



LOWELL HIGH SCHOOL

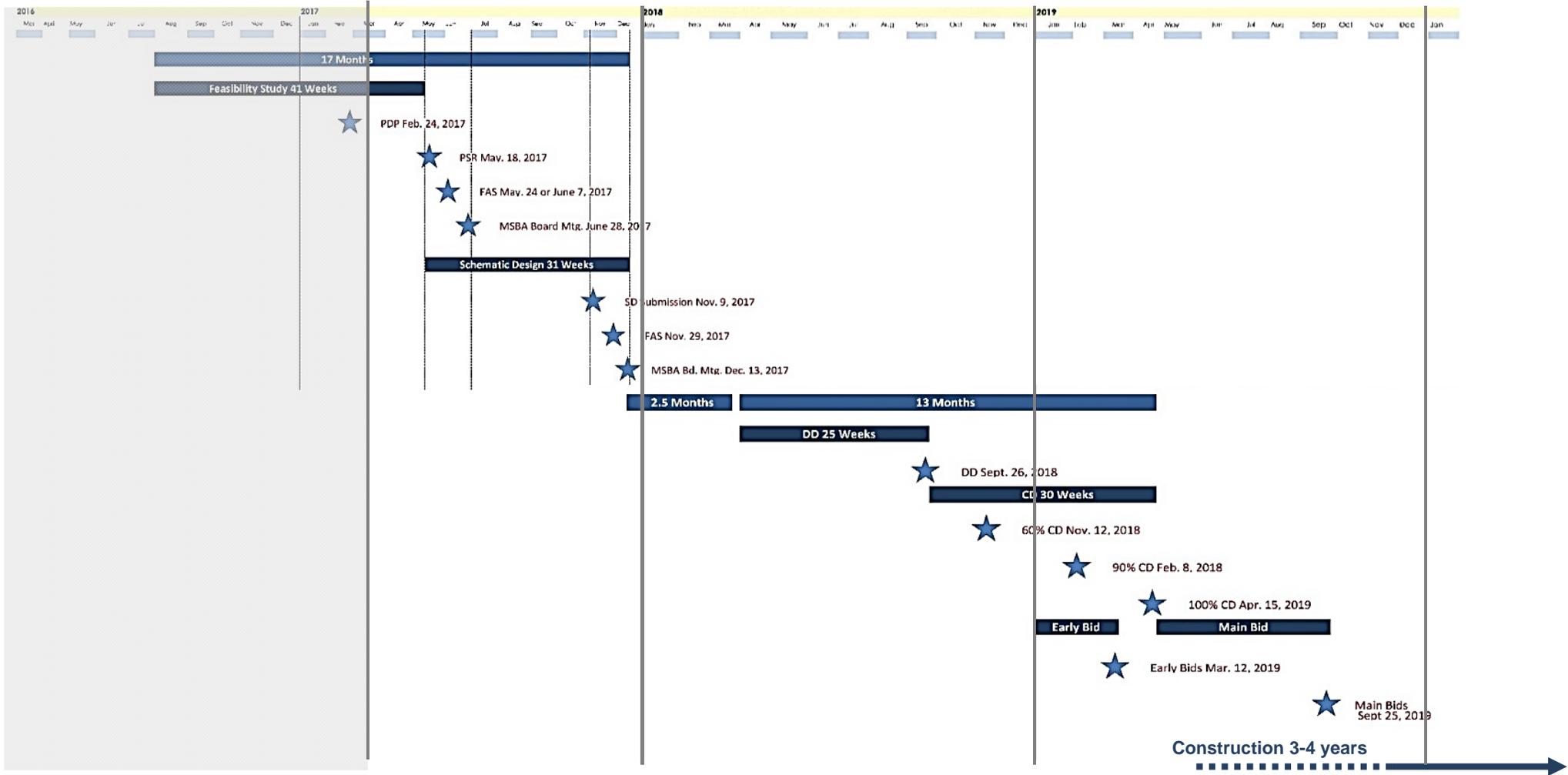
COALITION FOR
A BETTER ACRE (CBA)

MARCH 22, 2017

Perkins Eastman **SKANSKA**

Design Option Selection Process to Date:

- Initial Review of 75 Sites throughout the City of Lowell
- Development of 11 Design Options on 3 sites
- City Council / School Building Committee select 4 options to study in PSR (Preliminary Schematic Report):
 - Full Renovation @ Existing HS Site
 - Addition/Renovation Option 2 at Existing Site
 - Addition/ Renovation Option 3 at Expanded Existing Site
 - New School at Cawley Site

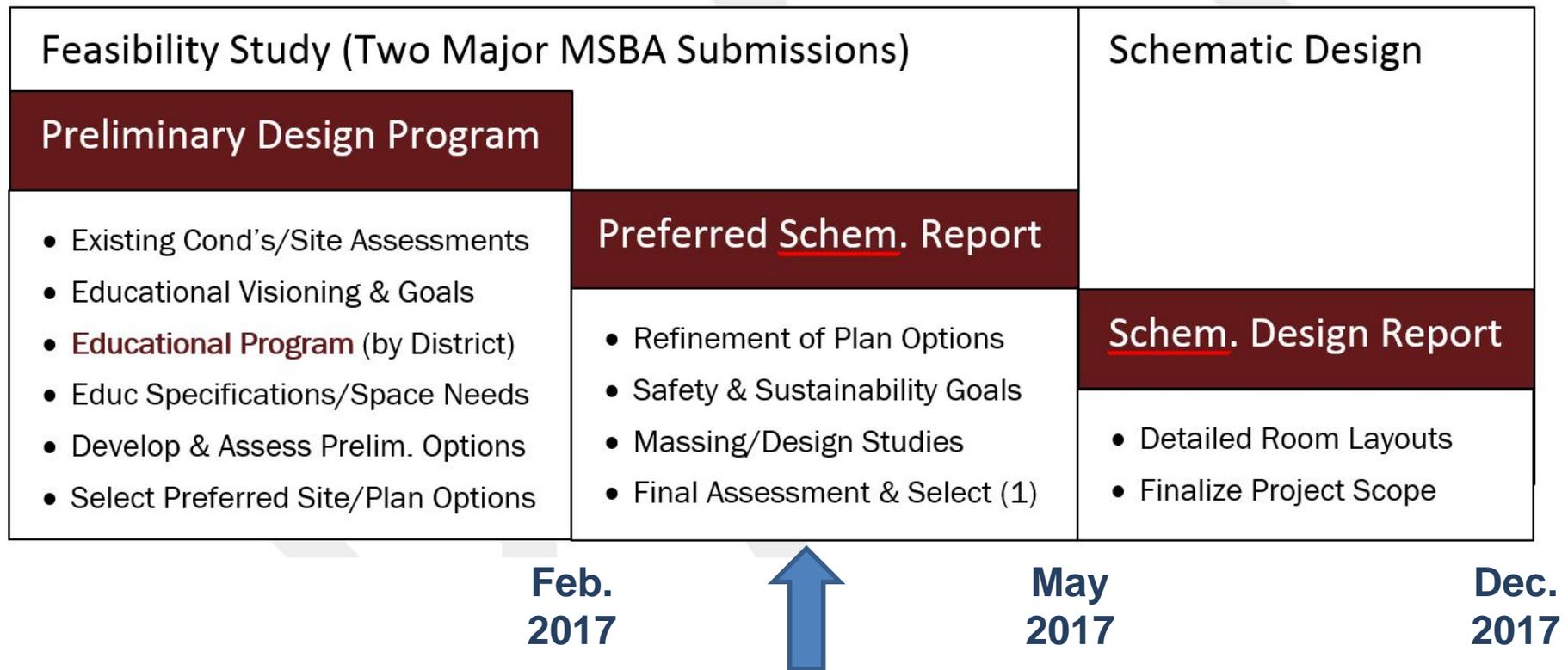


Lowell High School

PROJECT TIMELINE AND DECISIONS

Perkins Eastman SKANSKA

The current phase of work within the MSBA program occurs in 3 major submission over a 16 month period



BUILDABLE ACREAGE = 6.4
BUILDING (GSF) = 641,600
 RENOVATION AREA (GSF) = 623,700
 ADDITION/ NEW AREA (GSF) = 17,900
 EXISTING 2, 3 & 5 STORY + 2 STORY ADDTN
 PARKING (GARAGE) = 1200 CAR CAPACITY

PROS/CONS

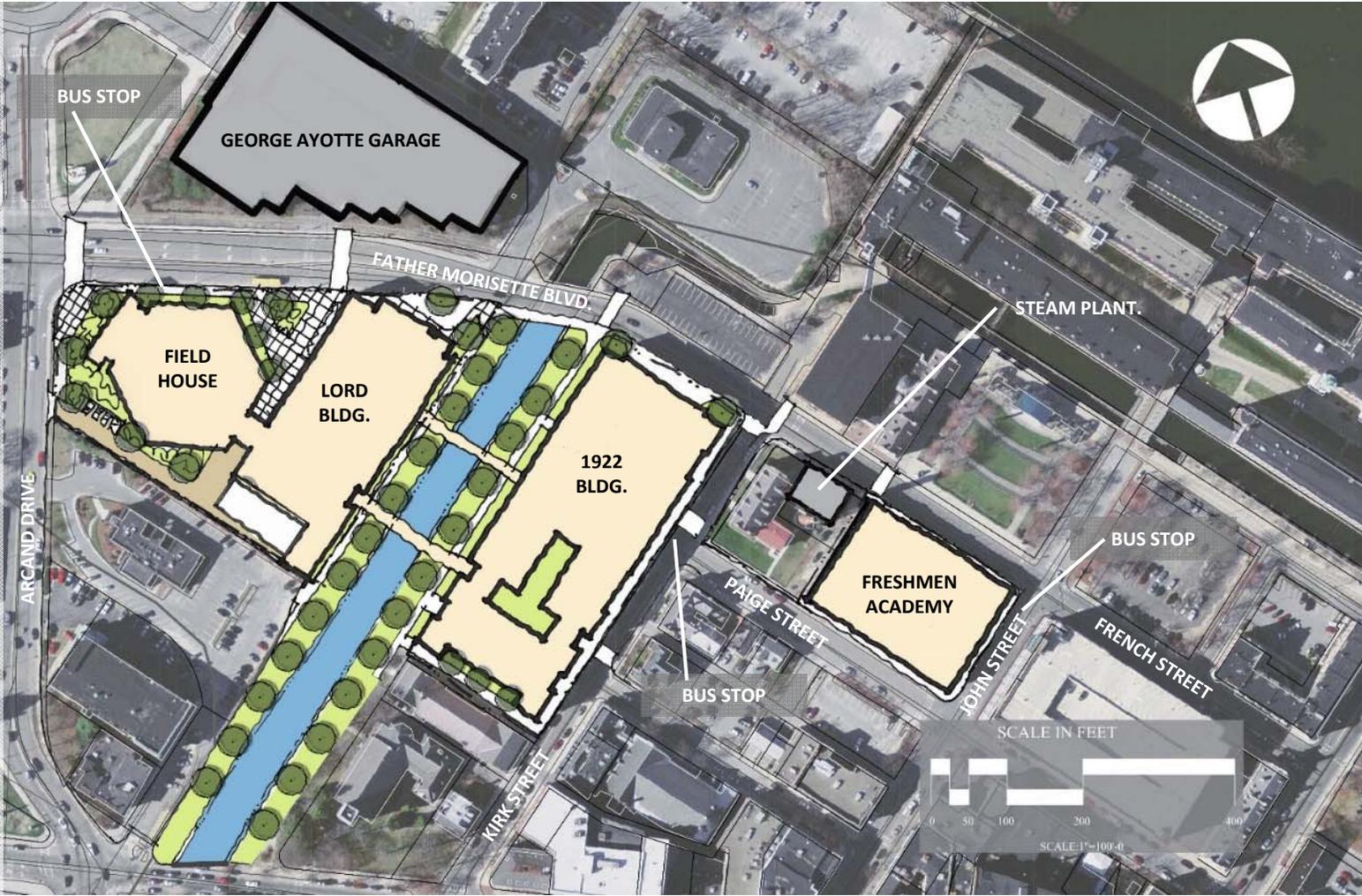
- + PROXIMITY TO TRANSPORTATION
- + PROXIMITY TO CITY/SOCIAL SERVICES
- + ADJACENT PKG GARAGE (COVERED)
- + MEETS ALL SPACE NEEDS (COUNT/SIZE)
- +/- MEETS SOME EDUC. OBJECTIVES
- COMM./ACTIVITY AREAS SPREAD/SPLIT
- FRESHMAN ACADEMY IS REMOTE (INEFFICIENT SPACE USE/SAFETY ISSUE)
- SOLAR ORIENTATION IS PROBLEMATIC
- WINDOWLESS CLASSROOMS REMAIN
- LIMITED ACCESS TO GREEN SPACE
- HIGHER OPERATING COSTS (SIZE+ENV.)

CONSTRUCTION

- 5 YEAR PHASED PROJECT
- EXTENSIVE MODULAR CLASSROOMS
- TEMPORARY GYM FACILITIES REQUIRED

RELATIVE COSTS

TOTAL PROJECT COST = \$331,360,298
 ESTIMATED CITY'S SHARE = \$116,472,533



Lowell High School

FULL RENOVATION (EXISTING)

Perkins Eastman SKANSKA

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 FULL RENOVATION,
EXCEPT;**

- + NEW FRESHMAN WING LOCATED ON MAIN CAMPUS (IDEAL ORG/SUN)
- + FORMER BLDG. AVAILABLE FOR REUSE
- + NEW ENTRY/FACE TO THE SCHOOL
- + NEW 2-TIER BRIDGES (CIRC./SAFETY)
- + NEW FIELD HS (MORE EFFIC./FLEXIBLE)
- + MODEST GREEN SPACE CREATED

CONSTRUCTION

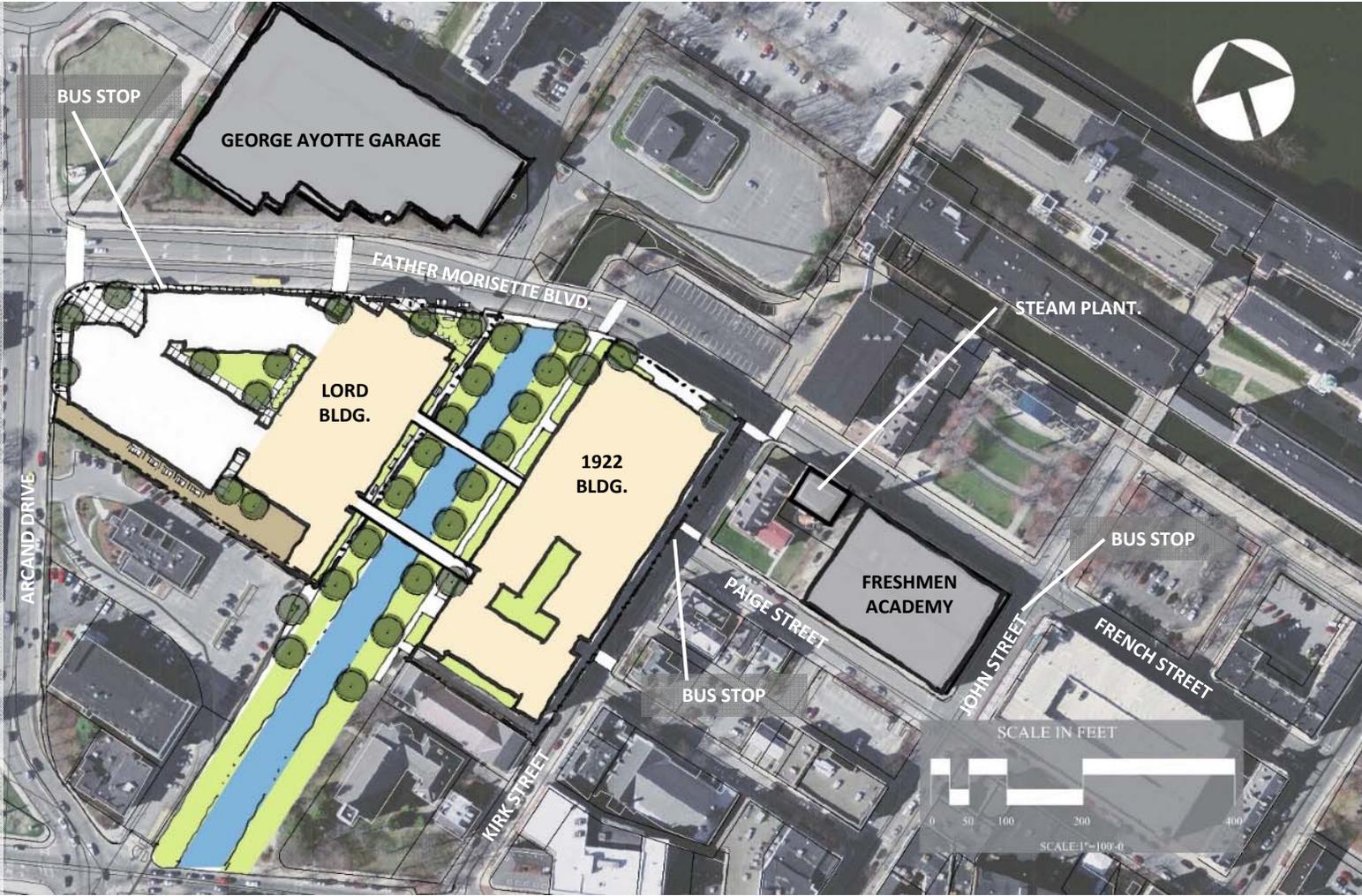
- 4 YEAR PHASED PROJECT
- + NO* MODULAR CLASSROOMS
- TEMPORARY GYM FACILITIES REQ'D.

RELATIVE COSTS

TOTAL PROJECT COST = \$344,087,262

ESTIMATED CITY'S SHARE = \$135,614,525

*modular needs are based on a conceptual plans;
final determination is subject to Construction
Manager and further educational program input



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 PHASED PROJECT

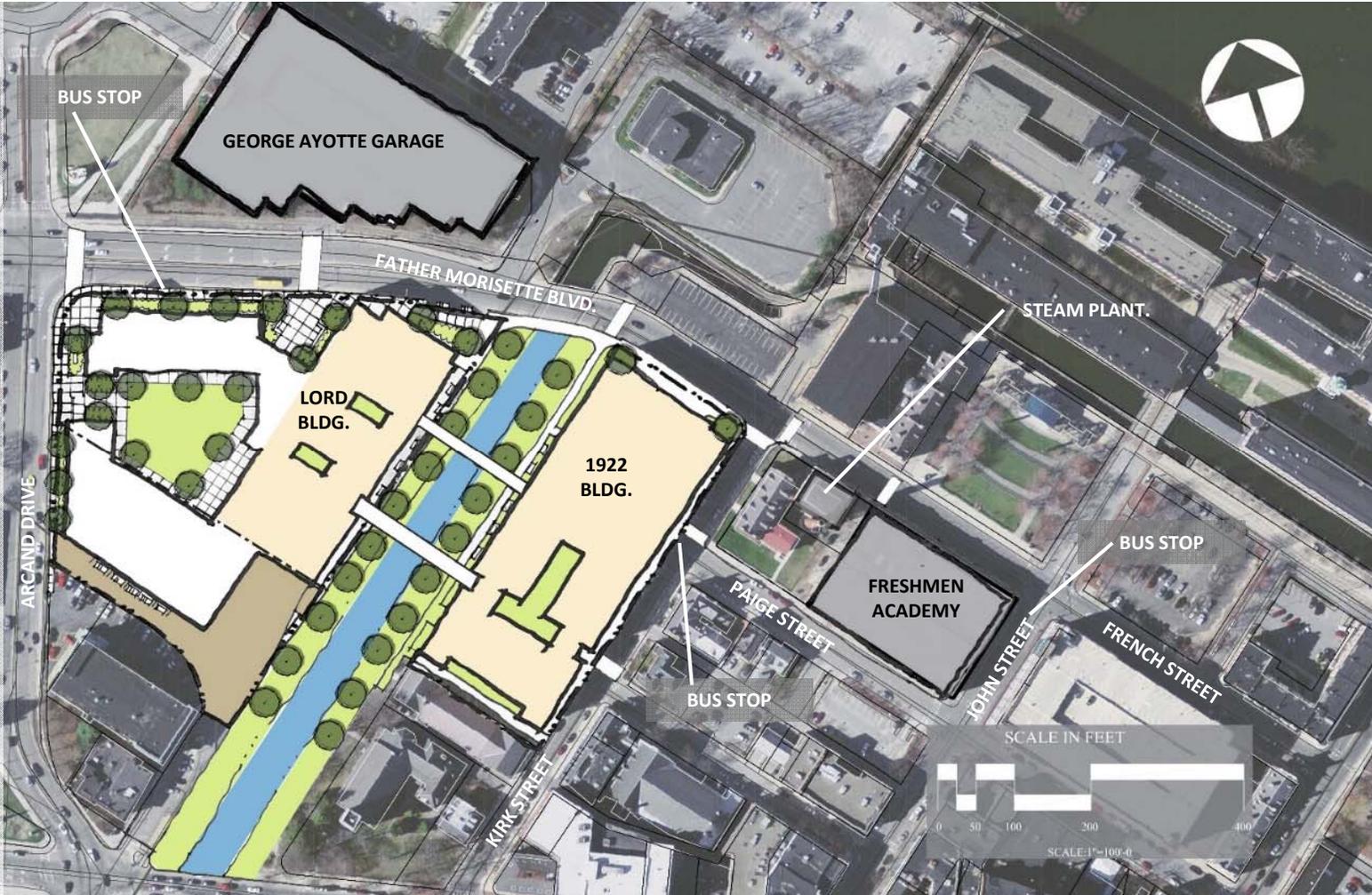
- + NO* MODULAR CLASSROOMS REQ'D
- + NO* TEMPORARY GYM FACILITIES REQ'D

RELATIVE COSTS

TOTAL PROJECT COST = \$334,335,971

ESTIMATED CITY'S SHARE = \$126,417,978

*modular needs are based on a conceptual plans;
final determination is subject to Construction
Manager and further educational program input



BUILDABLE ACREAGE = 20.0
 (16.4 FOR NEW SCHOOL + 3.6 NEW FIELDS)
 TOTAL ACREAGE = 34.0 (4 IN TEWKSBURY)

NEW BUILDING (GSF) = 571,500
 4 STORY BLDG
 PARKING = 608 CARS

PROS/CONS

+ BENEFITS OF ALL NEW CONSTRUCTION:

- ✓ ZONED FOR COMMUNITY/ACTIVITY
- ✓ MEETS ALL SPACE NEEDS
- ✓ MEETS MOST ALL EDUC. OBJECTIVES
- ✓ IDEAL FRESHMAN ORG./CLUSTERS
- ✓ FIELD HS. (MORE EFFIC./FLEXIBLE)
- ✓ MORE EFFICIENT USE/OPERATIONS

+ FORMER FA & 1922 BLDG'S AVAILABLE

+ MORE IDEAL 4 STORY CONSTRUCTION

+ AMPLE ACCESS TO GREEN SPACE

+ GOOD SOLAR ORIENTATION FOR ALL

+ ADJACENT TO FOOTBALL STADIUM

+ AMPLE ACCESS TO GREEN SPACE

+ NOT CO-LOCATED W/ OTHER SCHOOLS

+/- MORE ACCOMMODATING ACCESS

- NOT CLOSE TO CITY SERVICES

- IN CLOSE PROXIMITY TO RESIDENTIAL AREAS (TRAFFIC + MASSING CONCERNS)

- CONSTRUCTION

3 YEAR CONSTRUCTION

+ NO PHASING OR MODULARS REQ'D

+ NOT EDUCATIONALLY DISRUPTIVE

RELATIVE COSTS

TOTAL PROJECT COST = \$332,458,871
 ESTIMATED CITY'S SHARE = \$148,341,142



- SIGNIFICANT FIELD REPLICATION REQ'D:
 (MARTIN SOFTBALL + PRACTICE INFIELD, FIELD HOCKEY/LAX PRACTICE FIELD, DESMOND FRESHMAN & MACHADO JV FOOTBALL PRACTICE FIELDS)

Design Options Under Consideration to Select 1 Preferred Option for the PSR (Preliminary Schematic Report) Submission to MSBA- May 18, 2017:

1. Full Renovation @ Existing Site:

- Renovate existing HS Buildings: Field House, Lord Building, 1922 Building and Freshman Academy
- Small addition to the Lord Building to fulfill program
- 5 year phased construction

2. Addition/Renovation Option 2 @Existing Site:

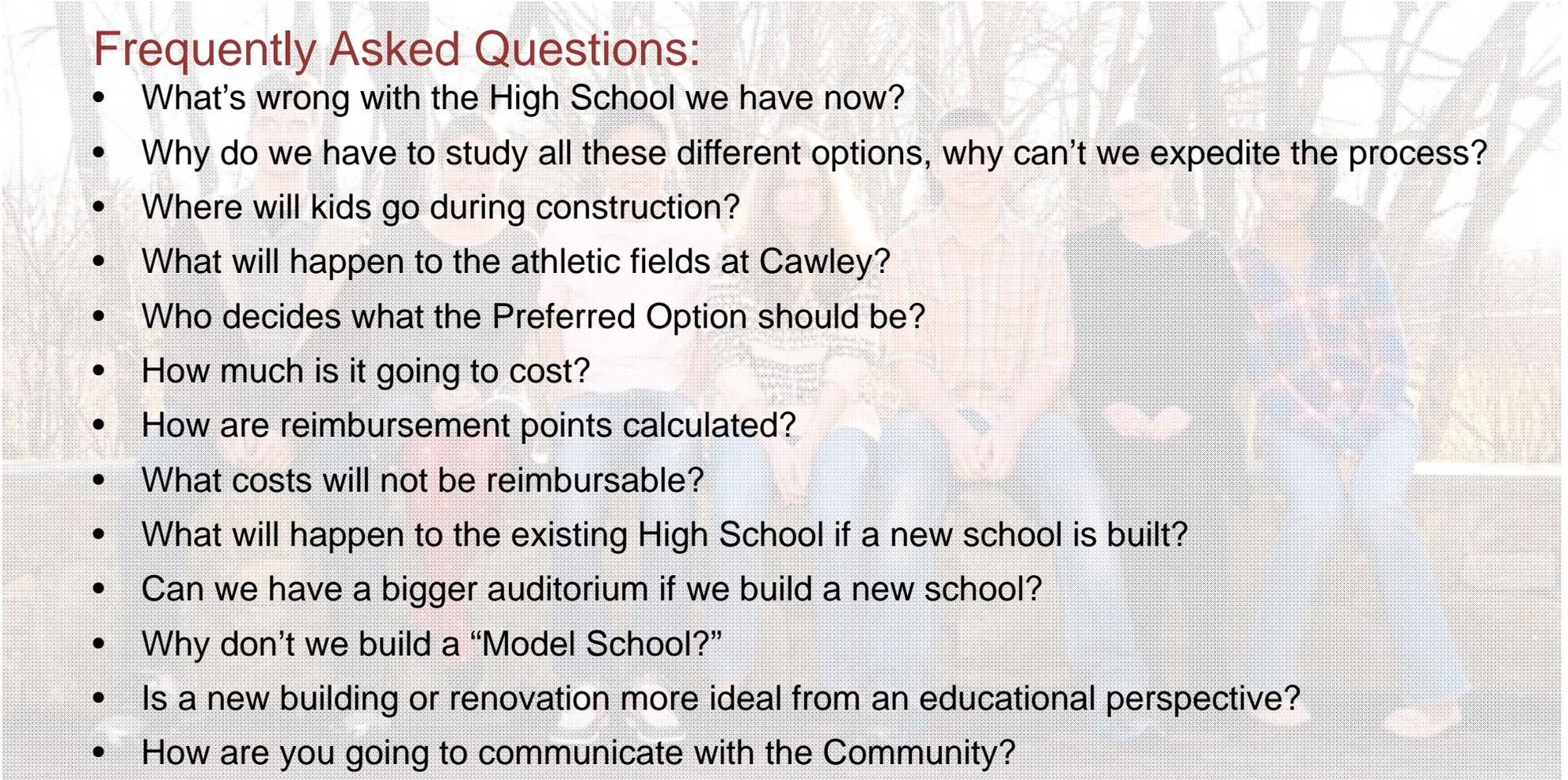
- Renovate Lord Building & 1922 Building
- Demolish existing Field House
- Additions to Lord Building: New Field House and Freshman Academy wing
- 4 year phased construction

3. Addition/Renovation Option 3 @Expanded Existing Site:

- Renovate Lord Building & 1922 Building
- Demolish existing Field House
- Additions to the Lord Building: New Freshman Academy, and Field House on 75 Arcand Drive parcel
- 4 ½ year phased construction

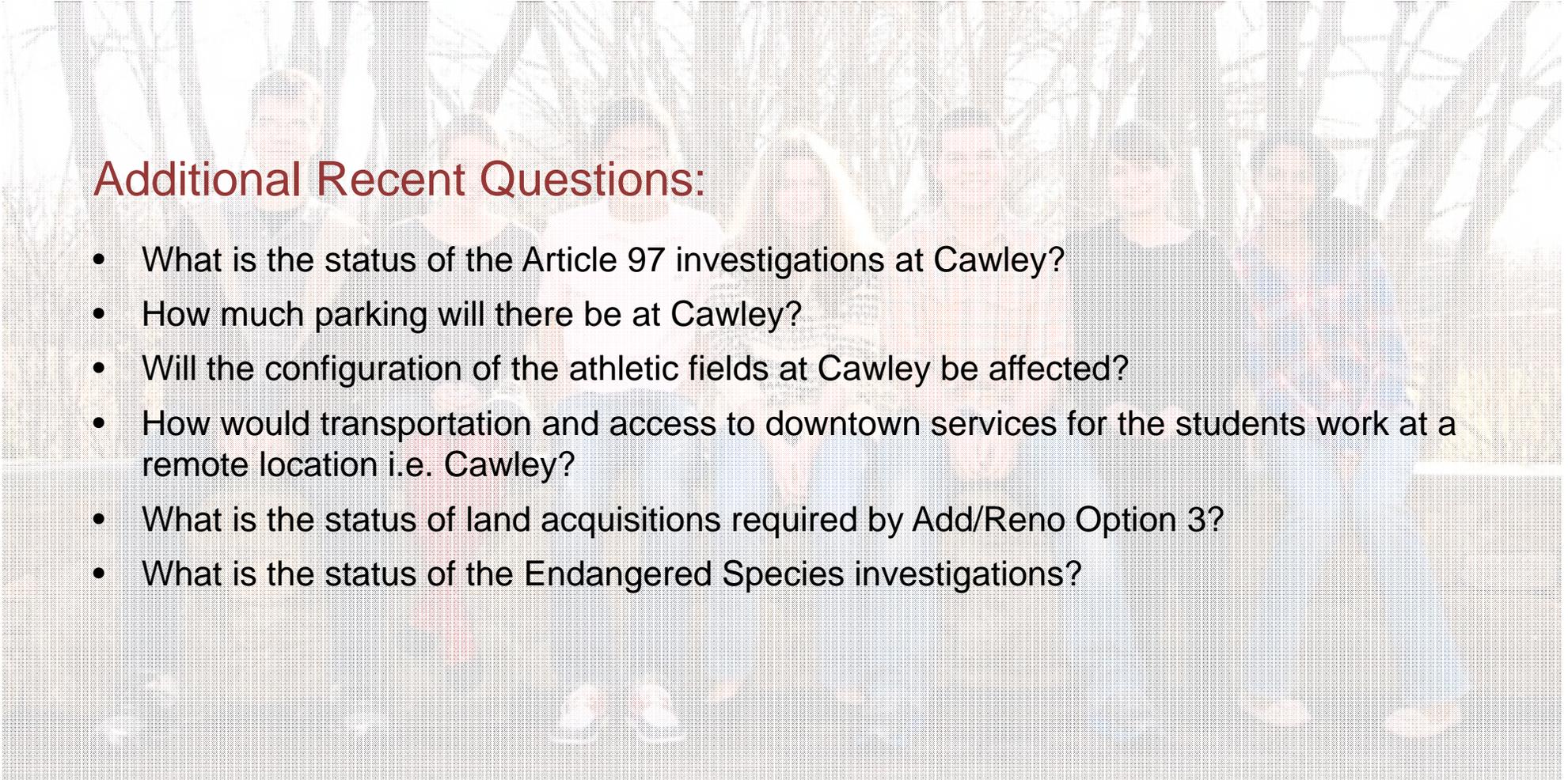
4. New School @ Cawley Site:

- New construction adjacent to Cawley Stadium
- Adjacent to athletic fields: configuration of fields are being studied
- 3 year construction (no phasing)



Frequently Asked Questions:

- What's wrong with the High School we have now?
- Why do we have to study all these different options, why can't we expedite the process?
- Where will kids go during construction?
- What will happen to the athletic fields at Cawley?
- Who decides what the Preferred Option should be?
- How much is it going to cost?
- How are reimbursement points calculated?
- What costs will not be reimbursable?
- What will happen to the existing High School if a new school is built?
- Can we have a bigger auditorium if we build a new school?
- Why don't we build a "Model School?"
- Is a new building or renovation more ideal from an educational perspective?
- How are you going to communicate with the Community?



Additional Recent Questions:

- What is the status of the Article 97 investigations at Cawley?
- How much parking will there be at Cawley?
- Will the configuration of the athletic fields at Cawley be affected?
- How would transportation and access to downtown services for the students work at a remote location i.e. Cawley?
- What is the status of land acquisitions required by Add/Reno Option 3?
- What is the status of the Endangered Species investigations?