

City of Lawrence
Oliver Partnership School

| SMMA

**oliver Elementary School
Building Committee
MSBA Preferred Schematic
Report
LAE Board Presentation**

February 13, 2020



Preferred Schematic Report (PSR)

Tasks performed at PSR Phase

- **Fewer sites for comparison (narrowed down from the PDP)**
- **Additional information at PSR Phase:**
 - Additional analysis done at the Stone Mill Site due to unique circumstances
 - Site Survey
 - GeoTech Borings
 - Structural analysis
 - Substructure due to soils and nearby flood plain
 - Superstructure risks
 - Soil Characterization (contamination)
 - Removal vs. utilize on site - unknown fully until DD phase (recommend Phase 2 investigations start prior to SD Phase)
- **Additional Test Fit Plans**
- **2 independent estimates performed (per MSBA Guidelines)**
 - Not detailed design estimates (Utilizes professionals' specifications and calculations and clarifications)
 - Still starts from baseline current costs comparisons/data (comps)
- **Contingencies and Escalation tracks at % and rises accordingly**

PSR Market Conditions & Comparables

Recent MSBA projects

Every project has unique aspects but analyzing similarly sized schools can place the costs into some market context.

Costs for these schools have been escalated up to the same schedule as the Oliver project.

<u>School/Community</u>	<u>Construction start</u>	<u>Area</u>	<u>SD Project Costs (estimated & escalated)</u>	
Elementary Schools				
Brookline Devotion	2016	1,010 Students	227,087 GSF (Add/Reno)	\$154m (Project cost)
Northbridge Balmer	2019	1,030 Students	167,352 GSF (New)	\$129m (Project cost)
Easthampton	2019	1,010 Students	177,370 GSF (New)	\$139m (Project cost)
Acton Boxborough	2019	990 Students	174,759 GSF (New)	\$150m (Project cost)
Middle Schools				
Natick JFK	2018	1,000 Students	182,195 GSF (New)	\$140m (Project cost)
Dennis Yarmouth	2018	940 Students	186,500 GSF (New)	\$150m (Project cost)
Weymouth	2019	1,470 Students	252,170 GSF (Add/Reno)	\$210m (Project cost)

Preliminary Design Program (PDP)

Preferred Alternatives

Submitted to MSBA 11/7/2019

- Option 4: Oliver Site 736 Students grades 1-8 (Renovation and Addition)
- Option 5: Stone Mill Site 1000 Students grades K-8 (Renovation and Addition)
- Option 7: Gateway Parking Site 1000 Students grades K-8 (New)

Preferred Schematic Report (PSR)

Final Preferred Alternative - per OESBC Vote 1/29/2020

To be Submitted to MSBA 2/13/2020

- Option 5: Stone Mill Site 1000 Students grades K-8 (Renovation and Addition)

Oliver School *(at Stone Mill)*

Option 5

SMMA



Oliver School *(at Stone Mill)*

Option 5: Renovation/Addition (1000 students)

Advantages:

- *Fulfills Educational Plan*
- *No Swing Space Required*
- *Includes Parking and Outdoor Play*
- *Community Space Embedded in Program*
- *Oliver Partnership School Remains on North Side of City*

Risks:

- *Acquisition Timeline & Cost*
- *AUL Perception & Cost*
- *Historic Building Renovation Cost & Scope*
- *City Funding*
- *Flood Plain Mitigation & Permitting*



Next Steps: Stone Mill

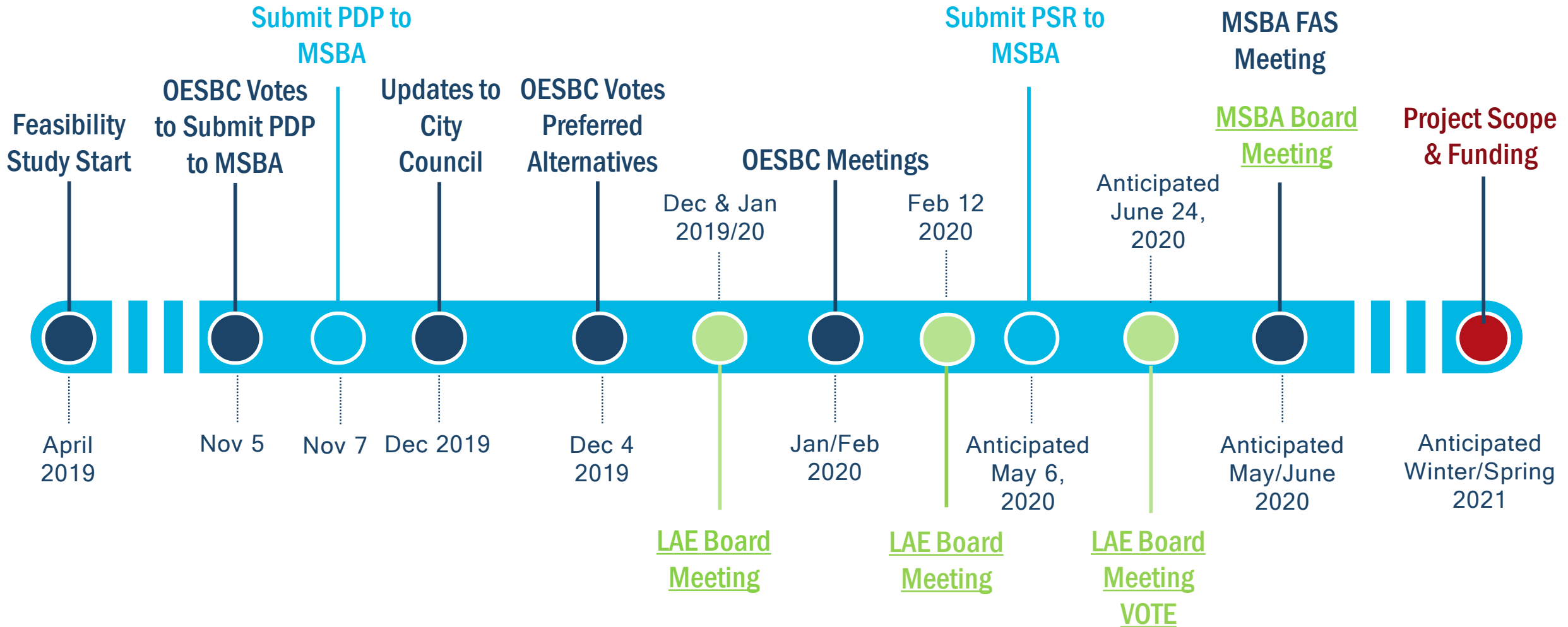
Evaluate the Risks prior to Schematic Design:

- Geo Environmental and Soil Characterizations - high risk
Conduct Phase 2 Environmental Study prior to purchase
- Can the Stone Mill's internal structure be salvaged and utilized:
Take additional borings (Note: Detailed structural design typically does not happen until DD & into CD's)
- Site Acquisition and Implications for Schedule (escalation & market variables)

Schematic Design Studies:

- Define Site work
- Define the addition size (move as much program into the Stone Mill footprint)
- Maintain 1,000 student population but simplify program where possible
- DBB construction and bidding process vs. CM@R (confirm contractor capability)

Schedule



Thank You and Questions



Preliminary Design Pricing Table

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
Option 1 (Code Upgrades)	81,791 sf	81,791 sf \$ 376.62 \$/sf	- sf \$ - \$/sf	\$ 2,112,626	\$ 32,916,492 \$ 402.45 \$/sf	\$ 41,145,614
Option 3 (Add/Reno Oliver 500)	90,588 sf	25,787 sf \$ 476.88 \$/sf	64,801 sf \$ 618.92 \$/sf	\$ 4,395,356	\$ 56,799,038 \$ 627.00 \$/sf	\$ 70,998,798
Option 4 (Add/Reno Oliver 736)	160,947 sf	25,787 sf \$ 509.19 \$/sf	135,160 sf \$ 562.50 \$/sf	\$ 5,763,292	\$ 94,920,614 \$ 589.76 \$/sf	\$ 118,650,768
***Option 5 (Add/Reno Stone Mill)	180,424 sf	146,613 sf \$ 611.26 \$/sf	33,811 sf \$ 746.23 \$/sf	\$ 22,821,042	\$ 137,670,432 \$ 763.04 \$/sf	\$ 172,088,040
Option (New)	174,911 sf	- sf \$ - \$/sf	174,911 sf \$ 522.76 \$/sf	\$ 21,031,977	\$ 112,468,525 \$ 643.00 \$/sf	\$ 140,585,656

Oliver School MSBA

Option 4: Renovation/Addition

1-8 (4) Section = +/- 736 students

Advantages:

- *Site acquisition not required*

Risks/Disadvantages:

- *Requires Swing Space*
- *Does not fulfill full Ed Plan for 1000 Students*
- *No traffic, pick-up/drop-off improvements*
- *Will exceed Zoning 45-foot height limit*
- *Will require set-back relief on property lines*
- *Historic Commission & Mass Historic Review*



Oliver School Site: Additional requirements for revising to Preferred Schematic Option

- Requires Swing Space for Children
- Full Program Does Not Fit
- Is Demolition Acceptable?
- Unique Renovation Costs - Very Constrained Floor to Floor and Other Concerns
- No “Site” Program Capacity
- Program “Fit” and negotiations with MSBA
- Long Term Benefit for “Other” City Uses?