

District: City of Lawrence
 School Name: Oliver Partnership School
 Recommended Category: Preferred Schematic
 Date: June 17, 2020

Recommendation

That the Executive Director be authorized to approve the City of Lawrence (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project at the Oliver Partnership School. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

MSBA staff also recommend that the Executive Director be authorized to extend the term of the District’s Feasibility Study Agreement by eight months, from its original date of August 15, 2020 to April 30, 2021.

District Information	
District Name	City of Lawrence
Elementary School(s)	Community Day Arlington (K-4) Edward F. Parthum (PK-3) Francis M. Leahy (1-5) Gerard A. Guilmette (1-4) James F. Hennessey (PK-2) John Breen School (PK-K) John K. Tarbox (1-5) Lawlor Early Childhood Center (K) Lawrence Family Public Academy (PK-K) Oliver Partnership School (1-5) Robert Frost (K-3) Rollins Early Childhood Center (PK-K) South Lawrence East Elementary School (1-5)
Middle School(s)	Alexander B. Bruce (3-8) Arlington Middle School (5-8) Emily G. Wetherbee (K-8) Frost Middle School (5-8) Guilmette Middle School (5-8) Parthum Middle School (5-8) Spark Academy (6-8) UP Academy Leonard Middle School (6-8) UP Academy Oliver Middle School (6-8)
High School(s)	High School Learning Center (9-12) Lawrence High School (9-12) School for Exceptional Studies (1-12)
Priority School Name	Oliver Partnership School
Type of School	Elementary School
Grades Served	1-5
Year Opened	1917
Existing Square Footage	69,157

Additions	An elevator was added in the early 1980s.
Acreage of Site	1.33 acres
Building Issues	The District identified deficiencies in the following areas: Mechanical systems Electrical systems Plumbing systems Windows Roof Interior finishes Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and identified existing and projected overcrowding.
Original Design Capacity	Unknown
2019-2020 Enrollment	482
Agreed Upon Enrollment	Study Enrollment includes the following configurations: 500 Students (Grades 1-5) 736 (Grades 1-8) 1,000 (Grades K-8) (Preferred Schematic)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 1,000 students in grades K-8.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes

Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	February 14, 2018
Preferred Schematic Authorization	On June 24, 2020 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization in February 2021
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	80.00%

Consultants

Owner’s Project Manager (the “OPM”)	Pinck & Co., Inc.
Designer	SMMA

Discussion

The District received an invitation into Feasibility Study at the February 14, 2018 Board meeting and, during the early stages of the feasibility study, the District explored multiple sites including the existing Oliver Partnership School site. While the District initially favored an alternative site that offered increased space for exterior play space, parking, and potential expansion, the alternative site proved cost prohibitive. Subsequently the District returned its focus to the existing Oliver Partnership School site. The District’s site selection challenges have impacted the overall

feasibility study schedule in which the District is currently targeting Project Scope and Budget approval at the February 2021 MSBA Board meeting, requiring an extension to the Feasibility Study Agreement.

The existing Oliver Partnership School is a 69,157 square foot building set on 1.33 acres and was constructed in 1917. The structure has received modest cosmetic improvements over time and, in the early 1980’s, an elevator was added. The existing facility currently houses grades 1-5, and because of overcrowding, kindergarten students were relocated to other schools within the District several years ago.

The District identified numerous deficiencies in the Statement of Interest (“SOI”) that are associated with mechanical, electrical and plumbing systems, roofs and windows beyond their usable lifespan, worn interior finishes, accessibility constraints, and insufficient space to deliver its educational program. Additionally, the District noted insufficient parking and drop-off space, and a non-compliant fire alarm system.

As part of the Feasibility Study, the MSBA mutually agreed with the District to explore the following three student enrollment options: 500 students in grades 1-5 (existing configuration), 736 students in grades 1-8, and 1,000 students in grades K-8.

Working with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input for educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied seven (7) preliminary options that include one (1) base repair option, one (1) renovation only option, three (3) renovation/addition options, and two (2) new construction options. The following is a list of the preliminary options considered.

Option	Description of Preliminary Options
1	Code Upgrade & Repair at the Oliver Partnership School (“OPS”) site (375 students)
2	Renovation Only at the OPS site (500 students)
3	Renovation & Addition at the OPS site (500 students)
4	Renovation & Addition at the OPS site (736 students)
5	Renovation & Addition at the Stone Mill site (1,000 students)
6	New Construction at the OPS site (500 students)
7	New Construction at the Lawrence Gateway Parking site (1,000 students)

As a result of this analysis, the District determined that “Option 1” and “Option 2” were not viable because they would not provide the additional space needed to address overcrowding issues in the current facility.

“Option 6” was ruled out because full demolition of a historically significant building is considered undesirable to the City of Lawrence.

Subsequent to the evaluation of the preliminary options, the District developed an additional renovation/addition option on the existing Oliver Partnership School site. Referred to as “Option 4a,” this option consists of roughly the same footprint as “Option 4,” but introduces an additional building level in order to support the District’s 1,000 student design enrollment.

MSBA staff and the District agreed to six (6) final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below. Please note that the District does not consider “Option 1” a viable option and it has been included below for cost comparison purposes only.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet (“SF”)	SF of Reno’d Space (cost*/SF)	SF of New Construction (cost*/SF)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/SF)	Estimated Total Project Costs
Option 1: Code Upgrade & Repair (grades 1-5, 375 students)	81,791	81,791 \$383/SF	n/a	\$2,124,975	\$33,410,038 \$408/SF	\$42,662,548
Option 3: Renovation & Addition (grades 1-5, 500 students)	90,588	25,787 \$625/SF	64,801 \$633/sf	\$5,924,274	\$63,054,231 \$696/SF	\$79,717,789
Option 4: Renovation & Addition (grades 1-8, 736 students)	160,917	25,757 \$621/SF	135,160 \$572/SF	\$6,609,674	\$99,930,268 \$621/SF	\$125,812,835
Option 4a: Renovation & Addition*** (grades K-8, 1,000 students)	160,081	34,783 \$581/SF	125,298 \$629/SF	\$5,680,605	\$104,706,990 \$654/SF	\$131,783,639
Option 5: Renovation & Addition (grades K-8, 1,000 students)	180,424	146,613 \$621/SF	33,811 \$785/SF	\$22,674,646	\$140,330,206 \$778/SF	\$176,787,758
Option 7: New Construction (grades K-8, 1,000 students)	174,911	n/a	174,911 \$547/SF	\$18,326,263	\$114,108,297 \$652/SF	\$142,635,371

Marked up construction costs
 ** Does not include construction contingency
 *****District’s Preferred Schematic**

The District has selected “Option 4a” as the Preferred Schematic to proceed into Schematic Design. The District selected “Option 4a” as its preferred option because it meets the needs of the District’s Educational Program and serves the desired number of students in an “Educational Complex” model that has worked well in several other schools in the District. By combining grades K-8 in a single building the District is able to provide a small school feel and distinct administrations for grades K-5 and 6-8 while also benefiting from spatial efficiencies (shared gymnasiums, cafeterias, and other public spaces) and allowing for emotional and academic

continuity as students progress through the grade levels. The District also believes that this option will provide new life to a historically significant building in the City of Lawrence.

“Option 3” and “Option 4” were not selected because the District determined these options would not support the desired number of students and would not allow the consolidation in a single building of Kindergarten, the Oliver Partnership School (grades 1-5), and Up Academy Oliver (grades 6-8).

Although “Option 5” meets the needs of the District’s Educational Program, it was not selected because the District determined that this option was more costly than “Option 4a” and because the proposed site contains contaminated soils where full remediation cost remains unknown. The potential for substantial further costs associated with this option are not desirable to the City of Lawrence.

Although “Option 7” meets the needs of the District’s Educational Program, it was not selected because the District determined that this option is more costly than “Option 4a” and because the availability of the site for purchase remains unclear.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on June 3, 2020. At that meeting, members of the FAS discussed opportunities and challenges associated with the Educational Program, appreciation for the K-8 model, efforts to reduce class sizes, and the importance of distributing Special Education spaces throughout the building. Members of the FAS also encouraged the District and its consultants to further consider the design of vertical and horizontal circulation within the building, of the main entry, and of the historic and contemporary portions of the building. The meeting concluded with discussion of the District’s concurrent MSBA project and of community outreach and support for the proposed project.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

1. The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.
2. The District will submit an operational budget for educational objectives and a capital budget for MSBA review.
3. The District’s Schematic Design submittal is subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
4. Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
5. As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the City of Lawrence be approved to proceed into Schematic Design for an addition and renovation project at the Oliver Partnership School and extend the term of the District's Feasibility Study Agreement by eight months, from its original date of August 15, 2020 to April 30, 2021.