

3.3.5 LOCAL ACTIONS AND APPROVALS

- A. Narrative *
- B. Local Actions & Approvals
Certification *
- C. Certified Copy of SBC Meeting
Minutes where PSR Submittal
was Approved by Vote
- D. SBC & Public Meeting Minutes
- E. Press & Media Coverage

*** Updated 02/18/2020**

3.3.5 LOCAL ACTIONS AND APPROVAL CERTIFICATION

A. Narrative *

*** Updated 02/18/2020**

A proactive community outreach effort has been consistent throughout the Feasibility Study. Some of the key steps include the following:

- The School's web site has been continually updated as the project has progressed:
<https://worcesterschools.org/school-subpage/doherty-memorial-high-school-building-project/>
- Public School Building Committee Meetings were held on:
December 9, 2019
December 18, 2019, vote to submit the PSR to MSBA

New vote to submit the PSR to MSBA will be scheduled in March, 2020

Documentation for the above listed items can be found in the section of the submission following this narrative. Additional meetings with City, district, and community stakeholders took place throughout the PSR Phase. Refer to program refinement minutes in Section 3.3.3.H.1.

3.3.5 LOCAL ACTIONS AND APPROVAL CERTIFICATION

- B. Local Actions and Approvals Certification *

*** Updated 02/18/2020**

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

February 18, 2020

Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

Attn: Mary Pichetti
Director of Capital Planning

RE: Worcester Doherty Memorial High School
Preferred Schematic Report Resubmission

Dear Ms. Pichetti,

The Doherty Memorial High School project team attended a Facilities Assessment Subcommittee meeting on Jan. 22, 2020 to review the Preferred Schematic Report (PSR). The City received comments from the MSBA and subsequently responded with answers and updates to the project documents.

As requested by the MSBA, the City is scheduled to attend the Board of Directors meeting on April 15, 2020 to discuss the revised PSR. The MSBA has also asked the City to schedule a Doherty Memorial High School Building Committee meeting in order to vote on the updated project documents within the revised PSR.

Please accept this letter to confirm that a Doherty Memorial High School Building Committee meeting will be scheduled in March 2020 and the project team will provide the MSBA with the documentation as required by Module 3, Local Action and Approval Certification immediately after the meeting.

Sincerely,

K. Russell Adams, P.E.
Assistant Commissioner
Engineering & Architectural Services Division

KRA/PM/stm

DEPARTMENT OF PUBLIC WORKS AND PARKS

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December 19, 2019

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

Dear Ms. Pichetti,

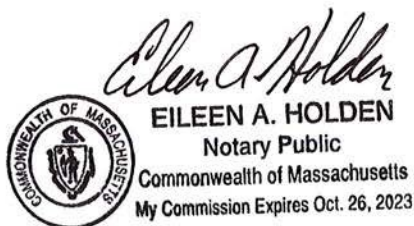
This letter serves to certify that the attached Doherty Memorial High School Building Committee meeting minutes dated May 13, 2019, June 24, 2019, August 19, 2019, September 9, 2019, December 9, 2019, December 18, 2019, sign-in sheet dated December 18, 2019 and the vote tally sheet also dated December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

Sincerely,

K. Russell Adams, P.E.
Assistant Commissioner

Dated: 12/19/2019
City of Worcester
Eileen A. Holden
Commission expires:
October 26, 2023

Notary Seal



20 East Worcester Street
Worcester, Massachusetts 01604

Paul J. Moosey, P.E.
Commissioner

508-929-1300
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Edward M. Augustus, Jr., City Manager

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Matthew J. Labovites, Operations

December 19, 2019

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

Dear Ms. Pichetti:

The Worcester School Building Committee ("SBC") has completed its review of the Feasibility Study, Preferred Schematic Report for the Doherty Memorial High School project (the "Project"), and on December 16, 2019, the SBC voted to approve and authorize the Owner's Project Manager to submit the 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 six (6) 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 K. Russell Adams, P.E.
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 K. Russell Adams, P.E.
Meeting focused on overview of Preliminary Design Proposal status in preparation for SBC vote.

Massachusetts School Building Authority
Module 3 – Feasibility Study - PSR Submission

School Building Committee Meetings for Doherty Memorial High School

September 9, 2019 6:30PM

299 Highland St. Presented by K. Russell Adams, P.E., 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 K. Russell Adams, P.E., 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 K. Russell Adams, P.E., DPW&P Assistant Commissioner. Meeting focused on presentation of the 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 K. Russell Adams, P.E. 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 K. Russell Adams, P.E. Meeting focused on 21st Century Design Patterns, Blue Sky Ideas and Guiding Principles.

June 24, 2019 2-5PM

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

December 9, 2019 6:30PM

299 Highland St. Worcester, Presented by K. Russell Adams, P.E. 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, P.E., 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.

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By: Edward M. Augustus, Jr.

Title: Chief Executive Officer

Date: 12/18/19



By: Maureen Binienda

Title: Superintendent of Schools

Date: 12/18/19



By: Joseph M. Petty

Title: Chair of the School Committee

Date:


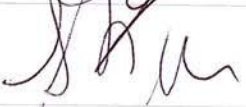

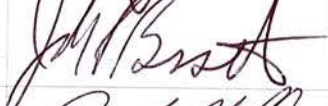
School Building Committee Member Sign-In Sheet
Doherty Memorial High School Project

Meeting Date: December 18, 2019

Time: 6:30PM

SCHOOL BUILDING COMMITTEE VOTE

At the School Building Committee meeting held on Wednesday, December 18, 2019, at 6:30PM at the Doherty Memorial High School, the committee members are asked to vote their approval of the Doherty Memorial High School , **Preferred Schematic Report (PSR)** as presented at the meeting by the Project team. The approved PSR will be submitted to the Massachusetts School Building Authority (MSBA) on December 30, 2019. The School Building Committee votes are indicated below.

Member Designation	Name and Title	Attendee Signature	VOTE		
			Yes	No	Abstention
SBC Member	Chrisitna Kilday, Architect		✓		
SBC Member	Morris Bergman, City Councilor		✓		
SBC Member	Matthew Wally, City Councilor - District 5		✓		
SBC Member	Steve Bucciaglia, Teacher		✓		
SBC Member	Katerina Kambosos, Teacher		✓		
SBC Member	Renah Razzaq, Teacher		✓		
SBC Member	M. Jesse Garcia, Teacher		✓		
SBC Member	John Brissette, Parent / Community Member		✓		
SBC Member	Rick Miller, Parent / Community Member			✓	
SBC Member	Brendan Melican, Parent / Community Member				✓
SBC Member	Angela Plant, Parent / Community Member		✓		

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

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

3.3.5 LOCAL ACTIONS AND APPROVAL CERTIFICATION

- C. Certified Copy of SBC Meeting Minutes where PSR Submittal was Approved by Vote

Doherty Memorial High School Project

School Building Committee (SBC) Meeting Minutes

Feasibility Study

Preferred Schematic Report (PSR) Vote

Meeting Date and Time:

WEDNESDAY, DECEMBER 18, 2019

TIME 6:30PM – 8:00PM

Introductions

Mr. Adams (CoW) welcomed all attendees and thanked everyone for coming. He introduced the Steering Committee and noted that the School Building Committee would be voting tonight on the Preferred Solution as part of the Preferred Schematic Report (PSR) being submitted to the MSBA. He introduced Ms. Crockett (LPA) to start the presentation.

Project team members and School Building Committee representatives in attendance include:

School Building Committee:

See sign-in sheet with Vote

City of Worcester, Department of Public Works & Parks (DPW&P)

K. Russell Adams, Assistant Commissioner

City of Worcester, School Department (WPS)

Maureen Binienda, Superintendent of Schools

Jim Bedard, Director of Environmental Management and Capital Projects

Sally Maloney, Principal Doherty Memorial High School

Lamoureux Pagano Associates, Architect (LPA)

Katie Crockett, President, LPA

Robert Para, Jr, Project Architect

Rick Lamoureux

Christina Bazelmans

Christopher M. Lee

Tishman Construction Corp. of MA, Owner's Project Manager (TCCMA)

Eugene Caruso

- **PSR Presentation:** Ms. Crockett noted the project has been working on this process since May and appreciates all the interest and input received from various sources. She said that LPA has worked for decades on these types of projects and that the presentation tonight has been consolidated to highlight the preferred solution for the School Building Committee to vote on. She made a reference to a quote from Marion Wright Edelman regarding the importance of making the world a better place than when we found it, to paraphrase the quote. This concise presentation marks the beginning of the design process with an occupancy scheduled for 2024. The team reviewed five options voted for further study in the PDP phase which include Code Upgrade, Add/Reno, New Construction at Doherty site, Foley Stadium site and Chandler Magnet site plus added land. We also looked at issues concerning what impact will there be for students at the school during construction and impact on Athletics as a few examples. The enrollment for the new school is going to be 1,670 students and will include an Advanced Academy and four Chapter 74 programs. We anticipate a new 420,000 GSF school.
- We looked for a 26-acre flat site and was very difficult to identify in the City. Ms. Crockett noted that the Code upgrade would be very expensive, and not meet the educational program requirements. The Add/Reno uses the whole site and requires parking under the playing field. The three new construction options presented tonight show the most promise;

The existing Doherty site on Highland Street for the new school is recommended as the preferred site. The new school at this site would include academic wings and steps up into the site intended to leave all existing Park amenities intact. She also showed a slide comparing the height of the new building in relationship to Newton Hill. Ms. Crockett introduced Mr. Rob Para of LPA to discuss phasing.

- **Phasing:** Mr. Para stated the new construction on the existing Doherty site would be a three phased process with other multiple smaller phases while the students remain in session throughout construction. An early enabling phase would happen in the summer of 2021, including things like paving existing site to provide temporary parking for about 200 cars. Next would be a barrier/fencing to separate the school from the construction site and establish a ring road around the construction site for access. Mr. Para noted that at the new South high school, the new construction is happening 30ft away from the existing school. Next phase of work would be the construction of the new school, then demolition and parking with the fields being constructed in 2025.

- Mr. Para explained that the Foley Stadium site is 14 acres on a flat site that provides an existing sports complex for the City. The site was an old swamp and was filled in the 1920's. The site would require piles to support the new school and would allow only one practice field with synthetic turf. Putting the project on this site would mean losing the use of the stadium for approximately 38 teams and 1,000 students. Beaver Brook Park fields are very active and located in a flood plain. Due to the flood plain, this site is not recommended for a new stadium site.
- Mr. Para said the Chandler Magnet is a 22-acre site, the school was built in the 1950's and presently used as an elementary school for 500 students. The new school would be 3 stories at the front and stepping up to 4 stories in the back. Additional land from WSU and the abutting residents would be needed. Along with the Foley site, this site would provide the least impact to the existing Doherty students during construction. Mr. Para said that there was also no other facility in the city to relocate the entire elementary school population. He then turned the presentation back to Ms. Crockett to discuss the site ranking matrix.
- Ms. Crockett said a perfect score would be 185 and there are no sites that meet that score. The impact to the Foley Stadium and Chandler Magnet existing facilities put the Doherty site with the best score. Total project budget range for the new school is approximately \$300 million. Ms. Crockett said the ranked preferred solution is the Doherty site and has been recommended by the Steering Committee and is being presented to the School Building Committee this evening for their vote.
- Ms. Crockett mentioned that beyond these three sites, we looked at other value-added options for providing fields that would be funded from different sources and schedules not related to the MSBA process for the new project. She asked Mr. Para to discuss these various options.
- Mr. Para noted that putting the new school at the Doherty site would result in loss of parking and fields during construction. He identified the existing Duffy Park that is near to the Doherty site for upgrade with a synthetic turf playing field that could be completed before construction starts for the new school, by the City. Approximate budget is estimated between \$4-5M.
- The Foley site was considered to possibly convert a few small parcels into parking and a play court which would provide better access to the site at a \$1.5M budget. Additionally, upgrade to the fields with new under drains could also be done. Approximate budget is estimated between \$5-7M.

- Fields at Beaver Brook Park was suggested to add a flat field and under drains. Approximate budget is estimated at \$575,000.
- Ms. Crockett explained that the costs for these options are not included in the MSBA scope and the high cost for a stadium replacement for Foley is a driving concern. She then asked for questions from the School Building Committee.

School Building Committee - Comments/Question (C/Q) & Response (R)

- 1) C/Q – The Mayor started by noting that the City is committed to funding the Duffy Park and Foley fields upgrade options.
- 2) C/Q – Councilor Bergman was noted that Mr. Shea (Athletic Director) was present and asked him to speak about the Foley Stadium and how it complicates the school program?
R) Mr. Shea said he was not opposed to the Foley site but was concerned where the teams and students could play if this site was selected. He said he was not aware of any plans to build a new stadium and that Foley is heavily used in the Fall and Spring by all schools. He mentioned that Colleges could not provide ideal times for student in the City and would take a back seat in practice and game slots. He noted that grass turf is severely damaged by football games.
- 3) C/Q – Is there consideration now for St. Peters site based on the recent news article.
R) Mr. Adams said he also read the article and it could take months for a decision from St. Peters and would jeopardize the schedule as part of the MSBA process for this project.
- 4) C/Q – Could there be bonding included for the field upgrades as part of the MSBA funding by the City?
R) Mr. Zidells noted the bonding authority for the Doherty project would be specifically for the new school and not the added fields. He stated that concurrent loan orders would be prepared once funds are identified for the new fields and could be brought before the City Council sometime in January.

Public Comments/Question (C/Q) & Response (R)

- 1) C/Q – What is the impact on traffic?
R – All site options have separate bus and parent drop off areas. The pedestrian traffic is also included in the PSR and will be further studied in the Schematic Design. It was noted that approximately 50% of the Doherty students walk to school.
- 2) C/Q - Chandler field upgrade was mentioned before?
R) – Mr. Adams confirmed that we had mentioned those fields in previous presentations but are no longer being considered in this project.
- 3) C/Q – A Chandler Student made a plea to keep her school at Chandler Magnet.

School Building Committee Roll Call Vote

Mr. Adams conducted a roll call vote of the School Building Committee members to submit the Preferred Schematic Report (PSR) to the MSBA on December 30, 2019. A roll call vote was made for each School Building Committee member and 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, One (1) abstention and One (1) 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: December 18, 2019