



School Building Committee Meeting

Meeting Agenda

Date: October 23, 2025

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

- I.** City - Accept Minutes of September 18, 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
 - b. MSBA Budget Revision Request 3 (BRR 3) Vote
- 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

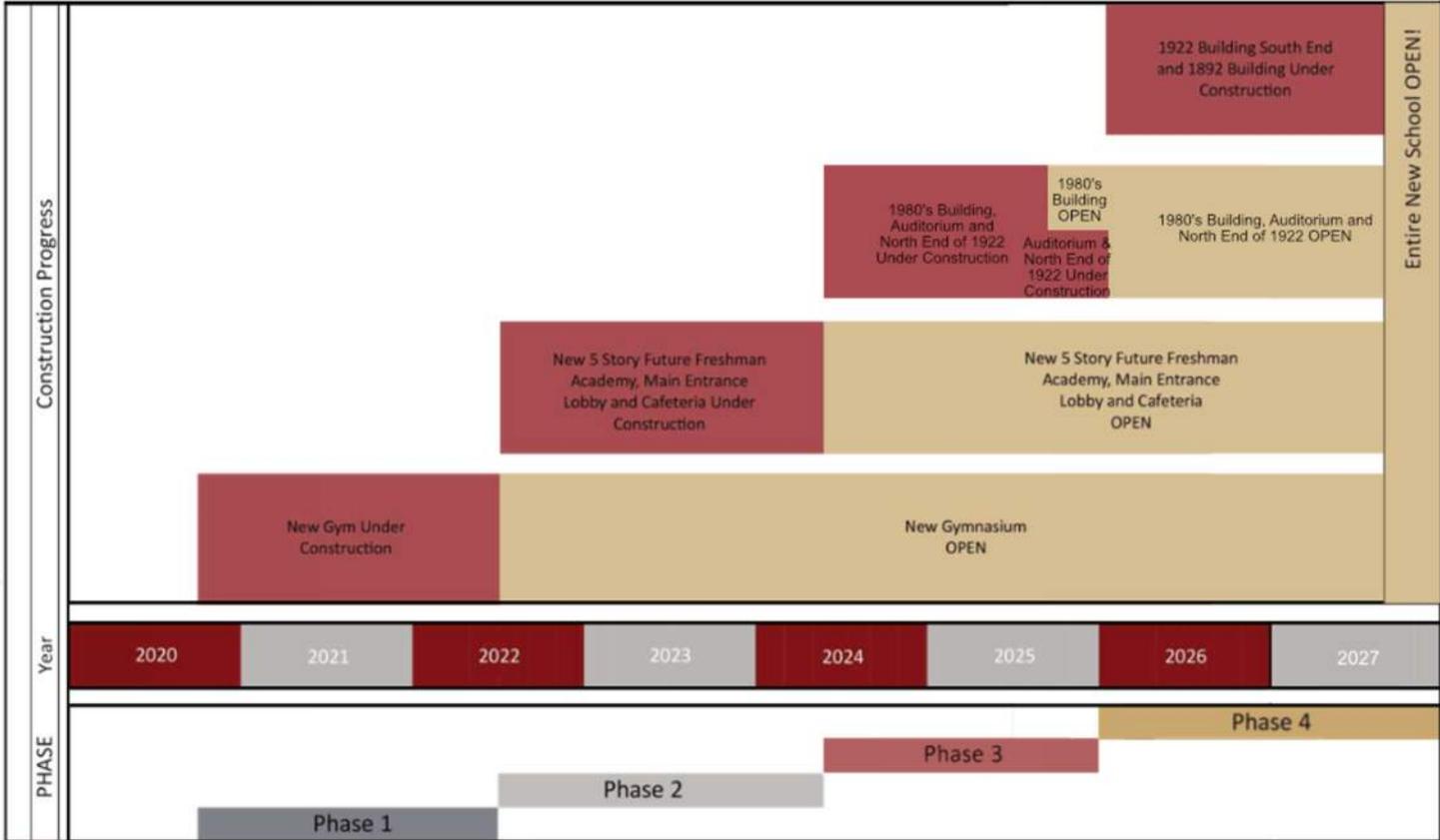
SUFFOLK
Construction Manager

**PERKINS —
EASTMAN**
Architect

Part 1: Construction Presentation

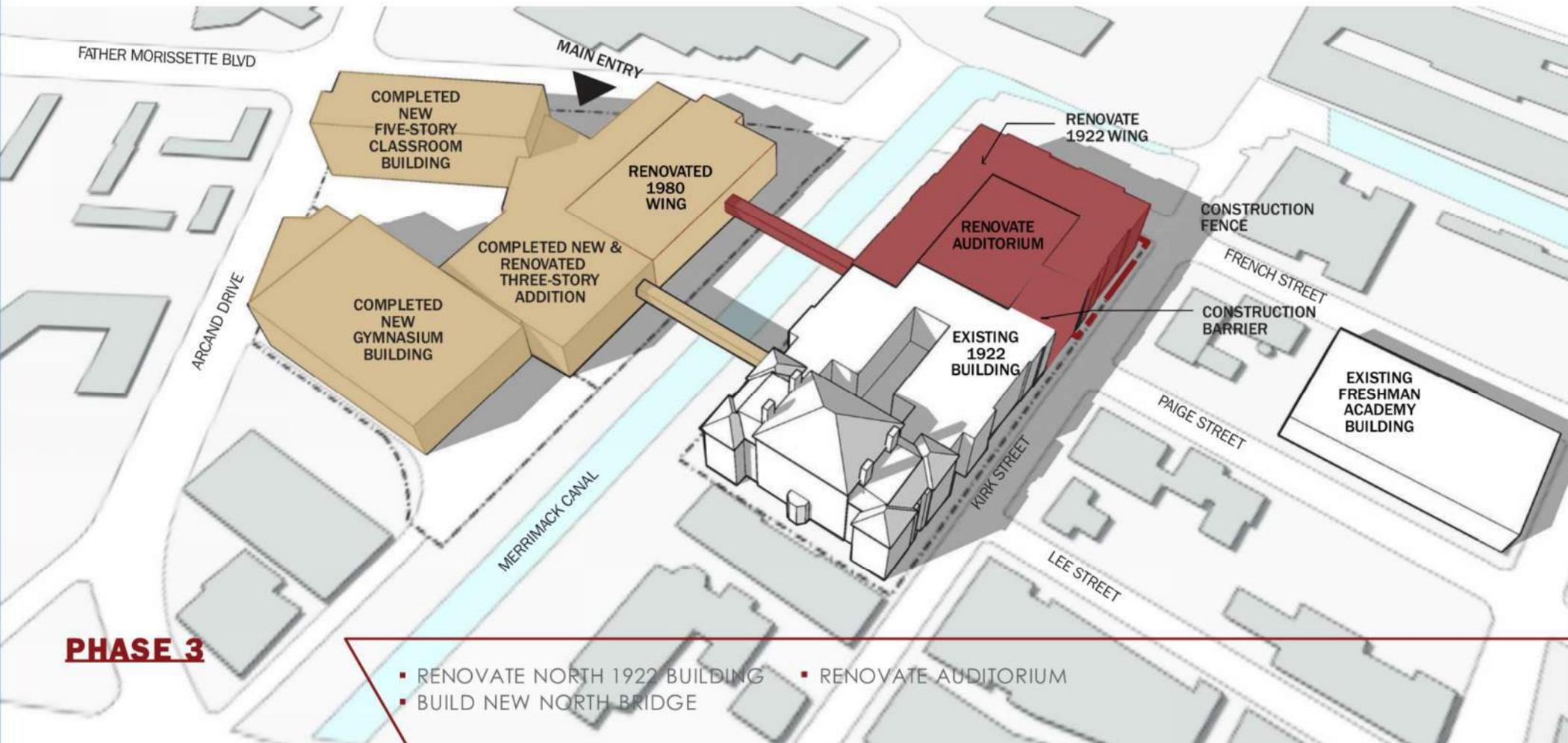
LOOKING FORWARD

LHS Project - Timeline



PHASING PLAN

FALL '25

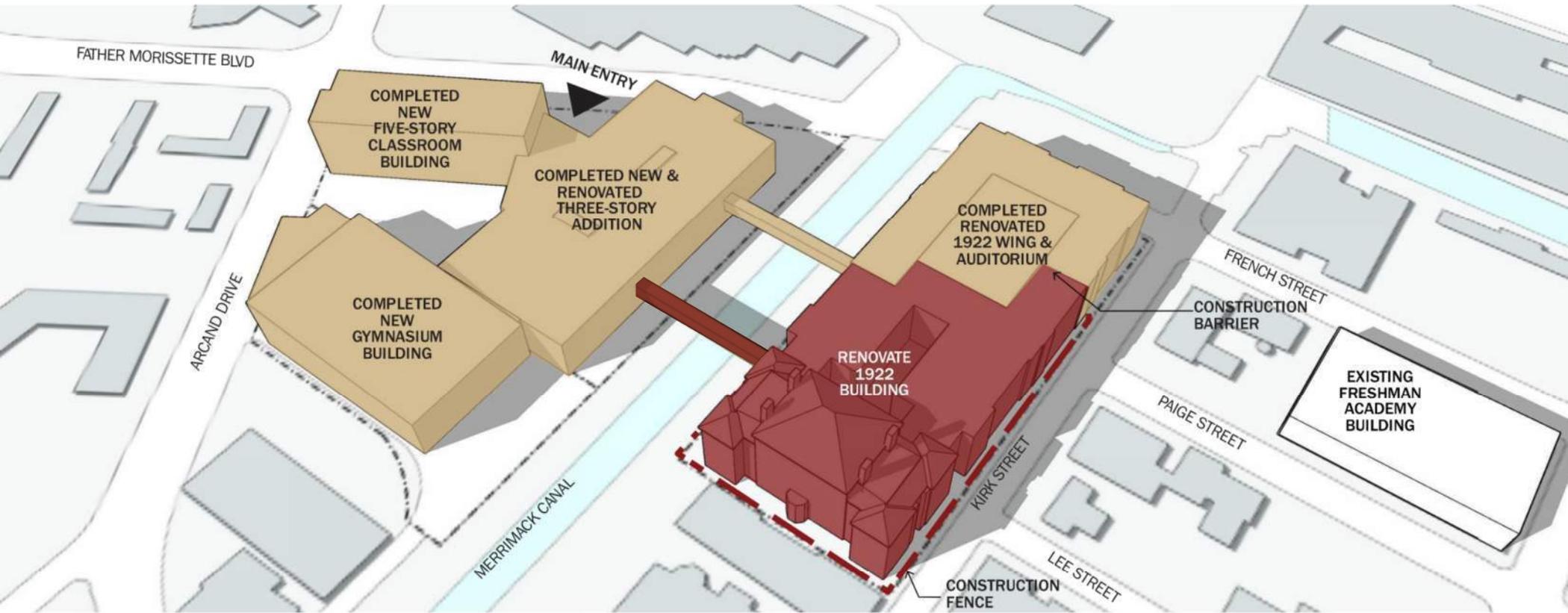


PHASE 3

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

PHASING PLAN

JANUARY '26 - SUMMER '27

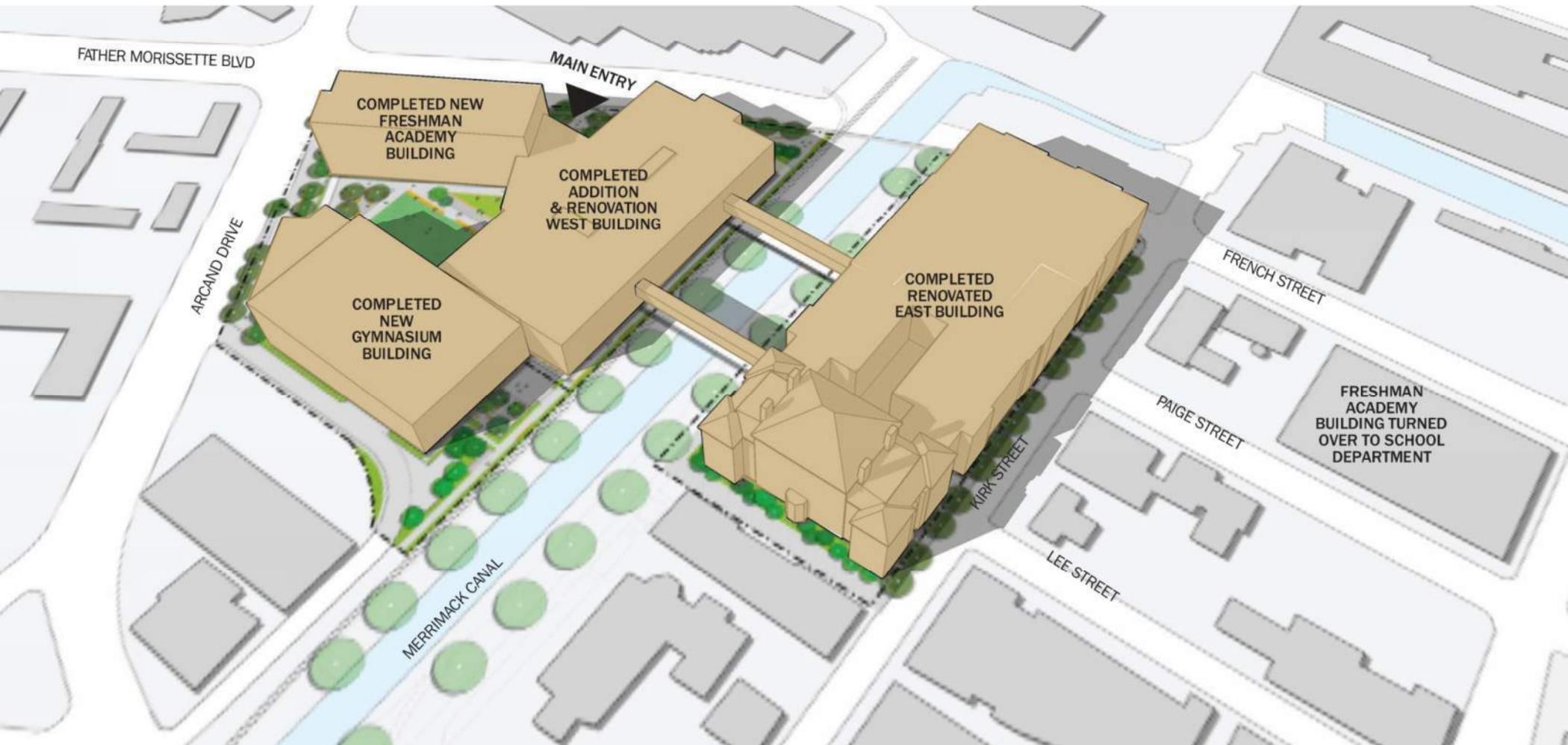


PHASE 4

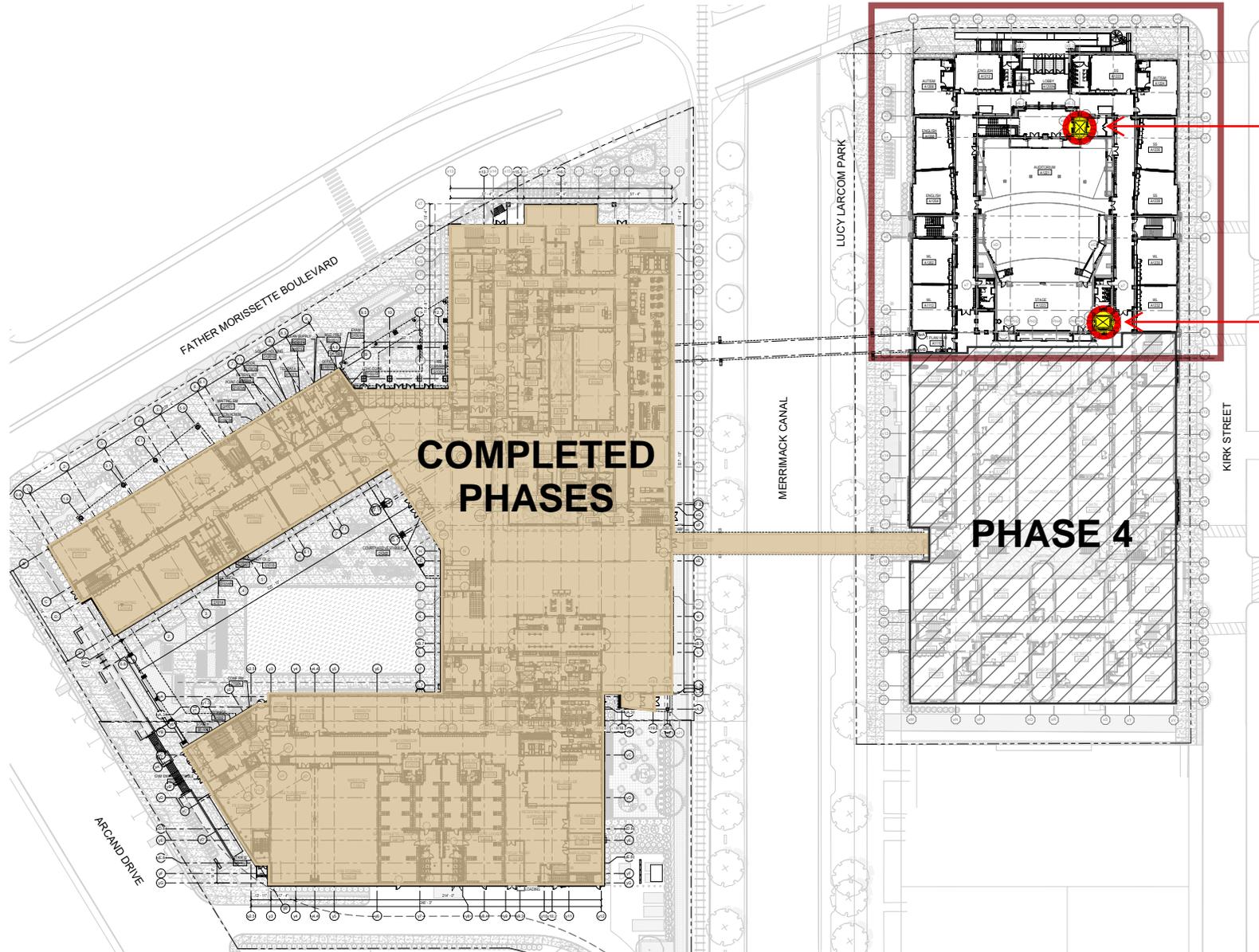
- RENOVATE REMAINDER OF 1922 + 1892 BUILDING

PHASING PLAN

FALL '27



PHASE 3 BUILDING A



NEW PASSENGER
ELEVATOR

NEW PASSENGER
ELEVATOR

BUILDING A
NEW ELEVATORS



BUILDING A
AUDITORIUM PROGRESS

BUILDING A
CORRIDOR PROGRESS





BUILDING A
CLASSROOM PROGRESS



BUILDING A
EXTERIOR ENTRY RAMP & STAIR PROGRESS



PHASE 1 & PHASE 2

PUNCHLIST OVERVIEW:

PHASE 1 OPEN ITEMS = 2

PHASE 2 OPEN ITEMS = 4

TOTAL OPEN ITEMS = 6

#	Title	Assignee Company	Location	Notes
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	Material received week of 10/17. SCCI/Capital coordinating stair tread replacement around school activity (off hours)
972	Install Closure Panels on Fixed Bleachers	National Equipment & Facility Solutions	Phase 1>Interior>Building E>Level 2>C2000 Gym	Manufacturer confirmed ship date of 10/30 - one week transit. Install will be coordinated around gym activity (off hours) in November.
3798	Concrete floor to be sealed and cleaned (Small Elect Room)	Liberty Construction	Phase 2>Interior>Building C>Level 2>B2003	Installation of expansion joint to occur off hours (no impact to school)
3948	Final floor finish needs to be installed	Pavilion Floors	Phase 2>Interior>Building F>Level 1>D1100 Entry Vestibule	Replacement panel reordered in the summer w/ 14wk lead time. Scheduled to arrive first week of December for immediate install (tracking 12/8 delivery)
4072	Exterior Punch	The Waterproofing Company (BOSTON 2)	South Bridge	Scheduled Saturday 10/25
4140	Close gap to the elements	The Waterproofing Company (BOSTON 2) Sunrise Erectors, Inc. (SUN575)	Phase 2>Interior>Building D>Level 2	Work ongoing week of 10/24 off hours - complete by 10/25

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**
26.9% of workers
(1069 workers @ 249,953 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
5.2% of workers
(160 workers @ 48,078 hours)
Project Goal: 6.9%

**Total Construction Lowell
Resident**
8.86% of workers
(160 workers @ 82,341 hours)

**updated October 20, 2025*

Part 3: **Budget**

Budget Summary – September 2025

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$324,114,701
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$12,521,267
<i>Construction Contingency</i>	\$2,298,051
<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: \$372,480,250 Invoiced to Date: \$303,242,699</p> <p>MSBA Reimbursement to Date: \$200,345,449</p> <p>Rejected Potential Claims \$678,400 (not included in pending changes)</p>	<p>Construction Contingency Budget Amount: \$21,202,474 39 Change Orders to Date: \$18,904,423 Remaining: \$2,298,051 Pending Change Requests: \$7,834,327</p> <p>-----</p> <p><u>Breakdown of Change Orders to Date</u></p> <table> <tr> <td>Structural</td> <td>\$2,591,448</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>\$3,746,130</td> </tr> <tr> <td>Other Trades</td> <td><u>\$11,174,885</u></td> </tr> <tr> <td>TOTAL thru CO37</td> <td>\$ 18,904,423</td> </tr> </table>	Structural	\$2,591,448	Site	\$1,309,217	Utilities	\$109,736	Mech/Elec/Plumbing	\$3,746,130	Other Trades	<u>\$11,174,885</u>	TOTAL thru CO37	\$ 18,904,423	<p>Owner Contingency Budget Amount: \$2,052,815 Utilized to Date: \$394,271 Remaining: \$1,658,544</p> <p>Pending Change Requests: \$200,000</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	\$2,591,448													
Site	\$1,309,217													
Utilities	\$109,736													
Mech/Elec/Plumbing	\$3,746,130													
Other Trades	<u>\$11,174,885</u>													
TOTAL thru CO37	\$ 18,904,423													

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	August, 2025		September, 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												
Owner's Project Manager												
Administration Subtotal		\$8,910,010	\$ 8,910,010.00	\$ 8,910,010.00	\$ 105,320.00	\$ 99,108.00			\$ 7,956,919	\$ 7,857,811	89.30%	\$ 953,091
Architecture and Engineering												
Basic Services												
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ 25,245,782.00	\$ 115,181.00	\$ 115,181.00			\$ 23,039,341.32	\$ 22,924,160.32	91.26%	\$ 2,206,441
Reimbursable Services												
Architectural/Engineering Subtotal		\$1,389,290	\$ 1,389,290.00	\$ 1,315,485.00	\$ 37,247.00	\$ 19,895.00			\$ 1,314,991.17	\$ 1,295,096.17	94.65%	\$ 74,299
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	\$ 5,067,648.29	\$ 2,685,507.00			\$ 254,639,648.91	\$ 251,954,141.91	83.43%	\$ 50,570,629
Change Order to Date Total			\$ -	\$ 18,904,422.00	\$ 1,187,484	\$ 682,848			\$ 16,067,600.63	\$ 15,384,752.63	0.00%	\$ 2,836,821
Total Construction Budget		\$305,210,277	\$ 305,210,277.00	\$ 324,114,699.42	\$ 6,255,131.94	\$ 3,368,355.00			\$ 270,707,249.54	\$ 267,338,894.54	83%	\$ 53,404,075
Retainage	0502-9900		\$ -		\$ 312,756	\$ 168,417			\$ 11,059,122.36	\$ 10,890,705.36	0.00%	
Amount Paid to Contractor		\$270,444,856		\$ 324,114,699.42	\$ 5,942,375.94	\$ 3,199,938.00			\$ 259,648,127.18	\$ 256,448,189.18	83.43%	\$ 53,404,075
Miscellaneous Project Costs												
Misc. Project Costs Subtotal		\$2,090,912	\$ 2,286,257.00	\$ 1,658,172.00	\$ 16,308.00	\$ 30,026.00			\$ 1,576,023.48	\$ 1,545,997.48	75.37%	\$ 82,149
<i>Furnishings and Equipment</i>												
FF&E Subtotal		\$10,934,775	\$ 12,521,267.00	\$ 7,847,207.14	\$ 1,225,289.00	\$ 185,610.00			\$ 6,326,776.00	\$ 6,141,166.00	57.86%	\$ 1,520,431
		0			\$ -	\$ -				\$ -		
Total Project Budget		\$357,181,046	\$ 358,962,883.00	\$ 372,480,249.56	\$ 7,754,476.94	\$ 3,818,175.00			\$ 314,301,821.51	\$ 310,483,646.57	88.00%	\$ 58,248,858
				Remaining Contingencies								
Construction Contingency	0507-0000	\$22,733,370.00	\$ 21,202,474.00	\$2,298,052.00								
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						\$ 303,242,699.15	INVOICED NET (less retainage)		

TO: Director of Capital Planning
FROM: Liam Skinner, Supt. of Schools
Lowell Public Schools
Lowell High School Project
MSBA Project ID Number: 201401600505
DATE: 23-Oct-25
RE: Project Funding Agreement Budget Revision Request, NUMBER: 3

Pursuant to Section 3.6 of the Project Funding Agreement between the CITY of LOWELL (the “District”) and the MASSACHUSETTS SCHOOL BUILDING AUTHORITY (the “Authority”), the District hereby requests a revision to the Total Project Budget, Exhibit A, dated February 2, 2024, for the Lowell High School Project. As required, the District has provided the information outlined in the table below to indicate the Total Project Budget categories (line items) affected, the amounts needed and the reasons for the proposed revision.

The District acknowledges and agrees that it will not seek reimbursement from the Authority for any costs that exceed the already approved line item limits set forth in Exhibit A until after the Authority has accepted this Total Project Budget Revision Request, and the Authority’s ProPay system has been adjusted accordingly.

The District further acknowledges and agrees that in accordance with Sections 3.6 and 3.7 of the Project Funding Agreement, any revisions to the Total Project Budget will not result in an increase to the Total Facilities Grant amount set forth in Section 2.1 of the Project Funding Agreement.

The District further acknowledges and agrees that the need for these revisions to the Total Project Budget have been identified in the OPM monthly report as required pursuant to the Contract for Owner’s Project Management Services between the District and the OPM.

The District further acknowledges and agrees that all of the information contained in this Total Project Budget Revision Request has been reviewed and approved by the CITY of LOWELL’s School Building Committee, and it further certifies and acknowledges that the funds to pay for the costs associated with these proposed revisions are available as indicated by the signatures noted below.

Table 3: Budget Revisions not originally from Owner's or Construction Contingency

Use Table 3 below for identification of expenditures not originally from Owner's or Construction Contingency. The Current Total Project Budget, Exhibit A of the PFA dated 02/02/2024 is \$381,967,231. (Please attach all supporting documentation, e.g., executed contracts, amendments and/or supporting invoices for reimbursable expenses)

From Classification Code	From Classification Name	To Classification Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Revised Budget Line	MSBA USE ONLY		
							Ineligible/Cost/Scope Items excluded from the Total Facilities Grant		
							New Scope Exclusion	Transfer Scope Exclusion	Note if any
0701-0000	Furnishings	0507-0000	Construction Contingency	\$1,500,000.00	Supplmental funds while awaiting additional budget appropriation	\$5,524,232.00			
0703-0000	Computer Equipment	0507-0000	Construction Contingency	\$500,000.00	Supplmental funds while awaiting additional budget appropriation	\$4,321,950.00			

Notes (applicable where marked in corresponding rows of tables above)

- 1.) This budget transfer has already been incorporated into the ProPay budget as accepted in PFA Bid Amendment. All items noted as N/A in exclusion columns; **no** budget revision request to be entered into ProPay.
- 2.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the buyout savings entered in GMP contingency will be reduced in the divisions of the construction budget, offsetting the buyout savings amount, in order that the total excluded amount does not increase as a result of the transfer of buyout savings.
- 3.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the exclusions shown in this BRR will be reduced from the Constructon Contingency line item, offsetting the amount being added to the Construction Change Order line item shown in this BRR, in order that the total excluded amount does not increase as a result of the budget transfers included in this BRR. Therefore the 1% or 2% potentially eligible Construction Contingency amount, whichever is applicable to this project, will not be reduced by this BRR.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By (Please Print):

Title: Chief Executive Officer

Date:

By (Please Print):

Title: Superintendent of Schools

Date:

By (Please Print):

Title: Chair of the School Committee

Date:

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

By (Please Print):

Date: _____

Title: Director of _____

Part 4: Attachments



Lowell High School Project – Weekly OAC Meeting

SBC Summary – September 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 focusing on safety glasses and other PPE.

Schedule

- Suffolk to submit schedule extension updated schedule and TIA’s which will be provided Monday 10/20. Schedule Update #59 is overdue from Suffolk and will issue 10/17.
- Suffolk to issue response to SBC email on “concurrent delay” Thursday 10/16. Skanska to review and issue to City on Friday 10/17.
- Saturday work on 10/18 for electrical, sheet metal, site, terrazzo and masons.
- Auditorium December completion for finishes will be achieved but electronics, lighting and commissioning of auditorium will take an additional two months. Auditorium will not open until March 1st. 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

- Temp boiler on Kirk St is on heating 1922 and 1892 using home heating oil. Natural gas should be on to temp boiler by 10/31.
- 1922 water service tie into main in Kirk St is proceeding on 2nd shift. Day of tie in will require a water shutdown in neighborhood which will be coordinated with Lowell Regional Water utility.
- Suffolk will have Kirk Street closed for Saturday 10/18 thru Sunday 10/19 for crane installing steel on roof of 1922.
- 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 reinspected by 10/31/25 and also need to get Elevators PE1 (5 story building) and SE1 (cafeteria) elevators on the 3 Phase Elevator maintenance contract. DPW confirmed elevator PE3 is scheduled for inspection 10/31/25. Delta elevator has reached out to the state for the status of the appeal.
- Suffolk has installed limiting arm on operable main entrance door that has been problematic for a year. Problem appears to be solved.
- 1980’s Seminar Room (former Little Theater) will host a “State of the Schools” address by Supt. Skinner on 10/23. Suffolk has been informed that all incomplete work on AV and flooring needs to be complete for the presentation. If materials aren’t available Suffolk and subs need to use acceptable temp materials, but the room needs to look perfectly complete
- Skanska issued Suffolk comments on proposed schedule extension Change Order language on 6/6/25 to Suffolk. Skanska issued comments to Suffolk on 6/6/25 proposing Suffolk GC/GR request of \$16,595,550 be revised to \$8,110,989. Skanska has recommended a \$10.4M settlement subject to City review however Suffolk latest offer is at \$13.1M. Skanska requested formal submittal of the GC/GR change on 7/1. Suffolk formally submitted the \$13.1M on 7/28. Wed 9/10 all parties settled on \$11.9M with exact language to be finalized.
- Suffolk working on training and punchlist items in culinary kitchen. Skanska issued work to complete list including trainings to be completed by Suffolk no later than Friday 10/17. Suffolk has stated all work will be complete by 10/17 except new mixers being delivered Wed 10/22.
- Glue lines at seams of linoleum in 1980’s need to be addressed by Capital Carpet. Skanska coordinating with Suffolk. Cleanup has addressed 1980s corridors but still need classrooms addressed.
- The Ch. 74 changes are making some revision to Special Ed. Spaces that were previously approved by DESE during design. These changes require formal submissions from project Team with MSBA and DESE as all programming for the high school project is already approved with both MSBA and DESE. Formal resubmission of Special Ed. Revisions to MSBA issued by LHS/Perkins week of 9/15 for the MSBA to send to DESE for approval. MSBA provided comments and resubmitted was revised and resubmitted with an Approval being received from DESE this past Tuesday 10/14.
- Select Demo is grinding glue contractually required from 1995 floors not previously performed that is holding up flooring install by Capital. Any Overtime needed for Capital will be a backcharge to Select.
- Suffolk had Fishbach & Moore temporarily reinforce trolley line torn off of bridges. Per discussion in OAC no project work took place in area at time catenary line was ripped from bridge supports.

Budget/Change Orders

Budget Summary

- Through Change Order 39, \$18,904,423 in Construction Contingency has been utilized, with \$2,298,051 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. The project will be temporarily transferring funds from FFE to avoid running out of Construction Contingency
- Skanska will be issuing a contractual add to UTS to City for signature as contract is nearly out of funds.
- Skanska will issue BRR 3 to SBC for approval to move FFE funds temporarily to Construction Contingency as Contingency will likely run out before additional funds are approved by the City Council.

Change Orders

- Change Order #39 is with City for signature.

--

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. Morissette Street project. Suffolk had concrete pad for meter installed on Tuesday 10/7 and will get service installed as soon thereafter as possible. Project is receiving help from City with Ngrid. Skanska expressed concern that temp boiler will need to run on home heating oil due to delays in getting natural gas installed.

QA/QC, Inspections & Commissioning

QA/QC

- Majority of sidewalks at North end of 1980s building were poured Wednesday 8/20 and got rained on. Sidewalks likely need to be replaced by Suffolk due to rain damage.
- Law Dept. issued letter to Suffolk on incorrect gym stair treads that were to be replaced in July 2023. Suffolk previously stated install will now be week of 8/4 not 7/21 as previously stated. 7/31 Suffolk stated due to a manufacturing problem the treads ill not be here this Summer. Suffolk has been told they will need to install over Thanksgiving weekend on overtime as that is the only window of time where the gym is available. Capital also failed to install gym 1st floor linoleum fix this Summer as previously scheduled. Treads were supposed to be delivered 9/18 but delivery date is now 9/25. Treads have been delivered but they have the wrong accent strip that needs to be replaced in the field.

Furniture Fixtures & Equipment – Move Coordination

FFE

- Team is working on FFE delivery for 1922 Phase 3 items starting in mid-November.

Move Management

- Team is coordinating for move over Christmas break.

Field Bulletins and Change Management

Upcoming Bulletins

- Bulletin issuing revising 1922 courtyard stairs from concrete pan to steel grill
- Bulletin issuing to clean up exposed foundation to left of main entrance
- Bulletin issuing for Oil Interceptor exhaust vents not shown on drawings.
- 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 42 has been paid by the MSBA.

Monthly Invoices

- September invoices sent to the City this past Tuesday

SBC

School Building Committee (SBC) -

- Next meeting is October 23 at 6pm.
- Agenda issued today 10/16.

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.

Contracts Summary		
<p>Suffolk</p> <p>Original Contract Precon: \$800,000 GMP Amount: \$305,210,277 # Change Orders: 39 Change Order Total: \$18,904,423 Total Contract Amount: \$324,114,701 Invoiced to Date: \$259,648,127</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: \$26,251,664</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: \$8,512,446</p>