



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

## LOWELL HIGH SCHOOL PROJECT

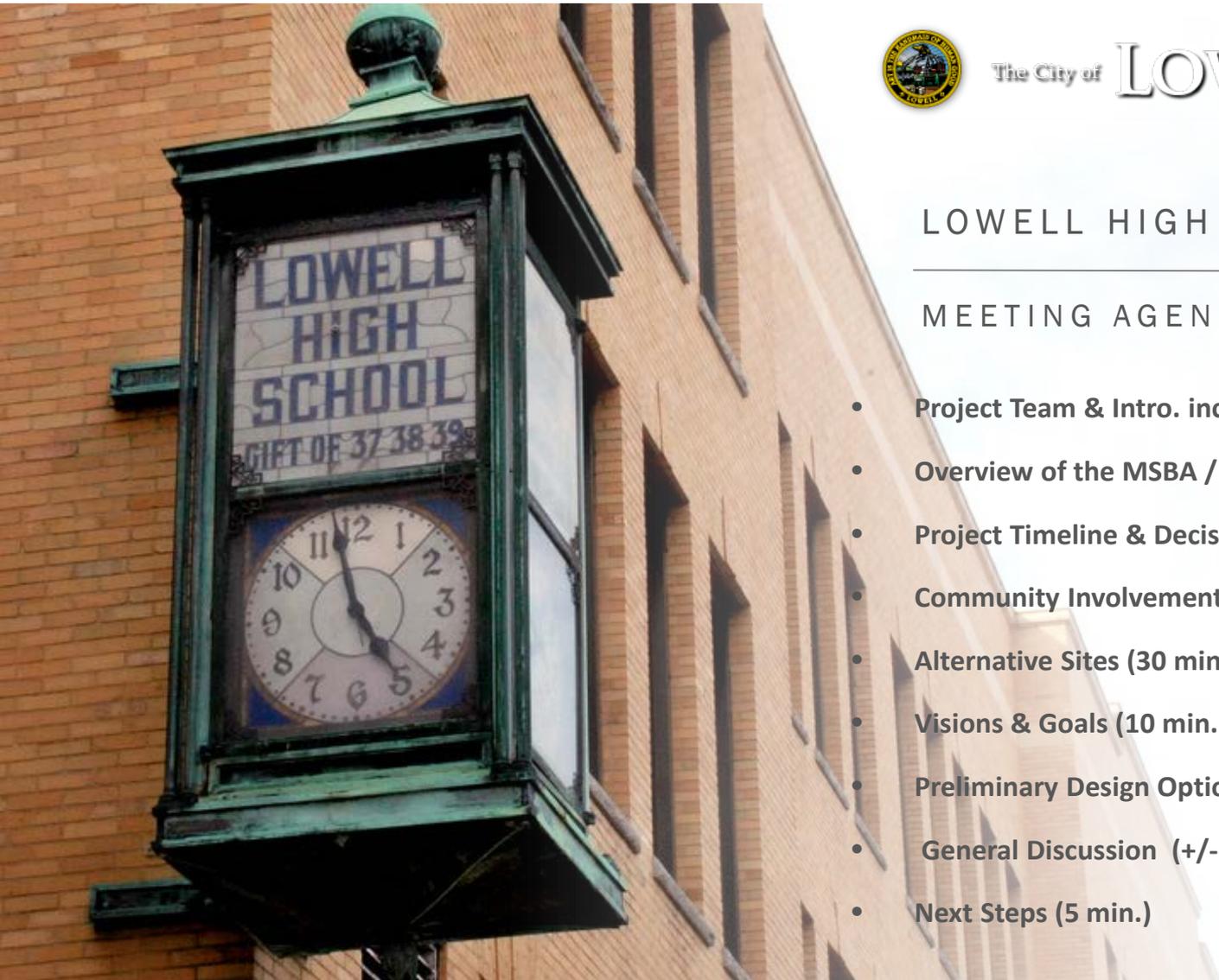
---

DECEMBER 8<sup>TH</sup> 2016

**Community Meeting**

**Lowell High School**

**6:30pm-8:30pm**



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

## LOWELL HIGH SCHOOL PROJECT

---

MEETING AGENDA 6:30-8:30

- **Project Team & Intro. inc. Neighborhd. Grps.(5 min.)**
- **Overview of the MSBA / Process (5 min.)**
- **Project Timeline & Decisions (5 min.)**
- **Community Involvement/Neighborhd. Mtgs. (5 min.)**
- **Alternative Sites (30 min.)**
- **Visions & Goals (10 min.)**
- **Preliminary Design Options (10 min.)**
- **General Discussion (+/-30-45 min.)**
- **Next Steps (5 min.)**



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

## LOWELL HIGH SCHOOL PROJECT

---

### PROJECT TEAM

- **Lowell, City Manager's Office**
- **School Building Committee**
- **Lowell High School**
- **Owner's Project Manager - SKANSKA**
- **Architect - Perkins Eastman/DPC**  
(team includes 30 engineers & specialty disciplines)



# Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

## The City's Partner in the School Building Project: Massachusetts School Building Authority (MSBA)

MSBA's mission: Partner with Massachusetts communities to support the design and construction of educationally appropriate, flexible, sustainable, and cost-effective public school facilities.



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**



# Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

## What is the MSBA?

The MSBA is a quasi-independent government authority created in 2004 to replace the former school building assistance program administered by the Dept. of Educ. (now the Dept. of Elementary and Secondary Educ.).

They work with local communities to create affordable, sustainable, educationally effective and efficient schools.



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**



# Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

## The MSBA Provides Significant Reimbursement

The MSBA establishes a base reimbursement rate for each District with potential additional incentive points available, but an overall max rate of 80% (Lowell's base is near 80%)

Reimbursement rates apply only to eligible costs

The MSBA caps costs overall and within individual scopes (caps are not intended to represent market/industry trends, but serve to provide consistent & equitable funds state-wide)



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**



# Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

## The MSBA Establishes Process/Standards

The process is to be inclusive, collaborative and transparent.

The MSBA establishes the target enrollment (3520 for LHS)

The scope of studies must comprise a range of options that include new construction (exploration of alternative sites), new additions/renovations, renovation and basic repair.

Other than basic repair, all options must meet the District's educational plan/program and the MSBA's space standards



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**



# Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

## **The Feasibility Study (FS) is the earliest and most critical part of the process. It Includes:**

- information gathering/investigation
- assessment of current conditions,
- establishment of goals/objectives,
- definition of program and needs,
- development of planning options.



**LOWELL**

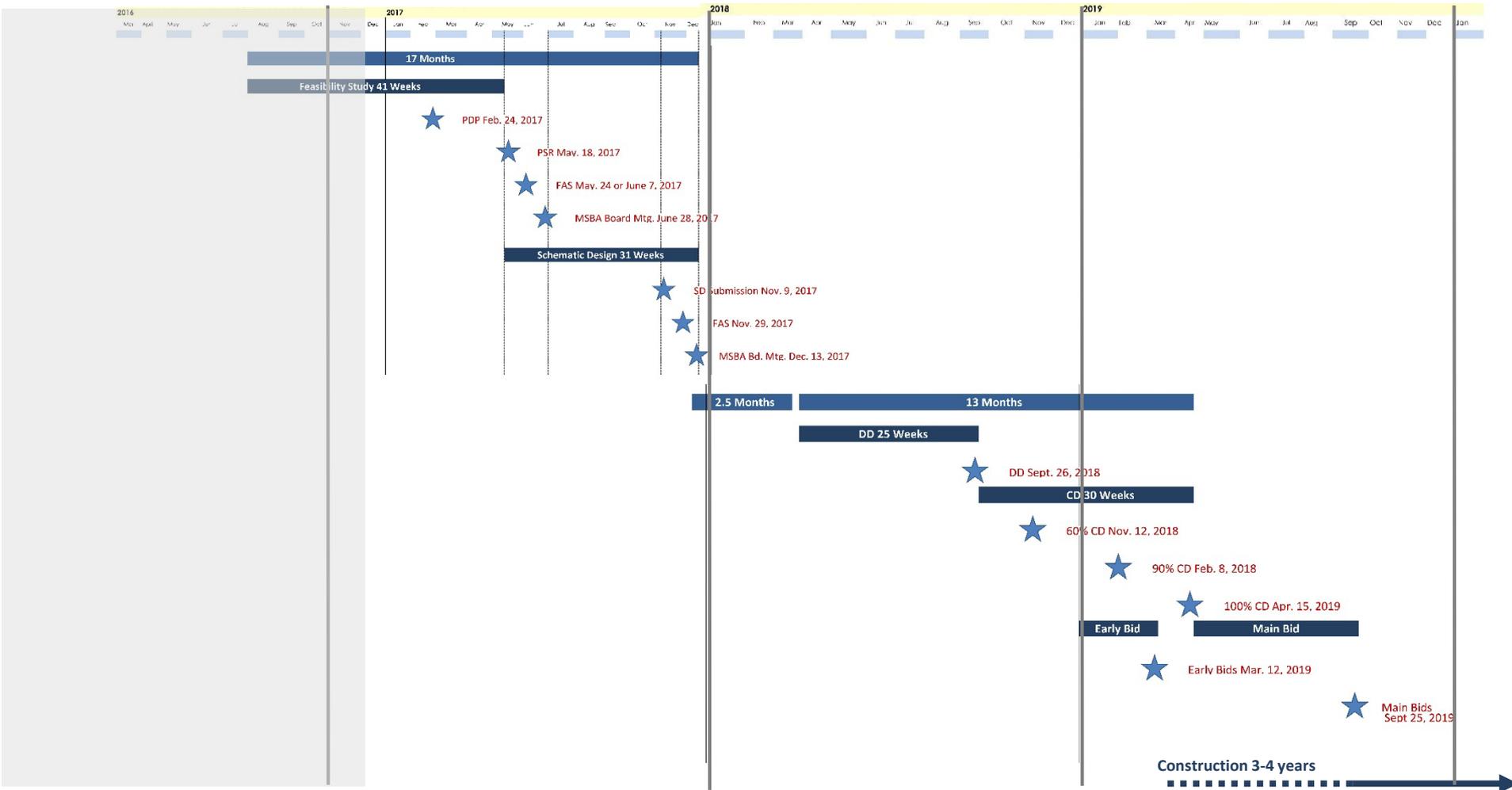
**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**

# Project Timeline & Decisions

Overall Design Process (will take approx. 3 yrs, + bidding/construction)



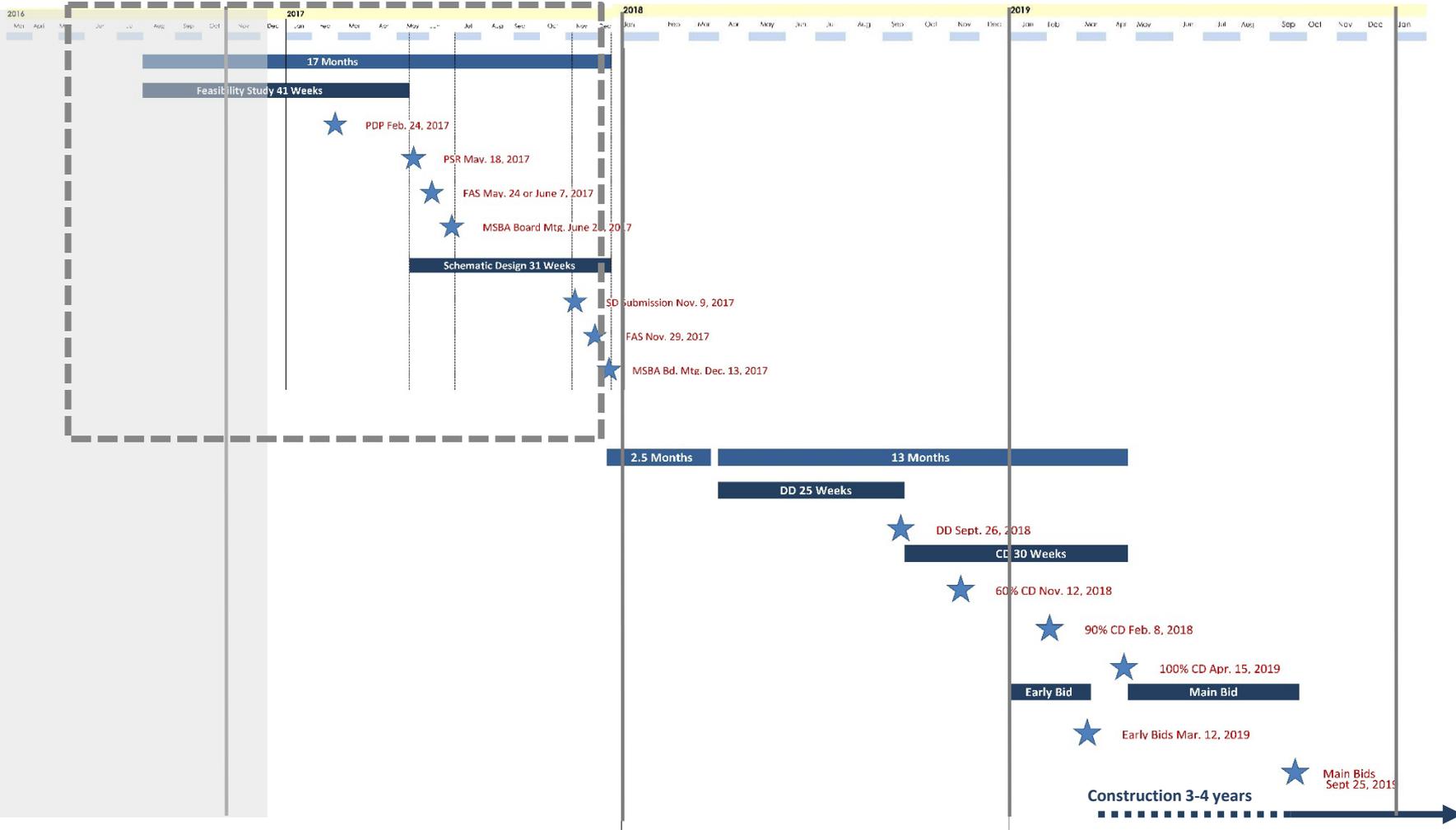
**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  
Perkins Eastman | *DPC*

# Project Timeline & Decisions

Current Phase (17 mo's from Aug. '16 )



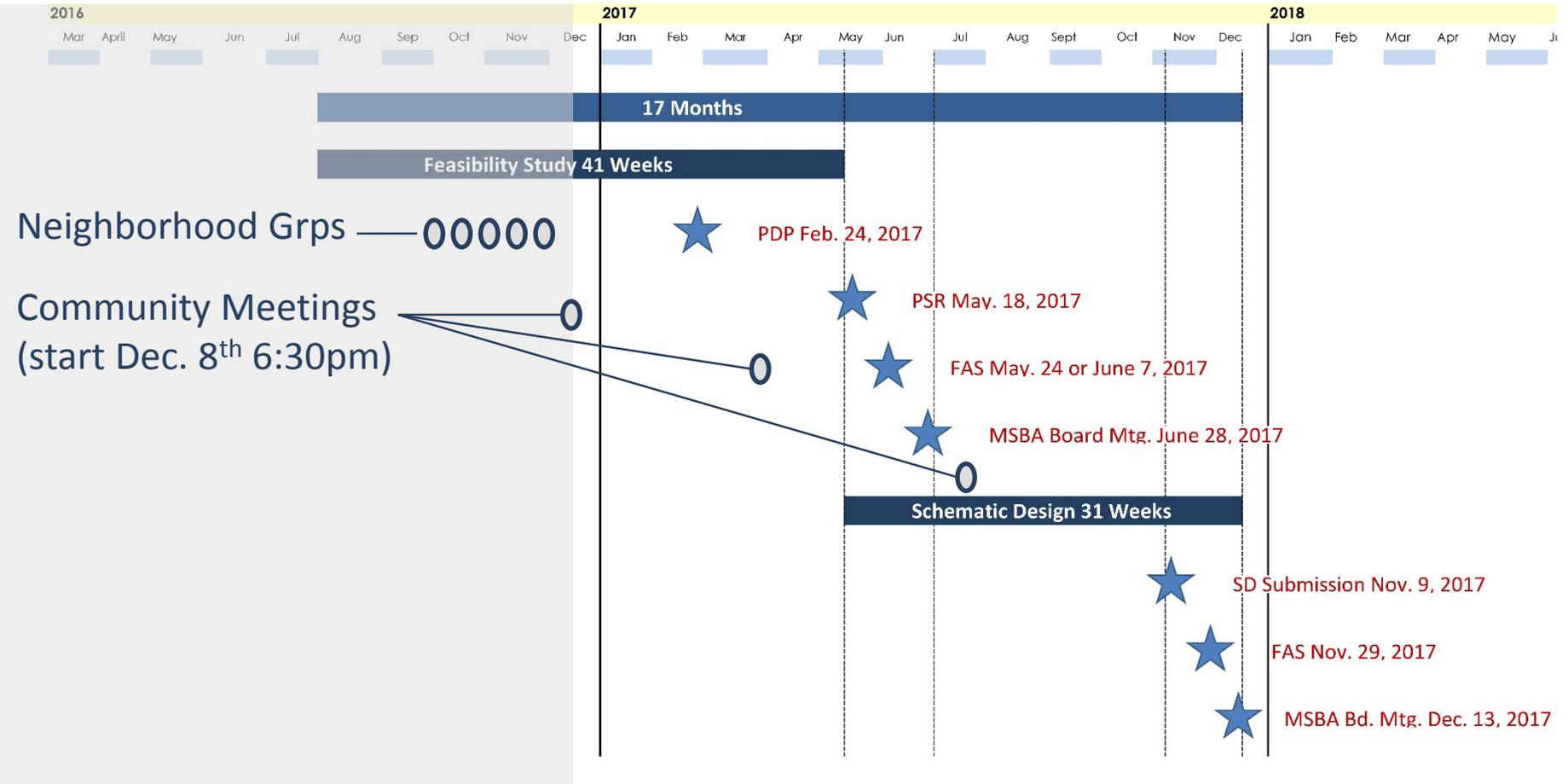
**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  
Perkins Eastman | *DPC*

# Project Timeline & Decisions

Closer Look at This Year (Most Intense in First 6 Mo's)



# Project Timeline & Decisions

The MSBA's study is defined in three major efforts that will occur over 17 months

Feasibility Study (Two Major MSBA Submissions)		Schematic Design	
Preliminary Design Program			
<ul style="list-style-type: none"> <li>Existing Cond's/Site Assessments</li> <li>Educational Visioning &amp; Goals</li> <li><b>Educational Program</b> (by District)</li> <li>Educ Specifications/Space Needs</li> <li>Develop &amp; Assess Prelim. Options</li> <li>Select Preferred Site/Plan Options</li> </ul>	Preferred Schem. Report	Schem. Design Report	
	<ul style="list-style-type: none"> <li>Refinement of Plan Options</li> <li>Safety &amp; Sustainability Goals</li> <li>Massing/Design Studies</li> <li>Final Assessment &amp; Select (1)</li> </ul>		<ul style="list-style-type: none"> <li>Detailed Room Layouts</li> <li>Finalize Project Scope</li> </ul>
February 2017		May 2017	Dec. 2017



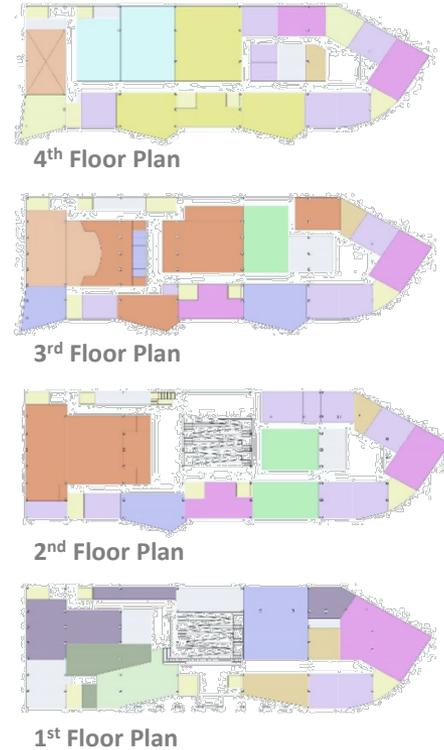
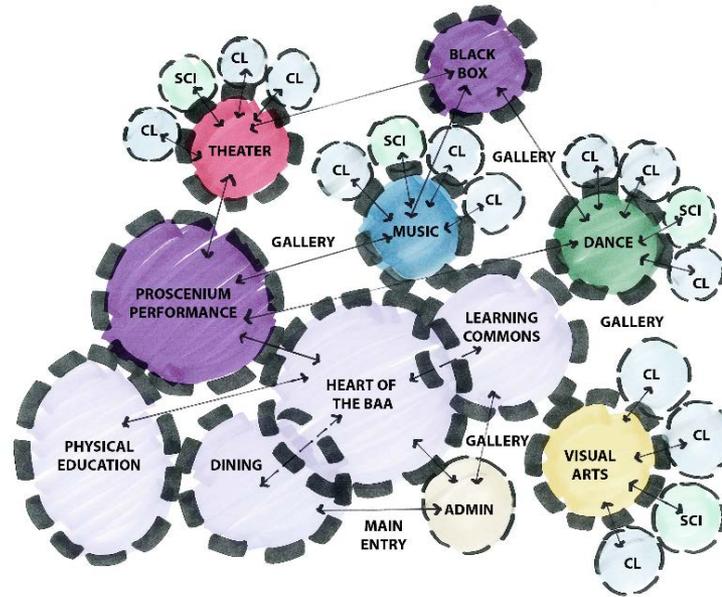
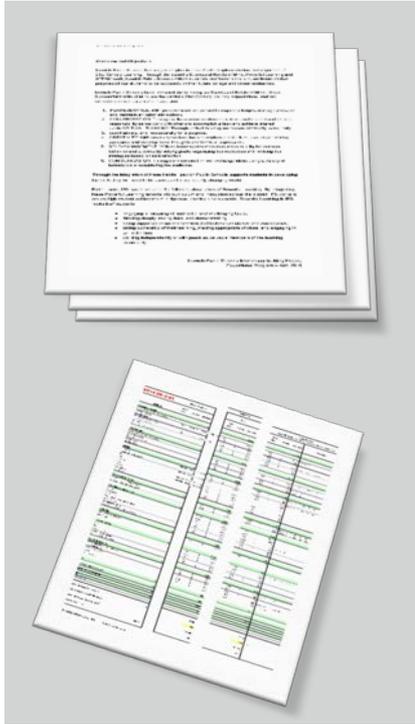
**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**

# Project Timeline & Decisions



EDUCATIONAL PROGRAM,  
& VISION



BUBBLE DIAGRAMS & CONCEPTS



PLANS & DESIGNS



LOWELL

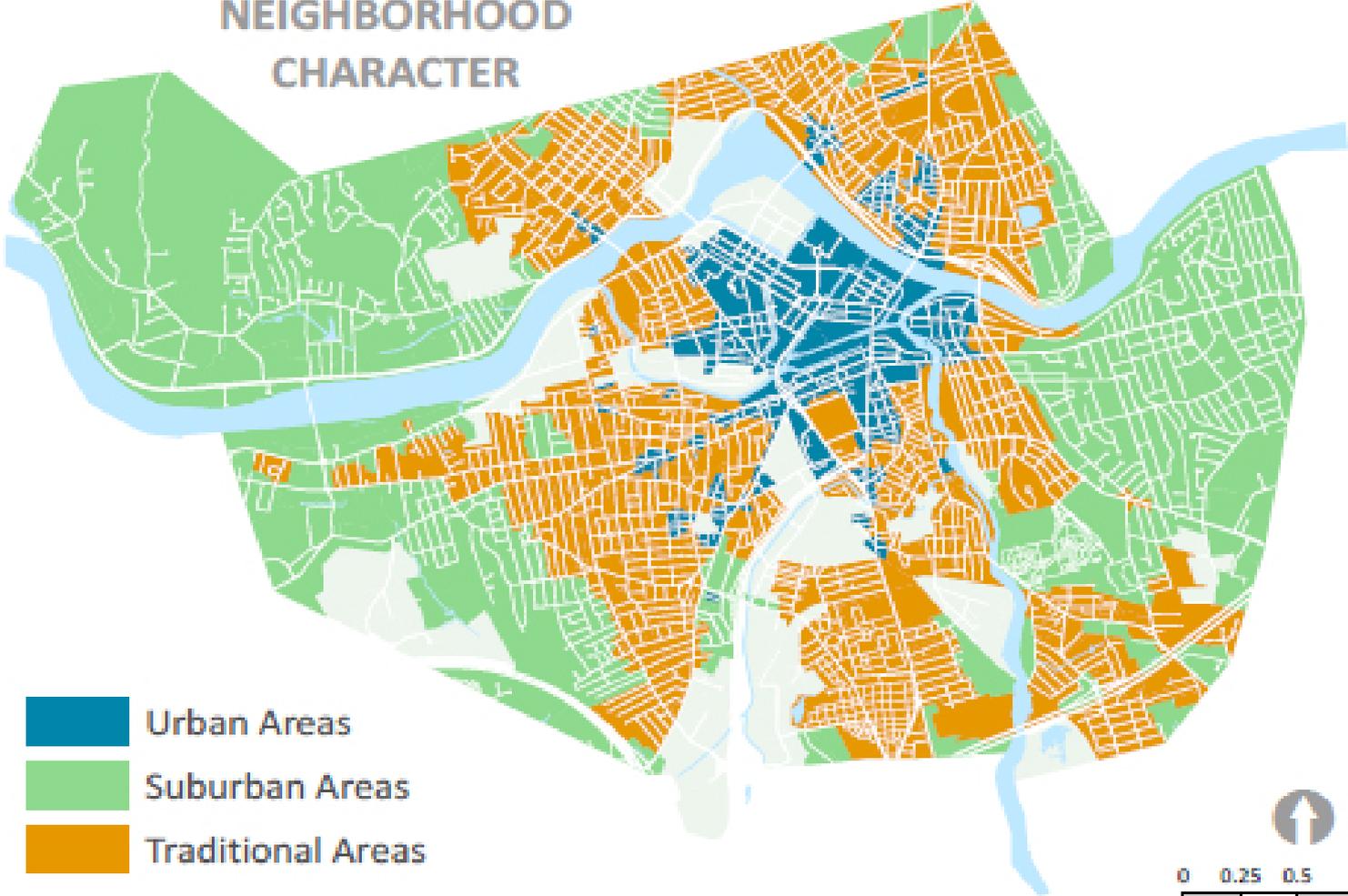
LOWELL HIGH SCHOOL PROJECT

SKANSKA

Perkins Eastman | DPC

# Community Involvement

## NEIGHBORHOOD CHARACTER



Data Source: Mass GIS, City of Lowell



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | *DPC*



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

## LOWELL HIGH SCHOOL PROJECT

---

### NEIGHBORHOOD GROUP MEETINGS:

**10/17 - Centralville Neighb. Action Grp**

(with Centralville Community Coalition)

**11/7 - Pawtucketville Citizens Council**

(with East Pawtucketville Citizens Group)

**11/9 - Belvidere Residents Council**

(with Sacred Heart Neighborhood Improvement Group,  
Riverside Comm. Council & Back Central Neighb. Assoc.)

**11/14 - Highlands Neighb. Assoc.**

(with Lower Highlands Neighb. Group, Cupples Sq. Busn. &  
Residents Assoc, Friends of Taylor Park)

**11/28 - Lowell Dn Town Neighb. Assoc**

(with Jackson Appleton Busn Res. Assoc. & Acre Coalition  
to Improve Our Neighb.)

# Site Selection Analysis

Site	Most Favorable		Favorable		Less Favorable		Unfavorable		Y=Yes	N=No					
	Acreage +/-	Usable Acreage +/-	Proximity to Public Transportation	Proximity to Parking and/or Garage	Eminent Domain Required	Utilities Available Y/N	Entirely Within Lowell City Limits	Proximity to Public Services in Miles (50 Arcand Dr.)			Sidewalks	Potential Environmental Issues	Land Use Restrictions	Historical Significance	Wetlands Y/N
<b>Existing HS Location</b> 50 Father Morissette Blvd.	6	6	Central Bus Hub	Ayotte Garage, John St. Garage	N	Y	Y	0	Y	Y	None known	Y	Y	N	Downtown Mixed Use (DMU)
<b>Cawley Stadium</b> 364 Douglas Rd.	45 +/-	30	Local Bus Routes	On Site	N	Y	Portions at Clark Rd. in Tewksbury	2.6	Rogers St.-Yes, Douglas Rd.-No	Potential Endangered Species	Title Review Rec'd	Y	Y	Y	Regional Retail & Single Family (RR & SSF)
<b>Wang MS/LeBlanc Park</b> 475 West Meadow Rd.	56	14.7	Local Bus Routes	Limited existing	N	Y	Y	2.3	Y	Former Hospital Site	None known	N	Y	Y	Single Family (SSF)
<b>South Common Park</b> 171 South St.	20	2.3	Bus Routes, Train Terminal	Central & Early Garages, On Site	N	Y	Y	0.9	Y	None known	Article 97 Open Spaces	Y (Public Park)	N	N	Traditional Multi-Family (TMF)
<b>Regatta Field</b> 381 Pawtucket Blvd.	23	19	Local Bus Routes	N	Owned by MassDOT	Y	Y	2.4	Y	None known	None known	Y (Public Greenspace)	Y	Y	Single Family (SSF)
<b>Rollie's Farm</b> 1415 Varum Ave.	11.18	11.18	Local Bus Routes	N	Y	Y	Y	3.8	Y	Potential Endangered Species	Ch. 61A Farmland Restrict.	N	Y	N	Single Family (SSF)
<b>Carlisle St.</b> 0 Carlisle St. Chelmsford	14	10	Local Bus Routes	N	N	Y	Entire lot in Chelmsford	2.5	N	Potential Endangered Species	None known	N	Y	N	Public Educational & Municipal (P)



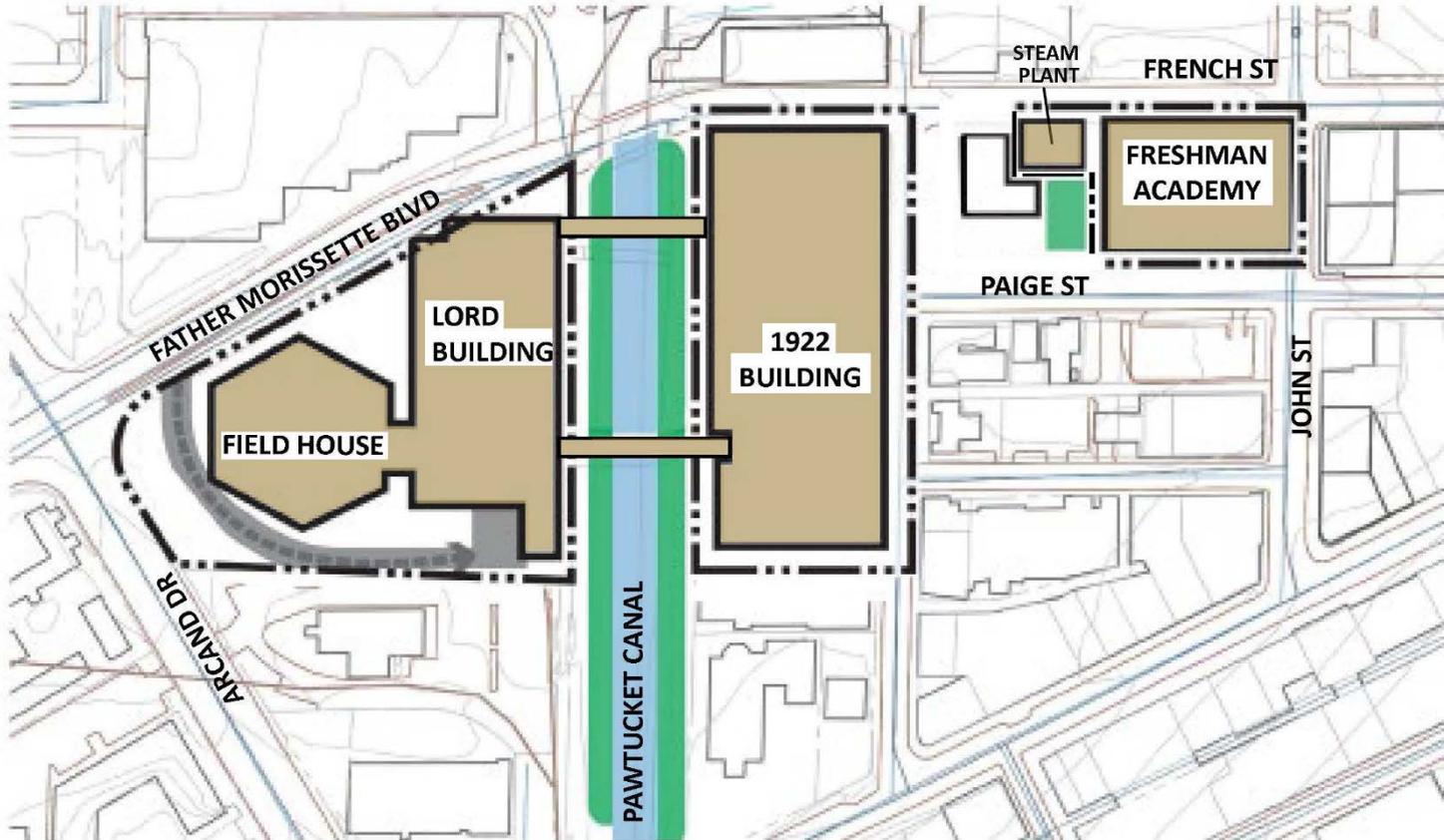
LOWELL

LOWELL HIGH SCHOOL PROJECT

SKANSKA

Perkins Eastman | DPC

# Alternative Sites - Existing High School



**BUILDABLE AREA**  
= 6 ACRES  
(Excludes .94 acres for  
Steam Plant &  
Freshmen Academy)

## Pros:

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

## Cons:

- Potential Environmental Issues
- Limited Site Size
- Phasing Costs



SCALE: 1"=100'-0"



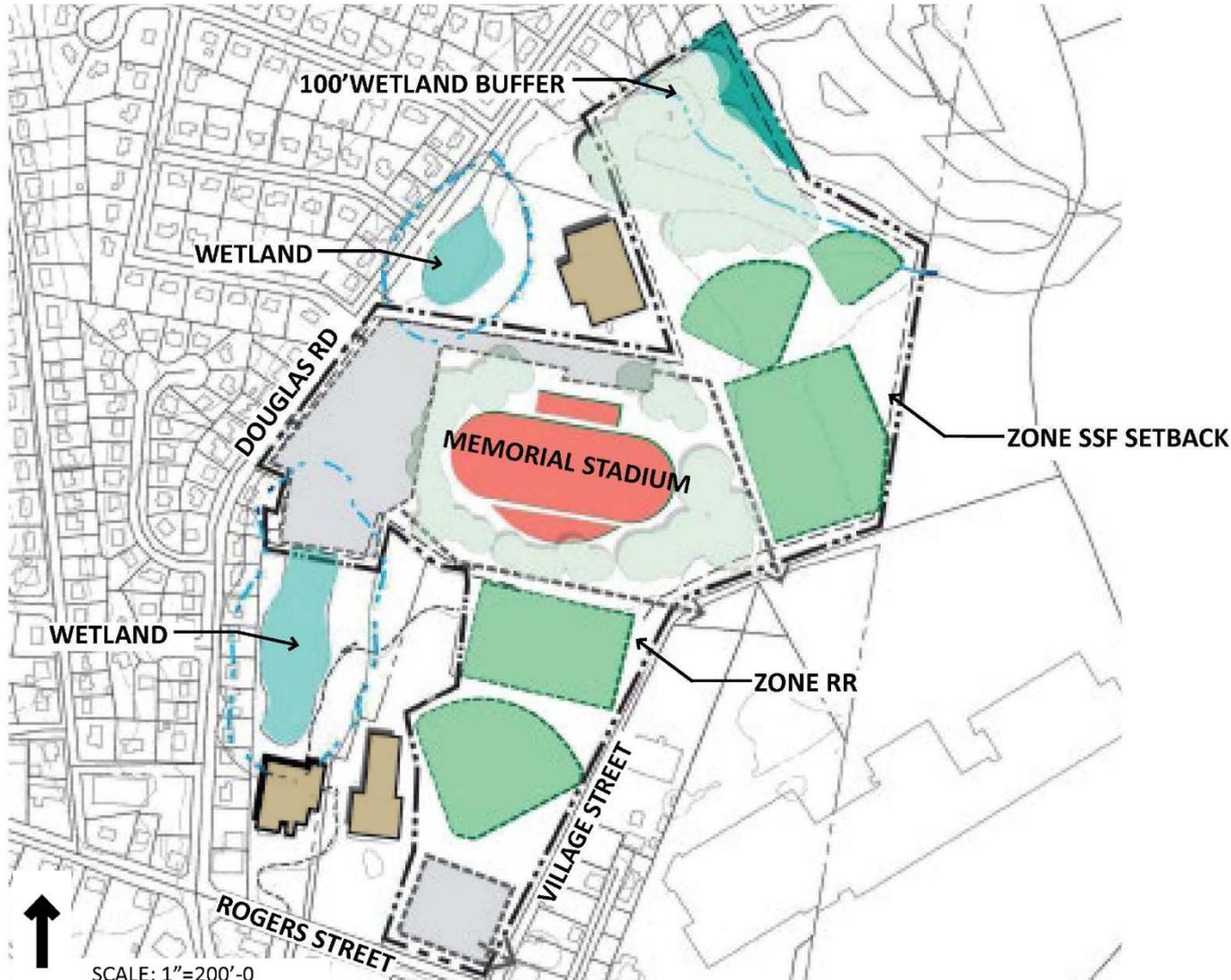
**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**

# Alternative Sites - Cawley Stadium



**BUILDABLE AREA**  
= 30 ACRES  
(includes Memorial Stadium)

## Pros:

- Useable/Buildable Area
- City Owned
- New Construction vs. Reno/Add

## Cons:

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



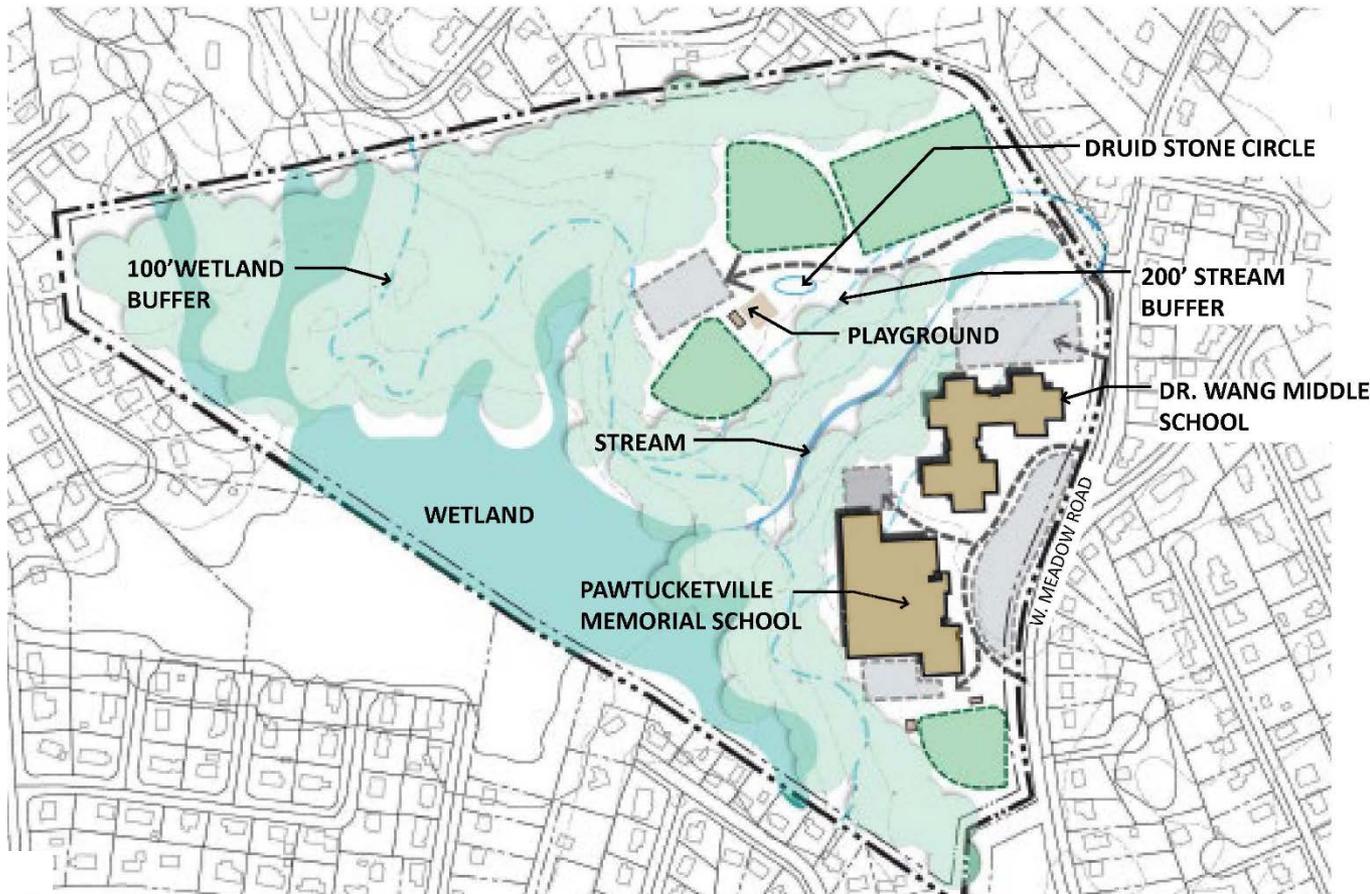
**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**

# Alternative Sites -Wang/LeBlanc Park



BUILDABLE AREA  
= 14.7 ACRES

## Pros:

- Useable/Buildable Area
- City Owned
- New Construction vs. Reno/Add

## Cons:

- Proximity to Services
- Walking/Bus Route Proximity
- Elementary/MS Students on Same Campus as High School
- Loss of Some Ball Fields

↑ SCALE: 1"=200'-0



LOWELL

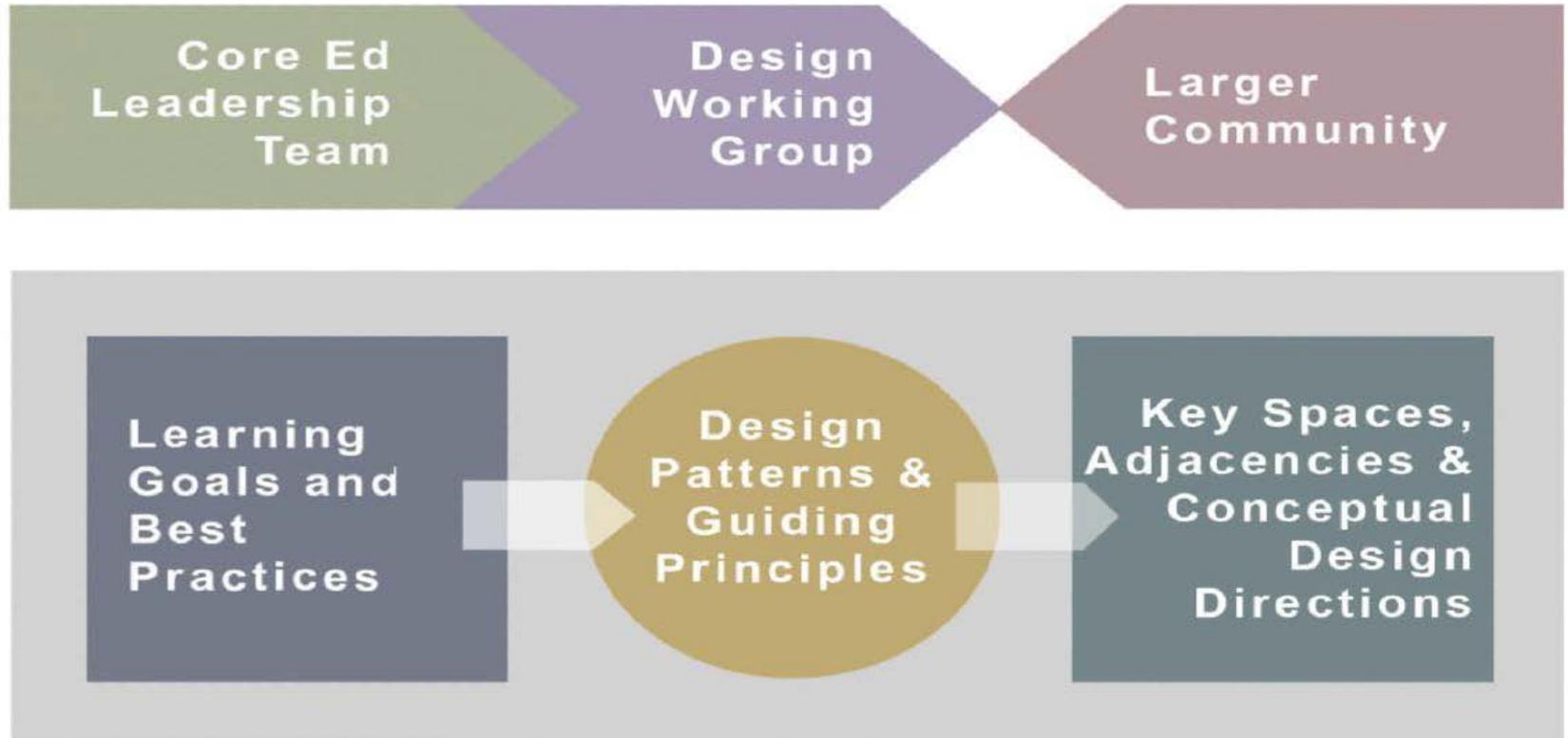
LOWELL HIGH SCHOOL PROJECT

SKANSKA

Perkins Eastman | DPC

# Vision & Goals

## The Visioning Process



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

## Some LHS Initiatives

- Freshman Academy
- Increasing number of co-taught classrooms
- Extended learning opportunities: internships, field studies, authentic contexts
- Generation Citizen – Action Citizenship
- Engineering – PLTW/STEM
- International Institute – ELL
- Lowell Latin Lyceum
- Fine and Performing Arts



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

## 21<sup>st</sup> Century Teaching and Learning

<b>The 6 Rs</b>	<ul style="list-style-type: none"><li>• Student-Centered</li><li>• Interdisciplinary</li><li>• Technology-Infused</li><li>• Fully-Inclusive</li><li>• Differentiated</li><li>• Community Connected</li><li>• Problem &amp; Project-Based</li><li>• Process &amp; Product Oriented</li></ul>	
Reading WRiting ARithmetic		Rigor Relevance Relationship
<b>The 4 Cs</b>		
<ul style="list-style-type: none"><li>• Critical Thinking</li><li>• Communication</li><li>• Collaboration</li><li>• Creativity</li></ul> <i>plus Citizenship</i>		
<b>Head &amp; Hand</b>		
<b>Growth Mindset</b>		



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

## Priority Setting / Guiding Principles★

- Joyful environment★
- Safe and comfortable
- Flexible and adaptable★
- Meets needs of whole child★
- 21<sup>st</sup> century learning spaces
- Fosters collaboration and community
- Real-world, project-based and integrated instruction★
- Robust, integrated and evolving technology
- Community access and integration★
- Historical context



LOWELL

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
Perkins Eastman | **DPC**

# Vision & Goals

New School  
Design Patterns

Civic Presence



HRBI-Dream Academy Charter School | Harlem, NY – Perkins Eastman



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

New School  
Design Patterns

Secure and Welcoming



High Tech CV | Chula Vista, CA – Studio E



School Without Walls Senior High | Washington, DC – Perkins Eastman



Latin American Montessori | Washington, DC - Perkins Eastman



LOWELL

LOWELL HIGH SCHOOL PROJECT

SKANSKA  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
Perkins Eastman | *DPC*

# Vision & Goals

New School  
Design Patterns

Wayfinding & Streetscapes



High Tech Middle - Carrier Johnson and New Vista



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

New School  
Design Patterns

Heart of School



High Tech Middle— Carrier Johnson and New Vista



**LOWELL**

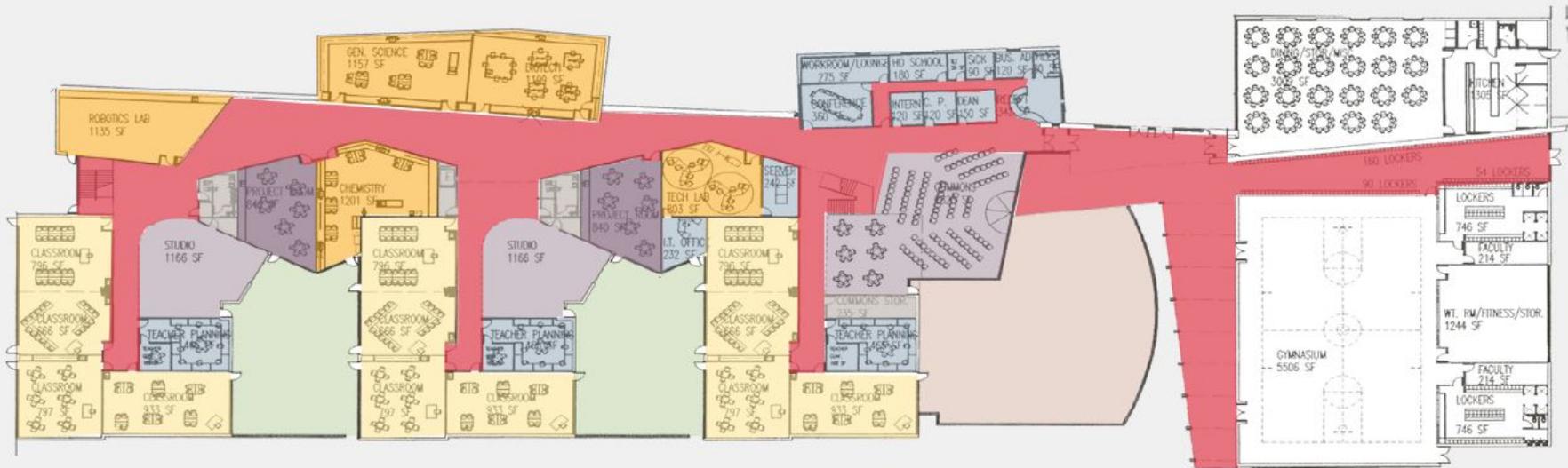
**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

New School  
Design Patterns

## Clusters of Learning



DSST - klipp Architects and New Vista



# LOWELL

## LOWELL HIGH SCHOOL PROJECT

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

## New School Design Patterns



Tewksbury High School / SMMA

## Between Spaces



Grafton High School / SMMA



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
**Perkins Eastman | DPC**

# Vision & Goals

## New School Design Patterns



## Outdoor Connections



HTHLA – Berlinger and New Vista



LOWELL

LOWELL HIGH SCHOOL PROJECT

SKANSKA  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
Perkins Eastman | DPC

# Vision & Goals

New School  
Design Patterns



Truman MS – Bassetti and AofA

Building as Teacher



DSST – Klipp and New Vista



LOWELL

LOWELL HIGH SCHOOL PROJECT

SKANSKA  newvistadesign  
Envisioning 21<sup>st</sup> Century Schools  
Perkins Eastman | DPC

# Preliminary Design Options

- **1. Base Repair** (replace systems past their useful life & code upgrades but does meet Educational Program or support 21<sup>st</sup> Century Educational Practices)
- **2. Full Renovation w/ Small Addition** (requires creation of Academic swing space)
  - 2A. Renovate available space in nearby buildings(s) for ¼ population?
  - 2B. Create Temporary/Modular CRs using portion of Father Morrissette Blvd?
  - 2C. Create Temporary/Modular CRs via use of upper Garage Level?
  - 2D. Create Temporary/Modular CRs via use of upper Garage Level?
- **3. Renovation w/ Rebuild of Freshman Academy, Gym & Portion of Lord Building**  
(requires temp PE/Athletics)
  - 3A. Temporary Gymnasiums(s) via use of upper Garage Level
  - 3B. PE/Athletic programs off-site for 1 yr. (use nearby Arena, Gyms, Pools?)
- **4. Renovation w/ Rebuild of Freshman Academy, Gym & Full Lord Building**  
(requires temp PE/Athletics)
- **5. New Construction**
  - Existing Site – New West side of the Canal/Reno East Side (requires swing space)
  - New Site



# General Discussion - We Want to Hear From You



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**

# Community Involvement / Next Steps

## How can I continue to learn more about the project?

As the Feasibility Study evolves, there will be opportunities for community input and engagement.

Information will be posted as it is developed and made available to the public.

Questions may be directed to the City Manager's Office.

Next Community Presentation – date T.B.D.



**LOWELL**

**LOWELL HIGH SCHOOL PROJECT**

**SKANSKA**

Perkins Eastman | **DPC**