

PERKINS —
EASTMAN

SCHOOL BUILDING COMMITTEE

LOWELL HS PROJECT



EXISTING IMAGERY COURTESY OF GOOGLE EARTH

29 MARCH 2018



LOWELL HIGH SCHOOL

AGENDA

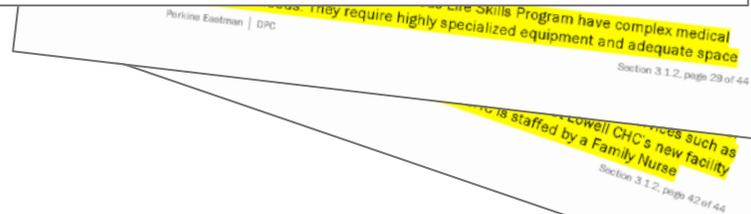
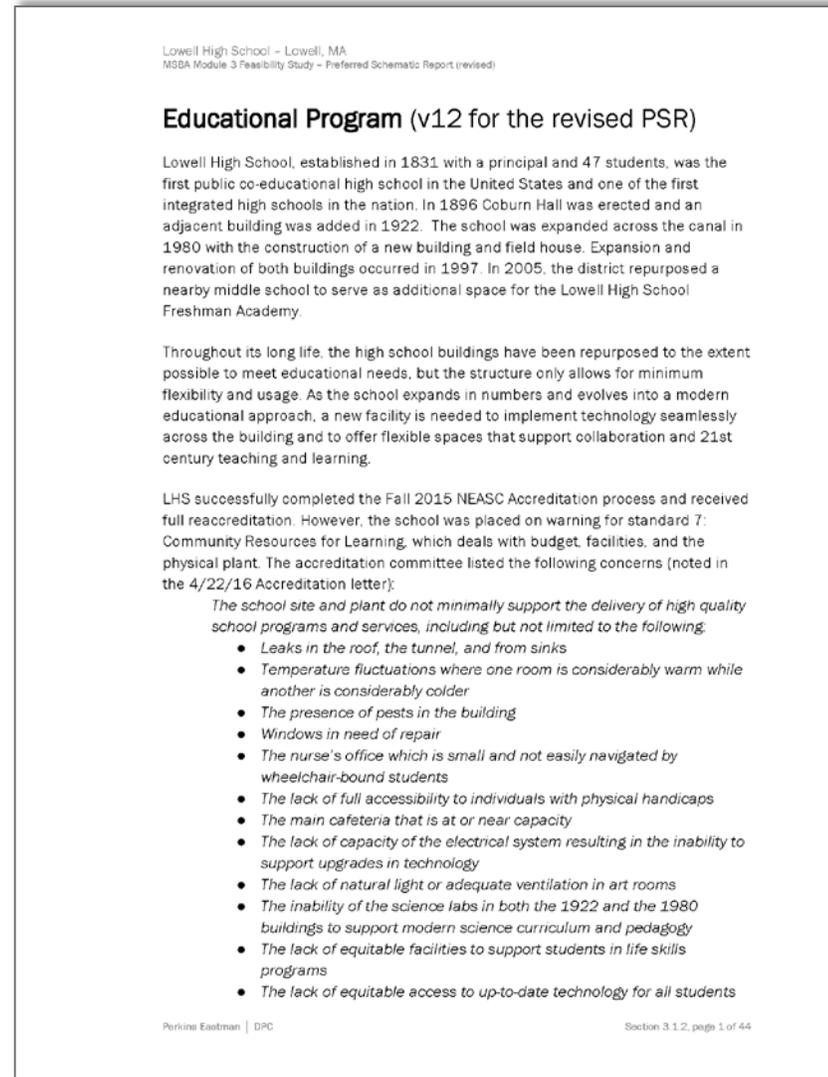
- **3/21 SC Approval Rev. Educational Plan**
- **City Update Eminent Domain**
- **Review Options/Phasing PSR Update:**
 - Add/Reno Option 2A
 - Add/Reno Option 3A - Expanded Site
 - New Option A - Expanded Site
- **Schedule**
- **Community Outreach**
- **Next Steps**



EDUCATIONAL PROGRAM

Updates Since Prior Approval

- Removed References to Pool (pg. 26-27 & 41)
- Additional Description for Adaptive PE/Sensory-Motor (pg. 29-30)
- ROTC Classroom Clarification – Classroom Count Includes PT (pg. 33)
- Additional Descriptions for Catie's Closet & Comm. Health (pg. 42-43)



MSBA COMMENTS SINCE PRIOR PSR

Spaces Accepted

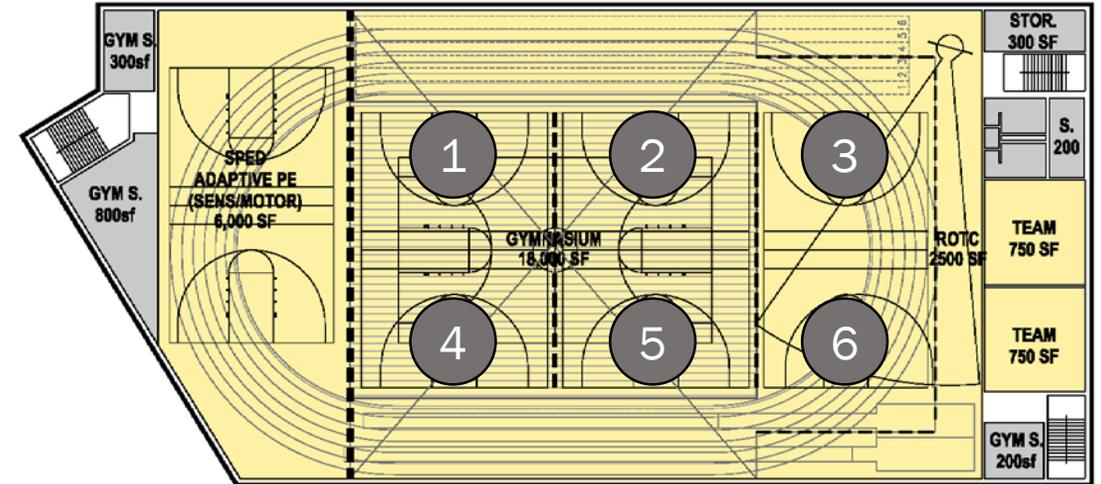
- Core Academics
- Art & Music
- Vocations & Tech (except as noted below)
- Health & Phys-Ed (except as noted below)
- Media Center
- Food Service
- Other Category (except as noted below)

Spaces Under Review (as noted above), and:

- Special Education (subject to DESE review)
- Admin. & Guidance (under review)
- Custodial & Maintenance (under review)
- Store, Bank, TV Studio, Athl. Secr/Bursar/Conf)
- Catie's Closet & Community Health Center
- Co-Location of Gym & Other Programs

Spaces Rejected (other than the Pool):

- Auditorium Delta (2,126sf above MSBA upper limit)



Gym Areas – 2nd Floor



Gym Areas – 1st Floor

SPACE SUMMARY UPDATES

Proposed Space Summary v12 (for revised PSR)

- guidelines that scale
- unscaled, typically ok
- unscaled, but should

Core Academics - unchanged
Special Educ. - unchanged
Art & Music - unchanged
Voc. & Tech. - unchanged

| Spaces Existing 3125stu/25class/.71util.=176rms 177 | | | | Spaces Proposed 3520stu/24class/.85util.=172rms 172 | | | | Spaces per Guidelines 3520stu/23class/.85util.=181rms 183 | | | | | | | |
|--|--|--|--|--|----------|-------------|-----------------------|--|-------------|-----------------------|----------|--|---|--|--|
| LOWELL HIGH SCHOOL | | | | Existing Conditions | | | | Proposed Total | | | | MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines) | | | |
| | | | | ROOM NFA ¹ | # OF RMS | area totals | ROOM NFA ¹ | # OF RMS | area totals | ROOM NFA ¹ | # OF RMS | area totals | Comments | | |
| ART & MUSIC | | | | | | | | | | | | | | | |
| | | | | 19,851 | | | 17,700 | | | 13,075 | | | | | |
| Art CR (incl. Photo/Anim, Graph, TV Prod) | | | | 1,301 | 6 | 7,803 | 1,350 | 6 | 8,100 | 1,200 | 6 | 7,200 | Assumed use - 25% Population - 5 times/week | | |
| Art Workroom w/ Storage & kiln | | | | 370 | 4 | 1,482 | 150 | 6 | 900 | 150 | 6 | 900 | | | |
| Band - 50 - 100 seats | | | | 2,791 | 1 | 2,791 | 2,000 | 1 | 2,000 | 1,500 | 1 | 1,500 | BROKEN FORMULA (+ see note below) reasonable if combined count w/ tech | | |
| Chorus - 50 - 100 seats (incl. Drama) | | | | 2,652 | 1 | 2,652 | 1,500 | 1 | 1,500 | 1,500 | 1 | 1,500 | | | |
| Dance (also uses stage) | | | | 866 | 1 | 866 | 1,200 | 2 | 2,400 | | | | | | |
| Ensemble | | | | | | | | 0 | | | | | 200 reasonable if combined count w/ tech | | |
| Piano/Digital Lab | | | | 1,186 | 1 | 1,186 | 1,000 | 1 | 1,000 | 75 | 17 | 1,275 | | | |
| Music Practice (incl. Guitar) | | | | 81 | 3 | 244 | 75 | 5 | 375 | | | | | | |
| Music Storage | | | | 256 | 7 | 1,789 | 500 | 2 | 1,000 | 500 | 1 | 500 | reasonable not to scale (typically) | | |
| Fine Arts Dept Office | | | | 155 | 1 | 155 | 125 | 1 | 125 | | | | | | |
| Music Admin - Conf/ Off | | | | 183 | 4 | 731 | 300 | 1 | 300 | | | | | | |
| Dark Room | | | | 152 | 1 | 152 | | 0 | | | | | | | |
| VOCATIONS & TECHNOLOGY | | | | 28,533 | | | 35,615 | | | 38,400 | | | | | |
| ROTC Classroom/PT (385 stu = 434 prorated) | | | | 955 | 4 | 3,819 | 900 | 5 | 4,500 | | | | | | |
| Culinary Arts Classroom | | | | 1,163 | 2 | 2,325 | 1,200 | 2 | 2,400 | | | | | | |
| Business (Accounting/Pers-Finance/Law) | | | | 869 | 2 | 1,738 | 1,200 | 2 | 2,400 | | | | | | |
| Business (Mktg/Sports Mktg) CH.74 | | | | 994 | 2 | 1,987 | | incl. below | | | | | Ch.74 calc's NOT in MSBA totals | | |
| Business (Retail Mktg - CR) CH.74 | | | | 812 | 1 | 812 | 1,200 | 3 | 3,600 | | | | Exist 281stu in 14.5sect 5w/wk of 35p cyc at 85% =2.4rms of 20 | | |
| Business (Retail Mktg - Store) CH.74 | | | | 532 | 1 | 532 | | incl. above | | | | | Adjust to 316 in 15.5sect x5w/wk of 35p cyc at 85% =2.6 rms of 20 20.1 stu/chr ratio (2200sf min, 12' clear), 3 rm capacity = 60 | | |
| Tech Clm. - (E.G. Drafting, Business) | | | | | 12 | | | 12 | | | | | Assumed use - 50% Population - 5 times/week | | |
| ROTC MP/Gym w/ Stor (Drills/Band) | | | | 755 | 1 | 755 | 2,500 | 1 | 2,500 | | | | | | |
| Culinary Arts Kitch + Restaurant (for 25-30) | | | | 2,494 | 1 | 2,494 | 2,975 | 1 | 2,975 | | | | | | |
| Costume Shop w/ Sewing, Storage | | | | 727 | 1 | 727 | 1,440 | 1 | 1,440 | | | | | | |
| Scene Shop | | | | future conversion of storage above | | | 1,440 | 1 | 1,440 | | | | | | |
| TV Studio (w/ cntrl, edit/scrm, off/wait, equip) | | | | 3,882 | 1 | 3,882 | 4,000 | 1 | 4,000 | | | | | | |
| Robotics/CADD (w/ Engnr) | | | | 1,577 | 1 | 1,577 | 1,440 | 2 | 2,880 | | | | | | |
| Clean Energy Lab (w/ Engnr) | | | | 1,577 | 1 | 1,577 | 1,440 | 1 | 1,440 | | | | | | |
| Maker Space (w/ Freshman Integr. Sci) | | | | 1,512 | 1 | 1,512 | 1,440 | 1 | 1,440 | | | | | | |
| Business (Bank/Credit Union) | | | | 287 | 1 | 287 | 400 | 1 | 400 | | | | | | |
| Tech Shop - (E.G. Consumer, Wood) | | | | | 8 | | | 10 | | | | | | | |
| ROTC Off/ Conf. | | | | 788 | 2 | 1,576 | 800 | 2 | 1,600 | | | | | | |
| ROTC Storage (4stf/cadet + mock weapons) | | | | 254 | 7 | 1,779 | 600 | 3 | 1,800 | | | | | | |
| Culinary Arts Storage | | | | 216 | 2 | 432 | 300 | 2 | 600 | | | | | | |
| Scene and Costume Storage | | | | 722 | 1 | 722 | 0 | | 0 | | | | IN ROOM STOR. | | |
| Retail/Store Storage | | | | | | | 200 | 1 | 200 | | | | | | |

+5% OFFSET BY CR/SPEED/TECH

PER TEST PLAN

+3% OFFSET BY CR/SPEED/ART

BY SF 101/12/18/351

EXCEPT STORE & BANK + TV AREA UNDER REVIEW

434 x4 = 1736 + 64

SPACE SUMMARY UPDATES

-  guidelines that scale
-  unscaled, typically ok
-  unscaled, but should

- Core Academics - unchanged
- Special Educ. - unchanged
- Art & Music - unchanged
- Voc. & Tech. - unchanged
- Health & PE - unchanged
- Media Center - unchanged
- Aud. & Drama - unchanged
- Food Service - unchanged

Proposed Space Summary v12 (for revised PSR)

Spaces Existing
3125stu/25class/.71util.=176rms 177

Spaces Proposed
3520stu/24class/.85util.=172rms 172

Spaces per Guidelines
3520stu/23class/.85util.=181rms 183

| LOWELL HIGH SCHOOL | | | |
|---|-----------------------|----------|---------------|
| Existing Conditions | | | |
| ROOM TYPE | ROOM NFA ¹ | # OF RMS | area totals |
| HEALTH & PHYSICAL EDUCATION | | | 46,121 |
| Gymnasium (6 lane 134.1m track, LJ, TJ, SP) | 28,408 | 1 | 28,408 |
| PE Alternatives (Wrestling 42x84 req'd) | 1,960 | 1 | 1,960 |
| Fitness & Functional Strngth | 1,474 | 2 | 2,948 |
| Multi-Purpose (Gymnastics/Yoga/Cheering) | currently off-site | | |
| Gym Storeroom (incl. Gymnastics w/ MP) | 1,133 | 1 | 1,133 |
| Locker Rooms - Boys / Girls w/ Toilets | 3,245 | 2 | 6,490 |
| Varsity Lockers - Boys/ Girls w/ Toilets | 870 | 2 | 1,740 |
| Phys. Ed. Storage (incl. Equipment) | 258 | 5 | 1,292 |
| Athletic Director's Office (Lord 1st fl -South) | 185 | 1 | 185 |
| AD Secr, Bursor, Conf (Lord 1st fl - South) | 155 | 3 | 464 |
| Health Instructor's Office w/ Shower & Toilet | 170 | 5 | 852 |
| Trainers Room | 216 | 3 | 649 |
| MEDIA CENTER | | | 13,164 |
| Media Center / Reading Room | 9,137 | 1 | 9,137 |
| Computer Lab | | | |
| Tech Ctr, Stor + Training Lab (incl instr sp.) | 666 | 3 | 1,998 |
| Data Processing + Scheduler | 1,036 | 1 | 1,036 |
| MCAS/Testing Stor (incl instr specialist) | 993 | 1 | 993 |
| AUDITORIUM / DRAMA | | | 20,233 |
| Auditorium | 11,627 | 1 | 11,627 |
| Stage | 2,614 | 1 | 2,614 |
| Auditorium Storage (incl Prop Storage) | 598 | 2 | 1,196 |
| Make-up / Dressing Rooms | | | |
| Controls / Lighting / Projection | 233 | 1 | 233 |
| Theater - Freshman | 3,438 | 1 | 3,438 |
| Stage - Freshman | 691 | 1 | 691 |
| Dressing/Storage | 217 | 2 | 434 |
| DINING & FOOD SERVICE | | | 21,955 |
| Cafeteria - Freshman | 4,215 | 1 | 4,215 |
| Cafeteria / Student Lounge / Break-out | 10,408 | 1 | 10,408 |
| Chair / Table Storage | 156 | 1 | 156 |
| Scramble Serving Area | 2,486 | 1 | 2,486 |
| Kitchen - Freshman | 466 | 1 | 466 |
| Kitchen | 3,553 | 1 | 3,553 |
| Staff Lunch Room | 671 | 1 | 671 |

| Proposed Total | | |
|-----------------------|----------|----------------|
| ROOM NFA ¹ | # OF RMS | area totals |
| 41,700 | | |
| 3,000 | 6 | 18,000 |
| 3,500 | 1 | 3,500 |
| 3,000 | 1 | 3,000 |
| 3,000 | 1 | 3,000 |
| 1,400 | 1 | 1,400 |
| 3,600 | 2 | 7,200 |
| 1,200 | 2 | 2,400 |
| 250 | 6 | 1,500 |
| 150 | 1 | 150 |
| 150 | 3 | 450 |
| 125 | 4 | 500 |
| 600 | 1 | 600 |
| 21,900 | | |
| 21,900 | 1 | 21,900 |
| | | included above |
| | | included above |
| | | included above |
| 15,516 | | |
| 11,616 | 1 | 11,616 |
| 2,600 | 1 | 2,600 |
| 500 | 1 | 500 |
| 300 | 2 | 600 |
| 200 | 1 | 200 |
| 25,180 | | |
| 5,000 | 1 | 5,000 |
| 12,600 | 1 | 12,600 |
| 1,030 | 1 | 1,030 |
| 600 | 1 | 600 |
| 1,000 | 1 | 1,000 |
| 3,820 | 1 | 3,820 |
| 1,130 | 1 | 1,130 |

| MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines) | | | |
|--|----------|-------------|--|
| ROOM NFA ¹ | # OF RMS | area totals | Comments |
| 35,912 | | | |
| 12,000 | 1 | 12,000 | DOESN'T SCALE, BUT TIED TO ENROLL. |
| 3,000 | 1 | 3,000 | DOESN'T SCALE, BUT TIED TO ENROLL. |
| 300 | 1 | 300 | DOESN'T SCALE, BUT TIED TO SIZE |
| 19,712 | 1 | 19,712 | 5.6 sf/student total |
| 500 | 1 | 500 | DOESN'T SCALE, BUT TIED TO SIZE |
| 150 | 1 | 150 | reasonable not to scale (typically) |
| 250 | 1 | 250 | DOESN'T SCALE, BUT TIED TO ENROLL. not recognized, but common in HS's |
| 21,900 | | | |
| 21,900 | 1 | 21,900 | |
| 10,400 | | | |
| 7,500 | 1 | 7,500 | 2/3 Enrollment @ 10 SF/Seat - 750 seats MAX |
| 1,600 | 1 | 1,600 | reasonable not to scale, <u>but small</u> |
| 500 | 1 | 500 | |
| 300 | 2 | 600 | reasonable not to scale (typically) |
| 200 | 1 | 200 | |
| 25,180 | | | |
| 17,600 | 1 | 17,600 | 3 seatings - 15SF per seat |
| 1,030 | 1 | 1,030 | |
| 600 | 1 | 600 | reasonable not to scale (typically) |
| 4,820 | 1 | 4,820 | 1800 SF for first 300 + 1 SF/student Add'l |
| 1,130 | 1 | 1,130 | 20 SF/occupant |

EXCEPT EXTRA 450 AD + PLANS UNDER REVIEW

EXCEPT REDUCE 2,216sf (IF NEW?)

SPACE SUMMARY UPDATES

- guidelines that scale
- unscaled, typically ok
- unscaled, but should

- Core Academics - unchanged
- Special Educ. - unchanged
- Art & Music - unchanged
- Voc. & Tech. - unchanged
- Health & PE - unchanged
- Media Center - unchanged
- Aud. & Drama - unchanged
- Food Service - unchanged
- Medical - unchanged
- Admin & Guid - unchanged

Proposed Space Summary v12 (for revised PSR)

Spaces Existing
3125stu/25class/.71util.=176rms 177

| LOWELL HIGH SCHOOL | | | |
|--|-----------------------|----------|-------------|
| Existing Conditions | | | |
| ROOM TYPE | ROOM NFA ¹ | # OF RMS | area totals |
| MEDICAL | | | 2,215 |
| Medical Suite Toilet | 62 | 2 | 124 |
| Nurses' Office / Waiting Room | 217 | 2 | 434 |
| Interview Room | | | |
| Examination Room / Resting | 103 | 8 | 820 |
| Medical Suite Toilet - Freshman | 47 | 1 | 47 |
| Nurses' Office - Freshman | 126 | 1 | 126 |
| Exam / Resting - Freshman | 332 | 2 | 664 |
| Lactation Room | | | |
| | | | |
| ADMINISTRATION & GUIDANCE | | | 15,423 |
| General Office / Waiting Room / Toilet | 231 | 1 | 231 |
| Freshman Office / Waiting Rm / Tit | 793 | 1 | 793 |
| House Office / Waiting Rm / Tit (B, C, D, E) | 509 | 3 | 1,527 |
| Teachers' Mail and Time Room | 138 | 1 | 138 |
| Duplicating Room - C, D Houses | 178 | 2 | 355 |
| Records Room - Main, E House | 58 | 2 | 115 |
| Principal's Office w/ Conference Area | 305 | 1 | 305 |
| Principal's Office w/ Conf Area - Freshman | 206 | 1 | 206 |
| Principal's Secretary / Waiting | 268 | 1 | 268 |
| Asst Principal's Office - AP1 (Discipl/Oper) | 280 | 1 | 280 |
| Asst Principal's Office - AP2 (Dir.ofCurric) | 541 | 1 | 541 |
| Asst Principal's Office (B,C,D,E) | 265 | 4 | 1,058 |
| Supervisory / Spare Office (Accts Payable) | 137 | 1 | 137 |
| Conference Room (Administration) | 386 | 2 | 772 |
| Conference Room - Freshman | 175 | 1 | 175 |
| Conference Room - B House | 81 | 1 | 81 |
| | | | |
| Guidance Office | | | |
| Guidance Office - Freshman | 187 | 3 | 562 |
| Guidance Office - B, C, D, E House | 152 | 8 | 1,219 |
| Social Worker Office - Freshman | 129 | 1 | 129 |
| Social Worker Office - B, C, D, E House | 169 | 4 | 676 |
| Guidance Waiting Room - C House | 292 | 1 | 292 |
| Guidance Waiting Room - Freshman | 559 | 1 | 559 |
| Guidance Storeroom | | | |
| Guidance Storeroom - Freshman | 124 | 1 | 124 |
| Career Center | 677 | 2 | 1,354 |
| Records Room - Freshman | 77 | 1 | 77 |
| Kitchenette - Freshman | 200 | 1 | 200 |
| | | | |
| Student Support Offices - Freshman | 115 | 2 | 229 |
| Student Support Conf. - Freshman | 230 | 1 | 230 |
| Student Support Suite (incl. Safe Harbors) | 1,183 | 1 | 1,183 |
| Student Support Offices - Gr.10-12 | 85 | 3 | 256 |
| Student Support Conf. Gr.10-12 | 140 | 1 | 140 |
| Dir of Students | 278 | 1 | 278 |
| ELL Dept Head + Testing | 81 | 2 | 161 |

Spaces Proposed
3520stu/24class/.85util.=172rms 172

| Proposed Total | | |
|-----------------------|----------|-------------|
| ROOM NFA ¹ | # OF RMS | area totals |
| | | 2,610 |
| 60 | 4 | 240 |
| 450 | 1 | 450 |
| 100 | 8 | 800 |
| 100 | 10 | 1,000 |
| | | |
| | | |
| 60 | 2 | 120 |
| | | |
| | | 13,055 |
| 300 | 1 | 300 |
| 200 | 1 | 200 |
| 200 | 4 | 800 |
| 250 | 1 | 250 |
| 200 | 1 | 200 |
| 375 | 1 | 375 |
| 150 | 1 | 150 |
| 125 | 1 | 125 |
| 200 | 1 | 200 |
| 200 | 1 | 200 |
| 150 | 4 | 600 |
| 120 | 1 | 120 |
| 450 | 1 | 450 |
| 200 | 1 | 200 |
| | | |
| 150 | 10 | 1,500 |
| | | |
| | | |
| | | |
| 150 | 1 | 150 |
| | | |
| 150 | 4 | 600 |
| 100 | 5 | 500 |
| | | |
| 100 | 5 | 500 |
| | | |
| | | |
| 1,030 | 1 | 1,030 |
| 465 | 1 | 465 |
| 100 | 1 | 100 |
| | | |
| 150 | 1 | 150 |
| 200 | 1 | 200 |
| 1,200 | 1 | 1,200 |
| 150 | 3 | 450 |
| 150 | 1 | 150 |
| 200 | 1 | 200 |
| 120 | 2 | 240 |

MSBA CONT'D REVIEW
+3.5K PER SEAL NEED

Spaces per Guidelines
3520stu/23class/.85util.=181rms 183

| MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines) | | | |
|--|----------|-------------|---|
| ROOM NFA ¹ | # OF RMS | area totals | Comments |
| | | 2,610 | |
| 60 | 1 | 60 | reasonable not to scale, but needs 2 |
| 250 | 1 | 250 | DOESN'T SCALE, BUT TIED TO ENROLL. |
| 100 | 8 | 800 | |
| 100 | 15 | 1,500 | |
| | | | |
| | | | |
| | | 9,785 | |
| 1,760 | 1 | 1,760 | |
| | | | |
| 100 | 1 | 100 | DOESN'T SCALE, BUT TIED TO SIZE |
| 200 | 1 | 200 | reasonable not to scale (typically) |
| 200 | 1 | 200 | reasonable not to scale (typically) |
| 375 | 1 | 375 | DOESN'T SCALE, BUT TIED TO SIZE |
| | | | ↓ |
| 125 | 1 | 125 | reasonable not to scale (typically) |
| 150 | 1 | 150 | reasonable not scaled if other off's do |
| 150 | 1 | 150 | DOESN'T SCALE, BUT TIED TO SIZE |
| | | | ↓ |
| 120 | 1 | 120 | reasonable not scaled if other off's do |
| 450 | 1 | 450 | DOESN'T SCALE, BUT TIED TO SIZE |
| | | | ↓ |
| | | | |
| 150 | 18 | 2,700 | |
| | | | |
| | | | |
| | | | |
| 100 | 1 | 100 | DOESN'T SCALE, BUT TIED TO SIZE |
| | | | |
| 100 | 1 | 100 | DOESN'T SCALE, BUT TIED TO SIZE |
| | | | |
| 1,030 | 1 | 1,030 | not recognized, but common in HS's |
| 465 | 1 | 465 | DOESN'T SCALE, BUT TIED TO SIZE |
| | | | ↓ |
| | | | OFTEN w/ SPED, BUT SMALLER SCALE |
| | | | ↓ |

SPACE SUMMARY UPDATES

- guidelines that scale
- unscaled, typically ok
- unscaled, but should

- Core Academics - unchanged
- Special Educ. - unchanged
- Art & Music - unchanged
- Voc. & Tech. - unchanged
- Health & PE - unchanged
- Media Center - unchanged
- Aud. & Drama - unchanged
- Food Service - unchanged
- Medical - unchanged
- Admin & Guid - unchanged
- Cust. & Maint. - unchanged
- Other - pool removed -7,150sf

Proposed Space Summary v12 (for revised PSR)

Spaces Existing
3125stu/25class/.71util.=176rms 177

Spaces Proposed
3520stu/24class/.85util.=172rms 172

Spaces per Guidelines
3520stu/23class/.85util.=181rms 183

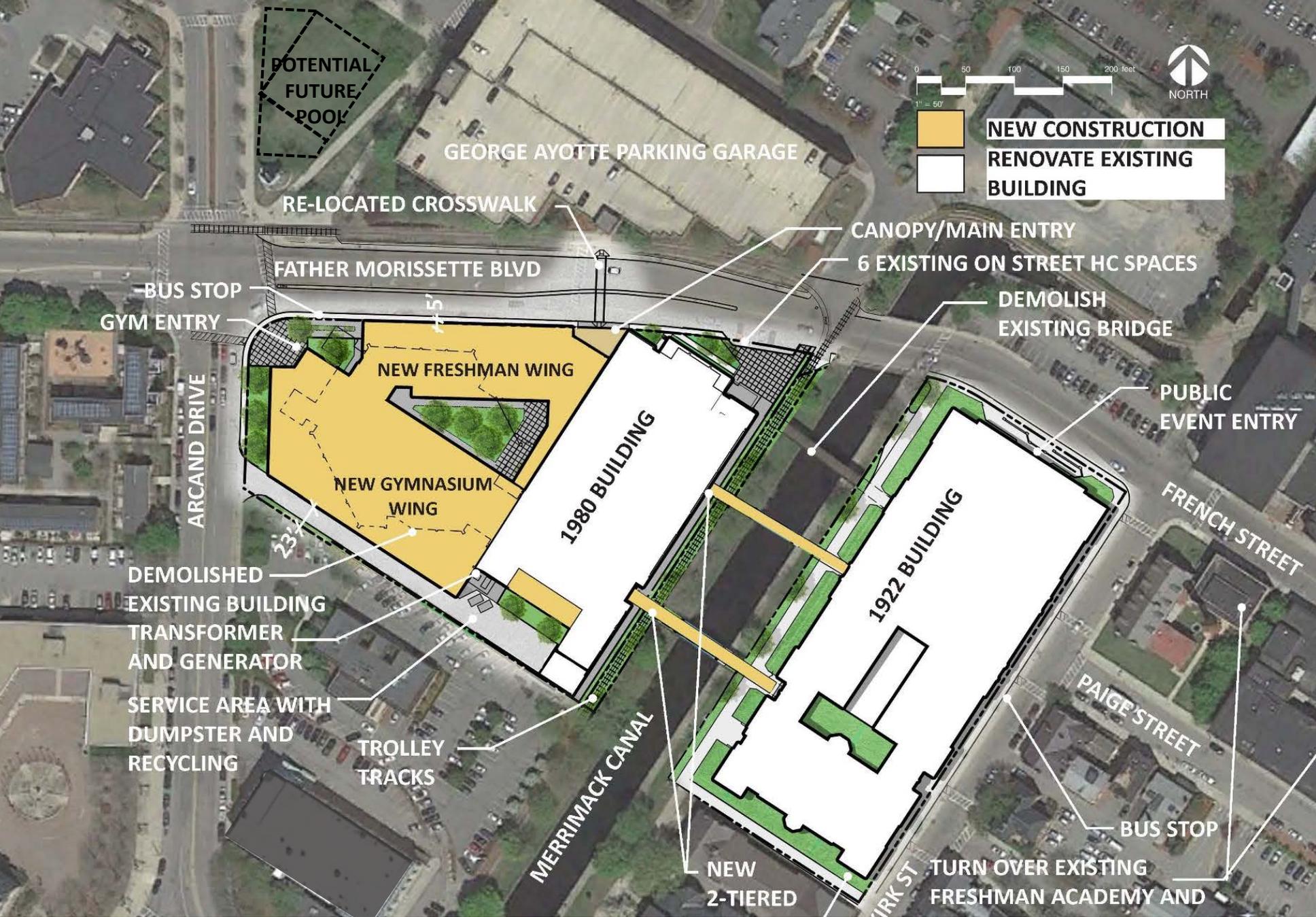
| LOWELL HIGH SCHOOL | | | |
|--|---------------------------|----------|----------------|
| Existing Conditions | | | |
| ROOM TYPE | ROOM NFA ¹ | # OF RMS | area totals |
| Teachers' Work Room - Freshman | 386 | 2 | 772 |
| CUSTODIAL & MAINTENANCE | | | 6,775 |
| Custodian's Office + Lockers | 77 | 3 | 232 |
| Custodian's Workshop | 525 | 1 | 525 |
| Custodian's Storage | 72 | 26 | 1,884 |
| Recycling Room / Trash | 85 | 1 | 85 |
| Receiving and General Supply | 84 | 1 | 84 |
| Storeroom + Books | 220 | 11 | 2,417 |
| Network / Telecom Room | 86 | 18 | 1,548 |
| OTHER | | | 19,764 |
| Unassigned Computer Lab - Freshman | 868 | 2 | 1,736 |
| Unassigned Computer Lab - Gr.10-12 | 960 | 7 | 6,721 |
| Unassigned Science Lab - Freshman | 1,385 | 1 | 1,385 |
| Unassigned Green House/Growing Room | 207 | 2 | 413 |
| Spare Off, Wait, Conf (220A,B,C) | 185 | 3 | 556 |
| Lowell Comm Hlth Center | 608 | 1 | 608 |
| Lowell Comm Hlth Center - Exam | 80 | 3 | 241 |
| Lowell Comm Hlth Center - Office | 103 | 2 | 205 |
| Lowell Comm Hlth Center - File and Storage | 146 | 3 | 437 |
| Lowell Comm Hlth Center - Toilet | 72 | 1 | 72 |
| Catie's Closet - Freshman | 225 | 1 | 225 |
| Catie's Closet - Gr.10-12 | 364 | 1 | 364 |
| Trio - Gear Up/Talent/Upward - Freshman | 473 | 1 | 473 |
| Trio - Upward | 579 | 1 | 579 |
| Trio - Suite (recept, wait, 2 offices, conf) | 197 | 5 | 984 |
| In School Suspension - Freshman | 809 | 1 | 809 |
| In House Detention Gr.10-12 | 969 | 1 | 969 |
| Score Mediation (Office, Entry, Stor) | 132 | 3 | 395 |
| Interactive Learning Center + Storage | 995 | 1 | 995 |
| Latino Connection | 228 | 1 | 228 |
| Student Activities (Lord 1st fl - North) | 284 | 1 | 284 |
| Substitute Teacher's Office | 127 | 1 | 127 |
| Consoling Services | occurs in available space | | |
| DARE Office & Security | 233 | 3 | 700 |
| SRO Office & Entry (Lord 1st fl - North) | 129 | 2 | 258 |
| Total Building Net Floor Area (NFA) | | | 352,071 |
| Proposed Student Capacity / Enrollment | | | 3,125 |
| Total Building Gross Floor Area (GFA)² | | | 628,558 |
| Grossing factor (GFA/NFA) | | | 1.79 |

| Proposed Total | | | |
|-----------------------|----------|-------------|---|
| ROOM NFA ¹ | # OF RMS | area totals | |
| 250 | 5 | 1,250 | |
| 5,440 | | | +1K PER LOG SCALE |
| 150 | 2 | 300 | |
| 500 | 1 | 500 | |
| 375 | 2 | 750 | |
| 400 | 1 | 400 | |
| 1,030 | 1 | 1,030 | |
| 1,860 | 1 | 1,860 | |
| 75 | 8 | 600 | |
| 6,800 | | | +7K RMS REQUESTED |
| 1,500 | 1 | 1,500 | |
| | | | included above |
| 350 | 2 | 700 | |
| | | | included above |
| 500 | 3 | 1,500 | |
| | | | included above |
| | | | included above |
| 450 | 1 | 600 | |
| 900 | 1 | 900 | |
| 150 | 2 | 300 | |
| | | | use typ CRs/laptops |
| 250 | 1 | 250 | |
| 300 | 1 | 300 | |
| 150 | 1 | 150 | |
| | | | use typ CRs/other space |
| 150 | 2 | 300 | |
| 150 | 2 | 300 | |
| 386,086 | | | +21.5K(7K OTH + 6K PE + 5K AUD + 3.5K ADMIN) |
| 3,520 | | | 157 |
| 579,129 | | | |
| 1.50 | | | |

MSBA CONT'D REVIEW
EXCEPT HEALTH CTR & CATIE'S

| MSBA Guidelines | | | |
|---|----------|----------------|--|
| (refer to MSBA Educational Program & Space Standard Guidelines) | | | |
| ROOM NFA ¹ | # OF RMS | area totals | Comments |
| 1,760 | 1 | 1,760 | |
| 4,265 | | | |
| 150 | 1 | 150 | |
| 250 | 1 | 250 | |
| 375 | 1 | 375 | |
| 400 | 1 | 400 | |
| 1,030 | 1 | 1,030 | |
| 1,860 | 1 | 1,860 | |
| 200 | 1 | 200 | |
| 0 | | | |
| 364,807 | | | |
| | | 3,520 | 157 |
| | | 552,640 | Note: MSBA does not incl. Ch.74 calc's |
| | | 1.51 | |

ADD/RENO 2A EXISTING SITE



Updated Educ Program
(pool removed)

PRELIM. PROS/CONS:

- + **Consolidated Campus**
(new freshman academy)
- **Temporary Gym Required**
- **Windowless Labs Remain**
- **Limited Green + Loading**

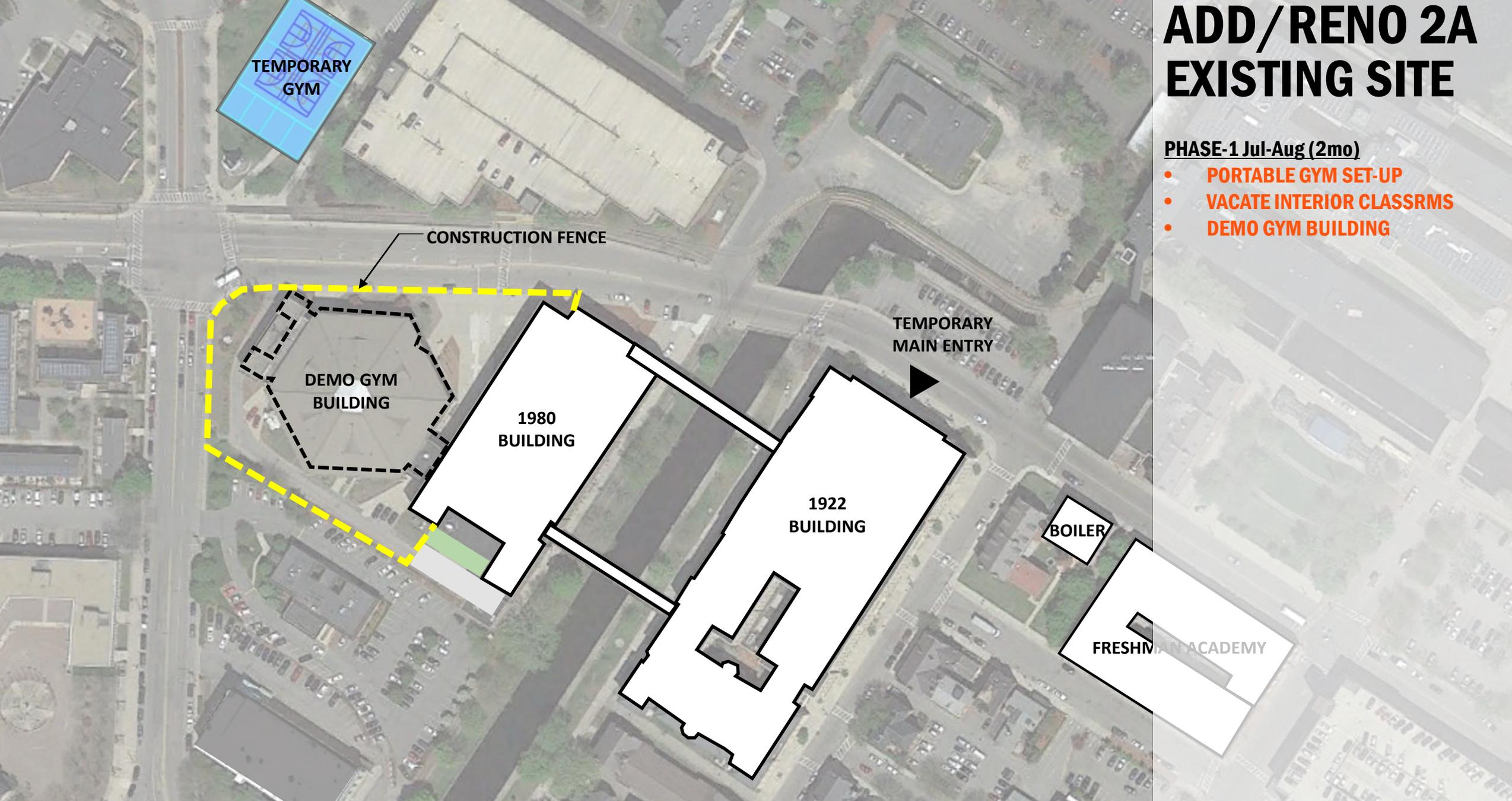
Phasing Est 4yrs + Summer

Note: Actual design pending study- Diagrams are adaptations from previous Feasibility Study for reference only to facilitate discussion about revised option scope.

ADD/RENO 2A EXISTING SITE

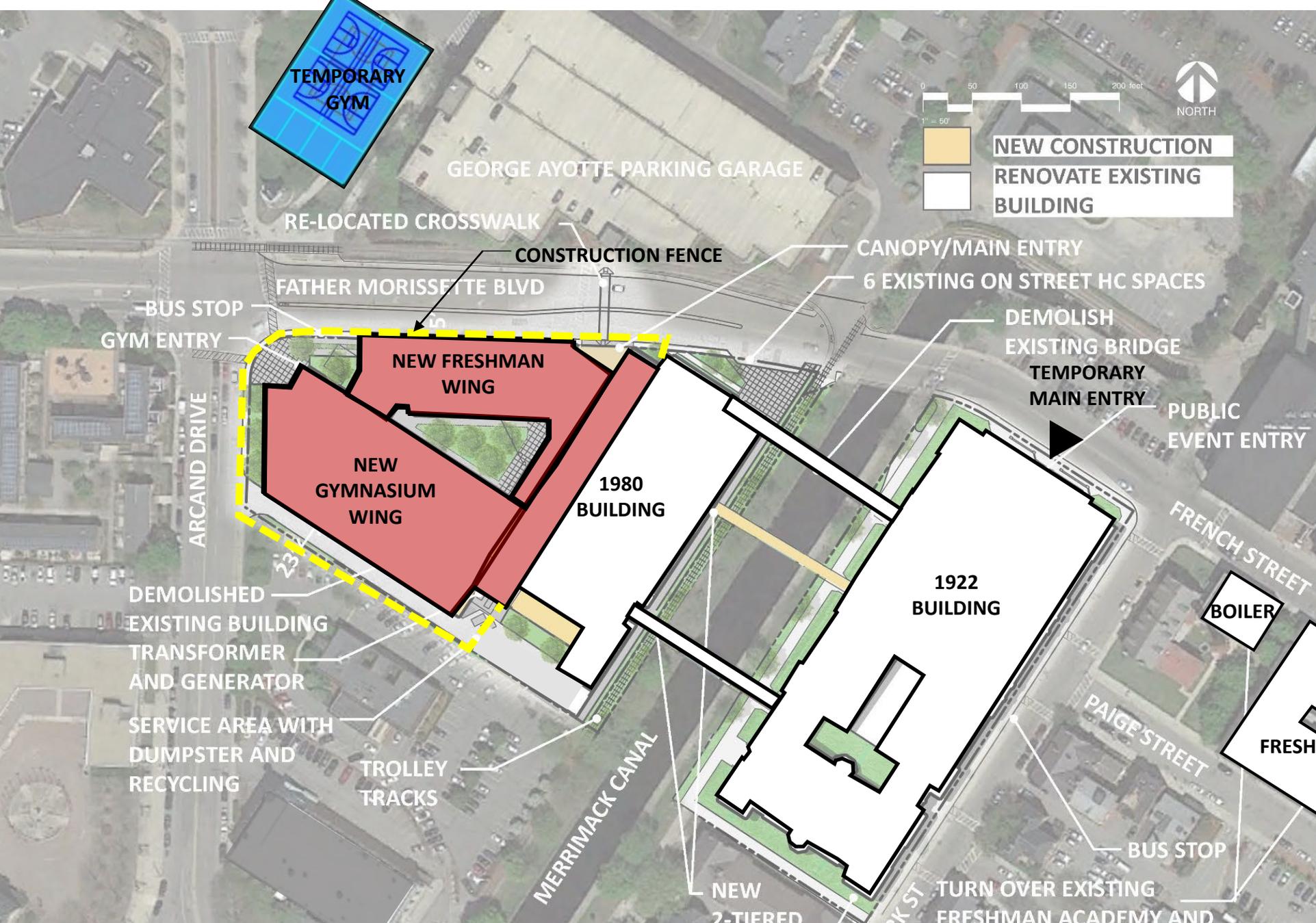
PHASE-1 Jul-Aug (2mo)

- PORTABLE GYM SET-UP
- VACATE INTERIOR CLASSRMS
- DEMO GYM BUILDING



Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

ADD/RENO 2A EXISTING SITE



PHASE-1 Jul-Aug (2mo)

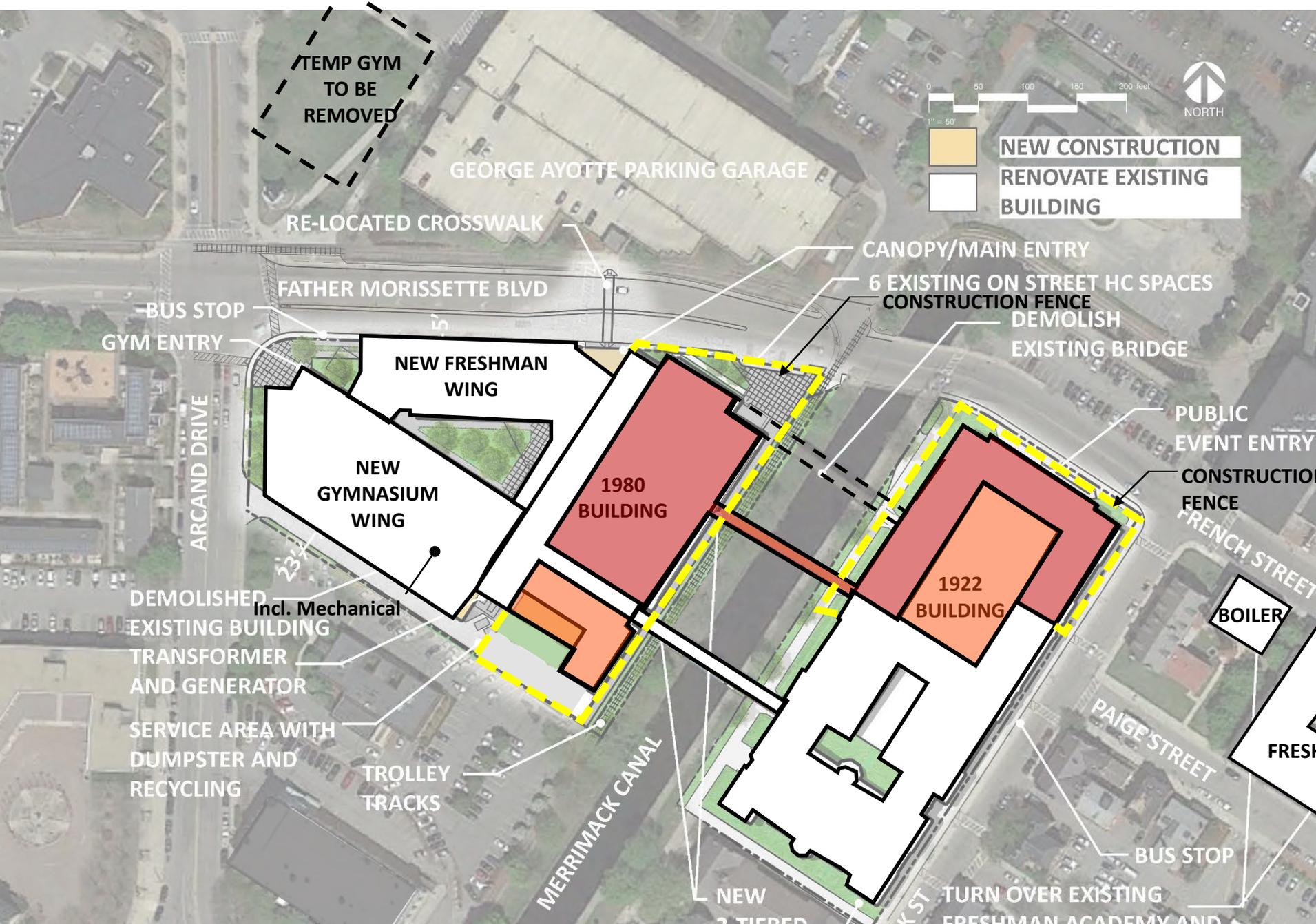
- PORTABLE GYM SET-UP
- VACATE INTERIOR CLASSRMS
- DEMO GYM BUILDING

PHASE-2 Jul-Aug 2yr 2mo (2mo overlap)

- BULK NEW CONSTRUCTION
- RENOVATE WEST SIDE OF LORD

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

ADD/RENO 2A EXISTING SITE



PHASE-1 Jul-Aug (2mo)

- PORTABLE GYM SET-UP
- VACATE INTERIOR CLASSRMS
- DEMO GYM BUILDING

PHASE-2 Jul-Aug 2yr 2mo (2mo overlap)

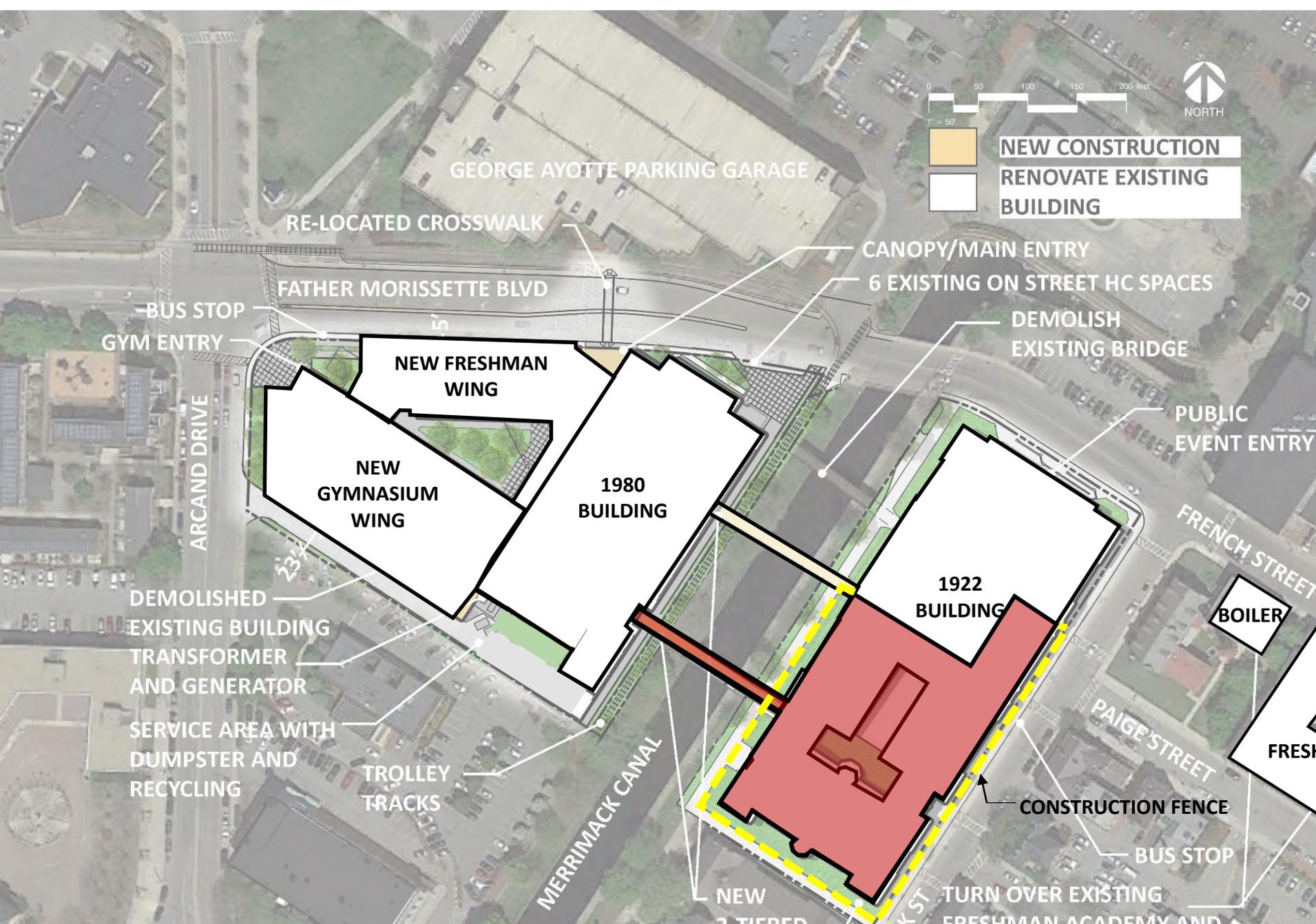
- BULK NEW CONSTRUCTION
- RENOVATE WEST SIDE OF LORD

PHASE-3 Jul-Aug 1yr 2mo (2mo overlap)

- RENOVATE REMAINDER OF LORD (SOUTH END RENO IN SUMMERS) (AUDITORIUM IN SUMMERS)
- RENOVATE NORTH END OF 1922
- BUILD NEW NORTH BRIDGE
- TEMP GYM TO BE REMOVED

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

ADD/RENO 2A EXISTING SITE



0 50 100 150 200 feet
1" = 50'

NEW CONSTRUCTION

RENOVATE EXISTING BUILDING

NORTH

PHASE-1 Jul-Aug (2mo)

- **PORTABLE GYM SET-UP**
- **VACATE INTERIOR CLASSRMS**
- **DEMO GYM BUILDING**

PHASE-2 Jul-Aug 2yr 2mo (2mo overlap)

- **BULK NEW CONSTRUCTION**
- **RENOVATE WEST SIDE OF LORD**

PHASE-3 Jul-Aug 1yr 2mo (2mo overlap)

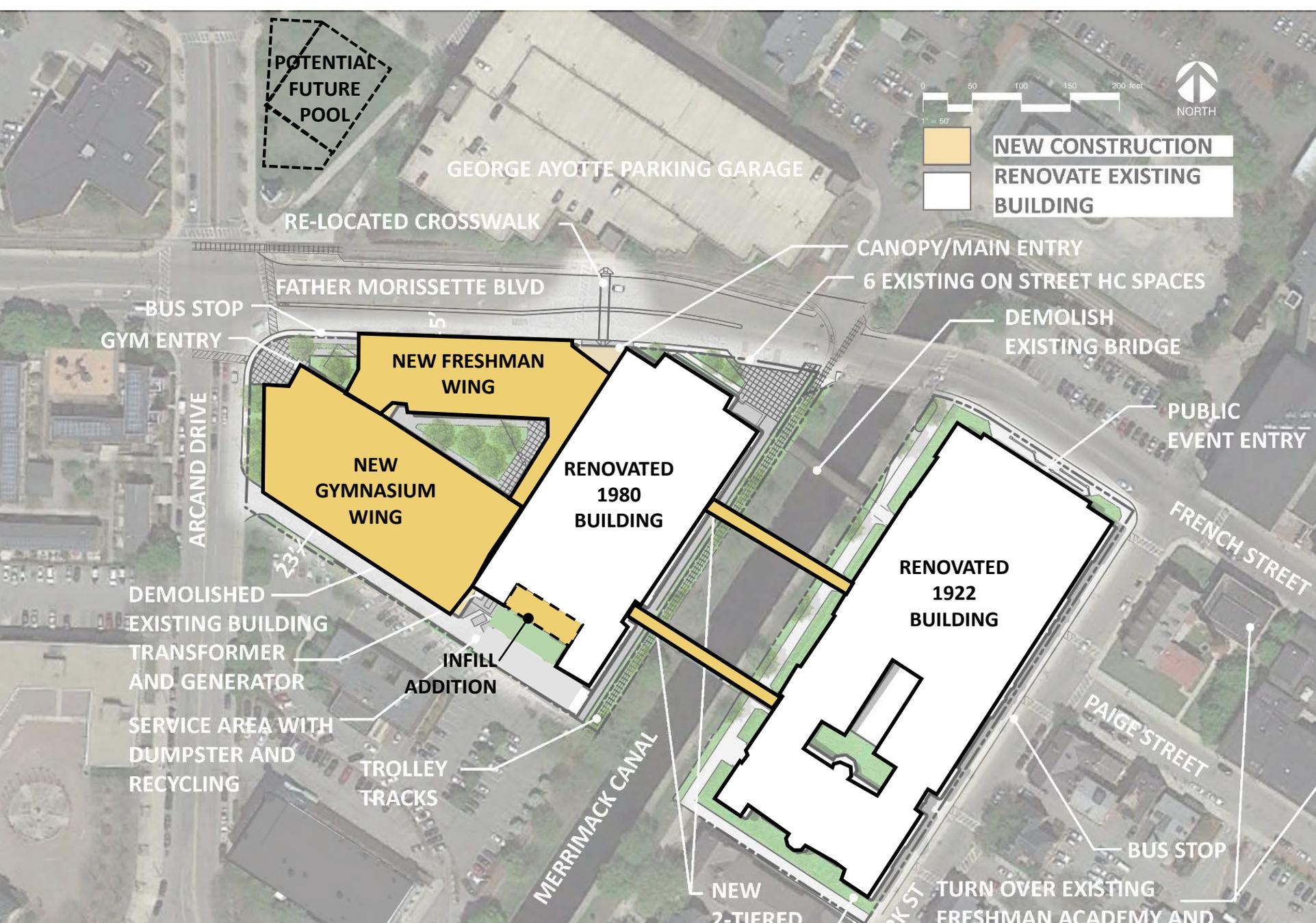
- **RENOVATE REMAINDER OF LORD (SOUTH END RENO IN SUMMERS) (AUDITORIUM IN SUMMERS)**
- **RENOVATE NORTH END OF 1922**
- **BUILD NEW NORTH BRIDGE**

PHASE-4 Jul-Aug 1yr 2mo (2mo overlap)

- **RENOVATE REMAINDER OF 1922**
- **BUILD NEW SOUTH BRIDGE**

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

ADD/RENO 2A EXISTING SITE



PHASE-1 Jul-Aug (2mo)

- PORTABLE GYM SET-UP
- VACATE INTERIOR CLASSRMS
- DEMOLISH GYM BUILDING

PHASE-2 Jul-Aug 2yr 2mo (2mo overlap)

- BULK NEW CONSTRUCTION
- RENOVATE WEST SIDE OF LORD

PHASE-3 Jul-Aug 1yr 2mo (2mo overlap)

- RENOVATE REMAINDER OF LORD (SOUTH END RENO IN SUMMERS) (AUDITORIUM IN SUMMERS)
- RENOVATE NORTH END OF 1922
- BUILD NEW NORTH BRIDGE

PHASE-4 Jul-Aug 1yr 2mo (2mo overlap)

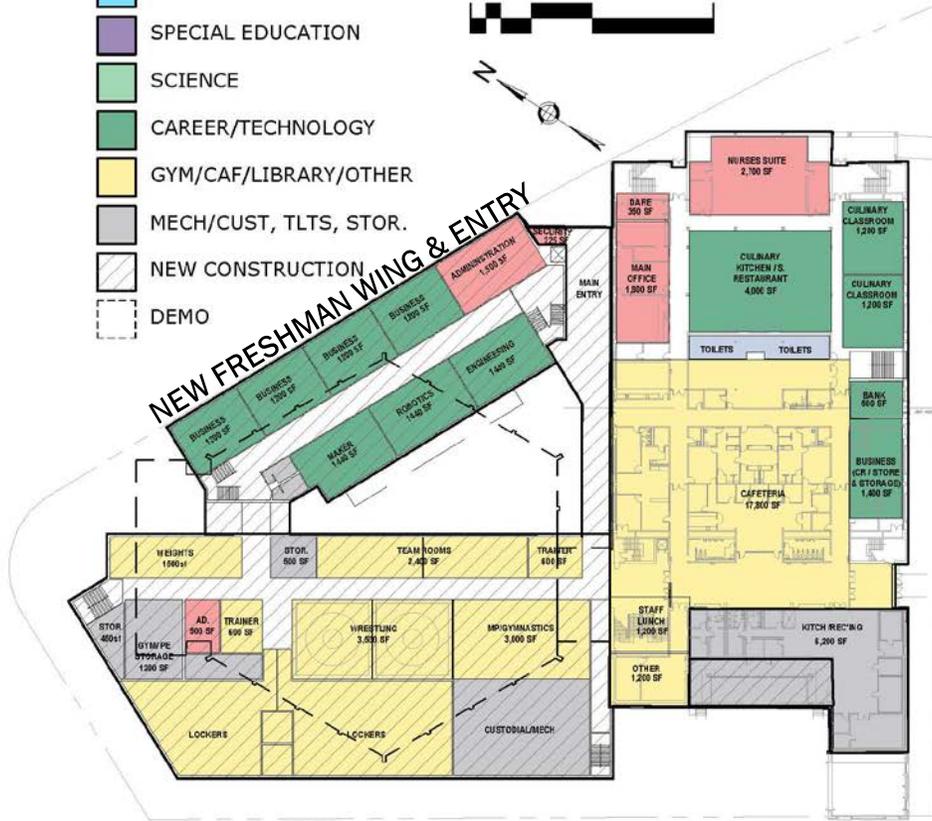
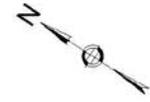
- RENOVATE REMAINDER OF 1922
- BUILD NEW SOUTH BRIDGE

FINISHED FACILITY
Total Duration = 4 years + summer

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

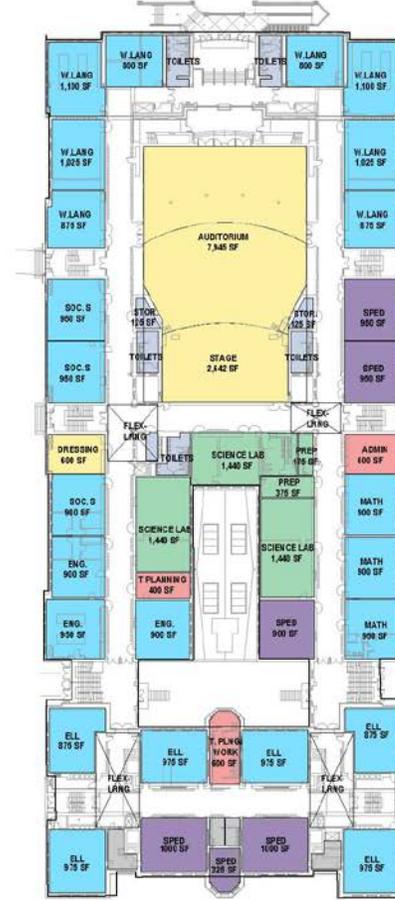
LOWELL HIGH SCHOOL: OPTION 2A FLOOR PLANS

- ADMIN/TEACHER AREAS
- GENERAL CLASSROOMS
- SPECIAL EDUCATION
- SCIENCE
- CAREER/TECHNOLOGY
- GYM/CAF/LIBRARY/OTHER
- MECH/CUST, TLTS, STOR.
- NEW CONSTRUCTION
- DEMO



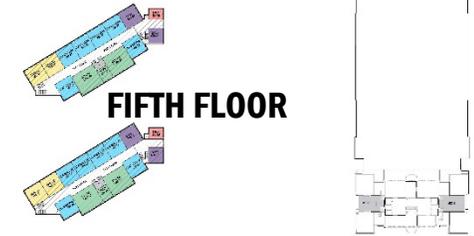
NEW GYMNASIUM WING

1980 BUILDING

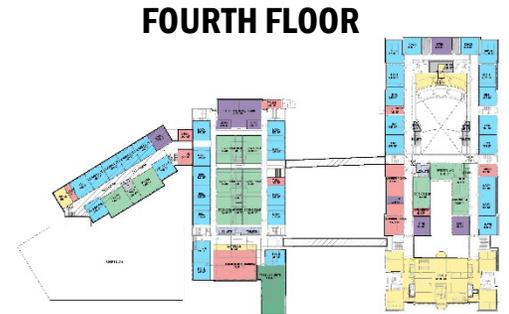


1922 BUILDING

MAIN FLOOR PLAN



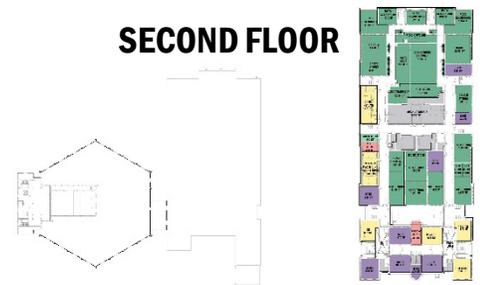
FIFTH FLOOR



FOURTH FLOOR



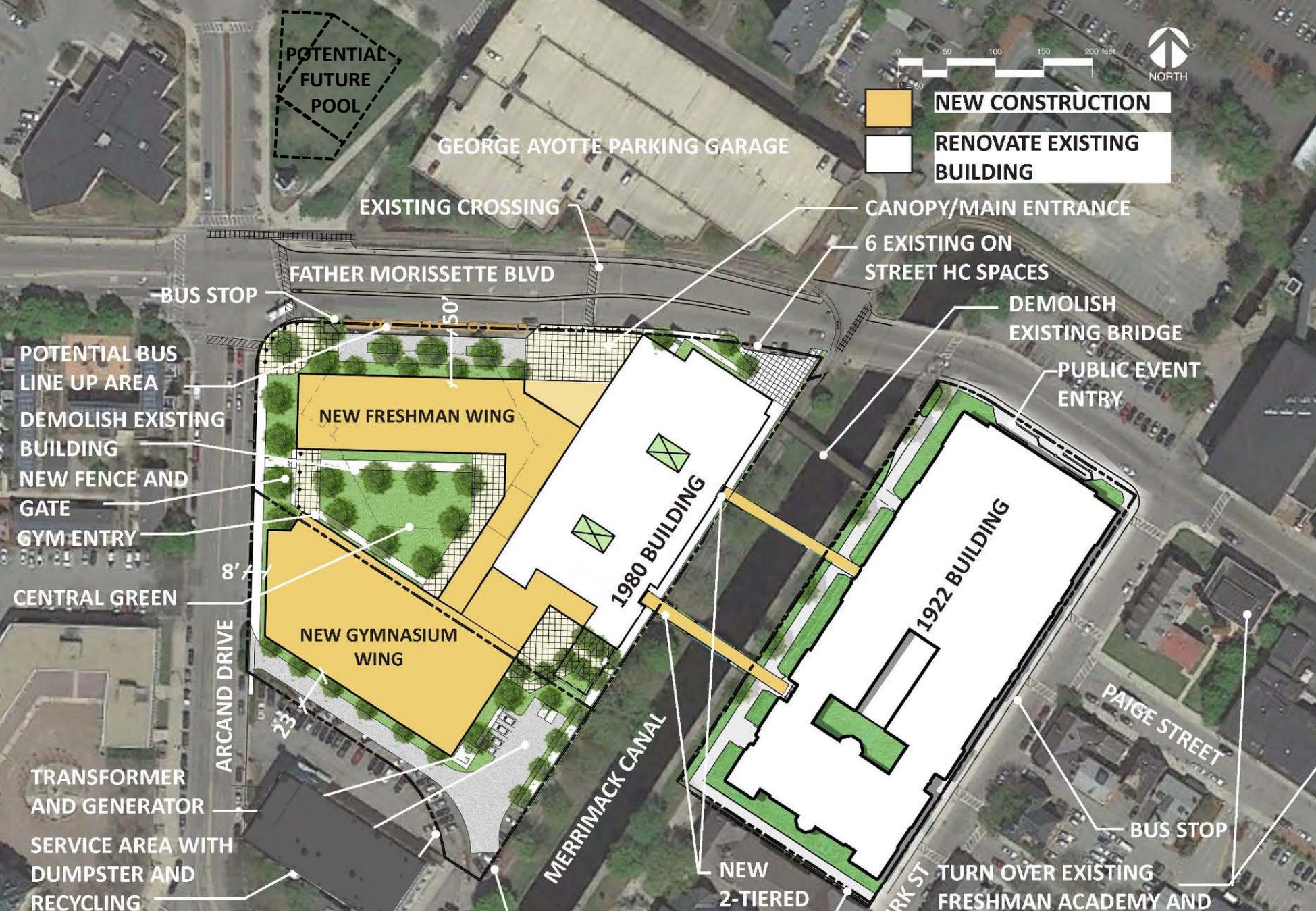
THIRD FLOOR



SECOND FLOOR



BASEMENT



ADD/RENO 3A EXPANDED SITE

Updated Educ Program
(pool removed)

PRELIM. PROS/CONS:

- + **Consolidated Campus**
(new freshman academy)
- + **No Windowless Labs**
- + **Added Green + Loading**
- **Gym Areas More Remote**
- **Eminent Domain**

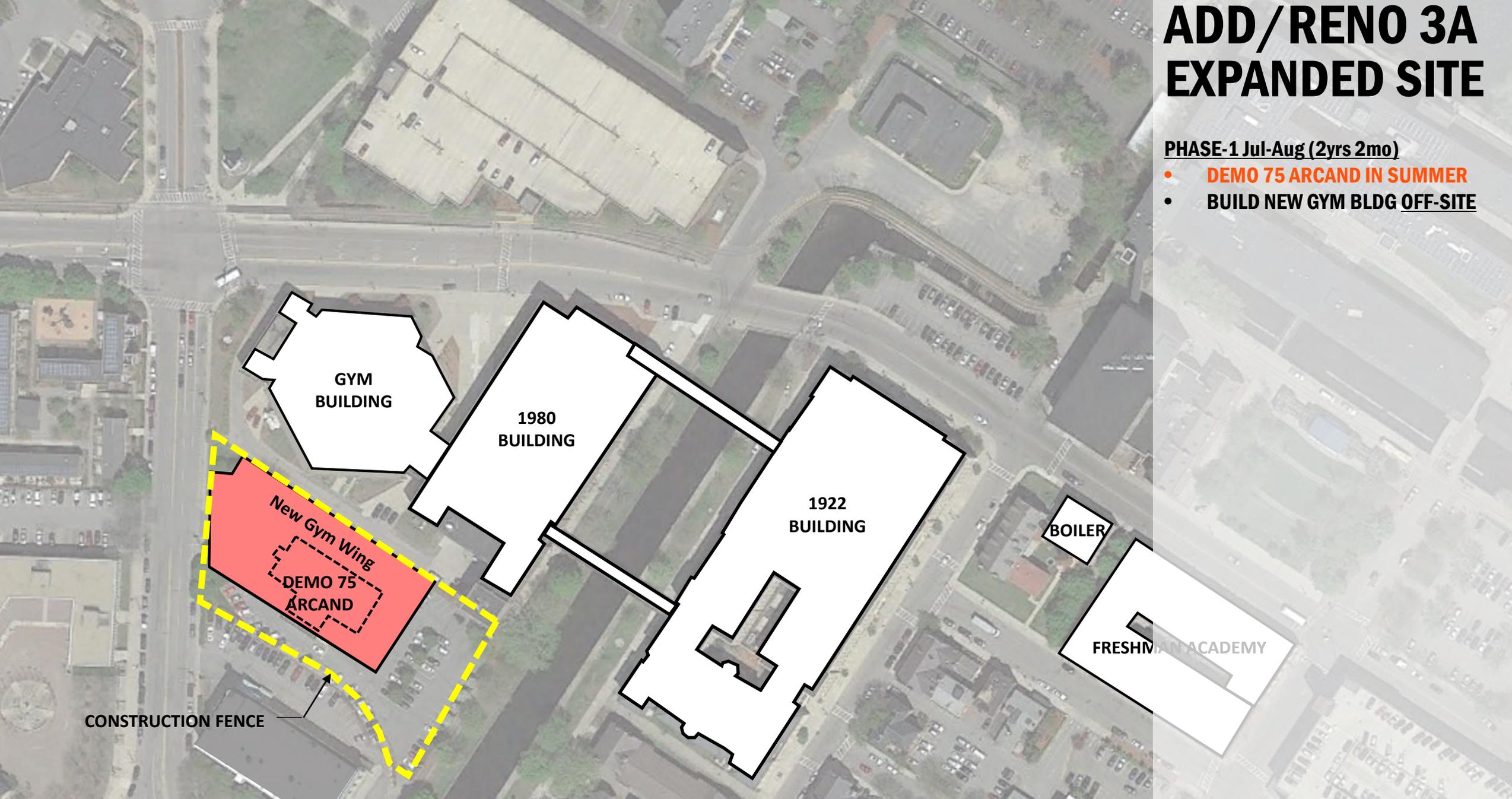
Phasing Est 5yrs
(but only 3 years on school site)

Note: Actual design pending study- Diagrams are adaptations from previous Feasibility Study for reference only to facilitate discussion about revised option scope.

ADD/RENO 3A EXPANDED SITE

PHASE-1 Jul-Aug (2yrs 2mo)

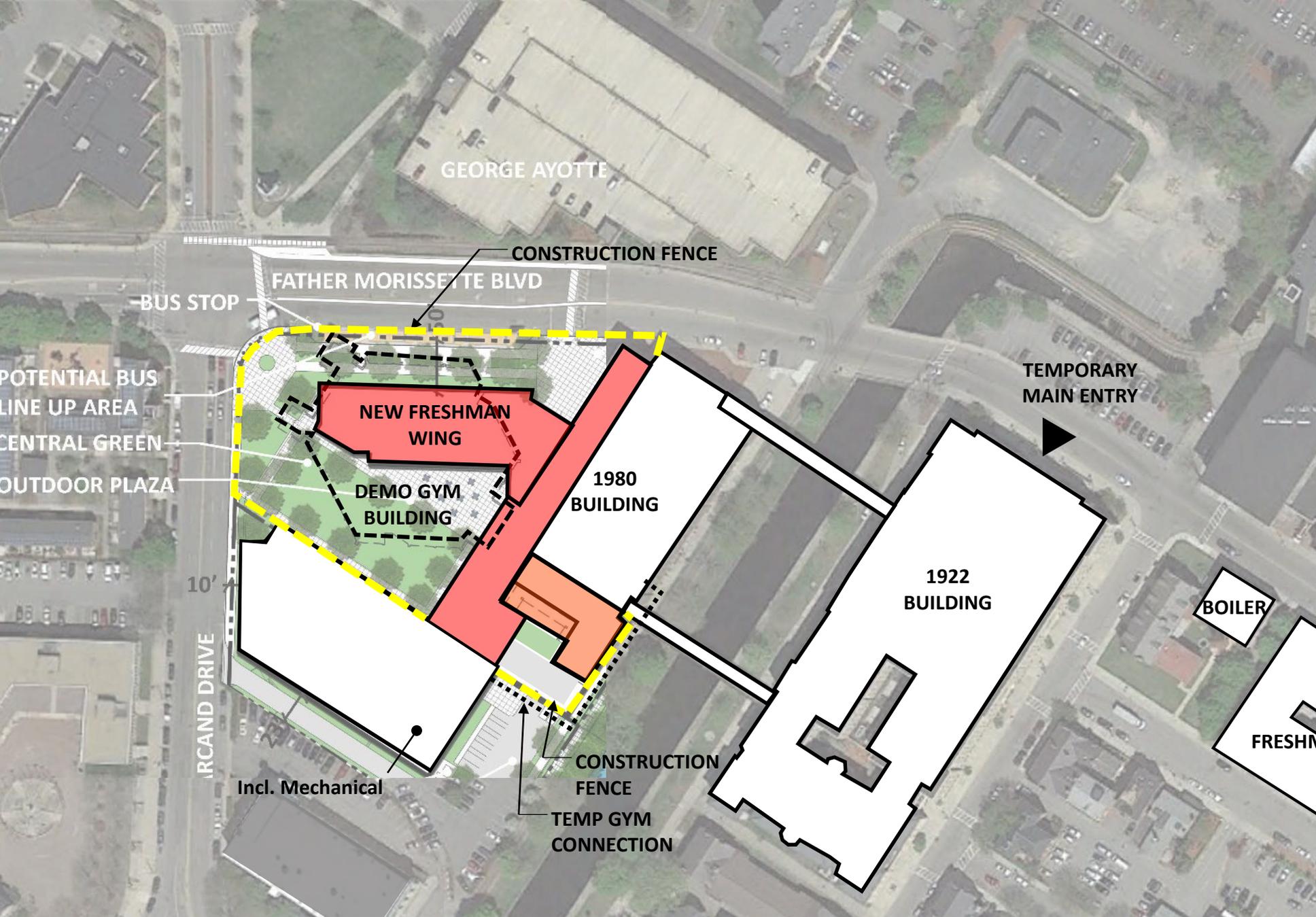
- **DEMO 75 ARCAND IN SUMMER**
- **BUILD NEW GYM BLDG OFF-SITE**



CONSTRUCTION FENCE

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

ADD/RENO 3A EXPANDED SITE



PHASE-1 Jul-Aug (2yrs 2mo)

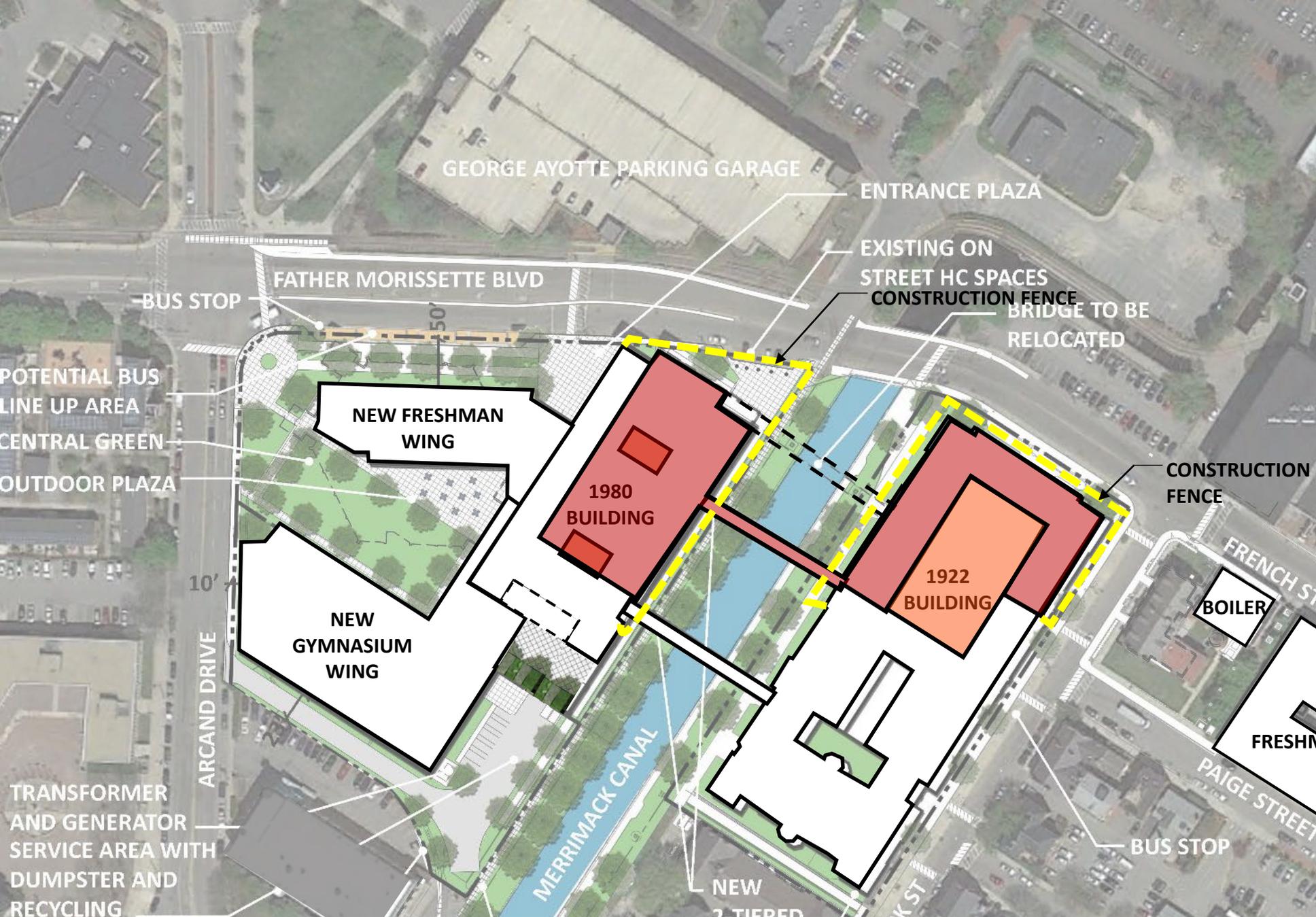
- **DEMO 75 ARCAND IN SUMMER**
- **BUILD NEW GYM BLDG OFF-SITE**

PHASE-2 Jul-Dec 1yr 6mo (2mo overlap)

- **DEMO FIELD HOUSE IN SUMMER**
- **VACATE INTERIOR CLASSRMS**
- **BUILD NEW FRESHMAN ACADEMY**
- **RENOVATE WEST SIDE OF LORD (SOUTH END RENO IN SUMMERS)**

Note: Actual design pending study- Diagrams are adaptations from previous Feasibility Study for reference only to facilitate discussion about revised option scope.

ADD/RENO 3A EXPANDED SITE



PHASE-1 Jul-Aug (2yrs 2mo)

- **DEMO 75 ARCAND IN SUMMER**
- **BUILD NEW GYM BLDG OFF-SITE**

PHASE-2 Jul-Dec 1yr 6mo (2mo overlap)

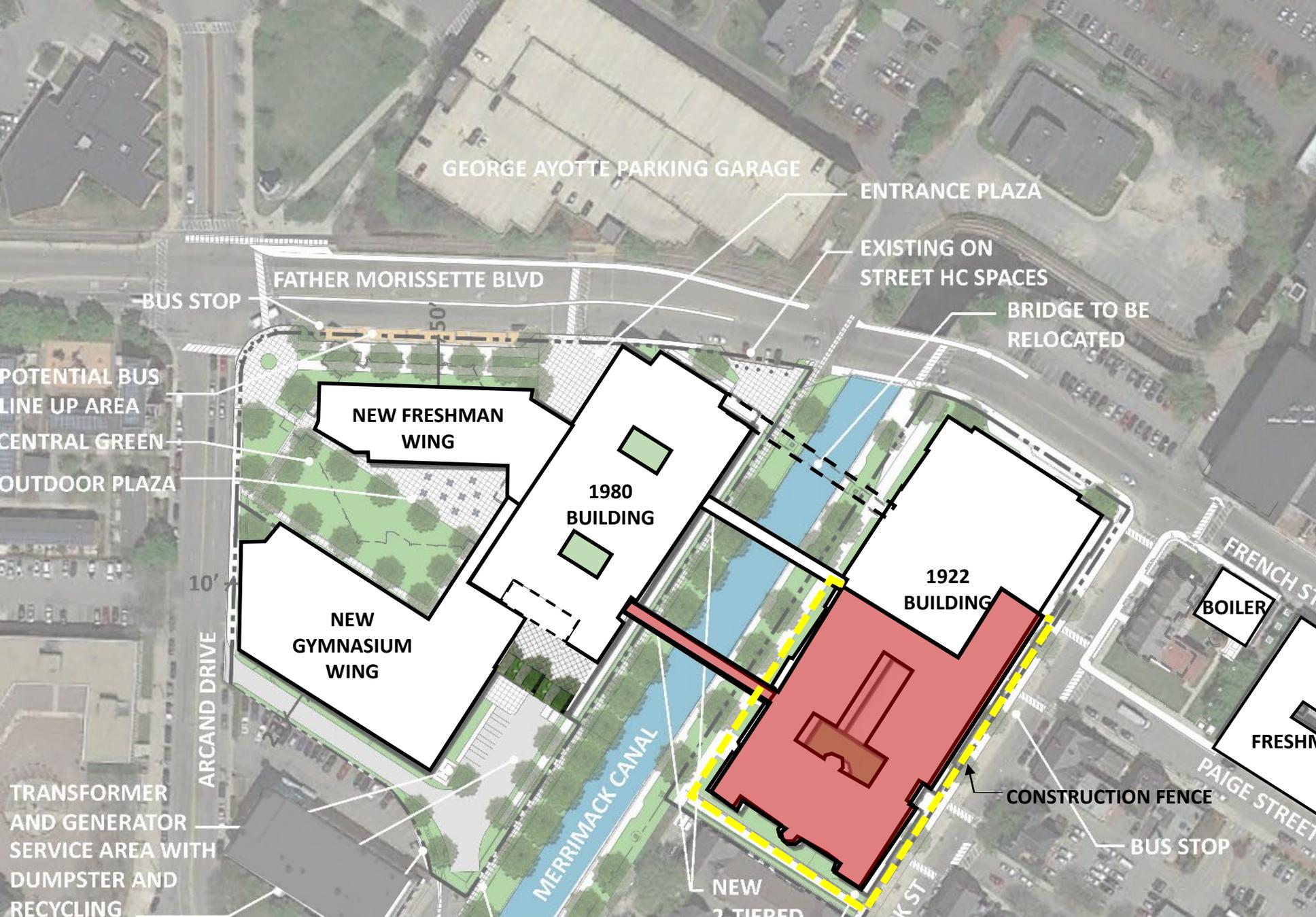
- **DEMO FIELD HOUSE IN SUMMER**
- **VACATE INTERIOR CLASSRMS**
- **BUILD NEW FRESHMAN ACADEMY**
- **RENOVATE WEST SIDE OF LORD (SOUTH END RENO IN SUMMERS)**

PHASE-3 Jul-Aug 1yr 2mo (2mo overlap)

- **RENOVATE REMAINDER OF LORD**
- **RENOVATE NORTH END OF 1922 (AUDITORIUM IN SUMMERS)**
- **BUILD NEW NORTH BRIDGE**

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

ADD/RENO 3A EXPANDED SITE



PHASE-1 Jul-Aug (2yrs 2mo)

- **DEMO 75 ARCAND IN SUMMER**
- **BUILD NEW GYM BLDG OFF-SITE**

PHASE-2 Jul-Dec 1yr 6mo (2mo overlap)

- **DEMO FIELD HOUSE IN SUMMER**
- **VACATE INTERIOR CLASSRMS**
- **BUILD NEW FRESHMAN ACADEMY**
- **RENOVATE WEST SIDE OF LORD (SOUTH END RENO IN SUMMERS)**

PHASE-3 Jul-Aug 1yr 2mo (2mo overlap)

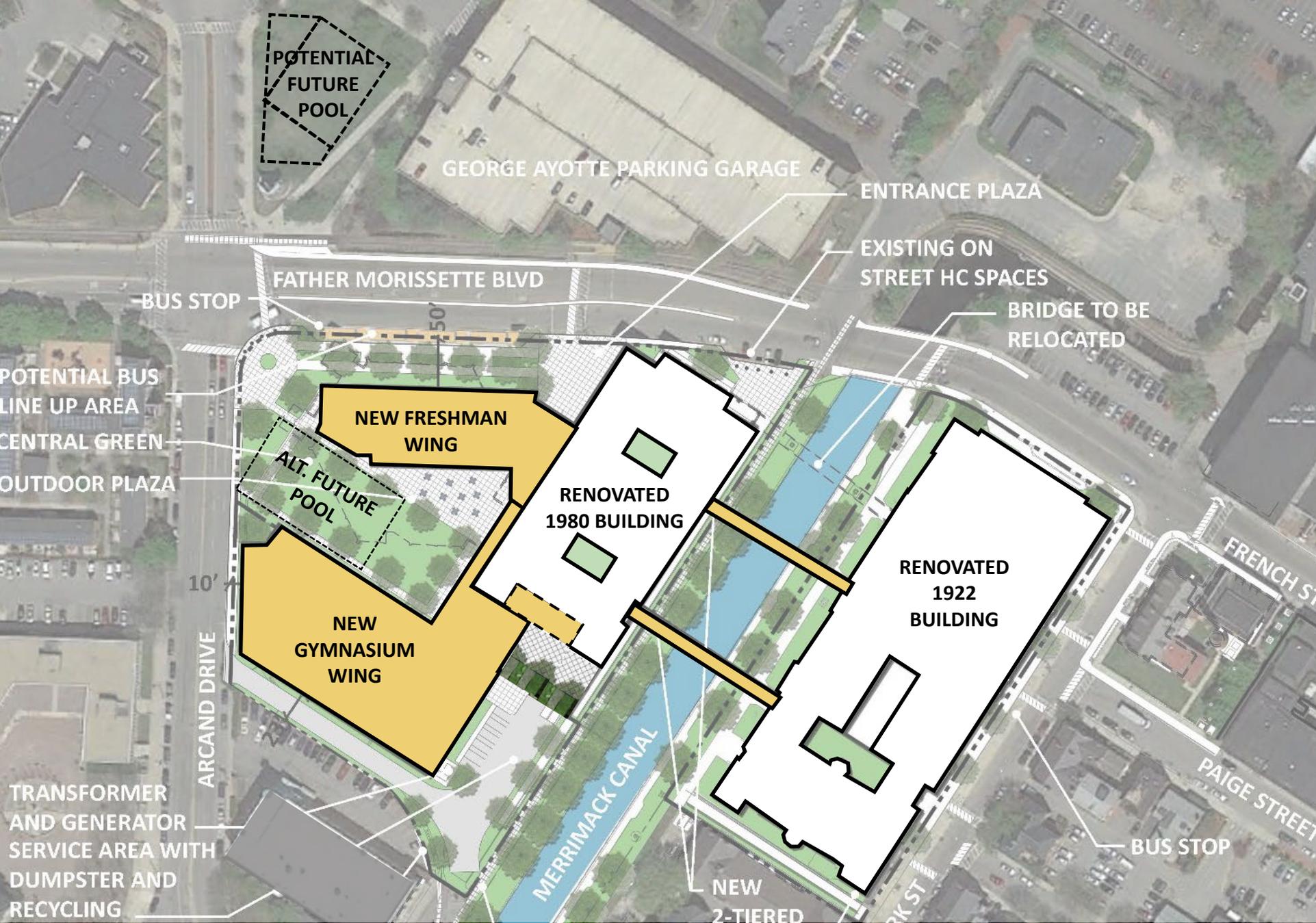
- **RENOVATE REMAINDER OF LORD**
- **RENOVATE NORTH END OF 1922 (AUDITORIUM IN SUMMERS)**
- **BUILD NEW NORTH BRIDGE**

PHASE-4 Jul-Aug 1yr 2mo (2mo overlap)

- **RENOVATE REMAINDER OF 1922**
- **BUILD NEW SOUTH BRIDGE**

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

ADD/RENO 3A EXPANDED SITE



PHASE-1 Jul-Aug (2yrs 2mo)

- DEMO 75 ARCAND IN SUMMER
- BUILD NEW GYM BLDG OFF-SITE

PHASE-2 Jul-Dec 1yr 6mo (2mo overlap)

- DEMO FIELD HOUSE IN SUMMER
- VACATE INTERIOR CLASSRMS
- BUILD NEW FRESHMAN ACADEMY
- RENOVATE WEST SIDE OF LORD (SOUTH END RENO IN SUMMERS)

PHASE-3 Jul-Aug 1yr 2mo (2mo overlap)

- RENOVATE REMAINDER OF LORD
- RENOVATE NORTH END OF 1922 (AUDITORIUM IN SUMMERS)
- BUILD NEW NORTH BRIDGE

PHASE-4 Jul-Aug 1yr 2mo (2mo overlap)

- RENOVATE REMAINDER OF 1922
- BUILD NEW SOUTH BRIDGE

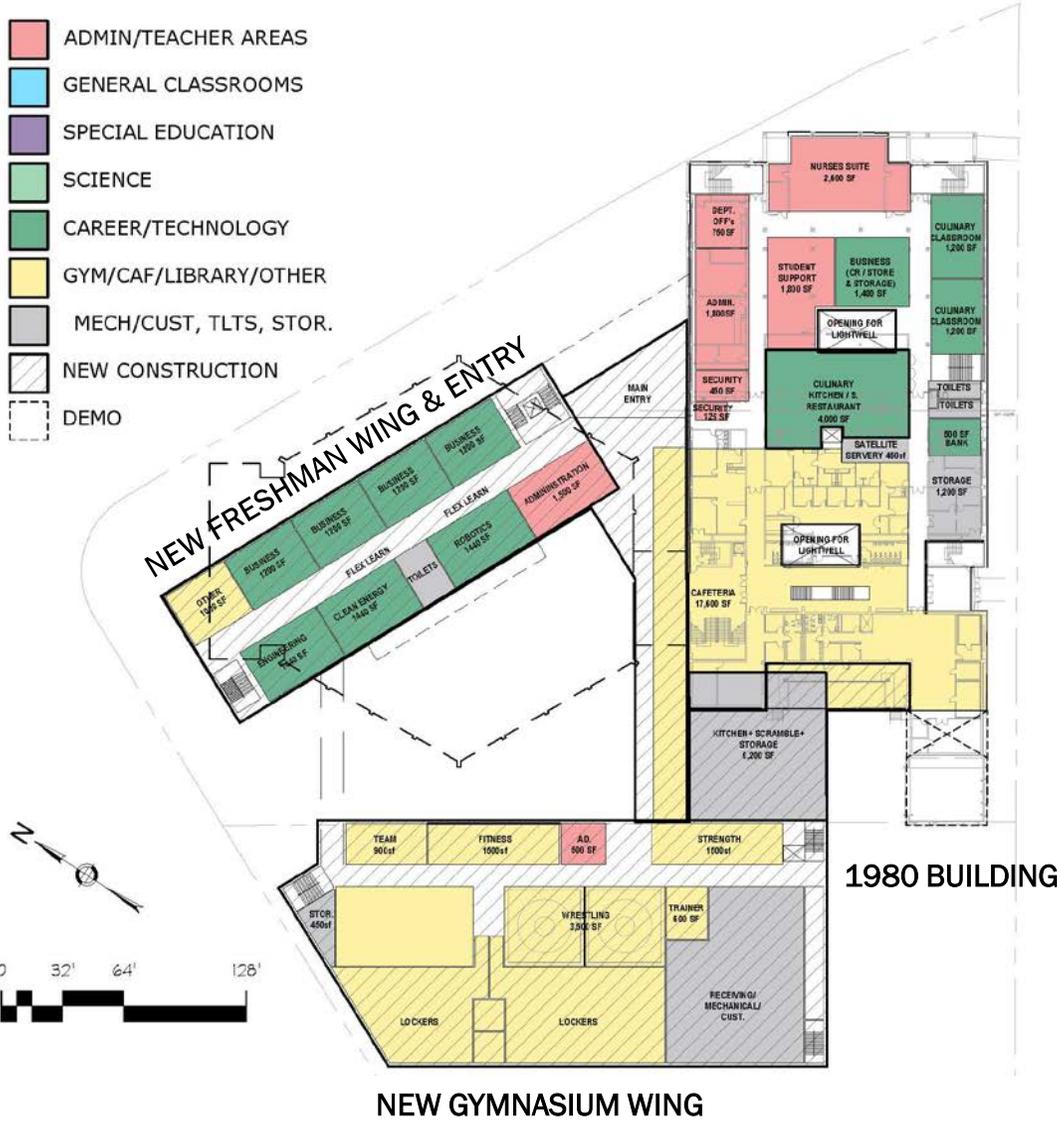
FINISHED FACILITY

Total Duration = 5 years (4 on site)

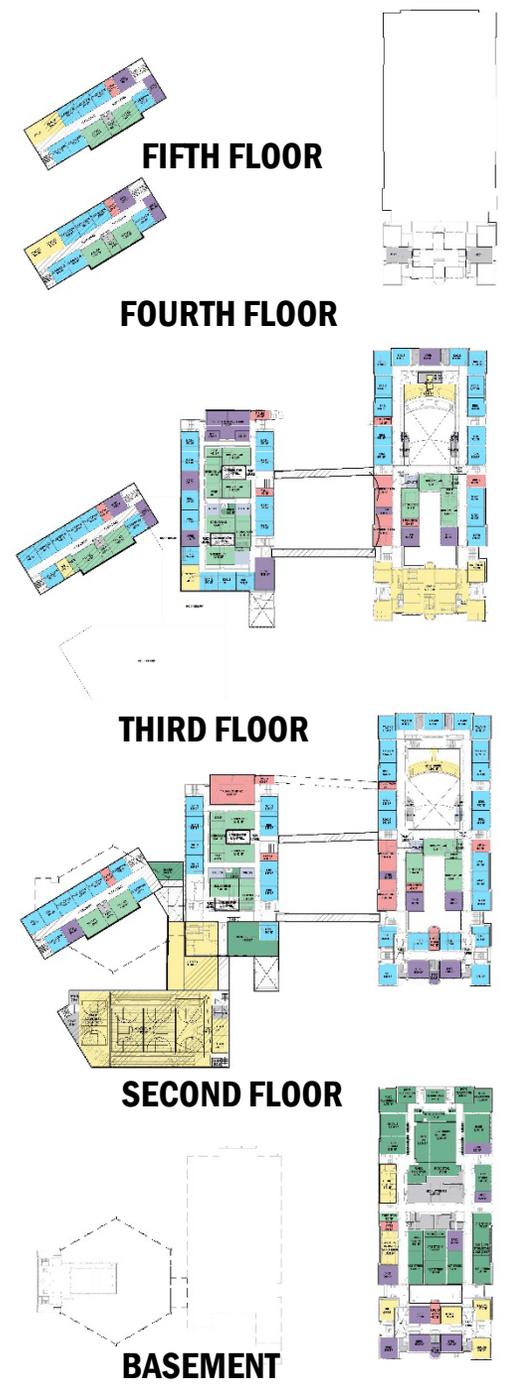
Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

LOWELL HIGH SCHOOL: OPTION 3A FLOOR PLANS

- ADMIN/TEACHER AREAS
- GENERAL CLASSROOMS
- SPECIAL EDUCATION
- SCIENCE
- CAREER/TECHNOLOGY
- GYM/CAF/LIBRARY/OTHER
- MECH/CUST, TLTS, STOR.
- NEW CONSTRUCTION
- DEMO



MAIN FLOOR PLAN





NEW OPTION A EXPANDED SITE

1922 BLDG UNUSED

Updated Educ Program
(pool removed)

PRELIM. PROS/CONS:

- + Consolidated Campus**
(via 5 story + basement)
- + Good Classrm Orientation**
- 24 Temporary Classrms & Temporary Gym Required**
- Limited Green Space**
- Eminent Domain**

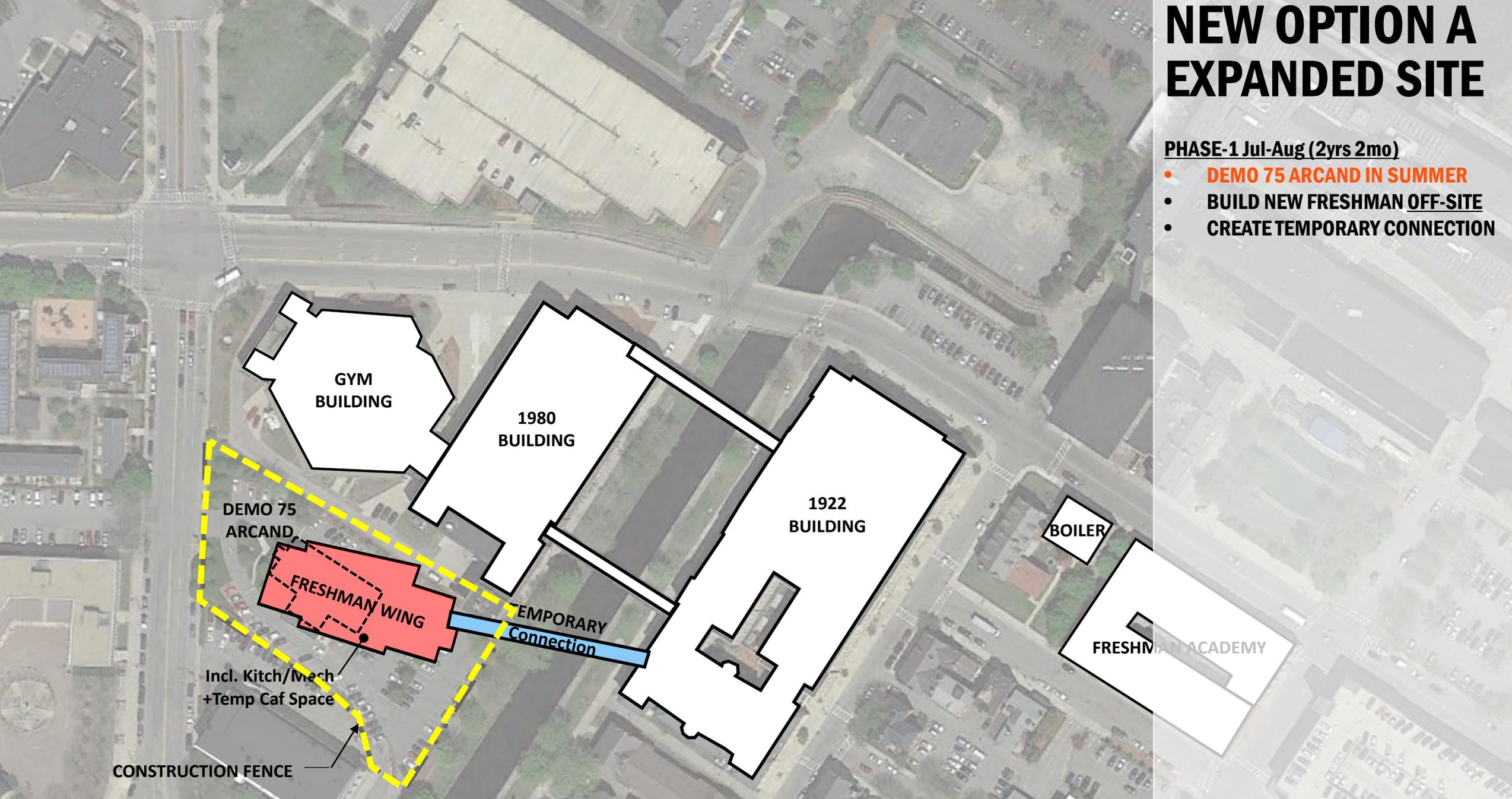
Phasing Est 4yrs + Summer
(but only 2 years on school site)

Note: Actual design pending study- Diagrams are adaptations from previous Feasibility Study for reference only to facilitate discussion about revised option scope.

NEW OPTION A EXPANDED SITE

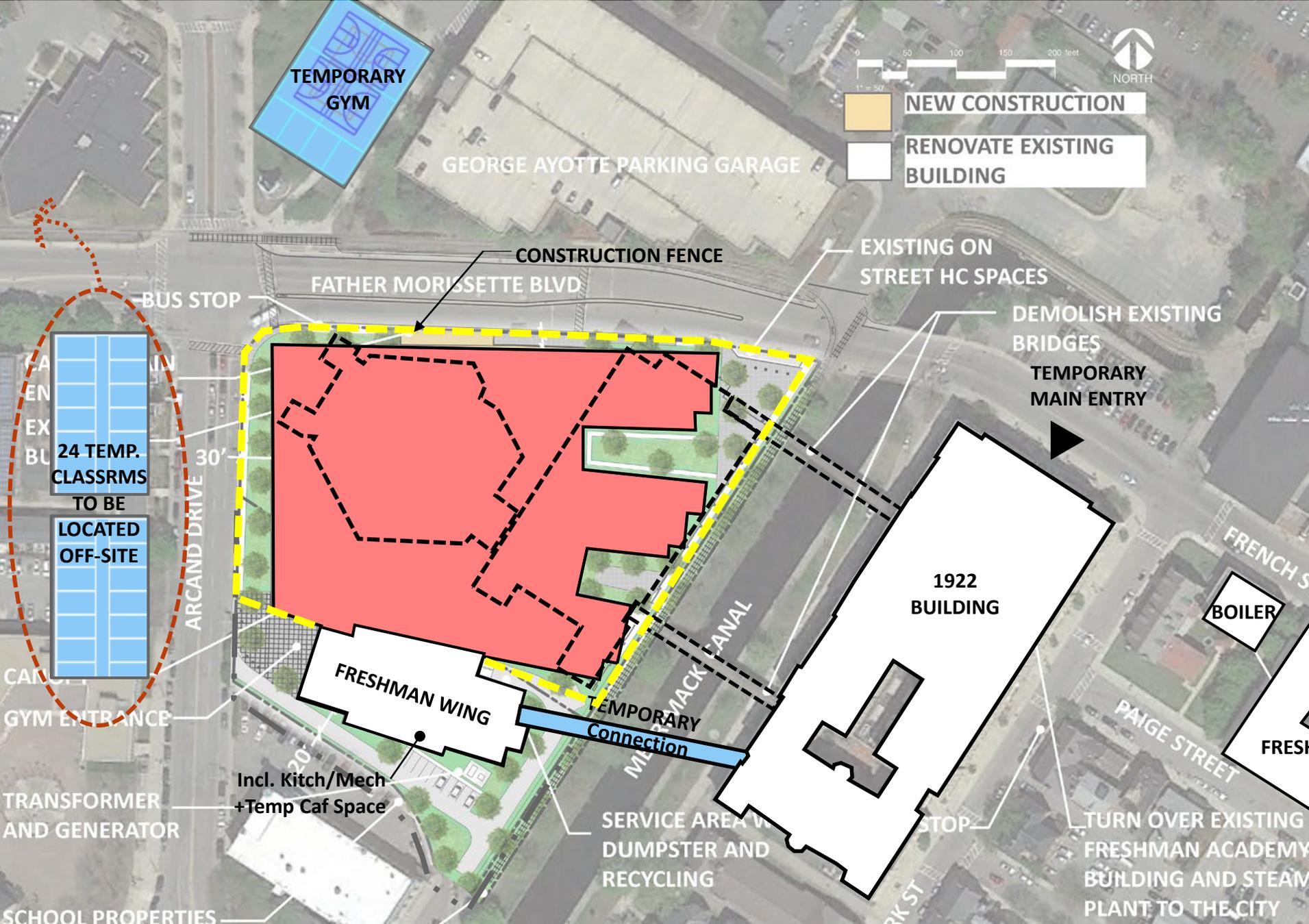
PHASE-1 Jul-Aug (2yrs 2mo)

- **DEMO 75 ARCAND IN SUMMER**
- **BUILD NEW FRESHMAN OFF-SITE**
- **CREATE TEMPORARY CONNECTION**



Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

NEW OPTION A EXPANDED SITE



PHASE-1 Jul-Aug (2yrs 2mo)

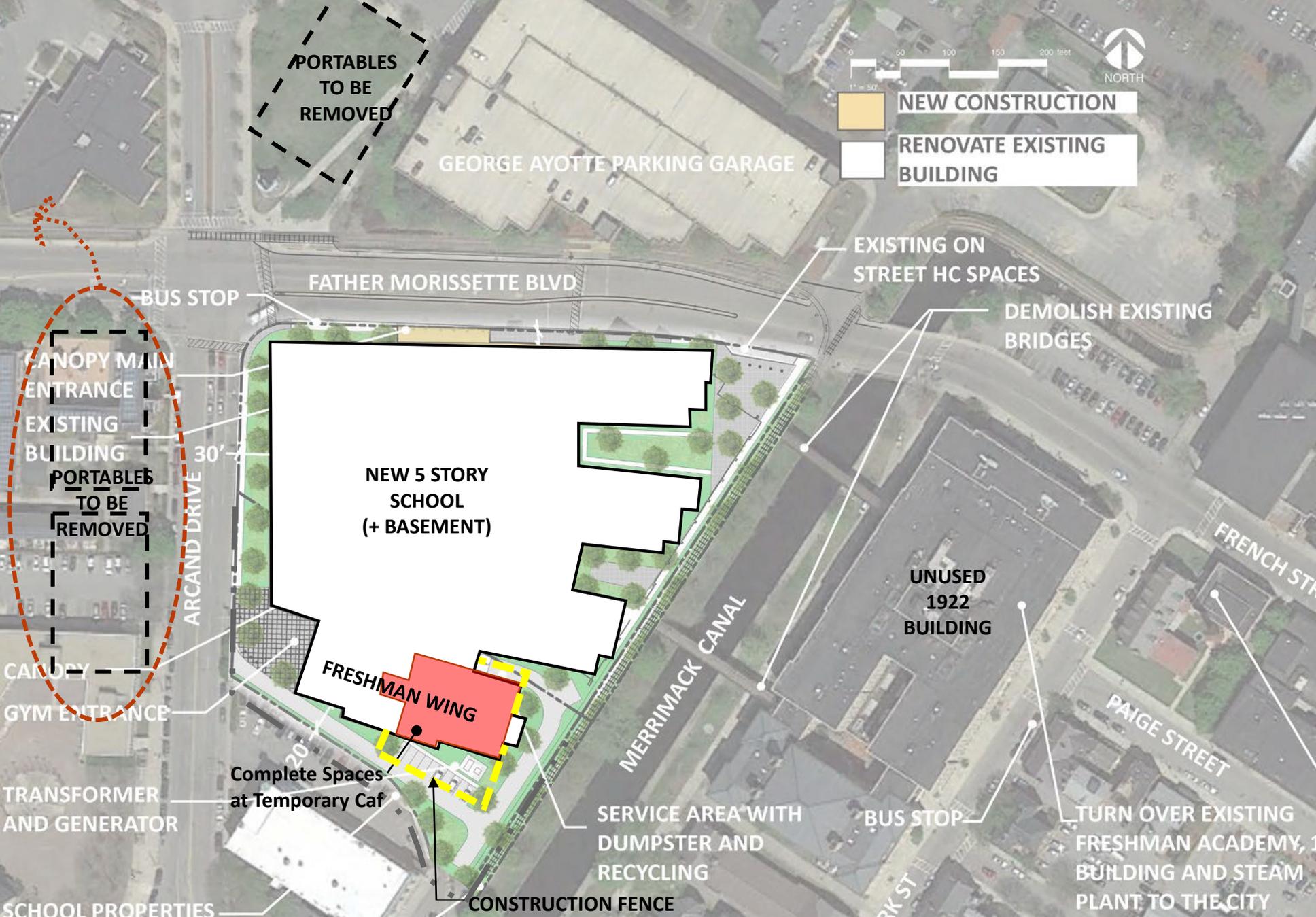
- DEMO 75 ARCAND IN SUMMER
- BUILD NEW FRESHMAN OFF-SITE
- CREATE TEMPORARY CONNECTION

PHASE-2 Jul-Aug 2yr 2mo (2mo overlap)

- PORTABLE GYM SET-UP
- VACATE INTERIOR CLASSRMS
- DEMO FIELD HOUSE IN SUMMER
- DEMO 1980 BLDG IN SUMMER
- BUILD BULK NEW CONSTRUCTION

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

NEW OPTION A EXPANDED SITE



PHASE-1 Jul-Aug (2yrs 2mo)

- DEMO 75 ARCAND IN SUMMER
- BUILD NEW FRESHMAN OFF-SITE
- CREATE TEMPORARY CONNECTION

PHASE-2 Jul-Aug 2yr 2mo (2mo overlap)

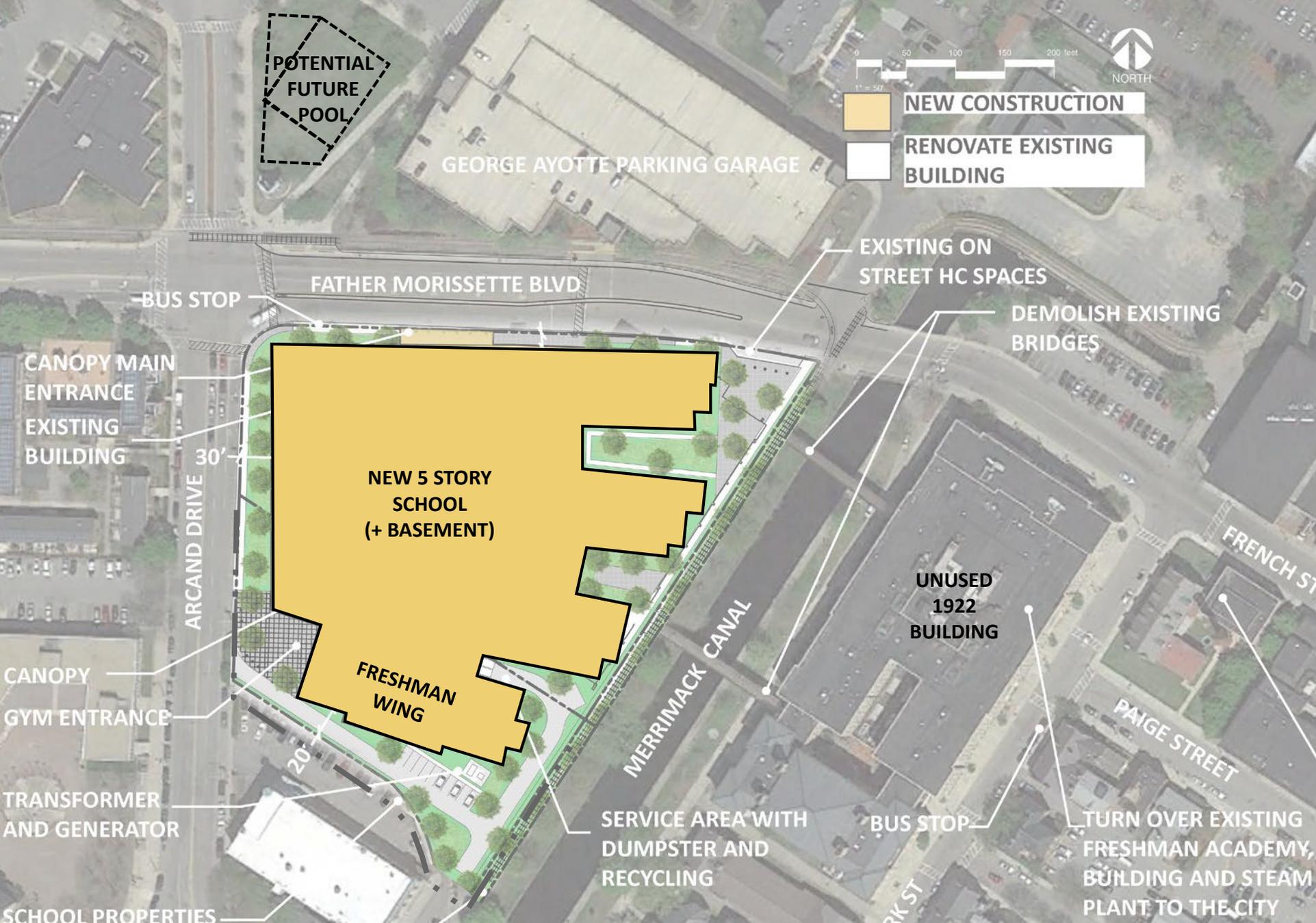
- PORTABLE GYM SET-UP
- VACATE INTERIOR CLASSRMS
- DEMO FIELD HOUSE IN SUMMER
- DEMO 1980 BLDG IN SUMMER
- BUILD BULK NEW CONSTRUCTION

PHASE-3 Jul-Aug (2mo overlap)

- REMOVE PORTABLES
- COMPLETE FIT-OUT AT TEMP CAF

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

NEW OPTION A EXPANDED SITE



PHASE-1 Jul-Aug (2yrs 2mo)

- **DEMO 75 ARCAND IN SUMMER**
- **BUILD NEW FRESHMAN OFF-SITE**
- **CREATE TEMPORARY CONNECTION**

PHASE-2 Jul-Aug 2yr 2mo (2mo overlap)

- **PORTABLE GYM SET-UP**
- **VACATE INTERIOR CLASSRMS**
- **DEMO FIELD HOUSE IN SUMMER**
- **DEMO 1980 BLDG IN SUMMER**
- **BUILD BULK NEW CONSTRUCTION**

PHASE-3 Jul-Aug (2mo overlap)

- **REMOVE PORTABLES**
- **COMPLETE FIT-OUT AT TEMP CAF**

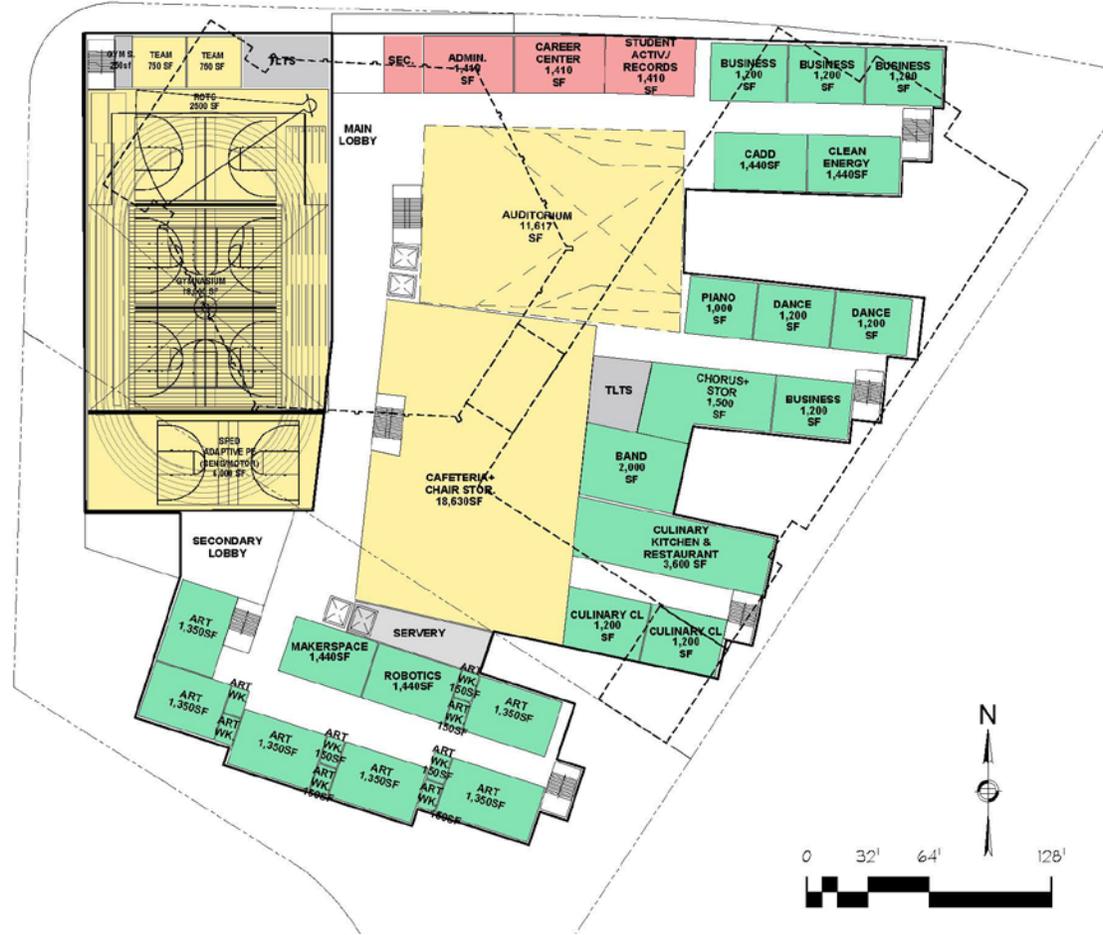
FINISHED FACILITY

Total = 4 yrs + Summer (3 on site)

Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

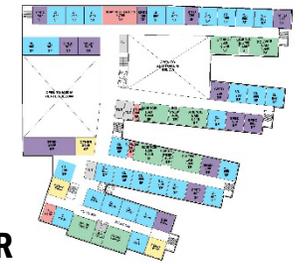
LOWELL HIGH SCHOOL: NEW OPTION A FLOOR PLANS

- ADMIN/TEACHER AREAS
- GENERAL CLASSROOMS
- SPECIAL EDUCATION
- SCIENCE
- CAREER/TECHNOLOGY
- GYM/CAF/LIBRARY/OTHER
- MECH/CUST, TLTS, STOR.
- NEW CONSTRUCTION
- DEMO

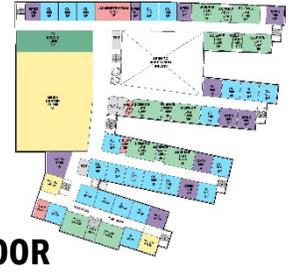


MAIN FLOOR PLAN

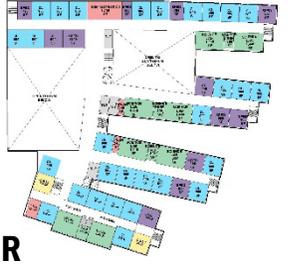
FIFTH FLOOR



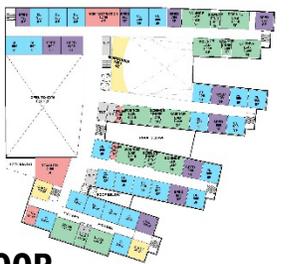
FOURTH FLOOR



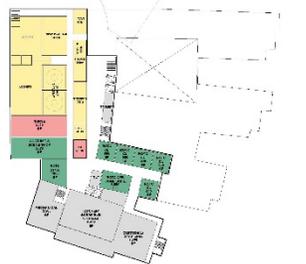
THIRD FLOOR



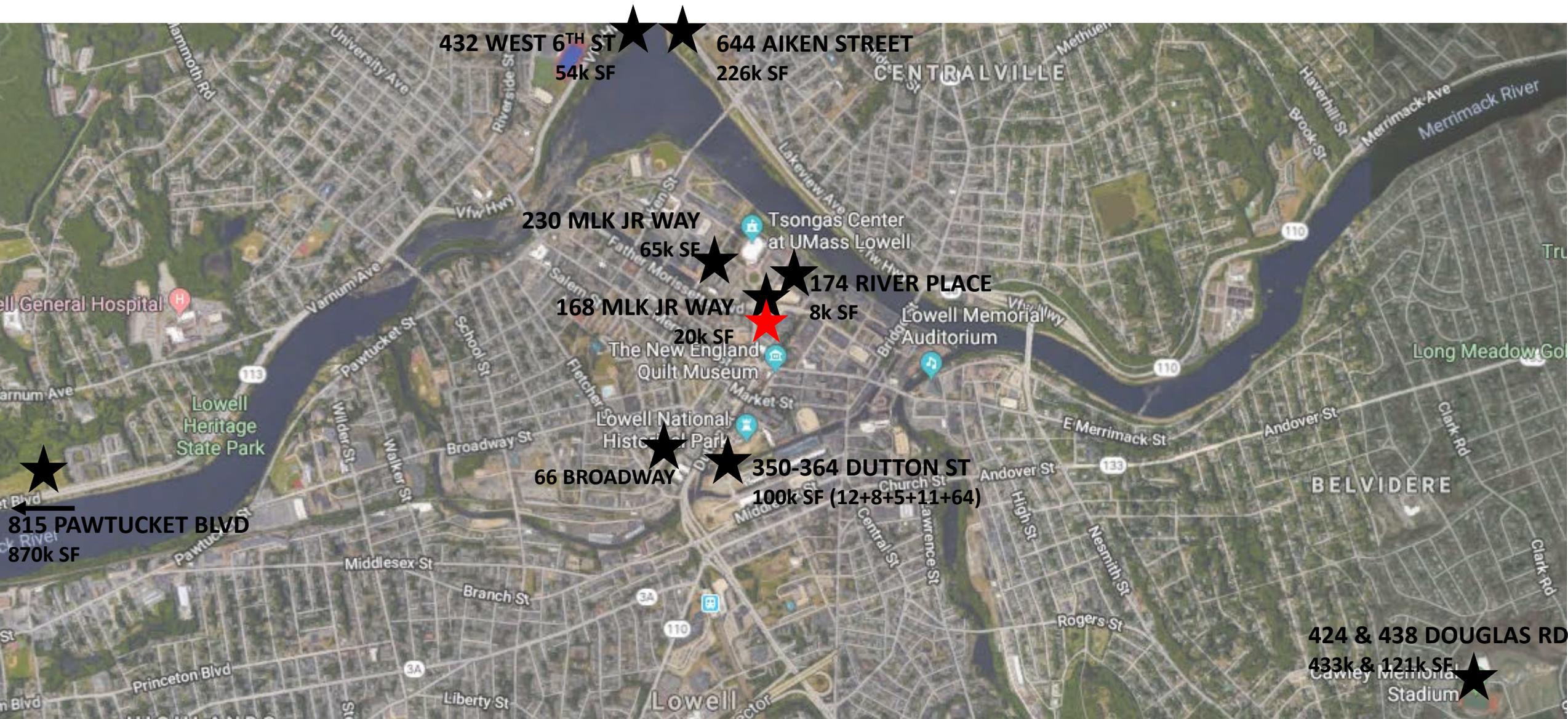
SECOND FLOOR



BASEMENT

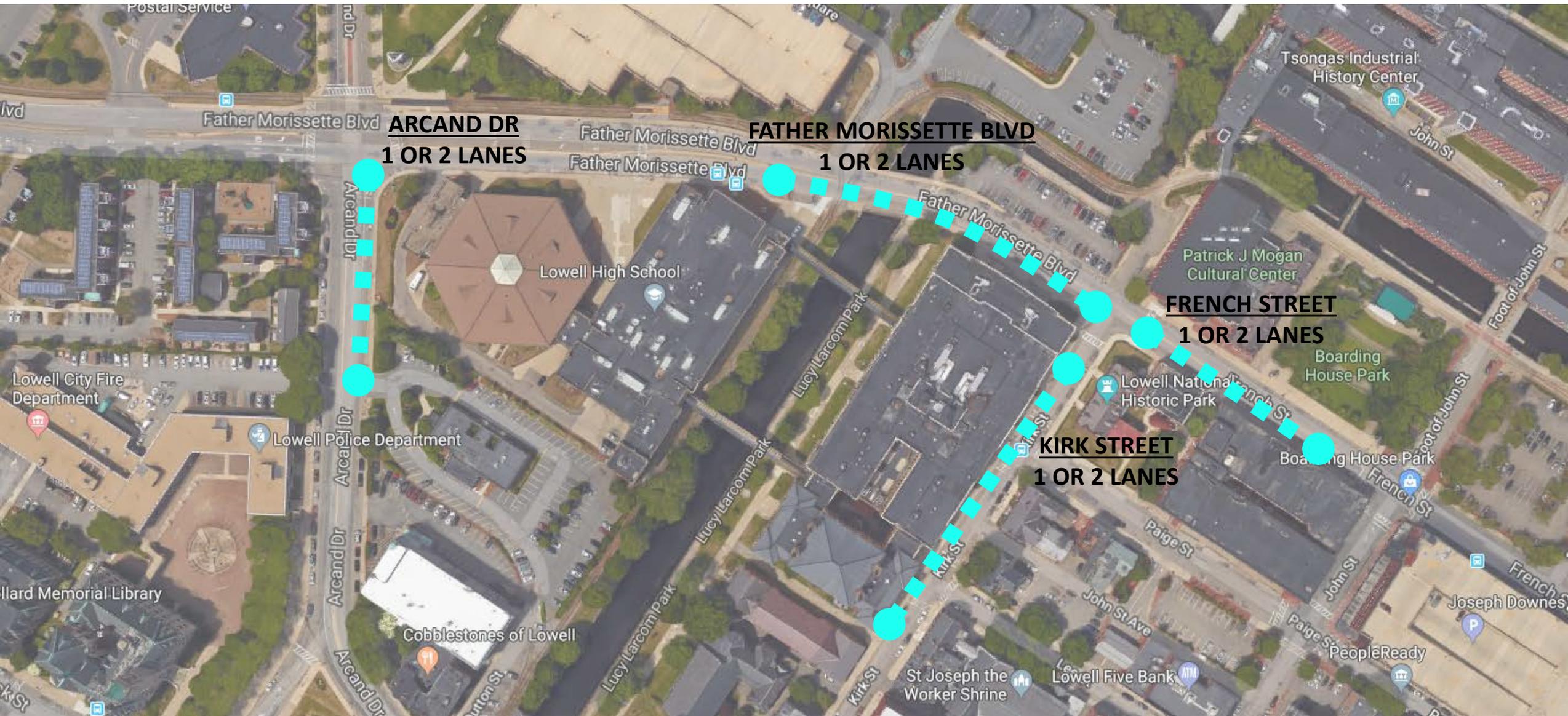


LOWELL HIGH SCHOOL: POTENTIAL OFF-SITE LAY DOWN/STAGING AREAS



Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

LOWELL HIGH SCHOOL: POTENTIAL LANE CLOSURES



Note: Phasing is for conceptual purposes only based on preliminary information. Actual determinations will be the responsibility of the Construction Manager

LOWELL HIGH SCHOOL

- **Next Steps**

- Estimate / Pricing Update
- Security Meeting
- Sustainability Meeting
- All City Department Meeting
- Community Meetings

