

Doherty Memorial High School Project

School Building Committee (SBC) / Public Meeting Minutes

Schematic Design (SD) Update

Webex Virtual Meeting Date and Time:

MONDAY, June 15, 2020 TIME 6:30PM

Introductions

Mr. Adams (CoW) welcomed all attendees and thanked everyone who logged into the Webex virtual meeting. Mr. Adams noted that he is one of the Assistant Commissioners and is in responsible for this project. He stated that several meetings have been held during the Feasibility Study including meetings for the Preliminary Design Program and the Preferred Schematic Report. This meeting is for the update to the Schematic Design to be submitted in a few weeks to the MSBA. He introduced the Mayor and the Mayor thanked all the team members for their hard work and the Superintendent of Schools, for the WPS effort to help create such a thoughtful design for the new school.

Mr. Adams also said there has been a lot of work that has gone into this project to help keep moving it forward. He made special attention wishing all were staying safe and healthy during the coronavirus pandemic. Mr. Adams then outlined the format for the evening and that Lamoureux Pagano Architects (LPA) would present the updated work on the Schematic Design and then the meeting would be open for questions at the end of the presentation. He asked everyone to mute their computer and phones and said he has received many emails about the Duffy Field and Foley upgrades. Mr. Adams stated that this meeting was not about those site improvements and that the Parks Department would have separate meetings. This project did perform a schematic review of those site to see what could possibly fit but is not part of this meeting. Mr. Adams handed the presentation over to Ms. Crockett from Lamoureux Pagano Architects.

Schematic Design Presentation: Ms. Crockett noted that the cost estimate is not available at this meeting but would be ready for the meeting on June 29, 2020. She noted the project is on schedule and will be submitting the Schematic Design to the MSBA on July 8 for their Board meeting on August 26, 2020. The various educational programs being incorporated into the new school were reviewed and the site development would retain features of the existing hill. The existing school is to remain operational during construction.

Ms. Crockett noted that many trees along Highland Street are in poor condition and several have been tested and show signs of fatal disease. The trees along the east/west trail are being evaluated to retain foliage and to maintain the existing grades to reduce impact on the trees. The Highland Street retaining wall is not in good condition and plans are to rebuild the wall using the existing stone.

Parking on site will be approximately 400 spaces which includes 115 spaces in the garage under the school. The site design retains access to the Newton Hill parking area and provides various site drainage strategies including bio-swales.

Photovoltaic panels are planned for the rooftop rather than lower on a parking lot canopy structure. The goal is to generate 50% of the electrical supply for the school with the PV array.

Three courtyards are included between the academic pods which include a service area, a green space with connection through to the main lobby and the third will provide support to the Chapter 74 programs.

Traffic circulation provides separate entries for the busses and car traffic. A new entry for busses will be provided on Highland Street. All traffic will exit out onto Highland Street at the second access location (opposite Suburban Road) which will be upgraded with lights and crosswalks. Ms. Crockett noted that almost half the students walk to school. There is a main entrance and a side entrance at the gymnasium for egress to the field and sporting activities. The building has been designed to step into the site.

Ms. Crockett introduced Rob Para, LPA to discuss the phasing of the project.

Mr. Para noted there are four major phases of work. He noted there were several factors that went into the planning including logistics, neighborhood concerns, school operations to name a few.

First phase will be the site enabling work to provide parking and access around the existing school as the construction area is fenced off. This work will start in the summer of 2021 and maintain school bus drop off and provide marked parking spaces to replicate and maintain the existing 250 parking spaces.

Second phase is the construction of the new school and will start early Fall 2021. The CM will ensure no deliveries will be allowed during peak school hours in the morning and afternoon. CM will need to plan for staging and parking for their workers.

The third phase will include abatement of the existing school and partial demolition to allow for the new on-site parking and landscaping for the new school scheduled to be ready for the 2024 school opening.

The final and fourth phase will include complete demolition of the remaining existing school building and the new field and bleachers to be completed in 2025.

Ms. Crocket noted that the phasing documents will be included in the Schematic Design binder. She continued with the slide presentation with the project aiming for LEED Silver and use of chilled beam systems in the classrooms. Several renderings were also presented with emphasis on the contrast during the winter vs spring foliage views which ended the presentation.

Mr. Adams opened the meeting up to questions.

1. The “Chat” questions will be documented and provided to the project team.
2. **Where is Suburban Road in relationship to the main school entry?** Suburban Road is directly across from the main entry as recommended by the Traffic engineer.
3. **How is the existing retaining wall in poor condition if it has been repaired?** The wall repairs were more of a band aid and did not address the structural integrity of the wall. The entire cap would need to be replaced and proper drainage behind the wall is required.
4. **How much of the tree canopy, acres, cords and number of trees are coming down?** There are 12 major trees on Highland Street and two can be potentially saved.
5. **Artificial turf is hotter than grass and what is the heat island effect?** The turf being used is similar to the material used at the new South High school.
6. **How many trees will be cut down and will there be a net gain?** There is a strong planting plan proposed for the project.
7. **What are the flags at Duffy field?** Those were put there by the Parks Department. During the Master Plan of 2016 Duffy field was considered for possible improvements.
8. **Are there wetlands on the site?** There are no wetlands on the school site.
9. **Where is the bus entrance?** Bus entry is in front of Germain Street and is not a public entrance. Only service vehicles would enter and exit at this location.
10. **Are there any considerations for pedestrian safety upgrades at Park Avenue?** There are no improvements slated at this location to date.
11. **Will the existing steps at the retaining wall remain?** We will rebuild the retaining wall using existing stones and the stair will need to be relocated.
12. **There is no information on the number of trees to be cut down, many trees are 40” diameter and could be good lumber stock?** The CM could include some value in their costs and that savings will come back to the City.
13. **Regulations state that five shade trees or more along City streets requires Mass Environmental Protection review?** The trees are not on the public way and are on school property.
14. **Can there be more notification of meetings?** WPS also puts out notification.
15. **What heat index will be impacted by removing trees and the artificial turf?** LPA to review and provide response.
16. **Off site improvements should include more than just the Duffy field.** Foley stadium is also being considered.
17. **State of Mass road to 2050 Net Zero emissions addresses climate crisis, could high efficiency heat pumps be used?** We are also looking at the importance of maintenance on equipment.
18. **What plans are being considered for sterilization of duct work for COVID 19?** Project team will vet options for this need.
19. **How much time will it take for students to get to classes?** Design has the core facilities central to the school. Modeling has been done to evaluate travel between classes and works well.
20. **Facebook page would help.** We can look into this.

21. **Can a notice go into the papers for meetings?** The City Clerk's office posts meetings and we can consider all forms of communication.
22. **What safety features are included for the garage?** No access afterhours.
23. **How many fields are there?** One new multipurpose field.
24. **Can the field be divided up for multi-use?** School administration can program the field for best use.
25. **Is this meeting recorded?** Would need to check with host.

Mr. Adams asked if there were any more questions? He ended the meeting and thanked everyone for all their input.

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: June 15, 2020