159,931	Other Trades	<u>\$9,639,155</u>	TOTAL thru CO34	\$ 16,273,558	<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	\$2,101,456													
Site	\$1,263,278													
Utilities	\$109,736													
Mech/Elec/Plumbing	\$3,159,931													
Other Trades	<u>\$9,639,155</u>													
TOTAL thru CO34	\$ 16,273,558													

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	June, 2025	Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
Feasibility Study Agreement									
Feasibility Study Agreement Subtotal		\$2,600,000	\$ 2,600,000.00	\$ 2,588,894.00	\$ -	\$ 2,583,341.00	\$ 2,583,341.06	99.36%	\$ 5,553
Administration									
Legal Fees	0101-0000	\$0	\$ -	\$ -					
Owner's Project Manager									
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ 8,910,010.00	\$ 110,090.00	\$ 7,646,971	\$ 7,536,881	85.82%	\$ 1,263,039
Architecture and Engineering									
Basic Services									
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ 25,245,782.00	\$ 115,178.00	\$ 22,693,798.32	\$ 22,578,620.32	89.89%	\$ 2,551,984
Reimbursable Services									
Architectural/Engineering Subtotal		\$1,389,290	\$ 1,389,290.00	\$ 1,283,162.00	\$ 9,900.00	\$ 1,246,650.17	\$ 1,236,750.17	89.73%	\$ 36,512
Construction Costs - SUFFOLK		90% CD Budget							
Preconstruction		\$800,000	\$ 800,000.00	\$ 800,000.00	\$ -	\$ 797,180.00	\$ 797,180.00	99.65%	\$ 2,820
Construction Base Budget		\$305,210,277	\$ 305,210,277.00	\$ 305,210,277.42	\$ 5,799,350.00	\$ 240,492,330.62	\$ 234,692,980.62	78.80%	\$ 64,717,947
Change Order to Date Total			\$ -	\$ 16,273,556.00	\$ 115,285	\$ 13,594,167.98	\$ 13,478,882.98	0.00%	\$ 2,679,388
Total Construction Budget		\$305,210,277	\$ 305,210,277.00	\$ 321,483,833.42	\$ 5,914,635.00	\$ 254,086,498.60	\$ 248,171,863.60	79%	\$ 67,393,960
Retainage	0502-9900		\$ -		\$ 295,732	\$ 10,490,377.36	\$ 10,194,645.36	0.00%	
Amount Paid to Contractor		\$270,444,856		\$ 321,483,833.42	\$ 5,618,903.00	\$ 243,596,121.24	\$ 237,977,218.24	78.80%	\$ 67,393,960
Miscellaneous Project Costs									
Misc. Project Costs Subtotal		\$2,090,912	\$ 2,286,257.00	\$ 1,656,090.00	\$ 9,839.00	\$ 1,352,096.48	\$ 1,342,257.48	64.67%	\$ 303,994
Furnishings and Equipment									
FF&E Subtotal		\$10,934,775	\$ 12,521,267.00	\$ 7,802,668.47	\$ -	\$ 4,714,579.00	\$ 4,714,579.00	43.12%	\$ 3,088,089
					\$ -		\$ -		
Total Project Budget		\$357,181,046	\$ 358,962,883.00	\$ 369,770,439.89	\$ 6,159,642.00	\$ 295,121,114.57	\$ 288,961,472.63	82.63%	\$ 74,645,950
				Remaining Contingencies					
Construction Contingency	0507-0000	\$22,733,370.00	\$ 21,202,474.00	\$4,928,918.00					
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			\$ 284,630,737.21	INVOICED NET (less retainage)		

Part 5: Attachments



Lowell High School Project – Weekly OAC Meeting

SBC Summary – June 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

- Suffolk continues focus on PPE with trades.
- Skanska requested area under masonry worked be taped off for no access.

Schedule

- Suffolk issued a response to Skanska comments on proposed language for 12 month schedule extension; Skanska and Perkins Eastman are meeting with Suffolk on Thu 7/11 to discuss schedule extension details as well as specific language of schedule contractual extension.
- Schedule Update #56 has been returned to Suffolk for further updates explaining revisions to activities.
- Saturday work in 1980’s Building on 7/12 will be drywallers, ceiling crew, electricians and site work.

Logistics

- Jim D touring Rep. Hong through project on Fri 7/11 at 1:30pm.
- Week of 8/4 will have Fire Alarm testing tying in 1980’s building which will be loud for LHS administration in building.
- Kirk Street will be closed on 7/14 for a crane work on 1922 building.
- 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. Perkins Eastman is issuing proposal for additional costs. Once that is approved design revisions will start. Perkins held additional meeting with VHB and City yesterday to clarify scope.
- Quad canopy fencing shipping date is still holding July 21st per the factory.
- Stairs J, K and L in 1980’s building schedule extends to late August just before occupancy.
- Project Team meeting with MSBA on 7/15 for initial discussion on the high school adding 3 Ch. 74 vocational programs. This will likely require discussions and submissions with MSBA and DESE as all programming for the high school project is already approved with both MSBA and DESE. Changing programming with MSBA and DESE mid-Project can be complicated.

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 require \$39,850,848 in additional budget.

Change Orders

- Change Order #35 is signed and #36 is being drafted.

Utilities & Permitting

Utilities –

- 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 by Suffolk that fits with Suffolk work.

QA/QC, Inspections & Commissioning

QA/QC

- Skanska has asked Perkins Eastman to address 6” gas line at French St end of 1922 Building that is designed to run up the side of the building and is unsightly.
- Law Dept. issued letter to Suffolk on incorrect gym stair treads that were to be replaced in July 2023. Suffolk states install week of July 21.
- 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. Assa Abloy is Perkins Eastman’s hardware selection consultant as well as the specified manufacturer “basis of design” for hardware for the project as well as the manufacturer selected at bid by Suffolk. 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 Tim French in Law Dept. to issue letters to Perkins and Suffolk in regard to Assa Abloy poor performance.
- Card reader issues, Suffolk has it down to 4 door card readers not working from 12 two weeks ago.
- Gym floor refinishing started week of 6/30 and is proceeding well. New line locations and design were reviewed with Scott Oullette in person yesterday 7/10.

Furniture Fixtures & Equipment – Move Coordination

FFE

- FFE delivery and installation started Monday 7/7.

Move Management

- Preliminary moves for this Summer are complete. Additional moves starting up next week.

Field Bulletins and Change Management

Upcoming Bulletins

- Bulletin still in design for foundation drains along 1922 Building canal side and 1892 canal side. Perkins Eastman spoke with Lowell Wastewater yesterday regarding where the drains can feed to. The easiest and least expensive option is to feed to a combined sewer line in Lucy Larcom Park but that is not permissible. Other options are to add a pump to feed to a stormwater line in Lucy Larcom that is at a higher elevation or to avoid the pump the line would need to run to a manhole down French St. In the same discussion Wastewater was suggesting that the LHS Project may want to redesign 1922/1892 stormwater lines from what was previously approved in order to separate the stormwater from combined sewer lines. Implementing these changes to previously approved connections will need to be discussed further with the City.
- Bulletin issuing locating graduating class stones and Colleen Creegan memorial stone.
- 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.

Potential Change Orders

- 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. Suffolk provided rough outline of costs on 5/9, and detailed breakdown was received end of week 5/26. Skanska formally responded to Suffolk on 6/6. Skanska met with Suffolk 6/10 and 6/12 to reconcile their proposal which was \$8.4M off from Skanska proposed reconciliation of \$8.1M. Two meetings made little to no progress. Meetings on 6/17 and 6/18 were much better with difference down to \$2.7M with Skanska proposal at \$10.4M and Suffolk at \$13.1M. More work to be done. Subcontractors were reviewed with carrying cost for negotiation lowered from \$8.9M original to \$5.9M.

Invoicing & MSBA Reimbursement

ProPay (reimbursement request to MSBA)

- ProPay 41 has been signed and delivered to MSBA to issue payment in the amount of \$25,999,058.

Monthly Invoices

- June req is approved and June Invoice package will be sent to the City on Monday 7/14.

SBC

School Building Committee (SBC) -

- Next meeting is July 17 at 6:00pm. Project Team will address questions emailed by John Haley on 6/26. Project team reminded to include punchlists in SBC presentation.

Other

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Contracts Summary		
Suffolk Original Contract Precon: \$800,000 GMP Amount: \$305,210,277 # Change Orders: 35 Change Order Total: \$16,273,558 Total Contract Amount: \$321,483,835 Invoiced to Date: \$243,596,121	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: \$25,837,780	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: \$8,202,499

Budget Updated through June 2025