



Kevin J. Murphy  
*City Manager*  
Michael McGovern  
*Assistant City Manager*

## School Building Committee

Monday February 12, 2018 at 6:30 PM

Lowell City Hall  
375 Merrimack Street  
2<sup>nd</sup> Floor Mayor's Reception Room  
Lowell, MA 01852

### **Agenda Items – February 12, 2018**

- Vote to Approve New Members
  - o Connie Martin, School Committee Member
  - o Marianne Busted, Lowell High Head of Schools
  - o David Cunningham
  - o Nicolas Bosonetto, City Engineer
  - o Brian Barry
  - o Maria Sheehy
- Review of February 1, 2018 MSBA Meeting
- Discussion and Vote Relative to Which Sites to be Reviewed
  - o Add/ Reno Option 2
  - o Add/ Reno Option 3 Expanded Site
  - o Add/ Reno Option 4 – New Lord Building (Recommend to Delete)
  - o Add/ Reno Option 5 – New Lord Building Expanded Site (Recommend to Delete)
  - o Add/ Reno Option 6 – Renovate Field House w/ Pool, Lord Building and Freshman Academy on Expanded Site
  - o Add/ Reno Option 7 – New PE Wing Over Existing Pool w/ Freshman Academy on Expanded Site.
  - o New School Expanded Site
- Eminent Domain Schedule
- Schedule
- Next Steps



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February 8, 2018

Dear School Building Committee Members,

The attached document illustrates a number of the proposed downtown options including:

- Add/Reno Option 2
- Add/Reno Option 3 Expanded Site
- Add/Reno Option 4
- Add/Reno Option 5
- New Building Expanded Site.

Please note that there are no aerial images for Options 6 or 7 as they are new options that Perkins Eastman has not yet had a chance to design. If the School Building Committee decides to pursue either option, Perkins Eastman will provide further investigation into the design of the site. Please do not hesitate to let me know if there are any questions.

Sincerely,

Kevin J. Murphy  
City Manager



### ADD/ RENO OPTION 2

BUILDABLE ACREAGE = 6.0  
 BUILDING (GSF) = 624,100  
 RENOVATION AREA (GSF) = 454,100  
 ADDITION/ NEW AREA (GSF) = 170,000  
 NEW 2 STORY FIELD HS, 5 STORY FA WING + 2 STORY BRIDGES

PARKING (GARAGE) = 1200 CAR CAPACITY

#### PROS/CONS

**SAME AS OPTION 1A, EXCEPT;**  
 + NEW FRESHMAN WING (IDEAL ORG/SUN)  
 + NEW FIELD HS (MORE EFFIC./FLEXIBLE)  
 + MODEST GREEN SPACE CREATED

#### CONSTRUCTION

4 YEAR + SUMMER PHASED PROJECT  
 + FEW OR NO\* MODULAR CLASSROOMS REQ'D  
 - TEMPORARY GYM FACILITIES REQUIRED

#### RELATIVE COSTS - PSR

TOTAL PROJECT COST = \$343,948,823  
 ESTIMATED CITY'S SHARE = \$135,320,524

### ADD/ RENO OPTION 3 – EXPANDED SITE

BUILDABLE ACREAGE = 7.4  
 BUILDING (GSF) = 638,700  
 RENOVATION AREA (GSF) = 447,500  
 ADDITION/ NEW AREA (GSF) = 191,200  
 NEW 2 STORY FIELD HS, 5 STORY FA WING + 2 STORY BRIDGES

PARKING (GARAGE) = 1200 CAR CAPACITY

#### PROS/CONS

**SAME AS OPTION 2, EXCEPT;**  
 + NEW KITCH./LOADING (BUILT PHASE-1)  
 + LIGHT WELLS = NO WINDOWLESS CR'S  
 + LARGE GREEN SPACE CREATED

#### CONSTRUCTION

4½ YEAR + SUMMER PHASED PROJECT  
 + NO\* MODULAR CLASSROOMS REQ'D  
 + NO\* TEMPORARY GYM FACILITIES REQ'D

#### RELATIVE COSTS -PSR

TOTAL PROJECT COST = \$352,559,455  
 ESTIMATED CITY'S SHARE = \$143,232,657

### ADD/ RENO OPTION 4

BUILDABLE ACREAGE = 6.0  
 BUILDING (GSF) = 619,000  
 RENOVATION AREA (GSF) = 312,800  
 ADDITION/ NEW AREA (GSF) = 306,200  
 NEW 2 STORY FIELD HS, 5 STORY OTHERS + 2 STORY BRIDGES

PARKING (GARAGE) = 1200 CAR CAPACITY

#### PROS/CONS

**SAME AS OPTION 2, EXCEPT;**  
 + NEW LORD BLDG ALLOWS DRIVE WAY  
 + NO WINDOWLESS CLASSROOMS  
 +/- CAFETERIA SPLIT ON 2 FLOORS, CREATING SEPARATE FRESHMAN AREA  
 - MANY PUBLIC USE PROGRAMS FORCED ONTO UPPER FLOORS

#### CONSTRUCTION

5 YEAR PHASED PROJECT  
 - EXTENSIVE MODULAR CR'S REQ'D  
 - TEMPORARY GYM FACILITIES REQUIRED  
 - TEMPORARY CAF./KITCHEN REQUIRED

#### RELATIVE COSTS - PDP

TOTAL PROJECT COST = \$376,371,511  
 ESTIMATED CITY'S SHARE = \$165,786,170

### ADD/ RENO OPTION 5

BUILDABLE ACREAGE = 7.4  
 BUILDING (GSF) = 620,900  
 RENOVATION AREA (GSF) = 312,800  
 ADDITION/ NEW AREA (GSF) = 308,100  
 NEW 2 STORY FIELD HS, 5 STORY OTHERS + 2 STORY BRIDGES

PARKING (GARAGE) = 1200 CAR CAPACITY

#### PROS/CONS

**SAME AS OPTION 3, EXCEPT;**  
 + NEW LORD BLDG ALLOWS THRU-ROAD  
 + NO WINDOWLESS CLASSROOMS  
 +/- CAFETERIA SPLIT ON 2 FLOORS, CREATING SEPARATE FRESHMAN AREA  
 - MANY PUBLIC USE PROGRAMS FORCED ONTO UPPER FLOORS

#### CONSTRUCTION

5½ YEAR PHASED PROJECT  
 - EXTENSIVE MODULAR CR'S REQ'D  
 + NO TEMPORARY GYM FACILITIES REQ'D  
 - TEMPORARY CAF./KITCHEN REQUIRED

#### RELATIVE COSTS - PDP

TOTAL PROJECT COST = \$386,376,693  
 ESTIMATED CITY'S SHARE = \$173,976,178

### NEW BUILDING - EXPANDED SITE

BUILDABLE ACREAGE = 4.7  
 BUILDING (GSF) = 576,500  
 NEW 5 STORY BLDG + NO BRIDGES

PARKING (GARAGE) = 1200 CAR CAPACITY

#### PROS/CONS

**SAME AS NEW ON EXIST, EXCEPT;**  
 + DOES NOT TRIGGER HIGH RISE CONSTR.  
 + GOOD COMMUNITY/ACTIVITY ZONE  
 + GOOD SOLAR ORIENTATION AT ALL CRS  
 + NO WINDOWLESS CLASSROOMS  
 - NO THRU-ROAD

#### CONSTRUCTION

3½ YEAR PHASED PROJECT  
 - EXTENSIVE MODULAR CR'S REQ'D  
 - TEMPORARY GYM FACILITIES REQ'D  
 - TEMPORARY CAF./KITCHEN REQUIRED

#### RELATIVE COSTS - PDP

TOTAL PROJECT COST = \$355,436,809  
 ESTIMATED CITY'S SHARE = \$165,955,019