

*City of Lawrence*  
**Oliver Partnership School**

| SMMA

Oliver Elementary School: LAE Presentation  
MSBA Preferred Schematic Report (PSR)

April 29, 2020



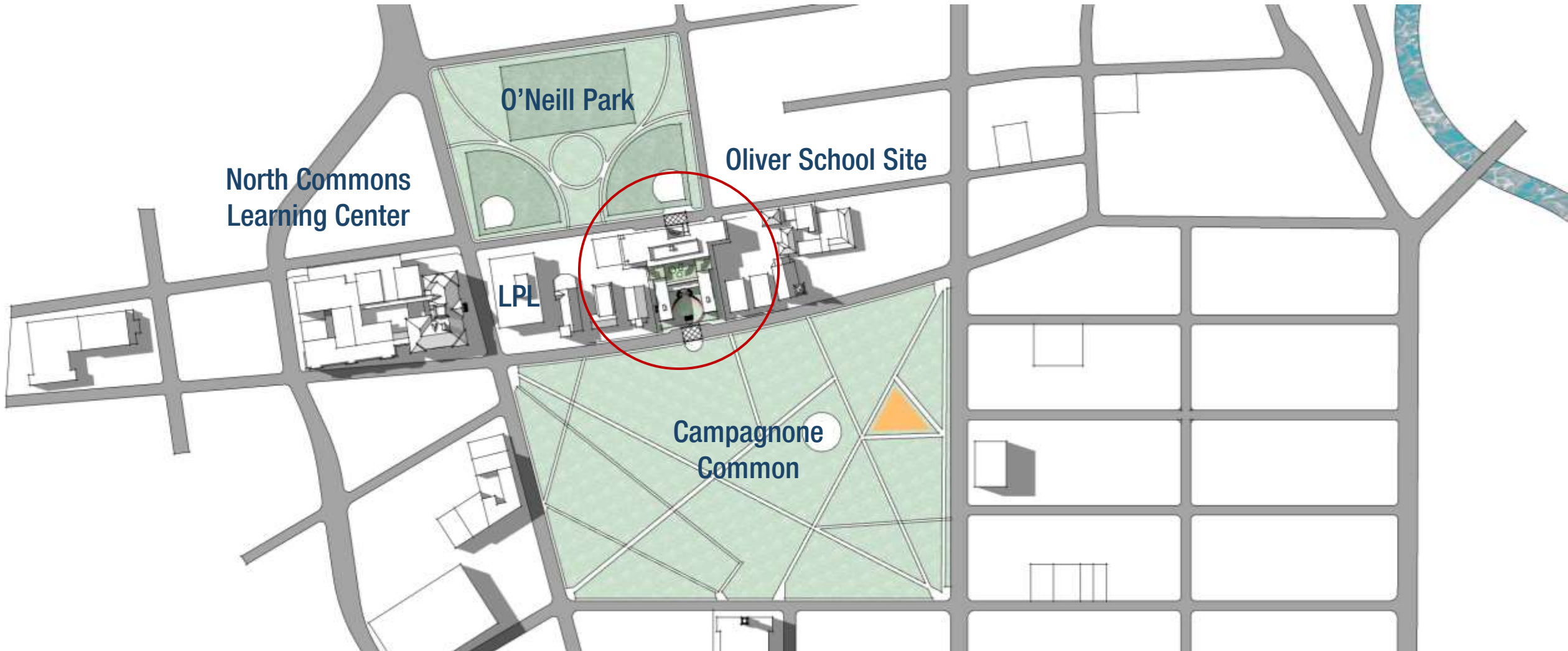
# LAE Board Meeting Agenda

## Goals for tonight's meeting

- Confirm Oliver site and retaining southern portion of existing building as the location for the New Oliver Partnership (OPS) and Up Academy Oliver Schools (UAO)
- Confirm project population
- Approve/adopt minor modifications to the District's Educational Plan
- Approve the PSR *Draft* Space Summary
- Vote to approve PSR submission to MSBA

# Oliver School: Site Plan

Option 4a: Renovation/Addition  
K-8 (4) Section = +/- 1,000 students



# Oliver School Site: Option 4a

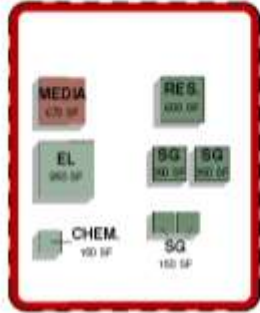
## Why was this Option not acceptable at PDP?

- There are still some things to accept/overcome moving forward:
  - No Parking on site
  - Limited play space on site
  - Less separation between UAO and OPS
- Swing Space must be procured
- Some compromises in program and spaces due to tight site
- Confirming structural design & groundwater for added Basement Level
- Meet with Historic Commission & file with Mass Historic Commission
  - Refine massing and elevations during SD
  - Zoning Relief requirements (Height & Setback at Oak Street lot line)

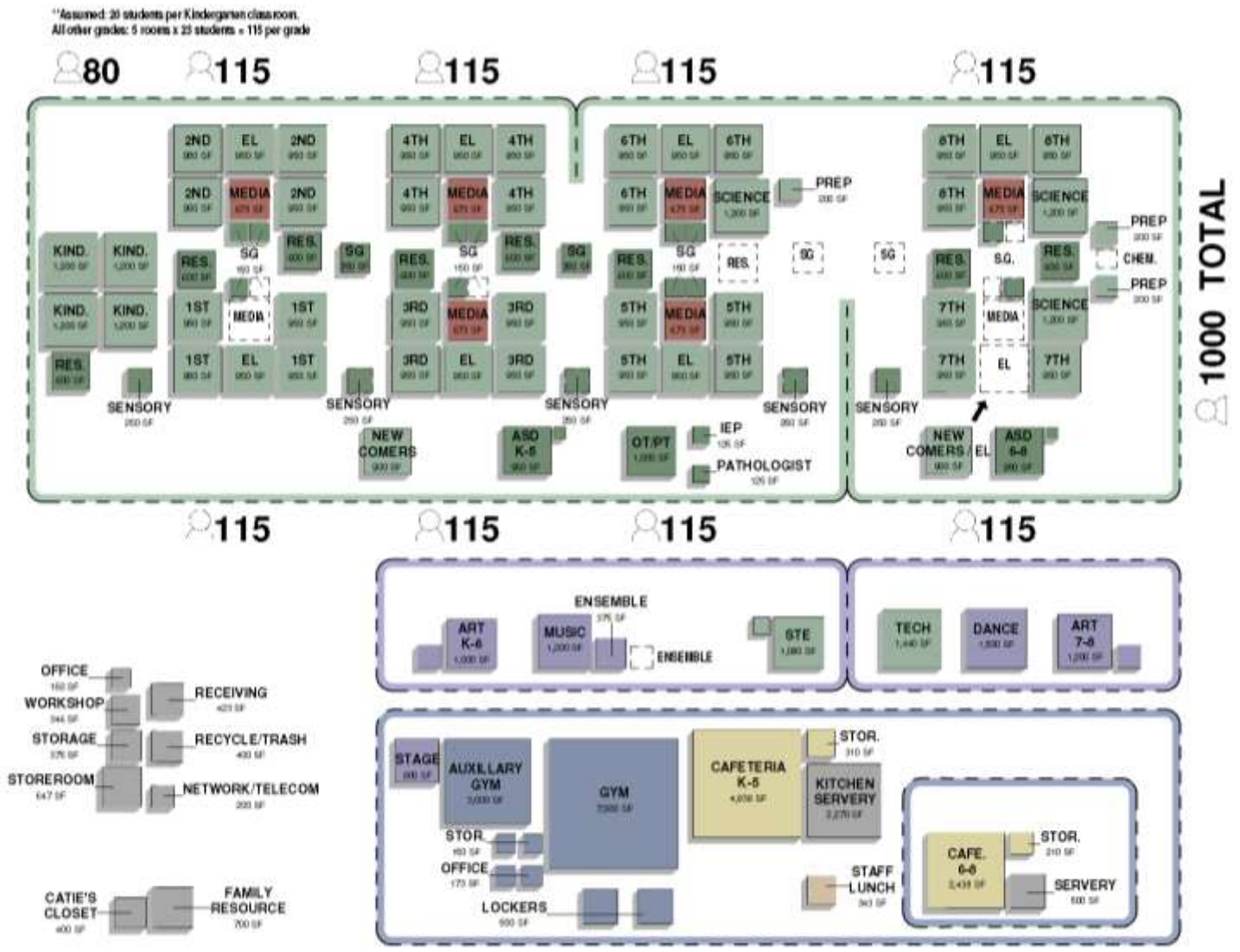
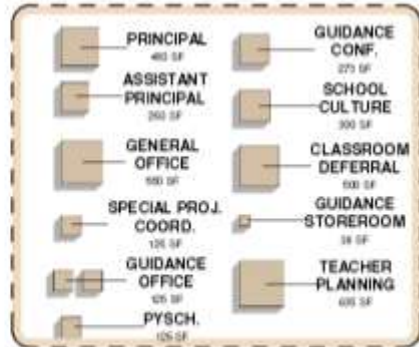
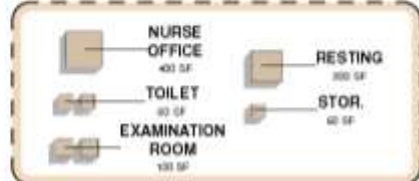
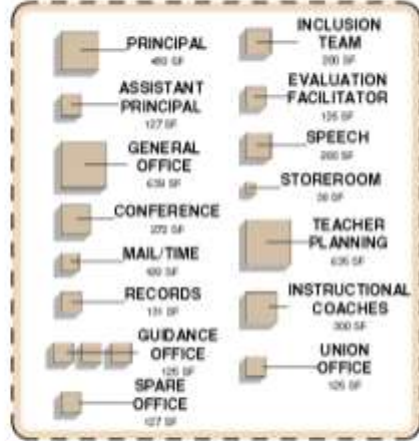
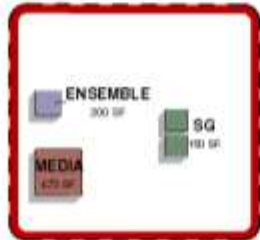
# Oliver School: Program of Spaces

Option 4a: Renovation/Addition for 1000 Students Grades K-8

## NOT INCLUDED UAO



## NOT INCLUDED OPS



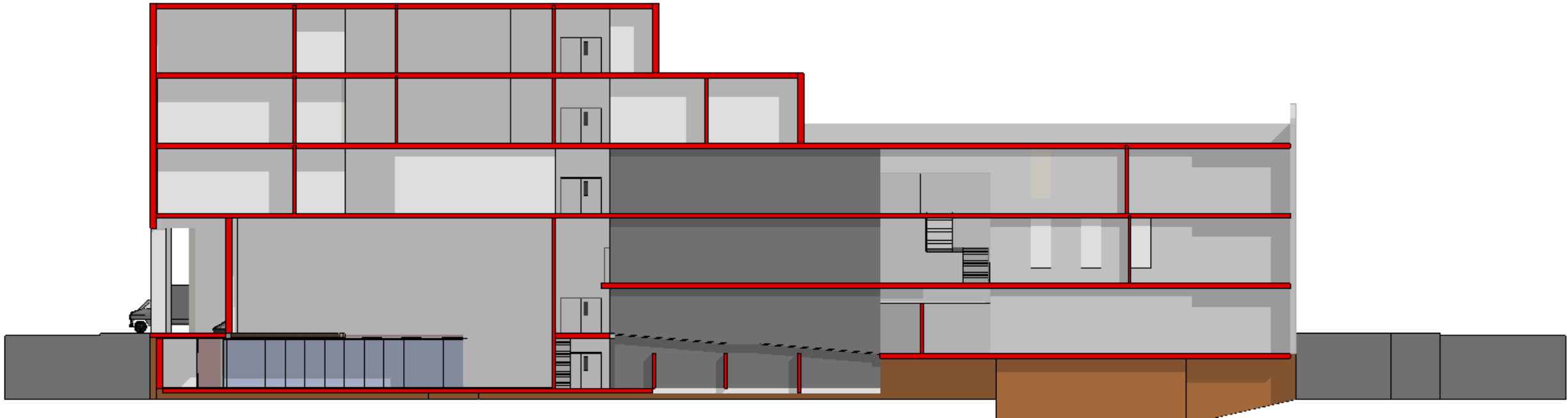
# Oliver School: Floor Plans

Option 4a: Renovation/Addition for 1000 Students Grades K-8



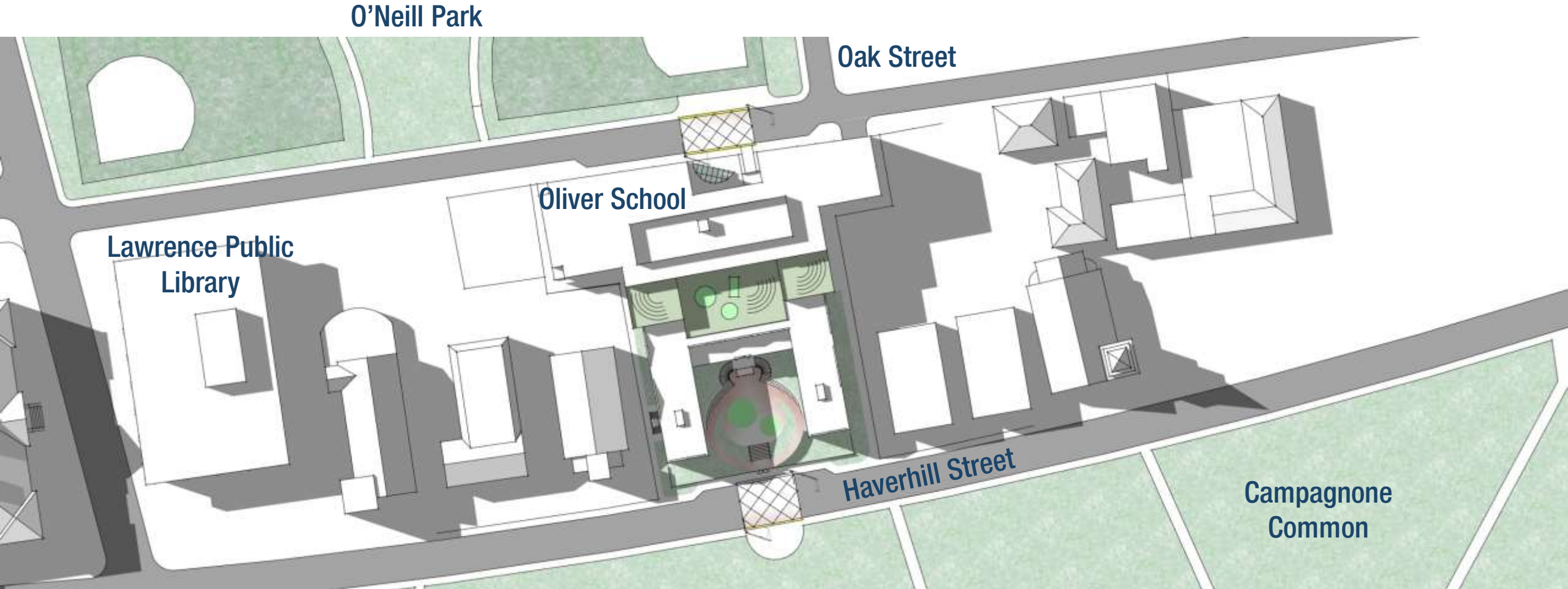
# Oliver School: Sections

Option 4a: Renovation/Addition  
Building Sections



# Oliver School: Site plan

Option 4a: Renovation/Addition





# Oliver School: Aerial View Southwest

Option 4a: Renovation/Addition



O'Neill Park

Campagnone  
Common

# Oliver School: Aerial View Southeast

Option 4a: Renovation/Addition



# Oliver School: Aerial View Northeast

Option 4a: Renovation/Addition



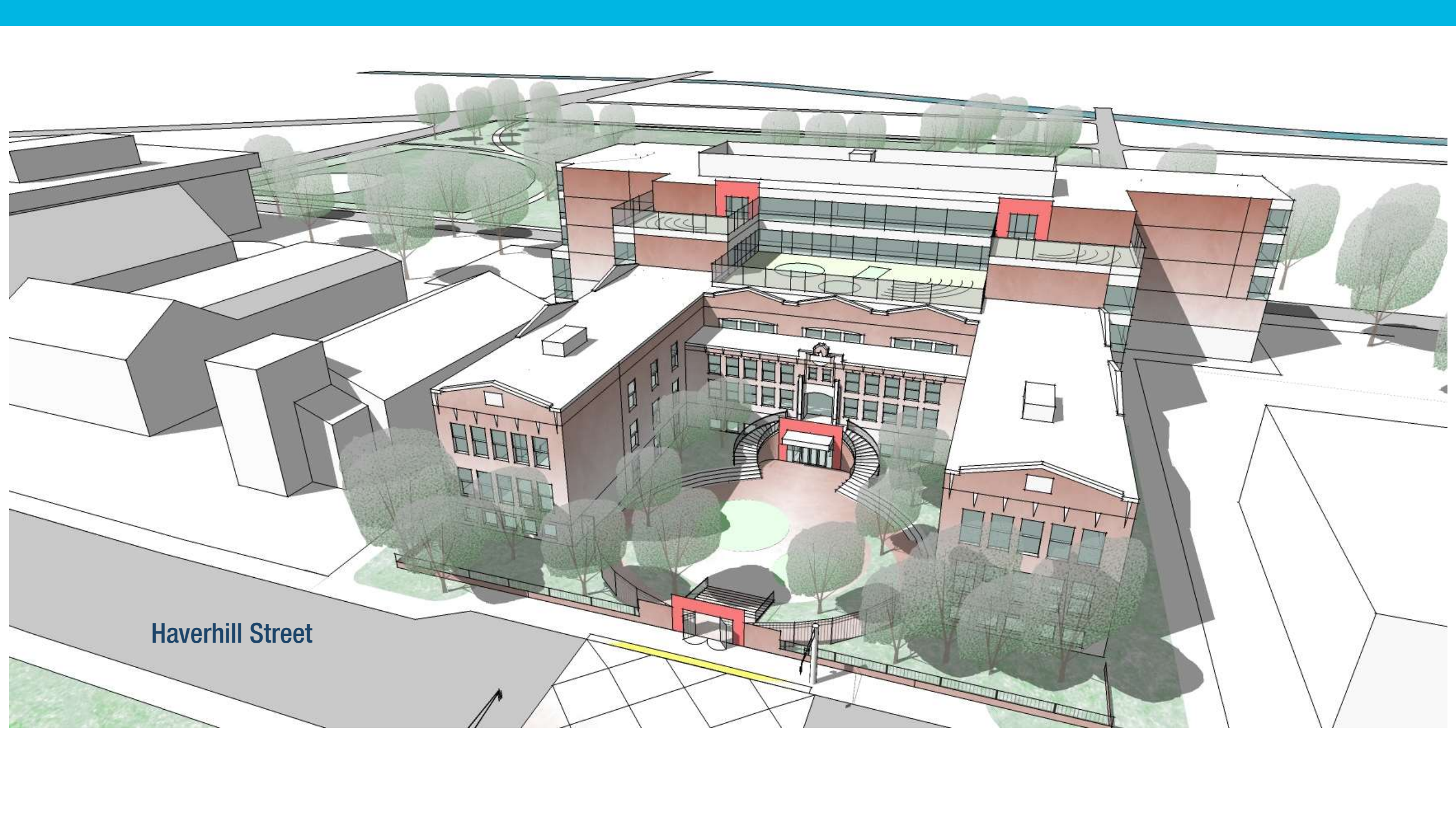
City Hall

YMCA

North Commons  
Learning Center

Campagnone  
Common

O'Neill Park



Haverhill Street

# PSR Cost Estimates

Estimated Construction Cost based upon average reconciled estimates by Miyakoda and AM Fogarty

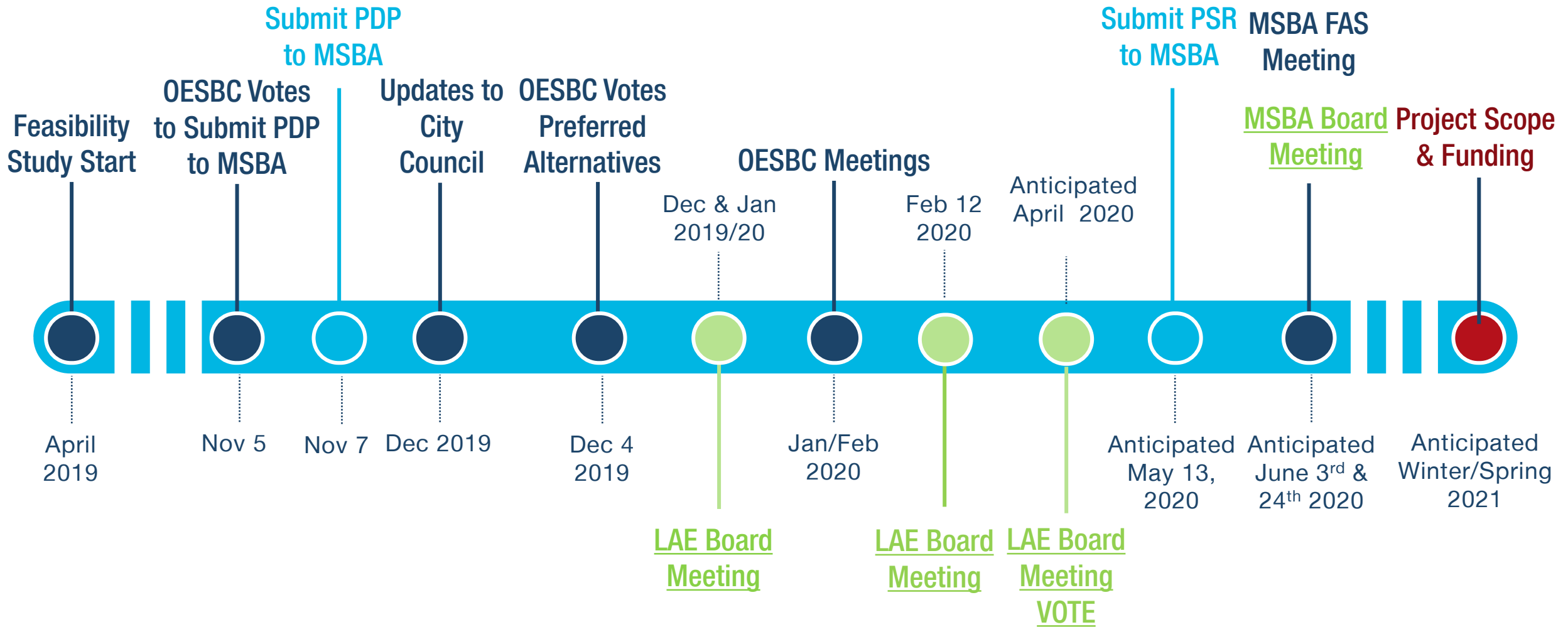
**Alt. #4A:  
being considered  
for PSR  
Preferred Alt.**

	Repair	Renovation	Addition / Renovation			New Construction		
	Alternative #1	Alternative #2	Alternative #3	Alternative #4	Alternative #4A	Alternative #5	Alternative #6	Alternative #7
<i>Location</i>	Oliver Building	Oliver Building	Oliver Site	Oliver Site	Oliver Site	Stone Mill	Oliver Site	Gateway Parking
<i>Project Type</i>	Code Upgrade Only	Renovation Only	Add / Reno	Add / Reno	Add / Reno	Add / Reno	New	New
<i>Student Population</i>	500	N / A	500	736	1,000	1,000	N / A	1,000
<i>Square Footage</i>	81,791	-	90,588	160,947	160,081	180,424	-	174,911

Estimated Project Costs for 5/13/20 PSR Submission								
Estimated Construction Costs	\$33,410,038	-	\$63,054,231	\$99,930,268	\$104,706,912	\$140,330,214	-	\$114,108,297
Estimated Soft Costs & Contingencies (25%)	\$8,352,510	-	\$15,763,558	\$24,982,567	\$26,176,728	\$35,082,554	-	\$28,527,074
<b>Subtotal Estimated Project Costs</b>	<b>\$41,762,548</b>	<b>-</b>	<b>\$78,817,789</b>	<b>\$124,912,835</b>	<b>\$130,883,639</b>	<b>\$175,412,768</b>	<b>-</b>	<b>\$142,635,371</b>
Estimate Swing Space Cost (@ St. Mary's)	\$900,000	-	\$900,000	\$900,000	\$900,000	\$0	-	\$0
Estimated Acquisition Cost	\$0	-	\$0	\$0	\$0	\$1,375,000	-	\$0
<b>Estimated Total Project Cost</b>	<b>\$42,662,548</b>	<b>-</b>	<b>\$79,717,789</b>	<b>\$125,812,835</b>	<b>\$131,783,639</b>	<b>\$176,787,768</b>	<b>-</b>	<b>\$142,635,371</b>

05/13/2020 - PSR Submission: Estimated Total Project Costs	\$42,662,548	-	\$79,717,789	\$125,812,835	\$131,783,639	\$176,787,768	-	\$142,635,371
02/03/2020 - PSR Attempt: Estimated Total Project Costs	\$42,045,615	-	\$71,898,796	\$119,550,768	-	\$173,463,040	-	\$140,585,656
10/30/2019 - PDP Submission: Estimated Total Project Costs	\$37,075,051	\$50,031,496	-	\$112,154,746	-	\$147,752,776	\$85,696,295	\$117,182,304

# Schedule



# Oliver School Site: Option 4a next steps

- Submit PSR to MSBA
- Meet with MSBA Board (FAS Presentation – targeting 6/3/2020)
- MSBA Board approval 6/24/2020
- Commence SD Phase - Complete
- Meet with Historic Commission & file with Mass Historic Commission
  - Refine massing and elevations during SD
  - Zoning Relief requirements
  - Site planning & Play ground opportunities

*City of Lawrence*

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Thank You

