



Eileen M. Donoghue
City Manager

Kara Keefe Mullin
Assistant City Manager

MEMORANDUM

TO: Mayor Leahy and Members of the City Council *EMD*

FROM: Eileen Donoghue, City Manager

DATE: June 23, 2020

SUBJECT: Lowell High School Construction Schedule (**Motion by C.Samaras on 6/9/2020** - Req. City Mgr. Provide An Update And Timeline Regarding Construction And Renovation Of Lowell High School)

My office has remained in constant communication with the Lowell High School Project Team to monitor the status of and key developments related to the project. Owner, architect and contracts (OAC) meetings involving representatives from Skanska, Perkins Eastman, Suffolk and City officials continue to be held on a bi-weekly basis. As proposed by the City Council, my office requested an up-to-date schedule of construction from Skanska and was provided the attached memorandum.

As detailed in the document, the project is currently in the in the MSBA Module 6B 60% Construction Documents design stage. Foundation and steel work of the school's gymnasium is scheduled to begin in December 2020. The schedule projects a completion of closeout work in May, 2027. As noted, the Project Team has considered measures to accelerate the timeline of construction based on reduced building usage due to the public health crisis, but have been unable to identify feasible opportunities to do so.

The School Building Committee will be provided with an update on the project's construction schedule during its next meeting, scheduled for Thursday, August 6.

July 8, 2020

Eileen Donoghue
City Manager
City of Lowell
375 Merrimack Street
Lowell, MA 01852

**RE: Lowell High School Project
Schedule Update**

Dear Manager Donoghue:

As requested by your office we are providing an update of the Lowell High School Project schedule for the City Council. The project is proceeding on schedule and we are currently in the MSBA Module 6B 60% Construction Documents design stage. Early bid documents will be issued August 3, 2020 for the gymnasium which will allow for abatement and demolition of the 75 Arcand Building to start in late October, with foundations and steel for the new gymnasium starting in late December. The main bid for the rest of the Project will issue the first week of February 2021.

Project Schedule Summary

60% CD Cost Estimate	July 31, 2020 – September 4, 2020
Early Bid Packages Procurement	August 2020 – September 2020
60% CDs Submission to MSBA	September 25, 2020
90% CD Cost Estimate	October 30, 2020 – November 26, 2020
Abatement/Demo of 75 Arcand	October 16, 2020 – December 24, 2020
90% CD Submission to MSBA	December 11, 2020
Bid Documents Submission	February 1, 2021
Gym Foundation & Steel	December 24, 2020 – May 25, 2021
Phase 1 – Gym & Kitchen	May 26, 2021 – April 18, 2022
Phase 2 – New Academic Wing	April 18, 2022 – December 31, 2023
Phase 3 – 1980's/1922 Reno	January 1, 2024 – April 21, 2025

Phase 4 – 1922/Colburn Reno

April 21, 2025 – July 24, 2026

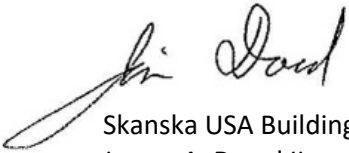
Closeout

July 25, 2026 – May 26, 2027

The Project Team has reviewed potential opportunities to improve the project schedule that may be afforded by the high school potentially utilizing remote learning in the 2020/2021 school year or other modified school operations scenarios. Suffolk, Perkins Eastman, and Skanska reviewed the schedule and phasing in depth for schedule improvement opportunities, assuming 100% remote learning for school year '20/'21 and cannot find opportunities for shortening the schedule. There are opportunities for conducting enabling work early and performing enabling work under less constricted schedules but no room for improvement of the overall schedule. We were looking to start Phase 2 early or run it concurrently with Phase 1 however we identified 2 main reasons why this cannot happen: 1. the design won't be complete and out to main bid until February 1, 2021 and 2. the start of Phase 2 is dependent upon completion of the new gymnasium, new kitchen and new mechanical/electrical rooms in Phase 1. We also looked at Phase 3 and Phase 4 for opportunities however ran into similar problems with subsequent phases being dependent on preceding phasing to keep the occupied part of the school operational.

As school plans are finalized/evolve the Project Team will continue to look for any opportunities that may be available for schedule improvement or simplification of phasing.

Sincerely,



Skanska USA Building, Inc.
James A. Dowd II
Senior Program Manager