

DEPARTMENT OF PUBLIC WORKS AND PARKS

20 East Worcester Street
Worcester, Massachusetts 01604

Paul J. Moosey, P.E.
Commissioner

508.929.1300
508.799.1448 Fax



Edward M. Augustus, Jr., City Manager

Assistant Commissioners
K. Russell Adams, P.E., Engineering
Robert C. Antonelli, Jr., Parks
Jarrett B. Conner, Administration
Matthew J. Labovites, Operations

March 24, 2020

Ms. Mary Pichetti
Director of Capital Planning
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Pichetti,

This letter serves to certify that the attached Doherty Memorial High School Building Committee meeting minutes dated May 13, 2019, June 24, 2019, August 19, 2019, September 9, 2019, December 9, 2020, December 18, 2020, March 23, 2020, sign-in sheet dated March 23, 2020 and the vote tally sheet also dated March 23, 2020, are true and accurate to the best of my knowledge. These documents relate to the School Building Committee's vote on the updated Preferred Schematic Report.

Sincerely,

K. Russell Adams, P.E.
Assistant Commissioner

Dated: 3/24/2020
City of Worcester
Jeannie M. Michelson
Commission expires:
July 24, 2020

Notary Seal



JEANNIE M. MICHELSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 24, 2020



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March 24, 2020

Ms. Mary Pichetti
Director of Capital Planning
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Pichetti:

The Worcester Doherty Memorial High School Building Committee ("SBC") has completed its review of the **updated** Feasibility Study, Preferred Schematic Report for the Doherty Memorial High School project (the "Project"), and on **March 23, 2020**, the SBC voted to approve and authorize the Owner's Project Manager to submit the **updated** Feasibility Study related materials to the MSBA for its consideration. A certified copy of the SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on June 1, 2017, the SBC has held seven (7) meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

School Building Committee Meetings for Doherty Memorial High School

May 13, 2019 6:30PM

299 Highland St. Presented by Paul Moosey, DPW&P Commissioner.

Meeting focused on presentation of the introduction of the project team and MSBA process for the Doherty Memorial High School.

June 24, 2019 6:30-8PM

299 Highland St. Worcester, Hosted by Russ Adams

Meeting focused on recap of the earlier meeting held regarding Key Spaces and Adjacencies, Bubble Diagrams, Conceptual Design Directions and Community Talking Points.

August 19, 2019 6:30-8PM

299 Highland St. Worcester, Hosted by Russ Adams

Meeting focused on overview of Preliminary Design Proposal status in preparation for SBC vote.

School Building Committee Meetings for Doherty Memorial High School (continued)

September 9, 2019 6:30PM

299 Highland St. Presented by Russ Adams, DPW&P Assistant Commissioner.

Meeting focused on presentation of the Preliminary Design Proposal for the Doherty Memorial High School project with SBC vote.

December 9, 2019 6:30PM

299 Highland St. Presented by Russ Adams, DPW&P Assistant Commissioner.
Meeting focused on an update presentation of the Preferred Schematic Report for the Doherty Memorial High School project.

December 18, 2019 6:30PM

299 Highland St. Presented by Russ Adams, DPW&P Assistant Commissioner.
Meeting focused on presentation of the Preferred Schematic Report for the Doherty Memorial High School project with SBC vote.

March 23, 2020 6:30PM

A virtual WebEx meeting was conducted by Russ Adams, DPW&P Assistant Commissioner.
Meeting focused on presentation of the *updated* Preferred Schematic Report for the Doherty Memorial High School project with SBC vote.

In addition to the SBC meeting listed above, the District held five (5) public meetings, which were posted in compliance with the state Open Meeting Law, at which the Project was discussed. These meetings include:

Public Meetings for Doherty Memorial High School

June 5, 2019 2-5PM

299 Highland St. Worcester Hosted by Russ Adams
Meeting focused on Learning Practices, Future ready learning and Strengths, Challenges, Opportunities and Goals (SCOG) Analysis.

June 17, 2019 2-5PM

299 Highland St. Worcester Hosted by Russ Adams
Meeting focused on 21st Century Design Patterns, Blue Sky Ideas and Guiding Principles.

June 24, 2019 2-5PM

299 Highland St. Worcester, Hosted by Russ Adams
Meeting focused on Key Spaces and Adjacencies, Bubble Diagrams, Conceptual Design Directions and Community Talking Points.

July 15, 2019 6:30-8PM

299 Highland St. Worcester, Hosted by Russ Adams
Meeting focused on overview of project status including criteria for site analysis alternatives.

December 9, 2019 6:30PM

299 Highland St. Presented by Russ Adams, DPW&P Assistant Commissioner.
Meeting focused on an update presentation of the Preferred Schematic Report for the Doherty Memorial High School project.

The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review at the Doherty Memorial High School web site.

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq.*

If you have any questions or require any additional information, please contact K. Russell Adams, DPW&P Assistant Commissioner; Adamsk@worcesterma.gov

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.



By: Edward M. Augustus, Jr.

Chief Executive Officer

Date:

3/24/2020

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.



By: Maureen Binienda

Superintendent of Schools

Date:

3/24/2020

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.



By: Joseph M. Petty

Chair of the School Committee

Date:

3/24/2020

**School Building Committee Member Sign-In Sheet
Doherty Memorial High School Project**

Webex Meeting Date: Monday, March 23, 2020

Time: 6:30PM

SCHOOL BUILDING COMMITTEE VOTE: UPDATED PSR

At the School Building Committee Webex meeting held on Monday, March 23, 2020, at 6:30PM via a virtual Webex meeting conference call conducted from the Levi Lincoln Chamber at City Hall, and not at the Doherty Memorial High School, the committee members are asked to vote their approval of the Doherty Memorial High School, for the updated Preferred Schematic Report (PSR) as presented at the meeting by the Project team. The updated PSR has been submitted to the Massachusetts School Building Authority (MSBA) on February 18, 2020. The School Building Committee votes are indicated below.

| Member Designation | Name and Title | Attendee Signature | VOTE | | |
|--|--|--------------------|------|----|------------|
| | | | Yes | No | Abstention |
| SBC Member | Jeremy Flansburg DPW&P Clerk of the Works | PRESENT | ✓ | | |
| Local Chief Executive Officer & Administration/Manager | Edward Augustus, City Manager | PRESENT | ✓ | | |
| School Committee Member | Jack Foley WPS School Committee | PRESENT | ✓ | | |
| Superintendednt of Schools | Maureen Binienda WPS Superintendent | PRESENT | ✓ | | |
| Deputy Superintendednt of Schools | Dr. Susan O'Neil WPS Deputy Superintendent | PRESENT | ✓ | | |
| Local Official responsible for Building Maintenance | James Bedard Director of Environmental Management & Capital Projects | PRESENT | ✓ | | |
| School Principal | Sally Maloney, Principal | PRESENT | ✓ | | |
| Professional Engineer | K. Russel Adams DPW&P Assistant Commissioner | PRESENT | ✓ | | |
| Local Budget Official | Thomas Zidells CoW Chief Financial Officer | | | | |
| Mayor, City of Worcester | Joseph Petty, COW Mayor | PRESENT | ✓ | | |
| SBC Member | Paul Moosey, DPW&P Commissioner, Co-Chair SBC | | | | |
| SBC Member | Brian A. Allen, WPS - Chief Finaical Officer | PRESENT | ✓ | | |

**School Building Committee Member Sign-In Sheet
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| Member Designation | Name and Title | Attendee Signature | VOTE | | |
|--------------------|---|--------------------|------|----|------------|
| | | | Yes | No | Abstention |
| SBC Member | Christina Kilday, Architect | PRESENT | ✓ | | |
| SBC Member | Morris Bergman, City Councilor | PRESENT | ✓ | | |
| SBC Member | Matthew Wally, City Councilor - District 5 | PRESENT | ✓ | | |
| SBC Member | Steve Bucciaglia, Teacher | PRESENT | ✓ | | |
| SBC Member | Katerina Kamposos, Teacher | PRESENT | ✓ | | |
| SBC Member | Renah Razzaq, Teacher | PRESENT | ✓ | | |
| SBC Member | M. Jesse Garcia, Teacher | PRESENT | ✓ | | |
| SBC Member | John Brissette, Parent / Community Member | PRESENT | ✓ | | |
| SBC Member | Rick Miller, Parent / Community Member | PRESENT | | ✓ | |
| SBC Member | Brendan Melican, Parent / Community Member | PRESENT | ✓ | | |
| SBC Member | Angela Plant, Parent / Community Member | PRESENT | ✓ | | |

Doherty Memorial High School Project

School Building Committee (SBC) Meeting Minutes

Feasibility Study

Updated Preferred Schematic Report (PSR) Vote

Webex Virtual Meeting Date and Time:

MONDAY, March 23, 2020

TIME 6:30PM – 7:30PM

Introductions

Mr. Adams (CoW) welcomed all attendees and thanked everyone who logged into the Webex virtual meeting. Mr. Adams noted that the meeting is being conducted remotely and appreciates everyone's understanding. He asked that everyone mute their phone/speakers for the meeting. He introduced the Mayor and Mayor Petty thanked Mr. Adams for putting this virtual meeting together and noted that this was a School Building Committee (SBC) meeting regarding the updates to the PSR and not a meeting to discuss Duffy Field or Foley Stadium. The Mayor said a future meeting would be held to discuss those sites. The Mayor thanked everyone for participating in the virtual meeting.

Mr. Adams explained the process for the meeting this evening and that the designer would provide an overview of the updates to the PSR, after that would follow questions and then the SBC vote. Mr. Adams proceeded to take role call of the School Building Committee members and they provided a virtual voice confirmation of "present" when called as indicated on the attached "sign-in/Vote" document. Mr. Adams handed the presentation over to Ms. Crockett from Lamoureux Pagano Architects.

- **Updated PSR Presentation:** Ms. Crockett noted the design process has been ongoing during the health crisis and the project given full attention. She noted that the Massachusetts School Building Authority (MSBA) requested refinements to the project during a meeting with them on Jan. 22, 2020.

Work continued on the design to amplify the education plan as it relates to the building layout. A series of slides were presented showing various updates to the site plan, overall design principles to the community and academic relationships and several other aspects of the project. Ms. Crockett stated that the traffic and athletics have been updated. She noted that minimum impact to the existing parkland was also a high priority.

Ms. Crocket explained that 400 parking spaces were determined to be a criteria for the design and some parking is being provided under a portion of the building. Floor plans have been updated and refined and emphasis on future flexible areas within the design are being refined.

Ms. Crocket noted that during the Schematic Design scheduled to start in the summer and would further develop the design and provide a scope and budget while working with the entire project team.

Ms. Crocket finished the presentation and handed the meeting back to Mr. Adams who asked if there were any questions before voting.

- **Question (Q) & Response (R)**

- Q – What is the impact on the deforestation of the park?
R – The area near the field and bleachers will come closest to the tree line and will be further determined during the design process.
- Q – What is the impact on the historic Beech trees?
R – The trees along Highland Ave have been reviewed by an Arborist and determined to be past their useful life span.
- Q – What is the impact on the existing 1890 retaining wall?
R – The retaining wall will be reviewed during design and may have to be impacted as the design progresses.
- Q – What are other site options such as St. Peter Marion (SPM)?
R – The project team made a high-level review of SPM and determined that cost to purchase and topography of the site would be a challenge. Changing to a new site would also eliminate the opening in 2024 of the new school. Cost to purchase the site would not be reimbursable by the MSBA.
- Q – Can a copy of the Arborist report be provided?
R – Report will be provided upon request via the get in touch page of the LPA/A's website.
- Q – Concern was raised about the impact of the new school on the park and neighbors?
R – Acknowledged
- Q – Is the project going for LEED certification and what level?
R – Yes LEED design is being used and level is being determined as the design progresses.
- Q – Is there any consideration to reduce hardscape area?
R – The site is being designed to meet the program requirements.
- Q – What heat island reduction measures are being considered?
R – The use of white roofing and PV arrays are a few examples.
- Q – What rainwater and grey water capture?
R – All options are considered to reduce water usage.
- Q – When is Design Development starting?
R – Starting this summer and complete next fall. Public meetings will be held during design. Documents will be put on the web site.
- Q – What alternate traffic plans have been considered?
R – All options are considered.

- Q – Why is the school so big and why so expensive?
R – Working with the MSBA the new enrollment will be 1,670 and the existing is around 1,500. The Strategic plan calls for 3 new Chapter 74 programs plus the 1 existing program for a total of 4 which expands the scale of the school. Additionally, there is an Advanced Academy for Biotechnology being added to the school program. The current school was designed to meet standards in the 1960's. MSBA guidelines and budget data along with professional estimating services and the OPM help establish the budget. Refinement will take place during the upcoming Schematic Design.
- Q – What about Duffy field?
R – A separate meeting will be held to discuss that field.
- Q – What about conservation restrictions to the existing park?
R – Mayor Petty commented that the intention is not to take park land.
- Q – Will the presentation be available on the web site?
R – Yes on the City's web site and school web site.
- Q – What about the trees along the east at Elm park?
R – Trees within the 20-acre parcel will try to be maintained during the design.
- Q – Two programs are being added, how much more square feet is that?
R – There are 3 new Chapter 74 programs added and 1 Advanced Academy. Best to see the Space Summary template on the web site to see square footage.

School Building Committee Roll Call Vote

Mr. Adams conducted a virtual roll call vote of the School Building Committee members to re-submit the Updated Preferred Schematic Report (PSR) which was submitted to the MSBA on February 18, 2020. A virtual roll call vote was made for each School Building Committee member and their responses are documented on the attached SBC sign in sheet.

The results of the vote were Twenty (20) votes in favor, One (1) no vote against, and two (2) absent.

End of meeting.

These summary comments reflect Tishman Construction Corporation of MA's interpretation of the discussions that took place. Any discrepancies or omissions should be brought to the author's attention immediately. This summary shall be included as part of the Project record.

Prepared By: Eugene Caruso, Owner's Project Manager, TCCMA

Date: March 23, 2020