

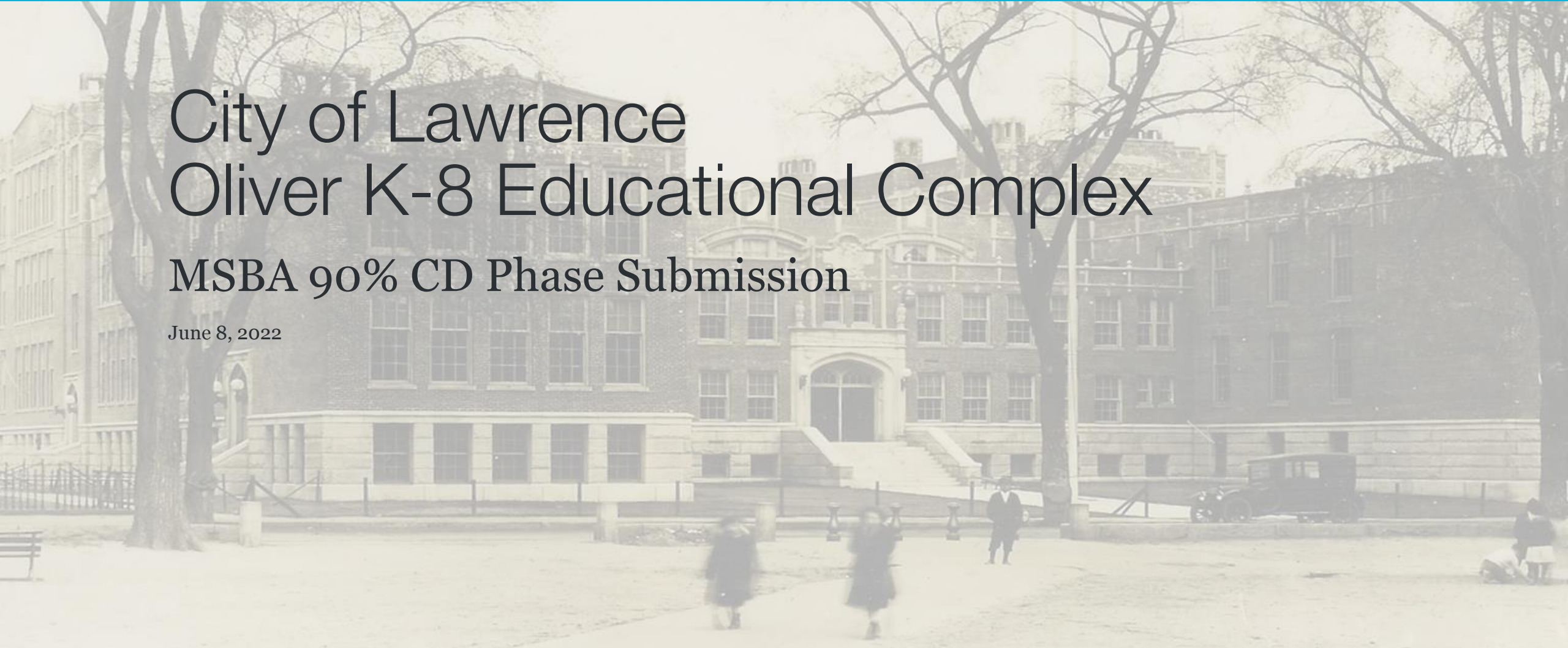
| SMMA



City of Lawrence Oliver K-8 Educational Complex

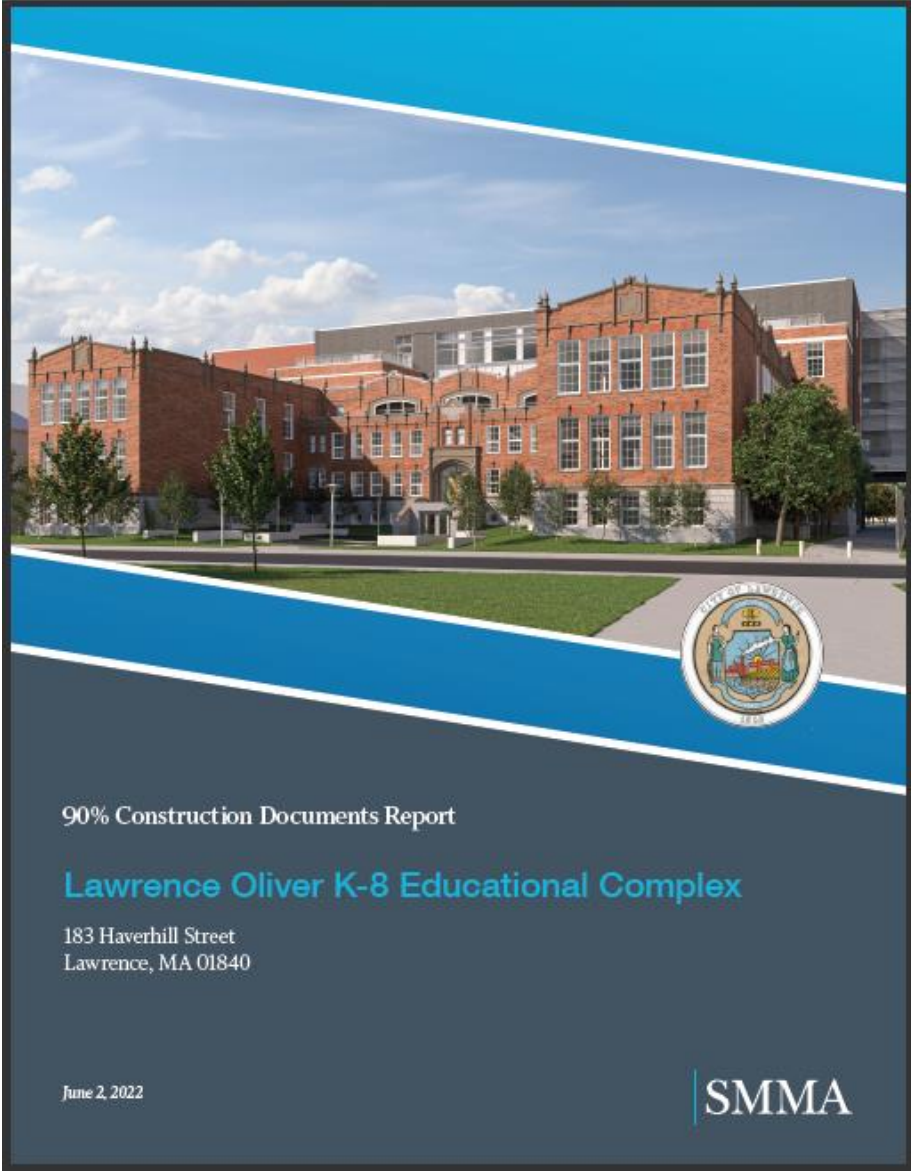
MSBA 90% CD Phase Submission

June 8, 2022



Construction Document 90% MSBA Submission

- Due 6/17/2022
- Design Status Update:
 - Ongoing Value Management Process
 - Early Bid Package #3 Structural Steel
- Schedule
- Construction activity commenced 1/22



SMMA

6A.1 Summary

A. Basic Project Information

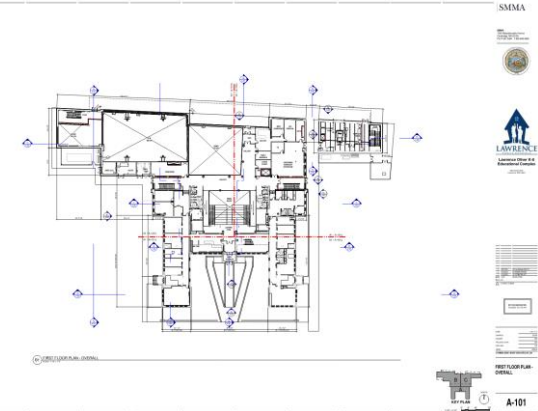
The existing Oliver Partnership School is located at 183 Haverhill Street, Lawrence, MA. It is bordered by Oak Street and O'Neil Park to the north and Haverhill Street and the historic Campagnone Common to the south. Its neighbor to the west is an Evangelical Church, school parking and a vacant City-owned 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.



Lawrence Oliver Partnership School | Design Development Report 6A.1



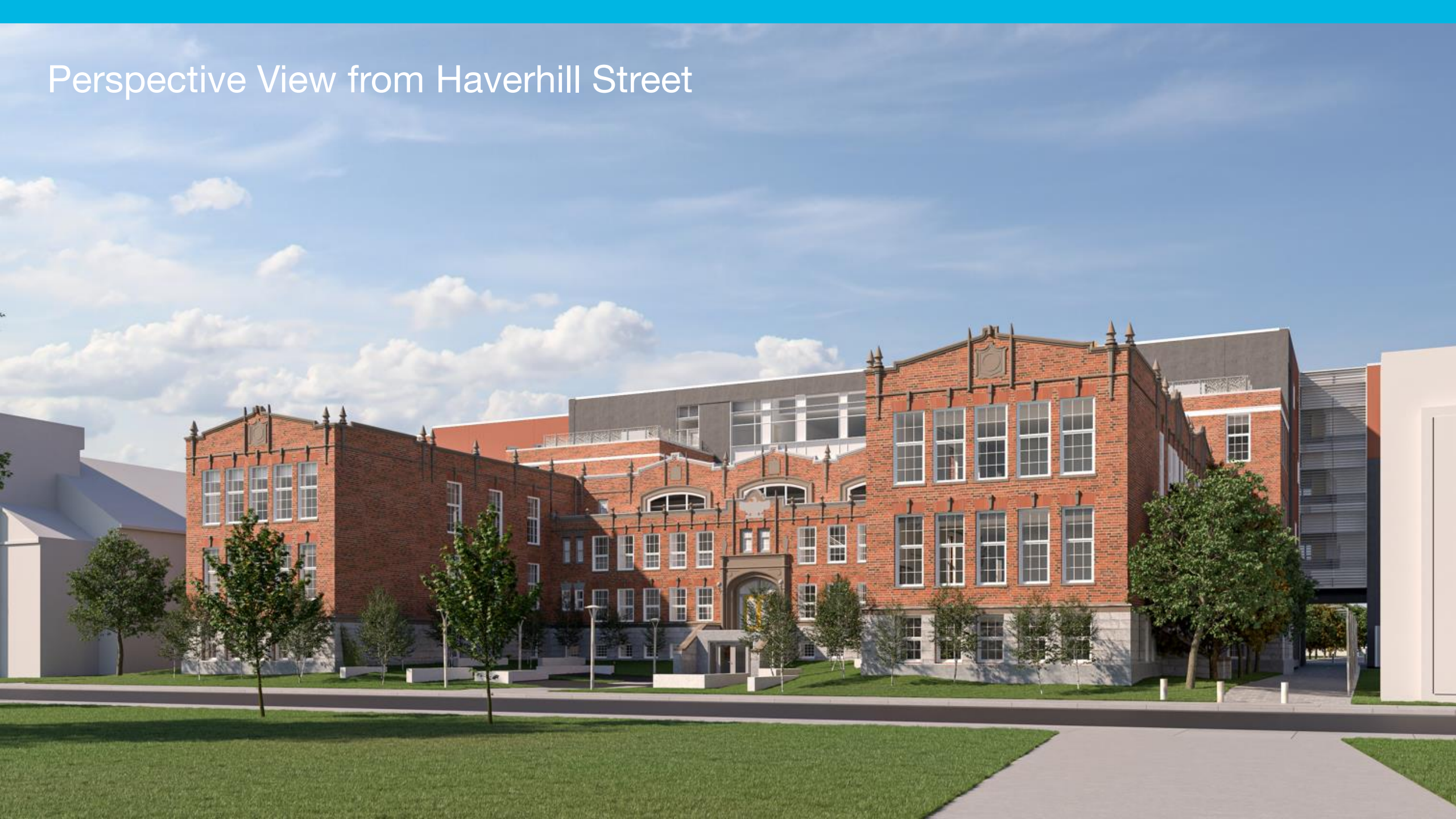
Site Plan

Site Features:

- New Entrance on Oak Street
- Cardillo Way/Corner Design
- 4 Outdoor Learning Spaces on site
- Safe Street Crossing points
- Enhanced Open Spaces
- New Utilities & Connections



Perspective View from Haverhill Street



Groundbreaking May 19, 2022



Construction

Site preparation commenced 1/22

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



Construction Activity & Field Reports

Owner Monthly Dashboard
April 2022

Lawrence Oliver School
183 Haverhill Street Lawrence, MA

CONSIGLI
Est. 1972

FINANCIAL

Change Order & Contract Status

Original Contract Amount:	\$0,986,958.00
Previously Approved Change Orders:	\$(20,875.00)
Current Contract Amount:	\$9,975,083.00
Verbally Approved Changes:	\$189,739.00
Submitted Changes:	\$13,179.00
Pending Changes:	\$
Total Potential Changes:	\$213,918.00
Projected Contract Amount:	\$10,188,999.00

Billing Status

Billed to Date:	\$1,282,941
Paid to Date:	\$1,661,941
Original Allowance Budget:	\$2,346,630.00
Expended to Date:	\$1,777,096.00
Remaining Allowances:	\$3,528,728.00

Contingency Status

Original Cont. Amount:	\$773,730
Expended to Date:	\$3,600
Remaining Contingency:	\$770,130

EXECUTIVE OVERVIEW

For the month of April, abatement continued with the subcontractor packing containment to remove Asbestos Containing Material (ACM) in the building. Investigation work took place in early April to determine the exact location of the existing utilities on Haverhill Street and the existing electrical contractor continued their work for the electrical utility. The abatement contractor continued to remove and abate the existing granite from the building facade and entrance. The abatement contractor cleared the trees and brush from the adjacent yard in preparation for the temporary fence installation on the east wing of the project site. Safety continues to be excellent on site with 120+ days without a lost time incident.

The contract and the information contained in this dashboard is reflective of Bid Package #2 - Sitework & Concrete. The following is the timeline for the remaining Bid Packages, culminating in the final guarantee maximum price:

BP#2 GMP - Structural Steel: 8/16/22
BP#3 GMP - Final MEP: 9/12/22

Looking ahead to May, statement will continue for the ACM abatement found in the existing context and the demo/abatement contractor will continue to remove windows from all floors. The abatement contractor will mobilize in early May to begin to set the beams / scaffolding for the facade piling system, in preparation for the structural demolition.

SCHEDULE

Milestones	Target	Actual	Variance
Decommission Existing Elevator	2/25/2022	3/1/2022	4 d
Start Abatement	4/12/2022	3/28/2022	-15 d
Complete New Ductbank	5/24/2022		
Complete Facade Shoring	6/10/2022		
Complete Structural Demo	9/9/2022		

Quality

Construction Submittal Status: 3 Open, 50 Pending, 233 Closed

RFI Status: 0 Open, 0 Pending, 7 Total Closed

Observation Review

Materials Verifications: 0.1 to 1.0 (Current Month)

Commissioning: 0.1 to 1.0 (Current Month)

Owner Observations: 0.1 to 1.0 (Current Month)

AS Observations: 0.1 to 1.0 (Current Month)

Safety Update

Current Project Safety Score: 98.0%

Total Man Hours to Date: 7,157

OSHA Recordables to Date/Month: 0/0

Workforce Reporting

MBE Participation: 15%

WBE Participation: 6%

Workforce Participation (POC/Women): 15.3% / 6.9%

PROGRESS PHOTOS

Lawrence Oliver School – April 2022

CONSIGLI
Est. 1972

Abatement Removal in Existing-to-Remain Classroom

Oliver Partnership School Renovation & Addition

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Est. 1972

May 2022 Project Update

LEGEND

- Yellow Arrow: Construction Traffic
- Orange Arrow: Public Two-Way Traffic
- Pink Dotted Line: Pedestrian Access
- Red Line: Construction Fencing
- Orange Diamond: Construction Gate

Property cleared to finalize site perimeter

Abatement ongoing to remove ACM in leveler and window caulking

Erection of facade shoring has begun

Exploratory conducted to resolve utility conflicts with existing ductbank

Four Week Look Ahead - May '22

- Complete Building Abatement
- Begin Haverhill Utility Work
- Complete Shoring of Southern Facade
- Groundbreaking Ceremony in front courtyard

Photo 1 through **Photo 8** are included as small thumbnail images on the right side of the map.

Budget

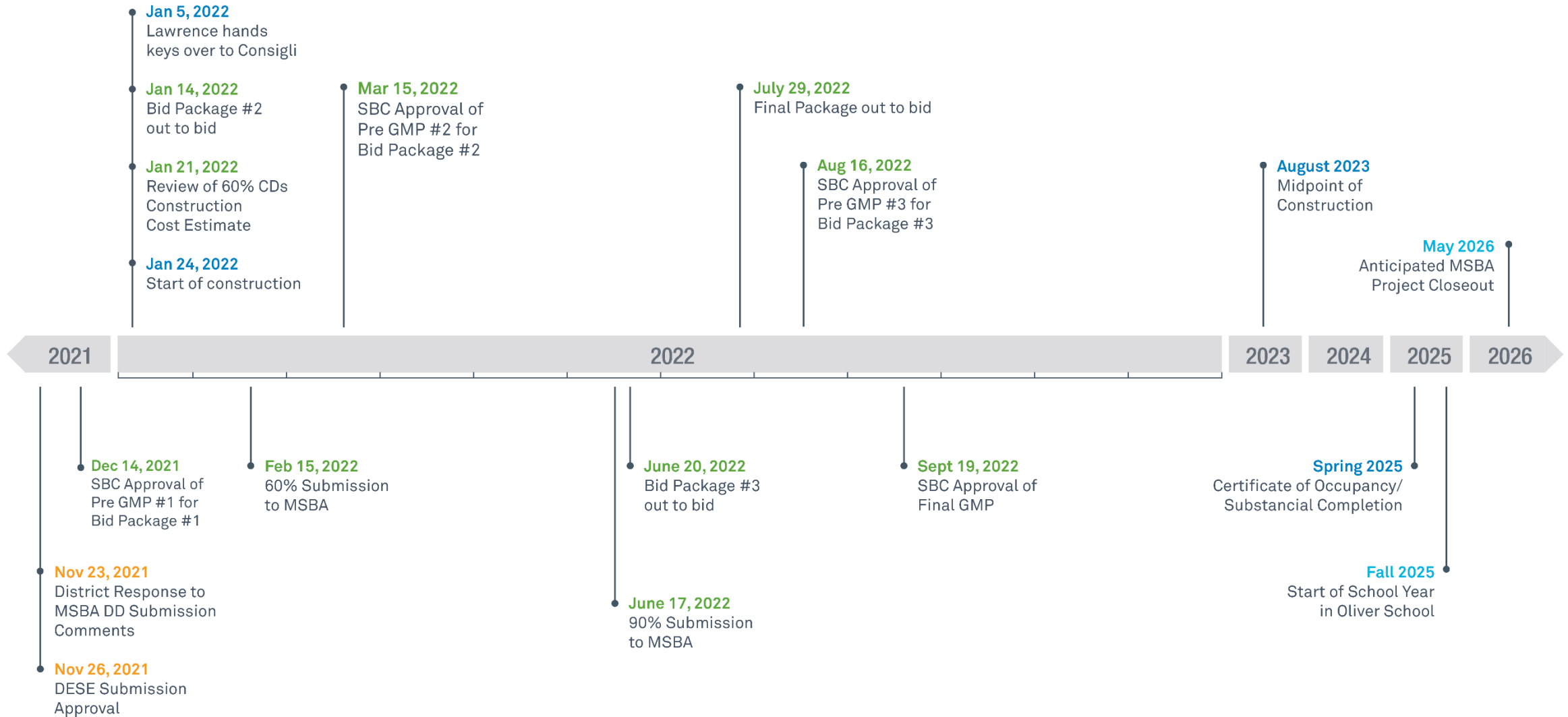
**90% Construction Cost Estimates:
Both estimators have reconciled within
<1% variance (MSBA requires within 5%):**

- Volatile Market
- Hyper inflation in materials,
- Busy market and tight labor supply
- Supply chain, Schedule Impacts

Value Management Process and Strategies

- Updating CD Value Management Log for potential non-program reductions
- Prepare for Bid Package #3 (Steel)
Rapid response to award

Schedule



Vote

“Approval of the 90% Construction Document package for submission to the MSBA in accordance with the presentation at this Meeting dated June 8, 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

