



The City of **LOWELL** *Alive. Unique. Inspiring.*

LOWELL HIGH SCHOOL PROJECT

JANUARY 5TH 2017

School Building Committee

City Hall

10:00am -11:30am

LOWELL
HIGH
SCHOOL

GIFT OF 37 38 39





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LOWELL HIGH SCHOOL PROJECT

MEETING AGENDA

- Schedule for Educational Plan for Approval and Preliminary Design Program
- Design Options:
 - Base Repair
 - Other options: Renovation, Renovation/Addition, & New
 - Analysis of Sites: Existing, Wang, & Cawley
 - Phasing Implications of Options
- Community Outreach
 - Community Meeting Presentation Review
 - Additional Community Meetings
- Website Development Update
- Next Steps

Existing Site - Full Renovation



PARKING SPACES
• GEORGE AYOTTE GARAGE (1200 SPACE CAPACITY)
• 5 + HC PARKING SPACES

BUS DROP OFF: CLOSEST STOPS NOTED ON PLANS

SITE ACREAGE=6.6
USED ACREAGE=6.6+

BUILDABLE AREA = 6.94
ACRES

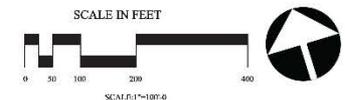
Note: Test fit in progress to determine if program fits on site

Pros:

- Proximity to Services
- Walking/Bus Proximity
- Existing Parking
- City Owner

Cons:

- Potential Environmental Issues
- Limited Site Size
- Phasing Costs
- No campus PE fields
- Internal academic spaces w/ no natural light



Existing Site – Addition/Renovation Option 1

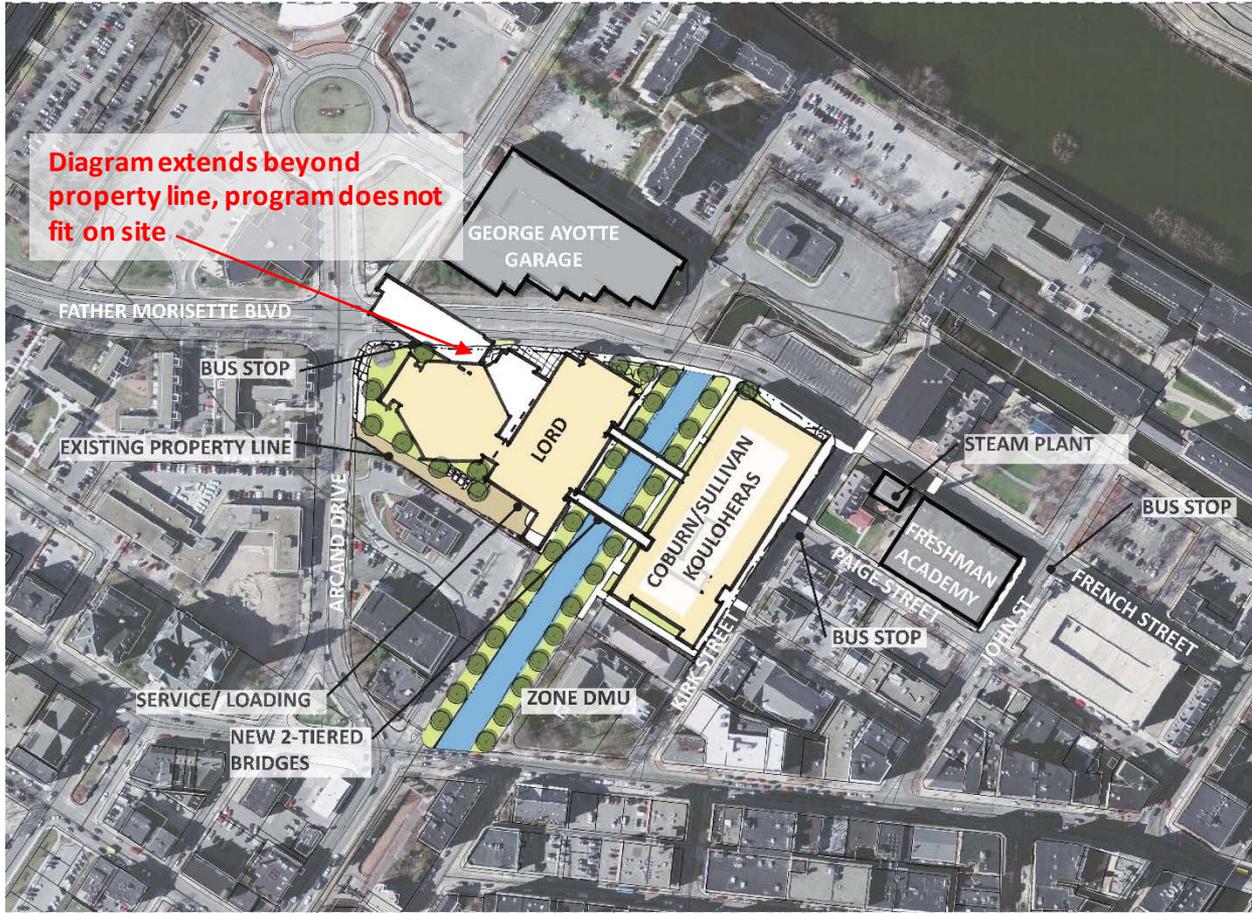


Diagram extends beyond property line, program does not fit on site

- PARKING SPACES**
- GEORGE AYOTTE GARAGE (1200 SPACE CAPACITY)
 - 5 + HC PARKING SPACES

BUS DROP OFF: CLOSEST STOPS NOTED ON PLANS

SITE ACREAGE=6.6
USED ACREAGE=6.6+

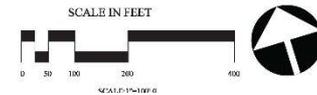
BUILDABLE AREA = 6 ACRES
(Excludes .94 acres for Steam Plant & Freshmen Academy) Returns Freshman Academy & Steam Plant to City

Pros:

- Proximity to Services
- Walking/Bus Proximity
- Existing Parking
- City Owner

Cons:

- Potential Environmental Issues
- Limited Site Size
- Phasing Costs
- No campus PE fields
- Program doesn't fit on site
- Internal academic spaces w/ no natural light
- Less efficient building



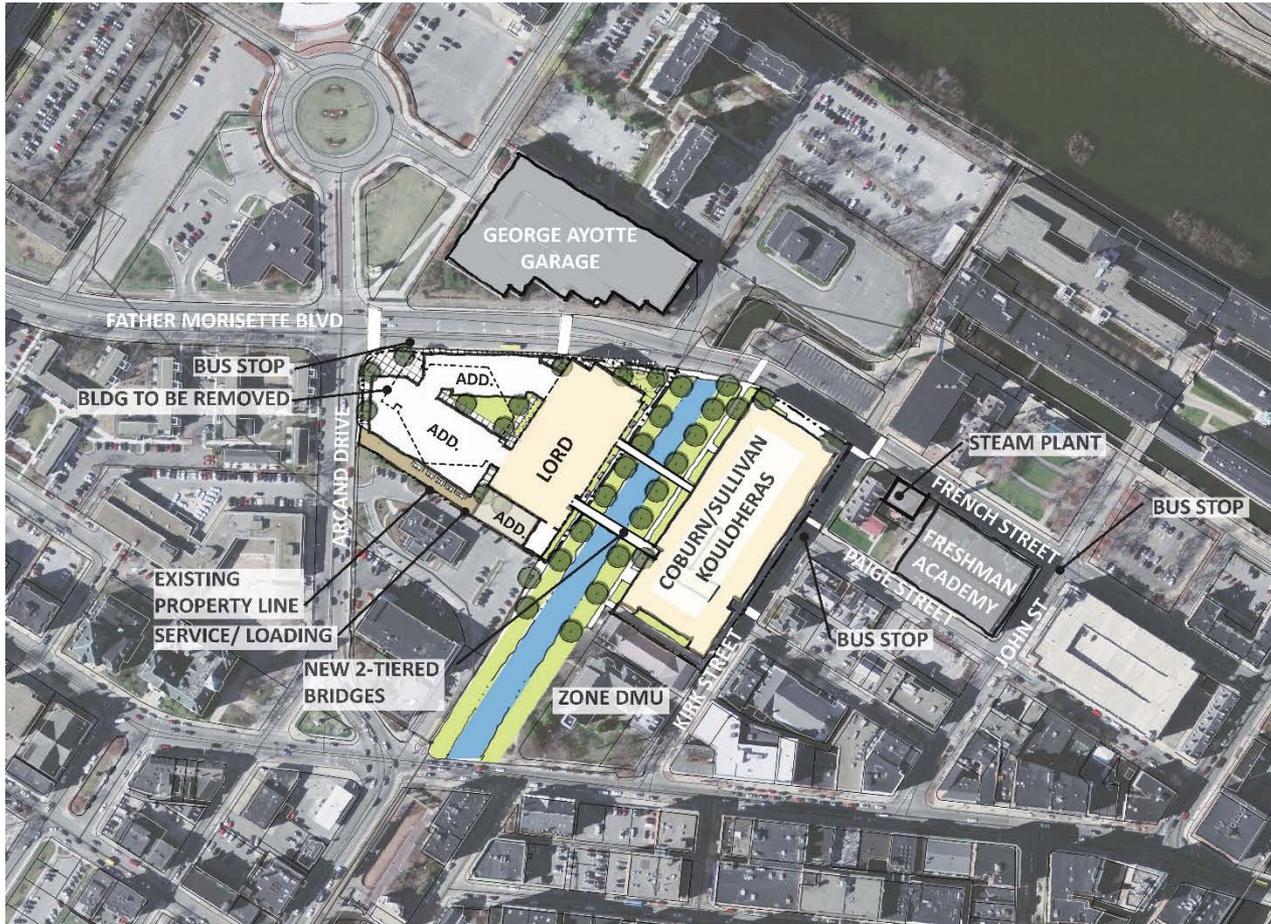
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Existing Site – Addition/Renovation Option 2



PARKING SPACES

- GEORGE AYOTTE GARAGE (1200 SPACE CAPACITY)
- 5 + HC PARKING SPACES

BUS DROP OFF: CLOSEST STOPS NOTED ON PLANS

SITE ACREAGE=6.6

USED ACREAGE=6.6

BUILDABLE AREA = 6 ACRES

(Excludes .94 acres for Steam Plant & Freshmen Academy)

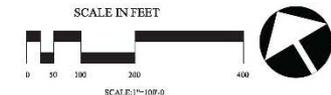
Returns Freshman Academy & Steam Plant to the City

Pros:

- Proximity to Services
- Walking/Bus Proximity
- Existing Parking
- City Owner
- Meets the Program

Cons:

- Potential Environmental Issues
- Limited Site Size
- Phasing Costs
- No campus PE fields
- Internal academic spaces w/ no natural light



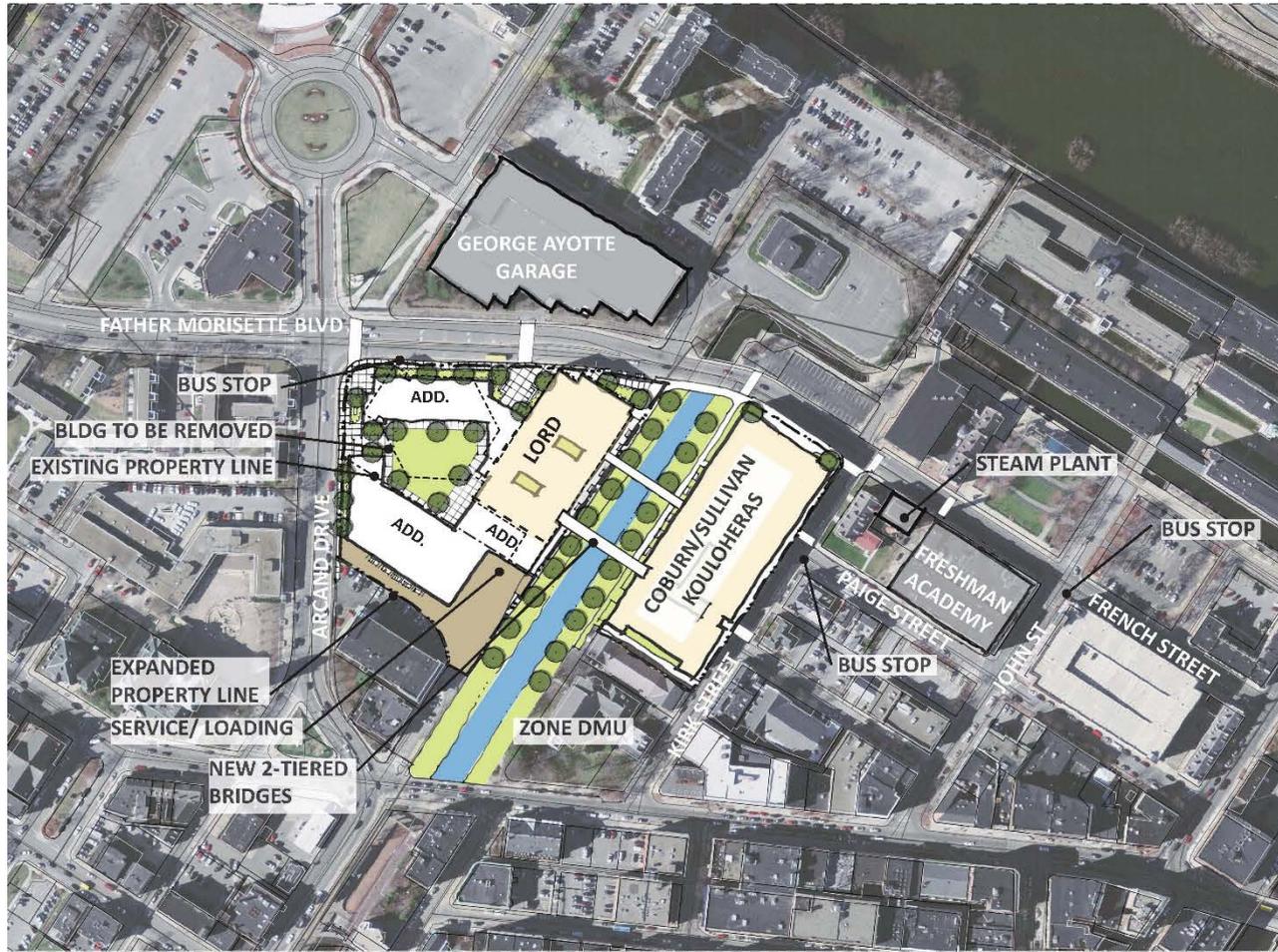
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Expanded Existing Site – Addition/Renovation Option 3



PARKING SPACES

- GEORGE AYOTTE GARAGE (1200 SPACE CAPACITY)
- 5 + HC PARKING SPACES

BUS DROP OFF: CLOSEST STOPS NOTED ON PLANS

SITE ACREAGE (WITH EXPANDED SITE)=8.0
USED ACREAGE=8.0

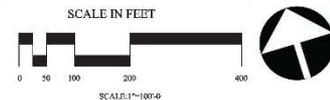
BUILDABLE AREA = 7.4 ACRES
(Excludes .94 acres for Steam Plant & Freshmen Academy)
Returns Freshman Academy & Steam Plan to the City

Pros:

- Proximity to Services
- Walking/Bus Proximity
- Existing Parking
- City Owner
- On campus PE fields
- Improved service/loading area
- Meets the Program
- Natural Light in all Academic Spaces

Cons:

- Potential Environmental Issues
- Limited Site Size
- Phasing Costs



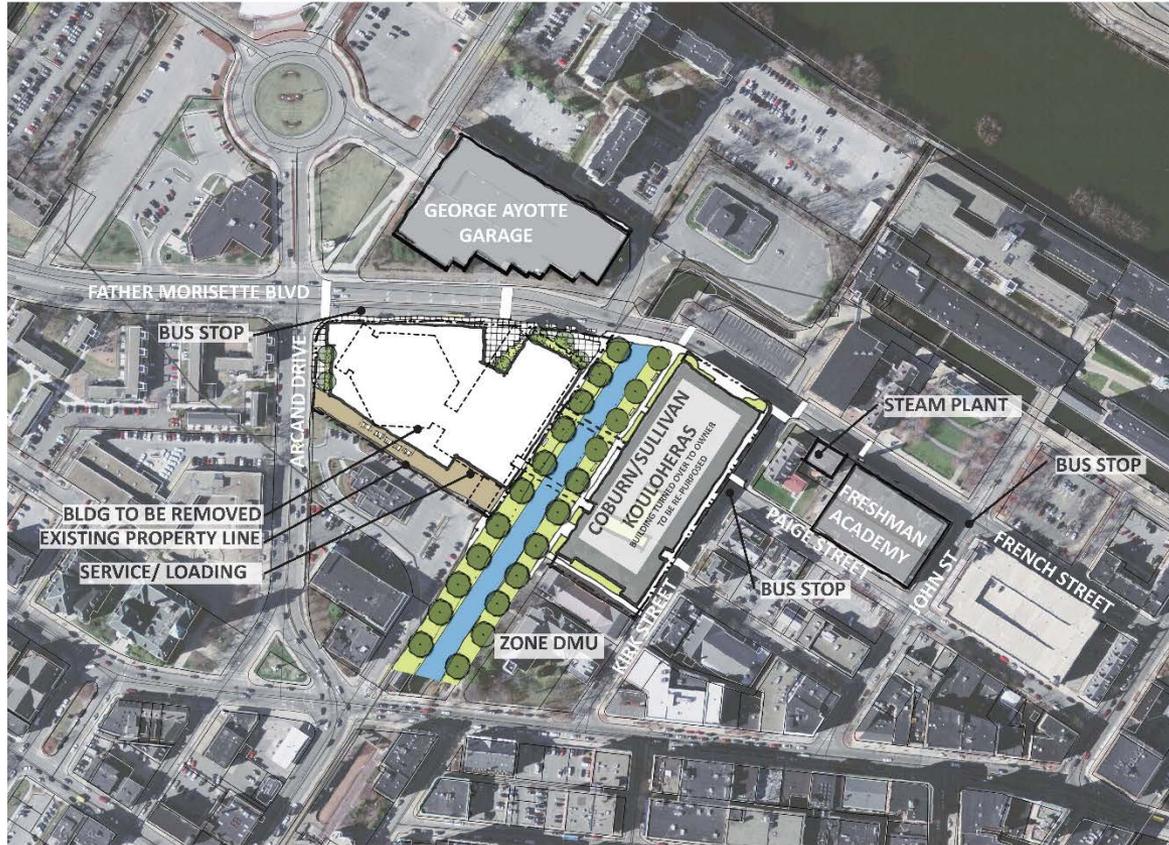
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New School at Existing Site



PARKING SPACES
• GEORGE AYOTTE GARAGE (1200 SPACE CAPACITY)
• 5 + HC PARKING SPACES

BUS DROP OFF: CLOSEST STOPS NOTED ON PLANS

SITE ACREAGE=6.6
USED ACREAGE=6.6

BUILDABLE AREA = 6 ACRES

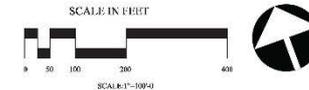
(Excludes .94 acres for Steam Plant & Freshmen Academy) Returns Coburn/Sullivan/Kouloheras, Freshman Academy, Steam Plant to City

Pros:

- Proximity to Services
- Walking/Bus Proximity
- Existing Parking
- City Owner
- Meets program
- New construction
- More Efficient Building
- Fits all program

Cons:

- Potential Environmental Issues
- Limited Site Size
- Phasing Costs
- No campus PE fields
- High rise w/ additional mechanical costs
- Some internal academic spaces w/ no natural light



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Wang Site



PARKING SPACES = 430+
 CAR QUE= 40+
 BUS DROP OFF 13 (CAN BE EXPANDED)
 FIELDS TO BE REPLACED
 • (1) SOCCER FIELD
 • (2) LITTLE LEAGUE FIELDS

TOTAL SITE ACREAGE= 56 ACRES
 USE-ABLE ACREAGE= 14.7
 USED ACREAGE= 14.7

BUILDABLE AREA = 14.7 ACRES

Pros:

- Useable/Buildable Area
- City Owned
- New Construction vs. Reno/Add
- More efficient building
- No phasing
- On-site parking/bus queuing/drop off & pick-up
- On-site PE field

Cons:

- Proximity to Services
- Walking/Bus Route Proximity
- Elementary/MS Students on Same Campus as High School
- Loss of Some Ball Fields
- Heavy traffic in residential area
- Non-reimbursable site development costs



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Cawley Site



PARKING SPACES = 700+
 CAR QUEUE= 65+
 BUS DROP OFF= 13 (CAN BE EXPANDED)
 FIELDS TO BE REPLACED
 • (MARTIN) SOFTBALL FIELD
 • SOFTBALL PRACTICE (INFIELD)
 • 1 FIELD HOCKEY & LAX PRACTICE
 • (DESMOND) FR FOOTBALL PRACTICE
 • (MACHADO) JV FOOTBALL PRACTICE

TOTAL SITE ACREAGE=45
 USE-ABLE ACREAGE= 30
 USED ACREAGE=25

BUILDABLE AREA = 30 ACRES
 (includes Memorial Stadium)

Pros:

- Useable/Buildable Area
- City Owned
- New Construction vs. Reno/Add
- More efficient building
- No phasing
- On-site parking/bus queueing/drop off & pick-up
- On site PE fields

Cons:

- Proximity to Services
- Walking/Bus Route Proximity
- Loss of some existing fields
- Non-Reimbursable Site Development Costs



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Next Steps

- January 6 Send Design Options to Estimators
- February 1 School Committee Vote on Ed. Plan
- February 2 SBC Mtg.? (Ed Plan and draft PDP Submittal review)
- February 7 City Council Meeting
- February 9 SC/ SBC Mtg. (Ed.Plan and Approval PDP Submittal Review)
- February 16 SBC Possible Additional Mtg.? (Vote on approval of PDP Submittal)
- February 24 PDP Submittal to MSBA



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