

**Doherty Memorial High School Project****School Building Committee (SBC) Meeting Minutes****Schematic Design (SD) Vote****Webex Virtual Meeting Date and Time:  
MONDAY, June 29, 2020                      TIME 6:30PM****Introductions**

Mr. Adams, Assistant Public Works Commissioner in charge of the project welcomed all attendees and thanked everyone who logged into the Webex virtual meeting. Mr. Adams said there would be a brief presentation of the Schematic Design (SD), questions and then a School Building Committee vote to approve and send the SD to the MSBA. The package is due to the MSBA on July 8<sup>th</sup> and their board meeting to approve the project is scheduled for August 26<sup>th</sup>. We will have further meetings as the project moves into the Design Development phase. Mr. Adams handed the presentation over to Ms. Crockett from Lamoureux Pagano Architects (LPA).

**Schematic Designa Presentation:** Ms. Crockett noted there has been an intensive design effort for the past six months to create this 21<sup>st</sup> century school. The OPM and the Steering committee have provided great help in this process and the project is on schedule and on budget. Additionally, input from engineering professionals and dozens of consultants added to the design for a fifty-year facility.

The project will be working to include a Construction Manager at Risk (CM) approach, like what has been done at Nelson Place and South High. We anticipate starting construction next summer, 2021 and occupancy in the fall of 2024 with completion of the bleachers and field in 2025. The SD has included three new Chapter 74 programs, an Advance Academy in Biotechnology.

The existing site is bordered by parkland on three sides and we are looking to enhance the connection between the school and the parkland. Traffic control will continue to be developed. The school will remain operational during the phased construction schedule. A campus approach is being developed to integrate the site and the school including a multipurpose field. We have included staff parking under the building for 115 cars to minimize the footprint. The existing parking at the Newton Hill trail head is being improved to provide ADA access. No work is being done in the park and the disc golf stations are not touched. The new trees plantings along Highland Street, in ten years will provide a tree canopy that will exceed the existing.

Most of the Beech trees along Highland Street are diseased and perhaps two can be worked into the project. Trees along the East West pathway are remaining, and the service road works with the site grading.

PV arrays are going to be on the roof for the best saturation and are estimated to provide 50% of the electricity for the project. Drainage addresses the run-off from the park including bio-swales and numerous retainage systems are included. Site circulation includes separate bus access for drop-off and a separate vehicle entry for parking. Many of the students walk or ride bikes to school. A pathway from the gymnasium to the field is also included. An emergency access road around the building is also part of the site layout. Three courtyards are located between the academic wings that facilitate the school programs.

The building is laid out to terrace into the slope of the site including use of low retaining walls. The existing stone wall along Highland Street will be rebuilt using existing stone. Park Ave along the service road maintain the existing tree canopy and heavy undergrowth to remain. The school will support 1,670 students.

Mr. Para from LPA presented the Phasing plans and noted that the school will remain operational during construction. The CM will further develop in greater detail all aspects of the project, ensuring safety for the students and staff. The CM and project team will continue to work closely with the City and neighborhood. The CM at Risk approach has been used similar projects including South High.

The first phase will be an enabling phase starting in the summer of 2021 providing a construction fence to separate the existing school from the construction site. Additionally, new traffic circulation and parking will be constructed around the existing school to provide approximately 250 to 275 parking spaces, similar to the existing.

Phase two will be the construction of the new building and the CM will plan for off site staging of materials and transport to site of workers from remote parking areas. No access to the construction site will be permitted during “black-out” periods when school is starting and being let out. Occupancy is scheduled for the fall of 2024.

Phase three will include partial demolition of the existing school and construction of the main parking lot.

Phase four will be final building demolition and construction of the bleacher’s, retaining walls, service building and the field.

Ms. Crocket noted that the floor plans continue to be refined with the lowest level housing two of the Chapter 74 programs and grade 9 teams. The main level includes administration, an 850 seat Auditorium, parking garage access and the main lobby with extension to the exterior courtyard at the academic wings. The upper levels provide all the academic classrooms designed to be

flexible, including in the event of a Covid-19 crisis. Science classrooms, biotech program, the gymnasium, wellness center, adaptive PE, weight room and all locker rooms are included. Testing from point to point within the new layout has been done and is very similar to the times of travel in the existing school.

The design concept was to terrace the building into the site. Sustainable design was weighed against operational costs and reduced loads. We have increased insulation, high performance efficiency windows, chilled beam system and low water usage as some energy savings. We are also mitigating the heat gain on site using bio-diverse plantings and we are planning to schedule a public Sustainability design workshop during the Design Development phase. We will notify the public when the meeting is scheduled, and the project engineers will also attend.

The total project budget has been established at \$293,384,178, the construction portion of the budget is \$238,910,676. The estimated MSBA grant will be approximately 47%.

The presentation ended with a variety of renderings showing various views from several vantage points around the site. These contrasted the difference between winter and summer views as the tree canopies reduced views of the building significantly. In particular, the artificial turf on the field provides no fertilizing, no mowing and durable surface. The vertical design of the school blends with the existing site. Overall the design is working with the program requirements and will feature a Doherty red feature wall at the main entry. The final presentation was a “fly over” of a 3D view of the project 360 degrees. A future similar interior tour of the school will be forthcoming.

The City will be working on funding in the fall of 2020 and the Design Development phase is schedule to be submitted to the MSBA in March 2021. Ms. Crocket finished the presentation and handed the meeting back to Mr. Adams. He noted that this is not a final design and a lot more work is to be done. The Sustainable Design workshop with the School Building Committee and public will be scheduled. Mr. Adams gave his email so everyone could contact him for the invite to the workshop ([AdamsK@worcesterma.gov](mailto:AdamsK@worcesterma.gov)). He also noted that all Public meeting minutes are posted on the Doherty School web site.

Mr. Adams opened the meeting up to questions.

- **There was no indication of Duffy field in the presentation?** Q The Duffy field is not part of the vote and is a Parks Department issue. A separate Parks Dept. public meeting will be held.
- **What is the construction cost reimbursement?** The effective rate is based on MSBA caps and ineligible criteria including such things as cost per SF basis and site costs.
- **What is the vision for the façade of the building?** Progressive looking with durable materials at the base.

- **What is the parking at the Newton Hill park area?** We have talked to the Friends of Newton Hill and we will not encroach on the park lands beyond the existing parking area, only will enhance and formalize the parking to comply with ADA requirements if that is desired.
- **How is notification to neighbors being done?** A connect ed went out.
- **Is the new school ADA accessible?** Yes, all areas of the school and site are fully accessible. The existing school has great difficulties with access. The design includes assisted listening and the Department of Elementary and Secondary Education (DESE) approves a full integration of requirements for this need.
- **The improvements to the parking at the Park are most welcome.**
- **Will there be a fence around the athletic field?** Yes, it will help protect the field and will be approximately 4ft high.
- **Will the athletic field be open to the public?** The administration will determine that.
- **How will you mitigate traffic on Highland Street?** More will be done as the design progresses.
- **What is being done to comply with the States goal of Global Solutions for energy?** We are going to schedule a public Sustainability design workshop.
- **Has there been an energy model done as PV is providing 50% power?** We are discussing with NGRID to establish the Energy use index (EUI).
- **Are there operable windows?** Yes, classrooms have operable windows.
- **Can the paving on site be light color?** Light colored aggregate will be investigated.
- **Is the site also ADA accessible?** Yes, access routes throughout the site and surfaces will be accessible.

### **School Building Committee Roll Call Vote**

Mr. Adams conducted a virtual roll call vote of the School Building Committee members to approve and submit the Schematic Design Submission (SD) to the MSBA on July 8, 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 Nineteen (19) votes in favor, One (1) no vote against, and three (3) absent.

End of meeting.

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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 29, 2020