



School Building Committee Meeting

Meeting Agenda

Date: November 20, 2025

Time: 6:00 PM

Location: Mayor's Reception Room and Zoom

I. City - Accept Minutes of October 30, 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. City - Next SBC Date

VI. Skanska - Next Step



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

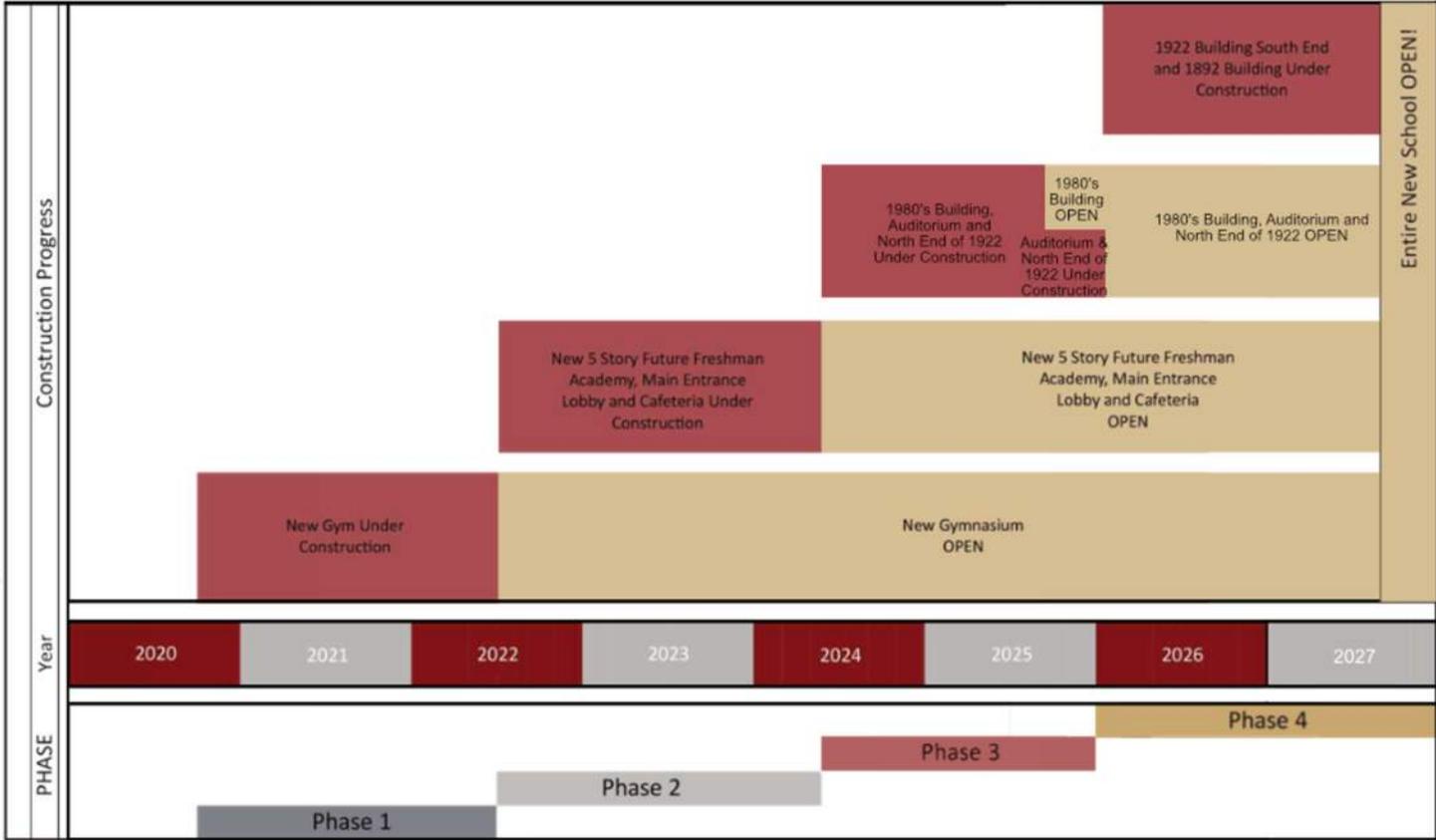
SUFFOLK
Construction Manager

**PERKINS —
EASTMAN**
Architect

Part 1: Construction Presentation

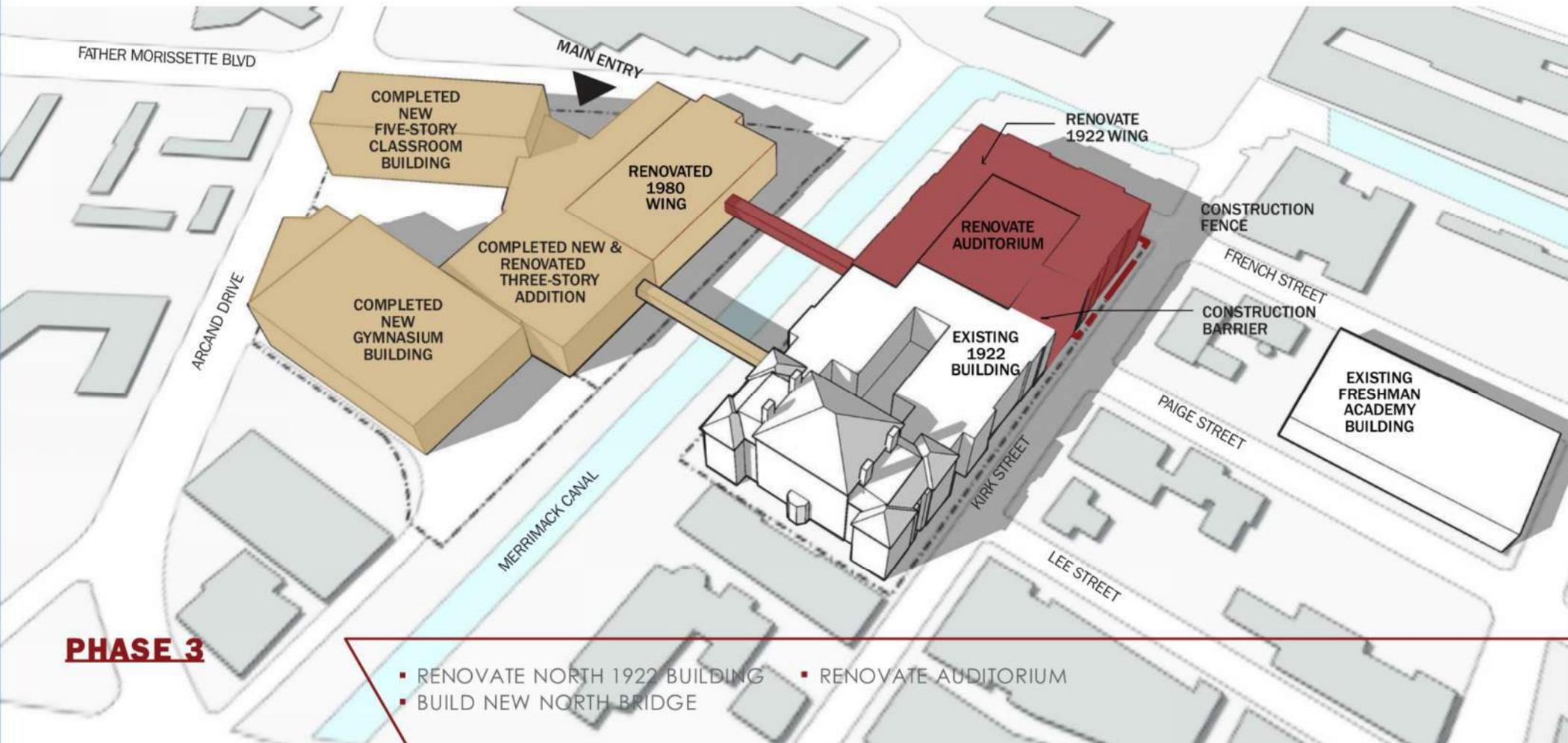
LOOKING FORWARD

LHS Project - Timeline



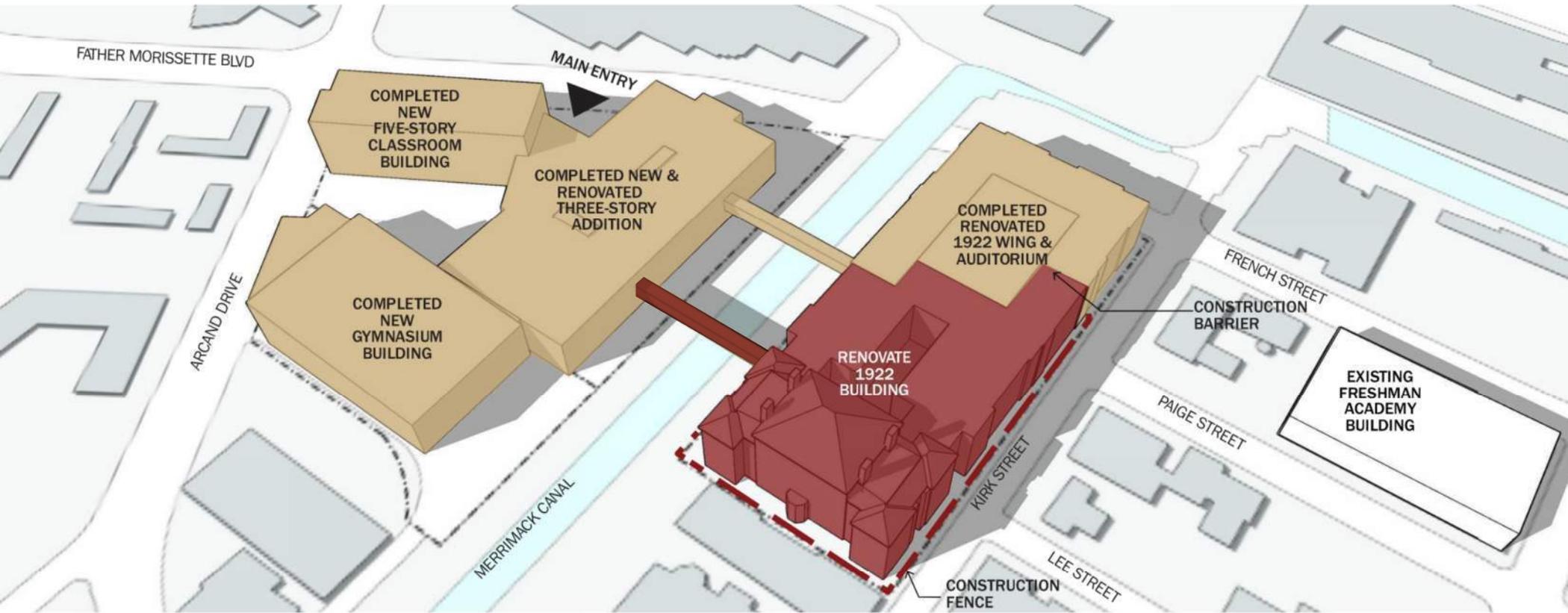
PHASING PLAN

FALL '25



PHASING PLAN

JANUARY '26 - SUMMER '27

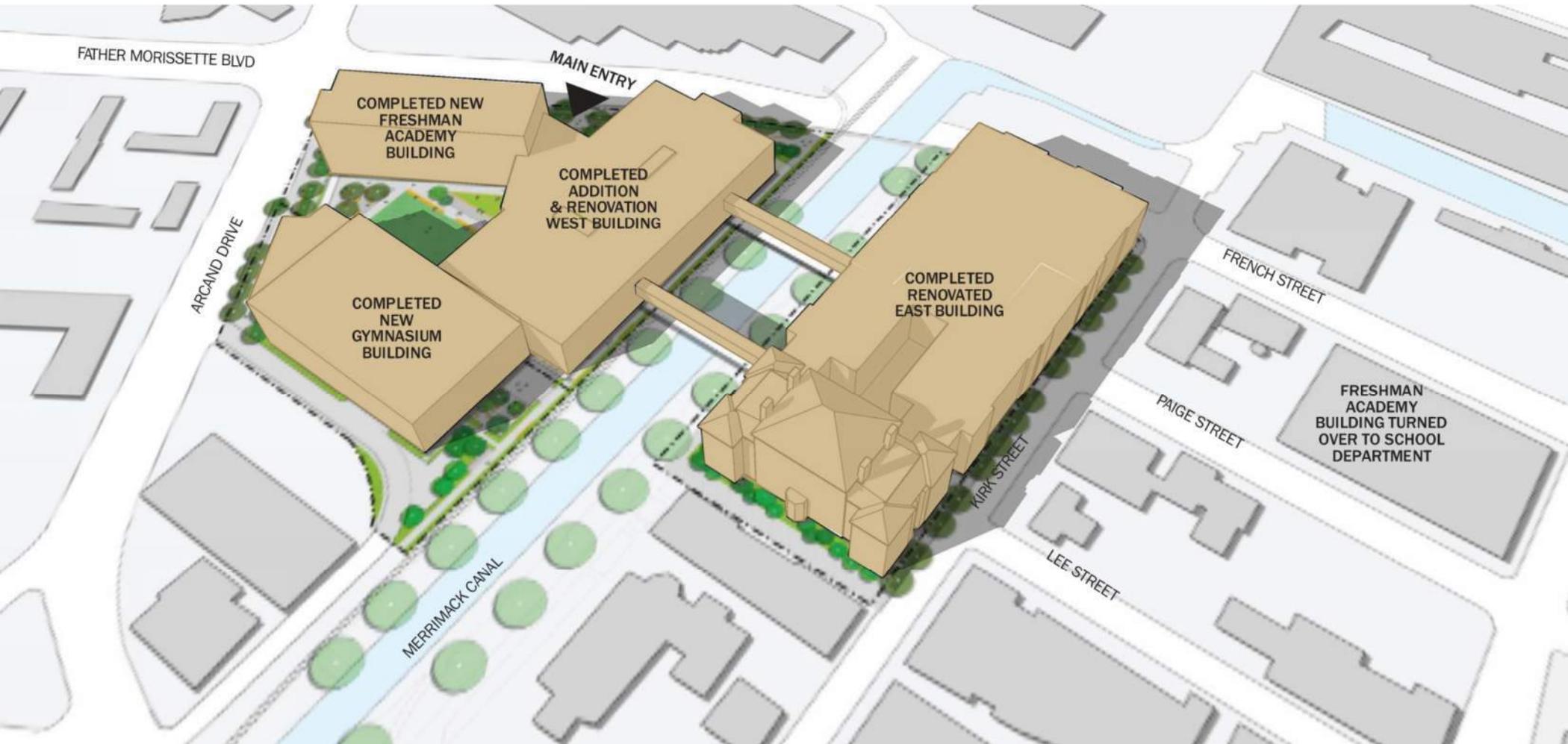


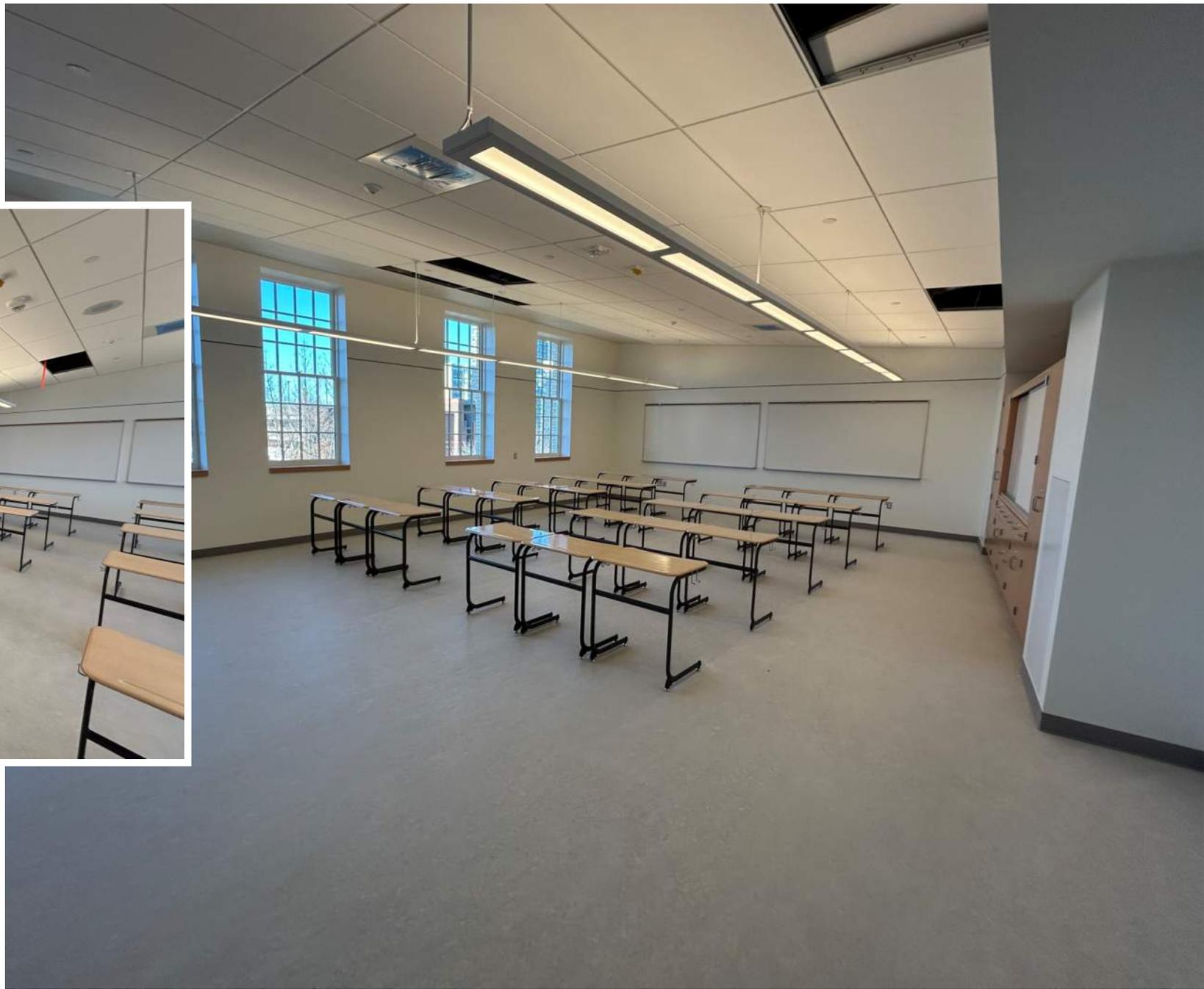
PHASE 4

- RENOVATE REMAINDER OF 1922 + 1892 BUILDING

PHASING PLAN

FALL '27

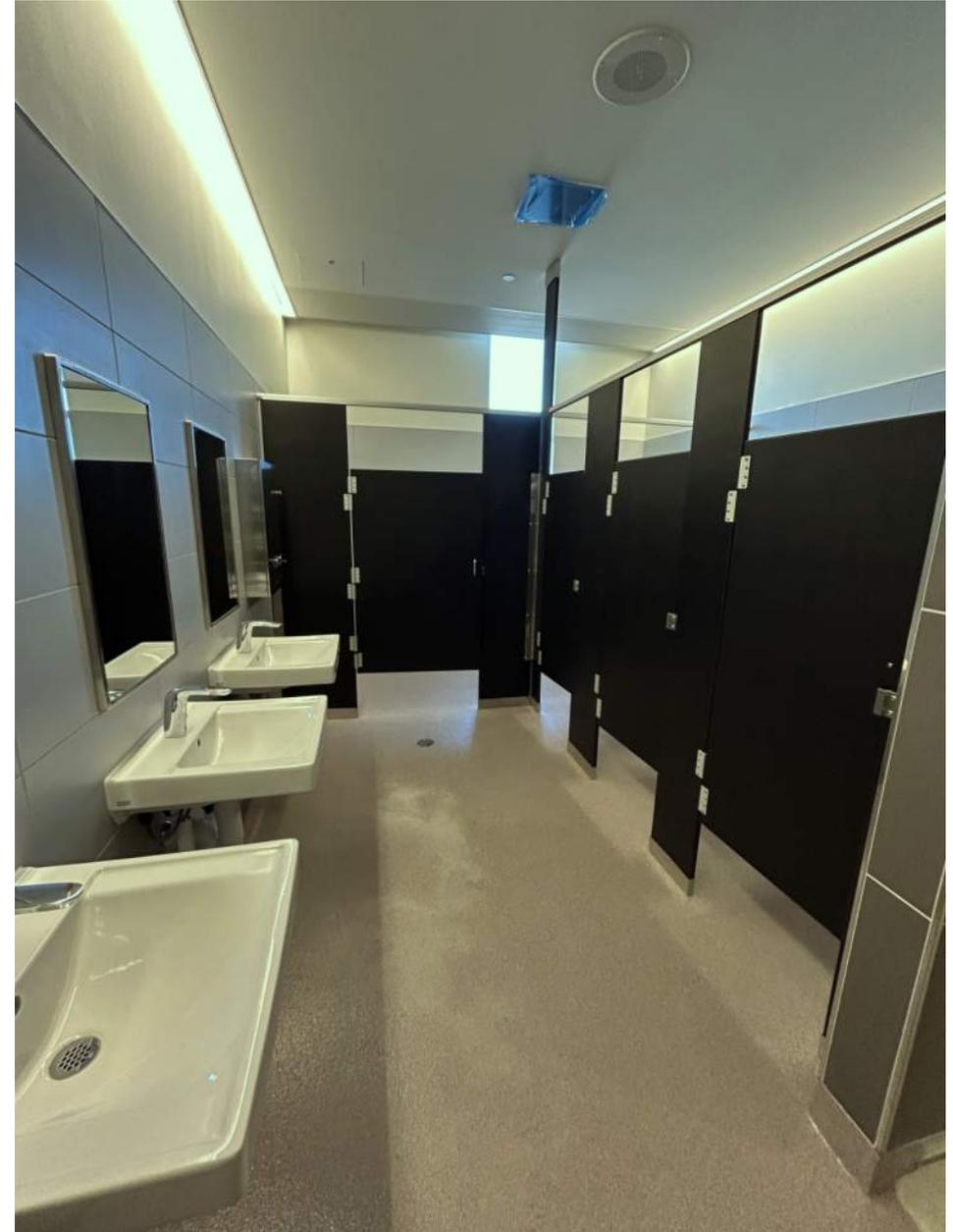




BUILDING A
CLASSROOM PROGRESS

BUILDING A
CORRIDOR PROGRESS

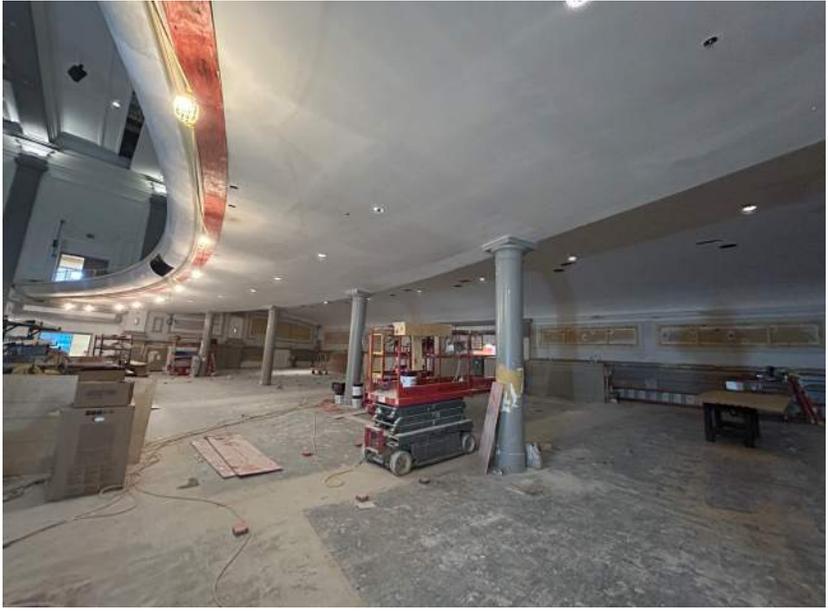




BUILDING A
RESTROOM PROGRESS



BUILDING A
BASEMENT PROGRESS



BUILDING A
AUDITORIUM PROGRESS



BUILDING A
ENTRY PROGRESS

PHASE 1 & PHASE 2

PUNCHLIST OVERVIEW:

PHASE 1 (CLOSED)

PHASE 2 OPEN ITEMS = 3

#	Title	Assignee Company	Location	Status	Commitment Date
3798	Concrete floor to be sealed and cleaned INSTALL EXPANSION JOINT	Liberty Construction	Phase 2>Interior>Building C>Level 2>B2003	Work Required	11/21/2025
4371	Missing Hardware @ Opening C1014 (Cylinder & Core @ Removable Mullion)	New England Finish Systems LLC (SALEM)	Phase 2>Interior>Building E>Level 1>C1014 Strength	Work Required	11/21/2025
6435	Bike Racks (Loose and/or Removed)	Emanouil, Inc.	Phase 2>Exterior	Work Required	Reviewing w/ Manufacturer for Immediate Action

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
(1084 workers @ 256,792 hours)
Project Goal: 15.3%

**Total Construction
Female Workforce**
5.2% of workers
(161 workers @ 48,975 hours)
Project Goal: 6.9%

**Total Construction Lowell
Resident**
8.71% of workers
(165 workers @ 83,206 hours)

**updated October 20, 2025*

Part 3: **Budget**

Budget Summary – October 2025

Feasibility Study	\$2,600,000
Arch., Eng., & OPM	\$35,545,082
CM Preconstruction	\$800,000
CM Construction	\$324,359,376
Utilities, Testing & Moving	\$2,286,257
FF&E and Technology	\$12,521,267
<i>Construction Contingency</i>	\$2,053,375
<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: \$372,736,837 Invoiced to Date: \$306,821,933</p> <p>MSBA Reimbursement to Date: \$207,336,907</p> <p>Rejected Potential Claims \$678,400 (not included in pending changes)</p>	<p>Construction Contingency Budget Amount: \$21,202,474 40 Change Orders to Date: \$19,149,099 Remaining: \$2,053,375 Pending Change Requests: \$7,834,327</p> <p>----- <u>Breakdown of Change Orders to Date</u></p> <table border="0"> <tr> <td>Structural</td> <td>\$2,617,250</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>\$3,791,729</td> </tr> <tr> <td>Other Trades</td> <td><u>\$11,321,167</u></td> </tr> <tr> <td>TOTAL thru CO40</td> <td>\$ 19,149,099</td> </tr> </table>	Structural	\$2,617,250	Site	\$1,309,217	Utilities	\$109,736	Mech/Elec/Plumbing	\$3,791,729	Other Trades	<u>\$11,321,167</u>	TOTAL thru CO40	\$ 19,149,099	<p>Owner Contingency Budget Amount: \$2,052,815 Utilized to Date: \$394,271 Remaining: \$1,658,544</p> <p>Pending Change Requests: \$0</p> <p>-----</p> <p>Construction Manager Contingency Budget Amount: \$7,127,302 Utilized to Date: \$6,991,300 Remaining: \$136,002</p> <p>Pending Change Requests: \$122,081</p>
Structural	\$2,617,250													
Site	\$1,309,217													
Utilities	\$109,736													
Mech/Elec/Plumbing	\$3,791,729													
Other Trades	<u>\$11,321,167</u>													
TOTAL thru CO40	\$ 19,149,099													

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	September, 2025		Invoiced to Date	Paid to Date	Percent Complete	Amount Remaining
					September, 2025	October, 2025				
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	\$ 99,108.00	\$ 88,960.00	\$ 8,045,879	\$ 7,946,771	90.30%	\$ 864,131
Architecture and Engineering										
Basic Services										
TOTAL BASIC SERVICES		\$25,245,782	\$ 25,245,782.00	\$ 25,245,782.00	\$ 115,181.00	\$ 115,180.00	\$ 23,154,521.32	\$ 23,039,340.32	91.72%	\$ 2,091,261
Reimbursable Services										
Architectural/Engineering Subtotal		\$1,389,290	\$ 1,389,290.00	\$ 1,315,485.00	\$ 19,895.00	\$ -	\$ 1,314,362.99	\$ 1,294,467.99	94.61%	\$ 74,927
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	\$ 2,685,507.00	\$ 3,362,263.00	\$ 258,001,911.91	\$ 255,316,404.91	84.53%	\$ 47,208,366
Change Order to Date Total			\$ -	\$ 19,149,098.00	\$ 682,848	\$ -	\$ 16,067,600.63	\$ 15,384,752.63	0.00%	\$ 3,081,497
Total Construction Budget		\$305,210,277	\$ 305,210,277.00	\$ 324,359,375.42	\$ 3,368,355.00	\$ 3,362,263.00	\$ 274,069,512.54	\$ 270,701,157.54	85%	\$ 50,286,488
Retainage	0502-9900		\$ -		\$ 168,417	\$ (335,846)	\$ 10,723,276.36	\$ 10,554,859.36	0.00%	
Amount Paid to Contractor		\$270,444,856	\$ 305,210,277.00	\$ 324,359,375.42	\$ 3,199,938.00	\$ 3,698,109.00	\$ 263,346,236.18	\$ 260,146,298.18	84.53%	\$ 50,286,488
Miscellaneous Project Costs										
Misc. Project Costs Subtotal		\$2,090,912	\$ 2,286,257.00	\$ 1,658,172.00	\$ 30,026.00	\$ 16,186.00	\$ 1,592,209.48	\$ 1,562,183.48	76.15%	\$ 65,963
Furnishings and Equipment										
FF&E Subtotal		\$10,934,775	\$ 12,521,267.00	\$ 7,859,118.86	\$ 75,424.00	\$ -	\$ 5,988,203.00	\$ 5,912,779.00	54.76%	\$ 1,870,916
					\$ -	\$ -		\$ -		
Total Project Budget		\$357,181,046	\$ 358,962,883.00	\$ 372,736,837.28	\$ 3,707,989.00	\$ 3,582,589.00	\$ 317,545,209.33	\$ 313,837,220.39	88.90%	\$ 55,262,058
				Remaining Contingencies						
Construction Contingency	0507-0000	\$22,733,370.00	\$21,202,474.00	\$2,053,376.00						
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				\$ 306,821,932.97	INVOICED NET (less retainage)		

Part 4: Attachments



Lowell High School Project – Weekly OAC Meeting
SBC Summary – October 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 addressing deliveries during blackout time zones and concerns about blocking off crane zone from public on Kirk Street. Suffolk subsequently had meeting with all subcontractor foreman and then all subcontractor PM’s.

Schedule

- Suffolk provided updated schedule and TIA’s for schedule extension change order which Skanska has reviewed and commented on with subsequent meeting of all parties on Monday 11/17 held. Suffolk to review and resubmit TIA’s with additional information.
- Saturday work on 11/22 for flooring, 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

- Kirk St will be closed Sat 11/15 for crane work.
- Temp boiler on Kirk St is on heating 1922 and 1892 using home heating oil. Natural gas will not be on for 11/11 as previously stated because Ngrid has just installed the meter despite being pushed for earlier install.
- Suffolk started stair tread punchlist work in gym and 1980’s building next week on 2nd shift.
- 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 Tuesday 11/4 (no school for elections) 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 informed Suffolk that they spoke with the state who confirmed receipt of the appeal and that it is under review.
- 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 nearly complete on training and punchlist items in culinary kitchen with only two high school supplied items remaining to be hooked up.
- 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 working on classrooms.
- Suffolk is still addressing numerous problems with exterior doors. All issues addressed except for changing out lock mechanisms that can be left open inadvertently and new ones have a 2-4 week lead time. This issue is still being addressed daily by Skanska with Suffolk.

Budget/Change Orders

Budget Summary

- Through Change Order 40 \$19,149,099 in Construction Contingency has been utilized, with \$2,053,375 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 is 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 issued BRR 3 to MSBA to move FFE funds temporarily to Construction Contingency as Contingency will likely run out before additional funds are approved by the City Council. BRR will also include transferring \$200,000 for testing from Owner Contingency.

Change Orders

- Change Order #40 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, however Ngrid is being problematic. Project is receiving help from City with Ngrid. Skanska expressed concern that temp boiler will need to run on diesel due to delays in getting natural gas installed.

QA/QC, Inspections & Commissioning

- QA/QC**
- Suffolk and Perkins are working with manufacturer for solution to loose bike racks
 - 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.

Furniture Fixtures & Equipment – Move Coordination

- FFE**
- Deliveries and install have started for 1922 Building.

- 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 will issue adding sanitary line cleanouts in 1980 Building and new freshman Academy based on meeting with DPW.
 - Bulletin not issuing for solid covers on grease trap as documents include solid cover, this is a punchlist item,
- 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 43 is being signed and will be submitted to MSBA.

- Monthly Invoices**
- October invoices submitted to City for payment last Friday 11/14.

SBC

- School Building Committee (SBC) -**
- Next meeting is November 20 at 6pm.

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. City will be getting a TOSI box that Alerton system can tie into that will allow remote access to the system while meeting the City's IT security requirements. The Alerton system and all other system cannot send out texts anymore because the mobile carriers changed their systems. Work around is to get a 3rd party service that converts emails to texts.

Contracts Summary		
<p>Suffolk</p> <p>Original Contract Precon: \$800,000 GMP Amount: \$305,210,277 # Change Orders: 40 Change Order Total: \$19,149,099 Total Contract Amount: \$324,359,376 Invoiced to Date: \$263,346,819</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: \$26,366,844</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: \$8,601,407</p>

Budget Updated through October 2025