



Kevin J. Murphy
City Manager
Michael McGovern
Assistant City Manager

School Building Committee MSBA Meeting

Meeting Minutes

Date: August 11, 2016
Time: 10:00AM
Location: Mayor's Conference Room

1. - Attendance

Attendees: Kevin Murphy, Mike McGovern, Mike Vaughn, Robert Healy, Conor Baldwin, James Cook, Brian Martin, Rady Mom, Gary Frisch, Richard Underwood, Lisa DeMeo, Steve Gendron, Celine Gettings, Maryann Ballotta and Jay Mason.

Also in attendance: Rodney Conley

From Skanska: Jim Dowd and Mary Ann Williams

From Perkins Eastman: Joseph Drown, Alicia Caritano, Robert Bell, and Dawn Guarriello

2. - Designer Selection Process Overview

The City Manager believed it would be beneficial for everyone to introduce themselves; as the representatives from the chosen designer, Perkins Eastman, were present at the meeting. K. Murphy noted that the City has successfully negotiated a contract with the designer that is fully compliant with the MSBA. There are four executable copies for signatures, if it is approved.

3. - Presentation from Perkins Eastman

3.1 Introduction Project Designer

J. Drown began the presentation mentioning that the design firm wanted to focus on Lowell. They believed that researching the city would highlight important historical aspects, broader context such as master plan zoning, and reasonable stewardship. He stated that the city is education and knowledge based evident given the present location of UML and Middlesex Community College. Taking the time to understand the city and its inhabitants is imperative to the design firm in designing a unique high school to match the unique aspects of the city.

3.2 Programming and Planning

The design firm stated that the big project would begin in 2016 and are projected to continue to 2021. Perkins ensured the committee that they have the capacity to do a project of this scale. J.

Drown discussed developing an education program that includes visioning and space planning. He continued that understanding the students is very important. The population has a large amount of individuals in low income ranges, with some who speak English as a second language. The influx of ELL can be a challenge, but the firm believes incorporating specialty labs and workplaces can help reorganize the building to fit students' needs.

3.3 Opportunities and Constraints

D. Guarriello noted that the existing property is located in downtown Lowell. Their presentation to the committee included three possible renovations of the existing buildings. R. Bell discussed the options and which each would focus on. Option 1 would focus on developing the western side of the canal. Option 2 would take a closer look at the 1980s building and build less. Option 3 would become a hybrid of options 1 and 2. The Designers proposed a learning common, which would create a new heart and hub of the school in the current field house. They also discussed adding outdoor space for extracurricular activities and educational use. R. Bell discussed changing the education model from STEM to STEAM (science, technology, engineering, art, and mathematics). He also mentioned the house model that is a tool used by the firm to show what clients think about the project.

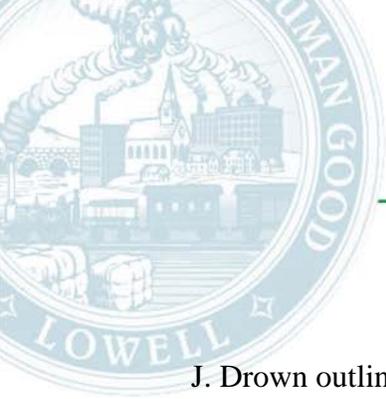
3.4 Key Elements to Successful Phasing

J. Drown shared the firm's view of successful phasing including the creation of adequate swing space, separation between contractors and students, providing space for the contractors to work as well as communication of progress and next steps. An important element of phasing is understanding the construction limits of buildings. He went on to mention engineering students may become involved and learn the process of developing the project.

3.5 Budget

Perkins Eastman's team expressed the respect for operating within budget. They noted many capital projects are included in the FY17 Capital Plan. It is important to prioritize and work through the project process. J. Drown stated that the team will work hard to hone down complex decisions to make easy economical decisions. The team discussed the company track record of come in or under budget on multiple projects. J. Drown continued to talk about how Perkins Eastman will weighing life cycle costs, maintenance costs and look at material and energy costs as well. Renovation projects tend to have unknown existing complications in the building. Perkins Eastman will thoroughly examine the building to establish a base repair option.

3.6 Community Outreach



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J. Drown outlined the community outreach within the city. Lowell has 29 boards and commissions; which is larger than many similar communities. In closing, he stated that the focus of the presentation and solution will be based on Lowell. Perkins Eastman wants the project to reflect the history of the city and embrace the strength of the community.

4. - Discussion

S. Gendron thanked Perkins Eastman for attending the SBC meeting. He wanted to express his wish that the designer focus on cost conscientiousness. S. Gendron commented on the widening of the bridges between the buildings, and thought it was a great idea to improve the operations and improve access. M. Williams noted that the required feasibility study is the first step, and then the next phase will entail alternate solutions to the current location. J. Mason noted that the high school project is an excellent opportunity to reinvigorate the downtown community and the neighborhood athletic field. He thought it is important to focus on sustainable component to make a model with the students into a learning process. R. Mom commented on making sure students have technological access a forefront of the project. M. Williams stated that every option supports energy efficient codes.

J. Drown discussed the current phase, the feasibility study, and its time frame. He estimated that the preliminary design plan period will continue to February 2017. In January, the SBC will be presented options and estimates to make an informed decision.

5 - Vote

K. Murphy noted that the approved DPC negotiations with Perkins Eastman saved citizens a significant amount of money. The Manager recommended that the SBC approve the final figure agreed upon. S. Gendron asked to see the document. M. Williams commented that Perkins Eastman contract is within the budget, and that all parties worked very hard to make it work. The Manager noted that the City was satisfied as well with the contract. R. Healy motioned to approve the contract, seconded by B. Martin. All in favor; none opposed.

6. - Next Steps

M. Williams discussed the next steps include presenting a fully executed copy of the contract to the MSBA and Perkins Eastman. She stated that Perkins Eastman will need to gain access to perform analysis on the existing school buildings. The Manager noted it will be important to meet with teachers, parents, students and the community prior to making any recommendations to the SBC. M. McGovern stated that Module 3 target dates are February 9, 2017 and the end of May 2017. The Manager stated that the SBC meetings will take place monthly to keep everyone up to date of the process. M. Williams reiterated that the SBC will meet the first Thursday every

month. M. Williams inquired about the SBC wanting to wait until October meeting, which was agreed in order to gather concrete information to provide the SBC so that they may have a fruitful discussion.

R. Bell broached the topic of plans such as the education program. He said that an educational leadership team would translate the progress of studies and vision process.

R. Underwood had another question about the feasibility study. He asked what the cost would be for both renovation and a new site. M. William explained that in Module 3, the SBC, OPM and designer would consider options. Phasing costs tend to be expensive and less efficient. She continued that the OPM and designer will continue to look at all aspects to help the SBC make an informed decision.

R. Healy motioned to adjourn, seconded by J. Cook.



A handwritten signature in black ink, reading "Heather Varney", is written over the notary seal area.



HEATHER VARNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 2, 2020