

| SMMA



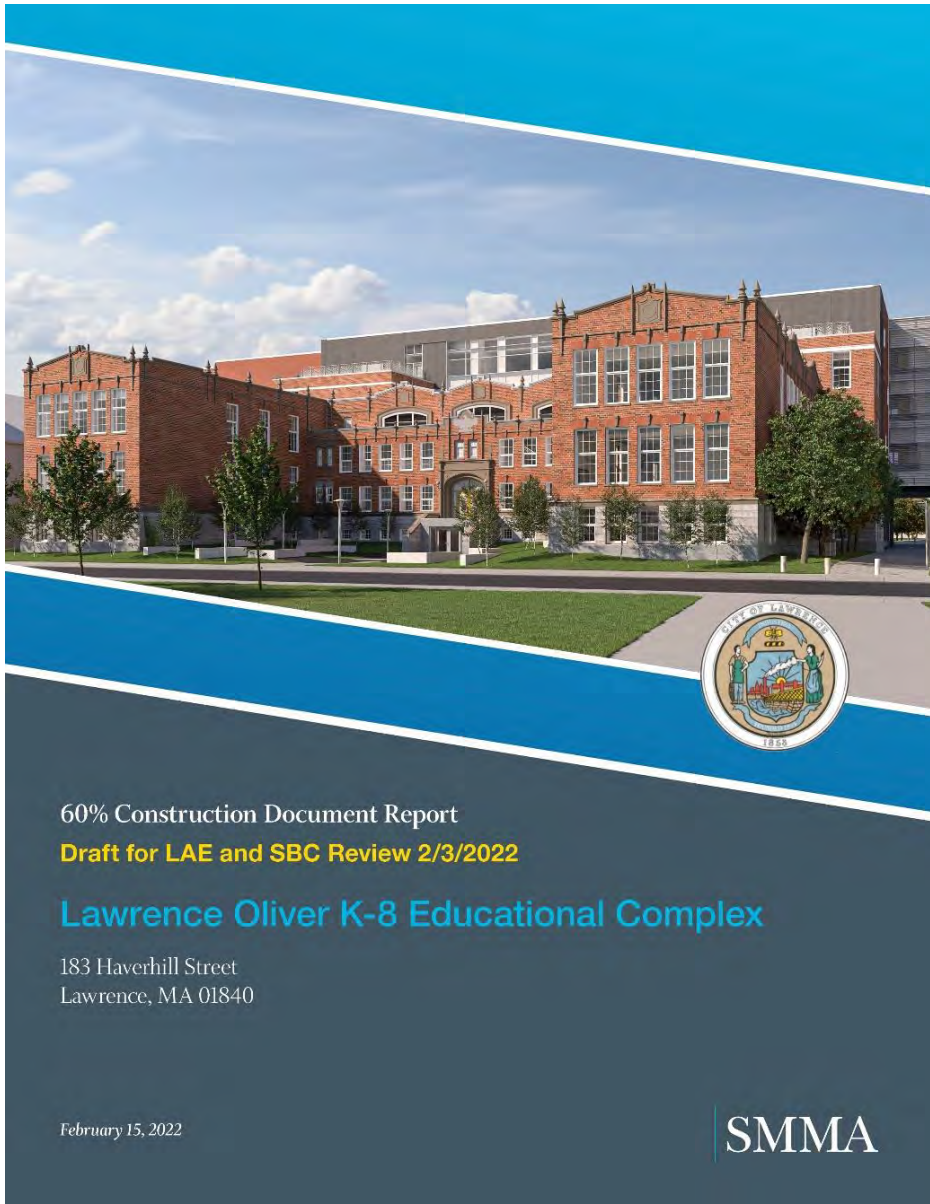
City of Lawrence Oliver K-8 Educational Complex

MSBA 60% CD Phase Submission

February 9, 2022

Construction Document 60% MSBA Submission

- Due 2/18/2022
- Design Status Update:
 - MSBA Design Review held January 11th – no actions required
 - Budget Status
- Schedule
- Construction activity commenced 1/22
- Questions and Comments



SMMA

6A.1 Summary

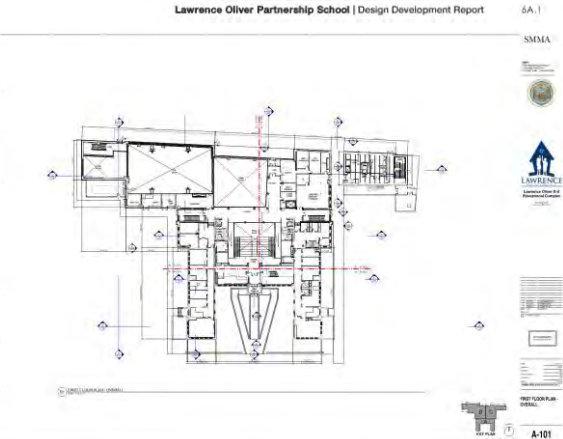
A. Basic Project Information

The existing Oliver Partnership School is located at 183 Haverhill Street, Lawrence, MA. It is bordered by Oak Street and O'Neil Park to the north and Haverhill Street and the historic Campagnone Common to the south. Its neighbor to the west is an Evangelical Church, school parking and a vacant City-owned lot that the school also uses for parking. To the east is the historic Robert Frost house, Cardillo Way (a public passage), and several vacant parcels owned by the Lawrence Redevelopment Authority (LRA). The existing school parcel is 1.23 acres and the existing building is 75,116 gsf and serves approximately 500 students in grades 1-5. Both the existing site and building are inadequate for serving the proposed enrollment of 1,000 students in grades K-8 and the required 162,000 gsf educational program.

The existing Henry K Oliver school is on the historic register and local zoning requirements limit building height to 40 feet in order to keep the building height as low as possible, retain the most critical portions of the existing historic building, and serve the program, the City and District worked to acquire adjacent vacant parcels, allowing the site area to a total of 1.51 acres.



A Project Notification form was submitted to Massachusetts Historic Commission (MHC) on November 25, 2019 that included both the Stone Mill Add/Reno and the Oliver Partnership Add/Reno and a response was received on December 23, 2019. The response requested updated project information after further development. The project team has submitted an updated Project Notification Form on November 11, 2020 and received a response on December 11, 2020. Subsequently, SMMA has met with the Lawrence Historical Commission (LHC) and plans to present to the Prospect Hill Historic District Commission within the next month. A waiver of Lawrence's Demolition Delay requirement was granted on June 14, 2021, by the LHC. The follow-up response to MHC was sent on June 24, 2021, and included a letter of support for the project from the LHC dated June 16, 2021.



Site Plan

**Demo Delay Waiver Approved
06/14/21**

**ZBA Variances Approved
08/26/21:**

- Building Height
- Front Yard Setback (Oak Street)
- Lot Coverage
- Building Coverage
- Open Space
- Parking

Site Plan Approved 09/01/21

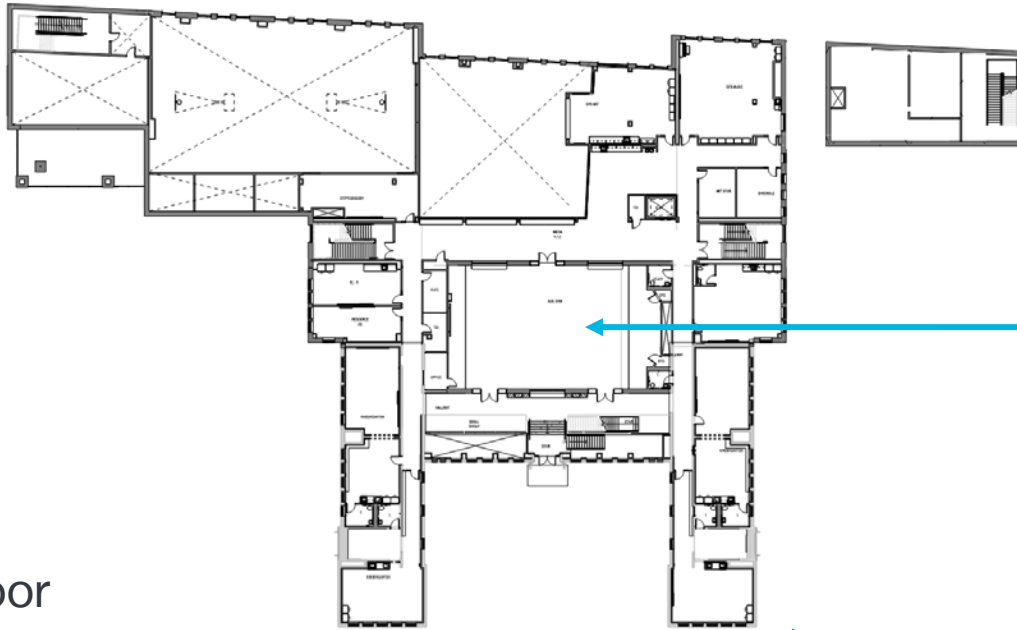
**Prospect Hill Historic District
Commission Approval 11/21**



Perspective View from Haverhill Street



Second Floor



**Assembly Hall
Auxiliary Gymnasium:**

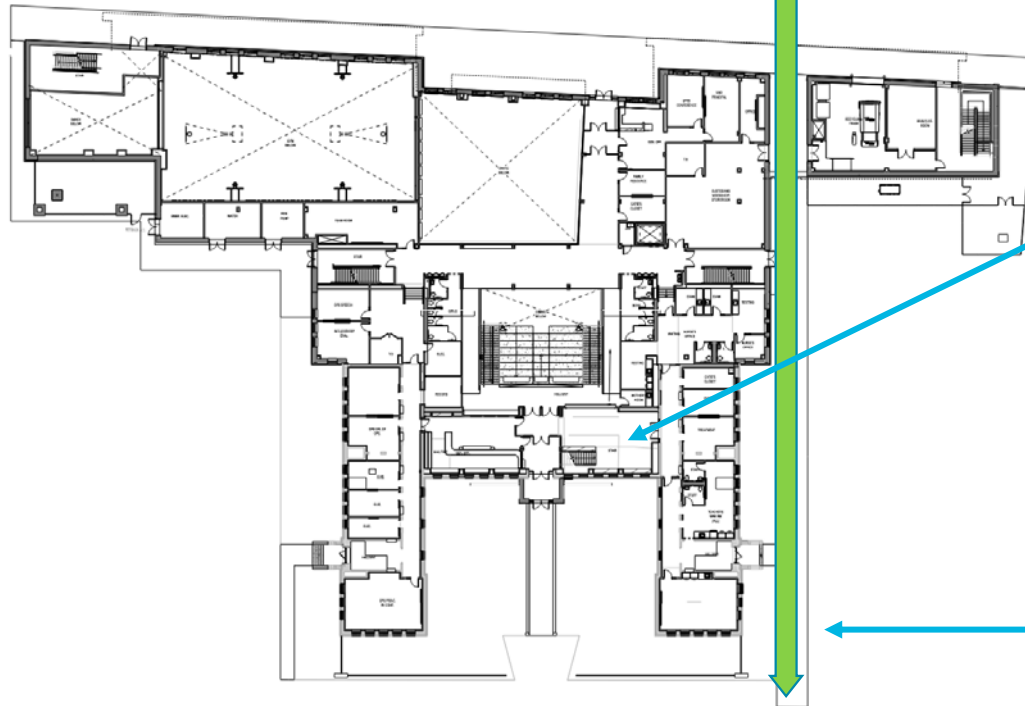
- Restore painting
“The thoughts of youth are long, long thoughts”
- Signs
- Dedication Plaques
- Cast Plaster Reliefs



Strike of 1919



First Floor



Robert Frost Room:

- A Boy's Will (1913)
- North of Boston (1914)
- Salvaged Time Clock



Cardillo Way:

- Signage & lighting
- Pavers
- Reconstruct Egress stair



Perspective View from O'Neill Park



Section: Oak Street looking west



Section: Oak Street looking east



Oak Street

Material Expression:

New Addition:

Stone Base:
Salvaged Granite

Brick:
1. Match existing
2. Transitional
3. Warm

Oak Street Elevation:
Terra Cotta Masonry

Cardillo Way Walk:
Masonry Pavers
Salvaged wrought iron fence



Budget

Total Project Budget remains as approved during Project Funding Agreement (PFA):

- Total Project Cost: \$132.3m
- Construction Cost: \$104.9m

Construction Cost Estimate in line w/ PFA estimates and both estimators have reconciled within <1% variance (MSBA requires within 5%):

- Budget Strategies:
Hold \$1.9m design contingency for 90% estimates
- Updated CD Value Management Log for potential non-program reductions should 90% estimates require VE



Construction

Site preparation commenced 1/22

- Site prep
- Utilities work on Oak Street
- Abatement and demolition

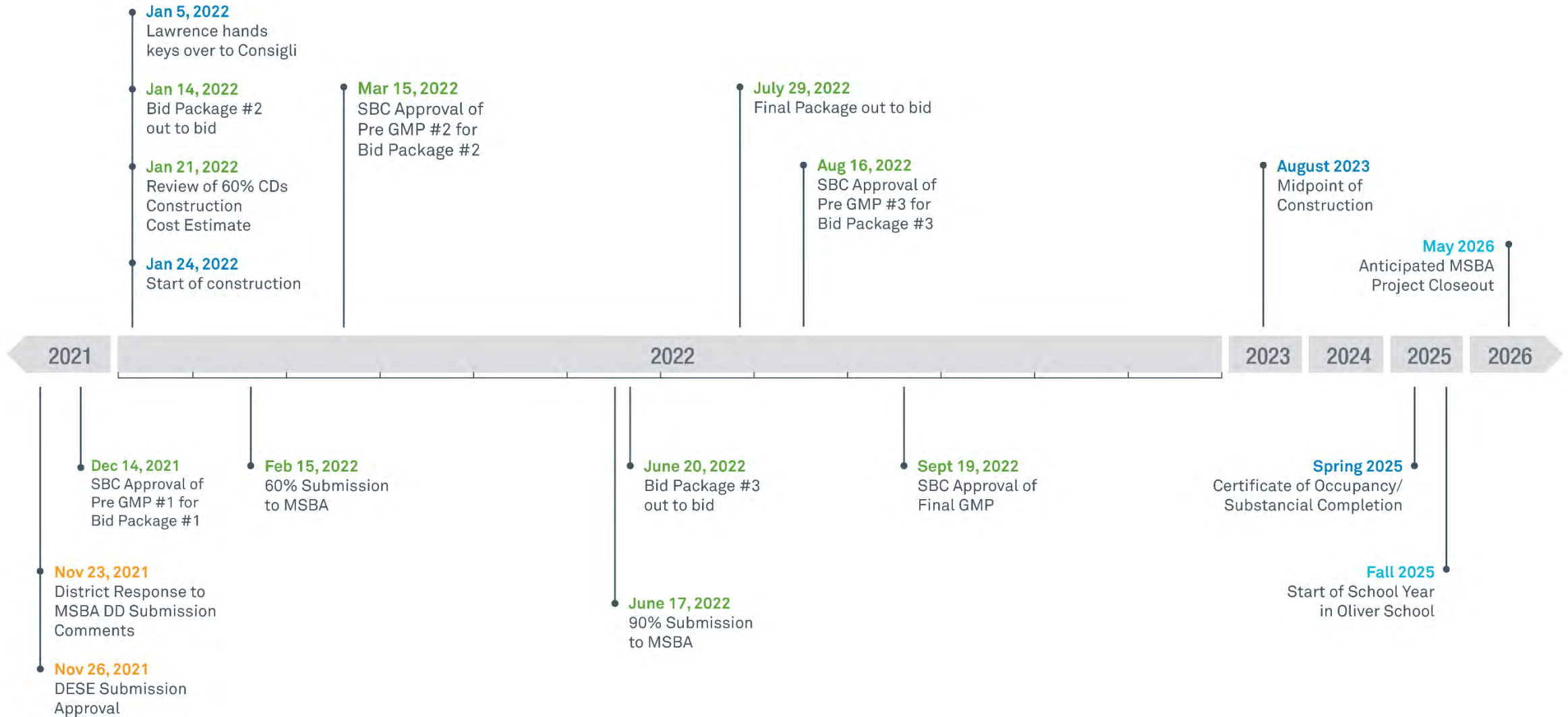
Bid Package 1 was slightly under budget.

Bid Package 2 currently bidding

- Site investigations as needed
- City Engineering reviews as needed



Schedule



Vote

“Approval of the 60% Construction Document package for submission to the MSBA in accordance with the presentation at this Meeting dated February 9, 2022 which report is subject to revision and final approval by the Superintendent of Lawrence Public Schools and by the LPS Building Committee Representative.”

SMMA



Thank you