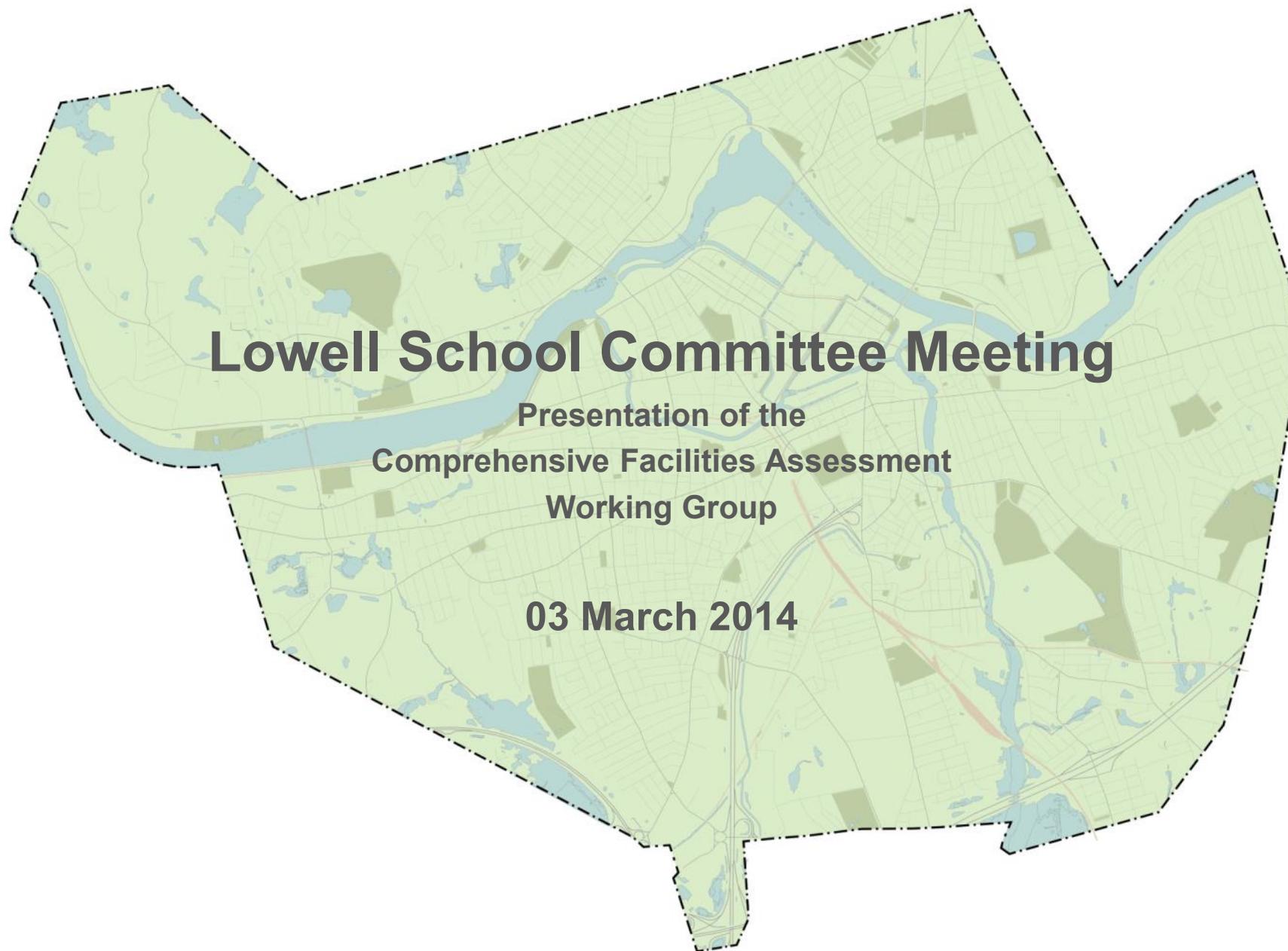


Lowell Public Schools



omr architects

Agenda



LPS Master Planning Cost / Value Options (excluding High School)

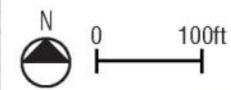
Key	Notes	New		Addition		Renovation		Repair		Total		Values								
		# of Buildings	Construction Cost	# of Buildings	Construction Cost	# of Buildings	Construction Cost	# of Buildings	Construction Cost	# of Buildings	Construction Cost	Project Cost (1.25 Multiplier)	21 st C. Educ. Spaces/MSBA Prog Regs	Sustainability / Energy Efficiency	Minimal Phasing / Disruption	Expandability	Minimal Project Cost	Site Location & Availability		
+ Positive	<ul style="list-style-type: none"> Dollar values are shown in millions (M). Costs do not include escalation or land acquisition. Options include Alt, Day, & AEC school repair const. costs of approx. \$18.7 M. 																			
o Neutral																				
- Negative																				
Existing Grade Configuration (K-4, 5-8)	PK Integrated	Option 1A Additions & Renos to All ES, MS, & K-8 schools			20	\$86.2M	21	\$179.7M	6	\$18.0M	27	\$312.0M	\$390.0M	+	-	-	-	-	-	
		Option 1B Add (1) MS, (2) ES, (2) PK-8 schools	5	\$134.7M			1	\$12.1M	26	\$103.6M	32	\$250.4M	\$313.0M	o	o	o	o	o	-	
		Option 1C Add (1) ES, (4) PK-8 two-strand schools	5	\$132.9M			1	\$12.1M	26	\$103.6M	32	\$248.6M	\$310.8M	o	o	o	o	o	-	
		Option 1D Add (1) ES, (2) PK-8 four-strand schools	3	\$107.8M			1	\$12.1M	26	\$103.6M	30	\$223.5M	\$279.4M	o	+	+	+	+	o	
		Option 1E Additions & Renos to (3) MS, Add (3) ES	3	\$68.4M	3	\$9.9M	3	\$45.0M	24	\$97.5M	30	\$220.8M	\$276.0M	o	o	o	o	+	-	
		Option 1F Additions & Renos to (1) MS, Add (1) MS, (3) ES	4	\$102.5M	1	\$3.3M	2	\$13.9M	25	\$100.8M	31	\$220.6M	\$275.8M	o	o	o	o	+	-	
		Option 1G Additions & Renos to (5) MS + (1) PK-8, Add (1) PK-8	1	\$34.3M	6	\$33.1M	6	\$74.0M	21	\$73.3M	28	\$228.2M	\$289.5M	o	+	+	+	+	o	
		Option 1H Additions & Renos to (3) MS + (1) PK-8, Add (1) PK-8	1	\$37.7M	4	\$27.1M	4	\$66.0M	23	\$84.4M	28	\$215.8M	\$270.0M	o	+	+	+	+	+	
		Option 1J Additions & Renos to (1) MS + (1) PK-8, Add (1) PK-8	1	\$45.1M	2	\$31.5M	2	\$30.7M	25	\$98.9M	28	\$207.4M	\$259.3M	-	+	+	+	+	o	
	Separate PK Centers	Option 2A Add (1) ES, (1) MS, (2) K-8 two-strand schools, (2) PK's	6	\$137.2M			1	\$12.1M	26	\$103.6M	33	\$252.9M	\$316.1M	-	-	o	-	o	-	
		Option 2B Add (4) two-strand schools K-8, (2) PK's	6	\$136.0M			1	\$12.1M	26	\$103.6M	31	\$251.7M	\$314.6M	o	o	o	o	o	-	
		Option 2C Add (2) four-strand schools K-8, (2) PK's	4	\$113.9M			1	\$12.1M	26	\$103.6M	31	\$229.6M	\$287.0M	o	+	+	+	+	o	
		Option 2D Additions & Renos to (3) MS, Add (2) ES, (2) PK's	4	\$74.0M	3	\$9.0M	3	\$45.3M	24	\$73.3M	31	\$218.5M	\$277.3M	o	+	+	+	+	-	
		Option 3 Additions & Renos to All ES's & (2) Alt/Day schools			14	\$83.2M	15	\$97.4M	12	\$44.7M	27	\$247.5M	\$309.4M	-	-	-	-	o	-	
	Grade Reconfiguration (K-5, 6-8)	PK Int.	Option 4A Additions & Renos to All ES's & (1) Alt school, (2) PK's	2	\$29.1M	13	\$58.5M	14	\$94.2M	13	\$47.4M	29	\$248.9M	\$311.1M	-	-	-	-	o	-
			Option 4B Add (5) ES & (2) PK's	7	\$139.3M			1	\$12.1M	26	\$103.6M	35	\$255.0M	\$318.8M	+	o	o	o	o	-
		Separate PK Centers	Option 4C Add (1) ES & (4) two-strand K-8, (2) PK's	7	\$158.8M			1	\$12.1M	26	\$103.6M	34	\$274.5M	\$343.1M	o	o	o	o	-	-
			Option 4D Add (1) ES & (2) four-strand K-8, (2) PK's	5	\$136.7M			1	\$12.1M	26	\$103.6M	32	\$252.4M	\$315.5M	o	+	o	+	o	o

Master Planning Solution – Wang Middle School



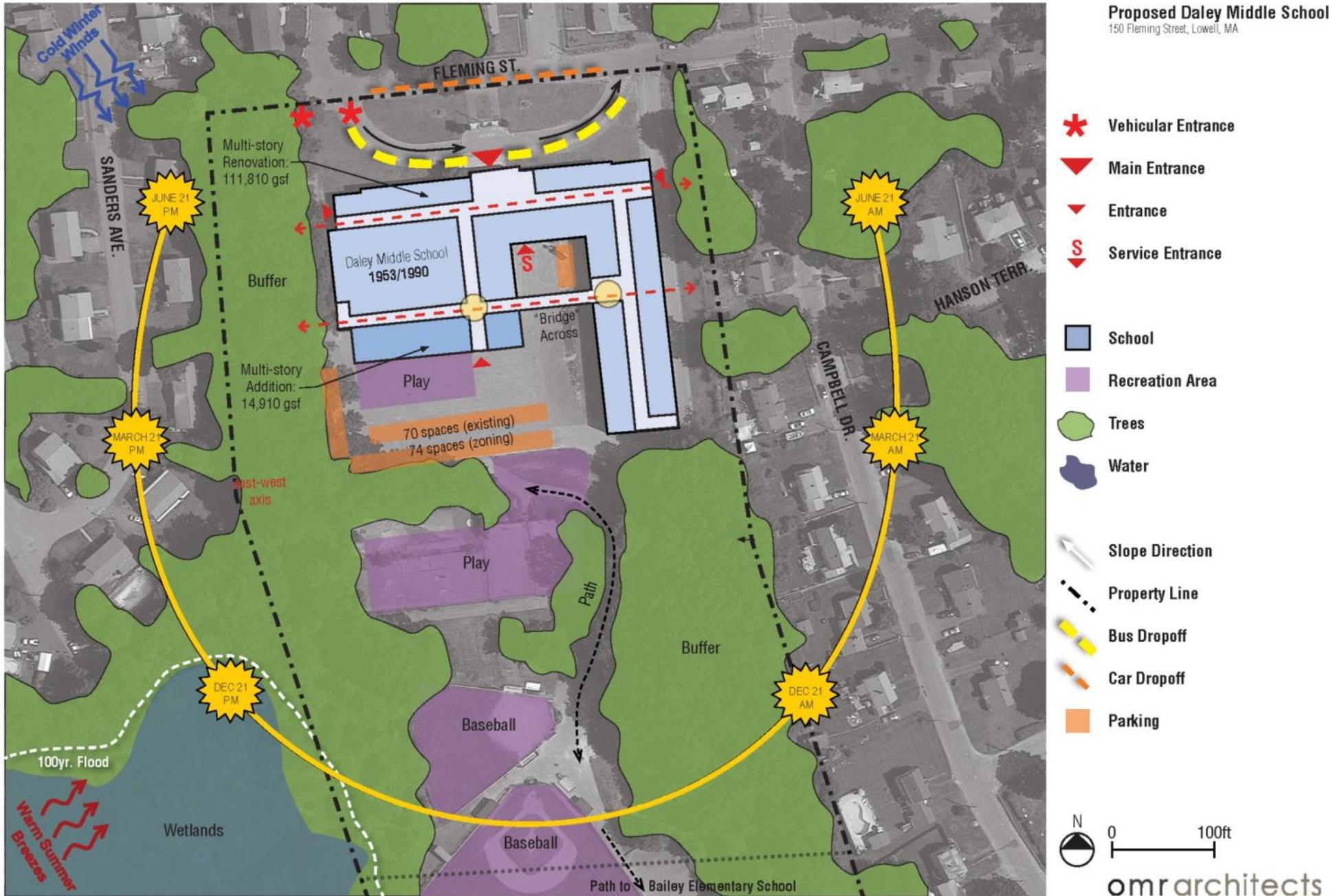
Existing Pawtucketville Memorial Elementary School
 425 West Meadow Road, Lowell, MA
Proposed Wang Middle School
 365 West Meadow Road, Lowell, MA

- Vehicular Entrance**
- Main Entrance**
- Entrance**
- Service Entrance**
- School**
- Recreation Area**
- Trees**
- Water**
- Slope Direction**
- Property Line**
- Bus Dropoff**
- Car Dropoff**
- Parking**

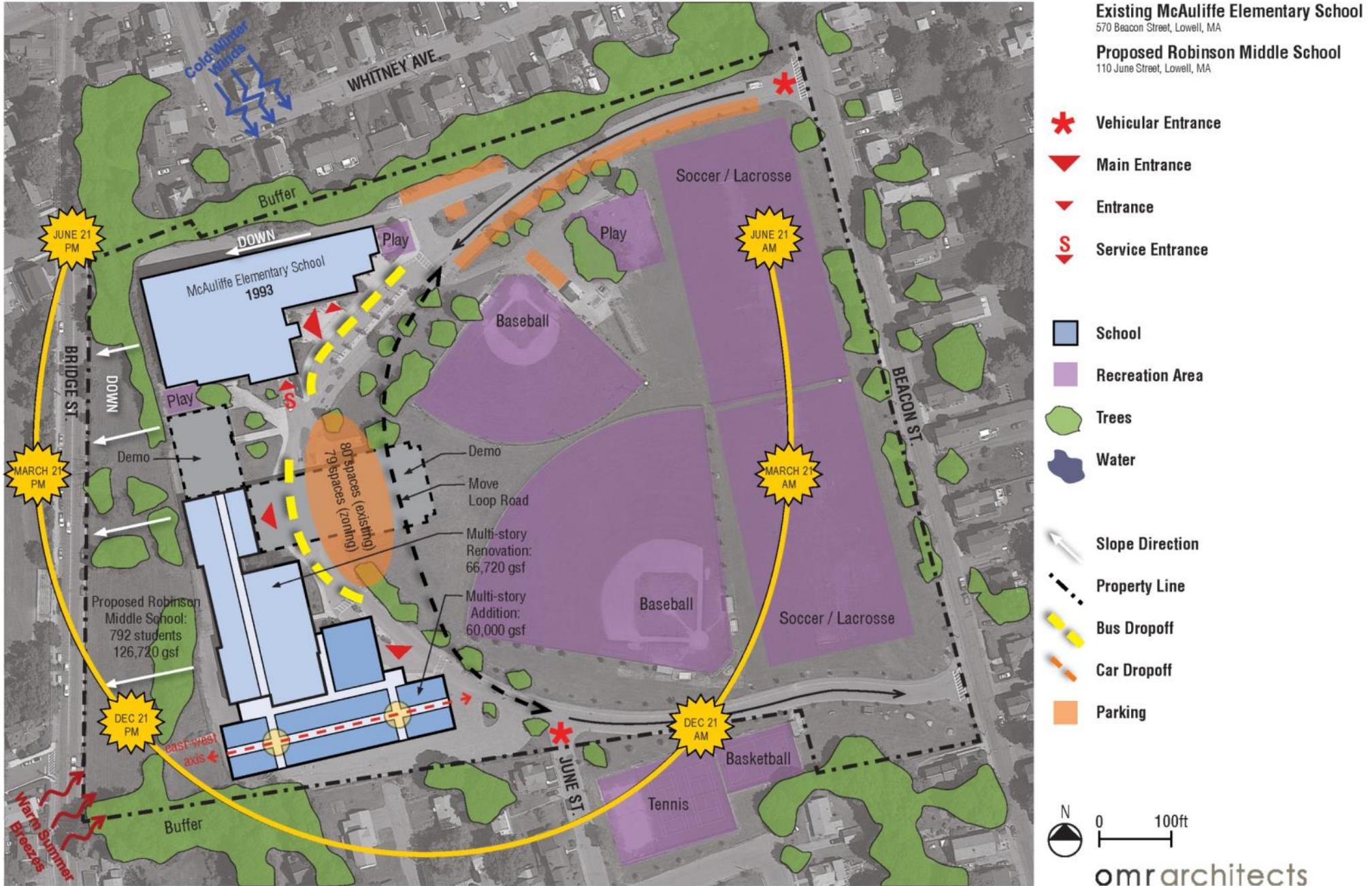


omrarchitects

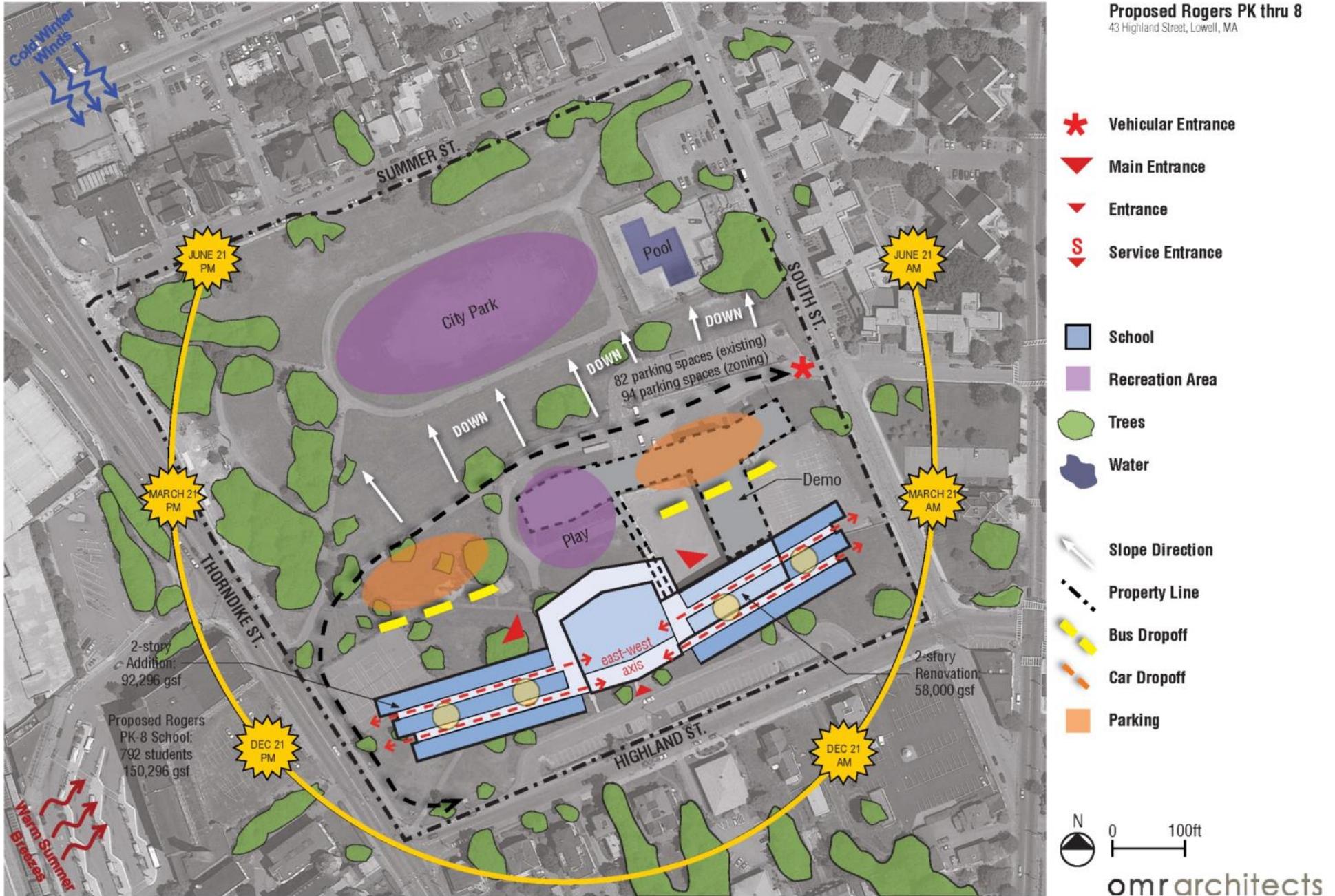
Master Planning Solution – Daley Middle School



Master Planning Solution – Robinson Middle School



Master Planning Solution – Rogers PK-8 School



Parking Study

School	Staff Quantity	Parking Spaces - Existing *	Parking Spaces - Required by Zoning and MAAB *			Parking Spaces - Owner Desired	Parking Spaces Needed Per Owner Request *
			General	Accessible	Total		
Bailey Elementary School	73	36	46	2	48	73	37
Bartlett Community Partnership School	75	42	45	2	47	75	33
Butler Middle School	75	80	60	3	63	75	-5
Daley Middle School	92	70	62	3	65	92	22
Greenhalge Elementary School	80	40	40	2	42	80	40
Lincoln Elementary School	76	40	48	3	51	76	36
Lowell High School	428	NA	-	-	NA	428	NA
McAuliffe Elementary School	66	30	45	2	47	66	36
McAvinnue Elementary School	71	26	46	2	48	71	45
Moody Elementary School	39	40	23	1	24	39	-1
Morey Elementary School	82	81	43	2	45	82	1
Murkland Elementary School	76	45	40	2	42	76	31
Pawtucketville Memorial Elementary School	74	75	42	2	44	74	-1
Pyne Arts Magnet School	71	80	45	2	47	71	-9
Reilly Elementary School	77	70	48	2	50	77	7
Robinson Middle School	89	80	59	3	62	89	9
Shaughnessy Elementary School	77	60	40	2	42	77	17
Stoklosa Middle School	82	110	57	3	60	82	-28
Sullivan Middle School	86	55	56	3	59	86	31
Wang Middle School	85	90	59	3	62	85	-5
Washington Elementary School	41	40	24	2	26	41	1
Rogers School	-	82	90	4	94	94	12
Cardinal O'Connell Alternative School	-	15-20	-	-	-	-	NA
Green School - Adult Ed. Center	-	NA	-	-	NA	-	NA
Laura Lee Therapeutic Day School	-	0	-	-	-	-	NA
LeBlanc Therapeutic Day School	-	15-20	-	-	-	-	NA
Molloy Alternative School	-	10-20	-	-	-	-	NA
Riverside Alternative School	-	10-20	-	-	-	-	NA

* City of Lowell Zoning Bylaws have accommodations for use of off-street public parking facilities within 1,500 feet of the school entrance, in certain instances, per the High-Rise Commercial District (HRC) exception.

Lowell High School Master Planning Cost / Value Options

Key		GSF	New		Addition		Renovation		Repair		Total		Values						
+ Positive		Total GSF	# of Buildings	Cost	# of Buildings	Cost	# of Buildings	Cost	# of Buildings	Cost	# of Buildings	Construction Cost	Project Cost	21 st C. Educ. Spaces/ MSBA Program Regs Sustainability / Energy Efficiency	Minimal Phasing / Disruption	Expandability	Minimal Project Cost	Site Location & Availability	
O Neutral																			
- Negative																			
One 3900 Student School	Existing Site	Option 1A 1 School - Major Repair/Minor Renovation	630,000			1	\$29.6M	2	\$48.9M	3	\$78.5M	\$98.1M	-	-	-	-	+	+	
		Option 1B 1 School - Full Renovation	630,000			3	\$121.6M			3	\$121.6M	\$152.0M	-	-	-	-	+	+	
		Option 1C 1 School - Renovation/Addition - w/o Freshman Academy Building	650,000			1	\$8.2M	1	\$121.6M	2	\$129.8M	\$162.3M	O	O	-	-	+	+	
		Option 1D 1 School - Lowell Downtown Evolution Plan (LDEP)	650,000			1	\$134.1M	1	62.2M	2	\$196.3M	\$245.4M	+	O	-	-	O	+	
		Option 1E 1 School - LDEP Alternative Design Concept	650,000			1	\$134.1M	1	62.2M	2	\$196.3M	\$245.4M	+	O	-	-	O	+	
	New Site	Option 2A New 1 School - Cawley Site	650,000	1	\$232.4M					1	\$232.4M	\$290.5M	+	+	+	O	-	O	
		Option 2B New 1 School - South Common**	650,000	1	\$234.1M					1	\$234.1M	\$292.6M	+	+	+	O	-	O	
	1950 Student Schools (Select Two)	Ex. Site	Option 3 1/2 School - Existing Site*	331,000			1	\$35.0M	1	\$48.6M	2	\$83.6M	\$104.5M	O	O	O	O	O	+
		New Site	Option 4A New 1/2 School - Cawley Site	331,000	1	\$118.4M					1	\$118.4M	\$198.0M	+	+	+	O	-	O
			Option 4B New 1/2 School - South Common Site	331,000	1	\$118.4M					1	\$118.4M	\$198.0M	+	+	+	O	-	O
Option 4C New 1/2 School - LeBlanc Park Site			331,000	1	\$118.4M					1	\$118.4M	\$198.0M	+	+	+	O	-	O	
Option 4D New 1/2 School - Prince Site**			331,000	1	\$123.7M					1	\$123.7M	\$154.6M	+	+	+	O	O	-	

Notes: - Green Adult Education Center not included in these cost options.

- Dollar values shown in millions (M).

- For new and addition schemes, Gross Square Footage (GSF) is calculated using MSBA avg. grossing factor of 1.45.

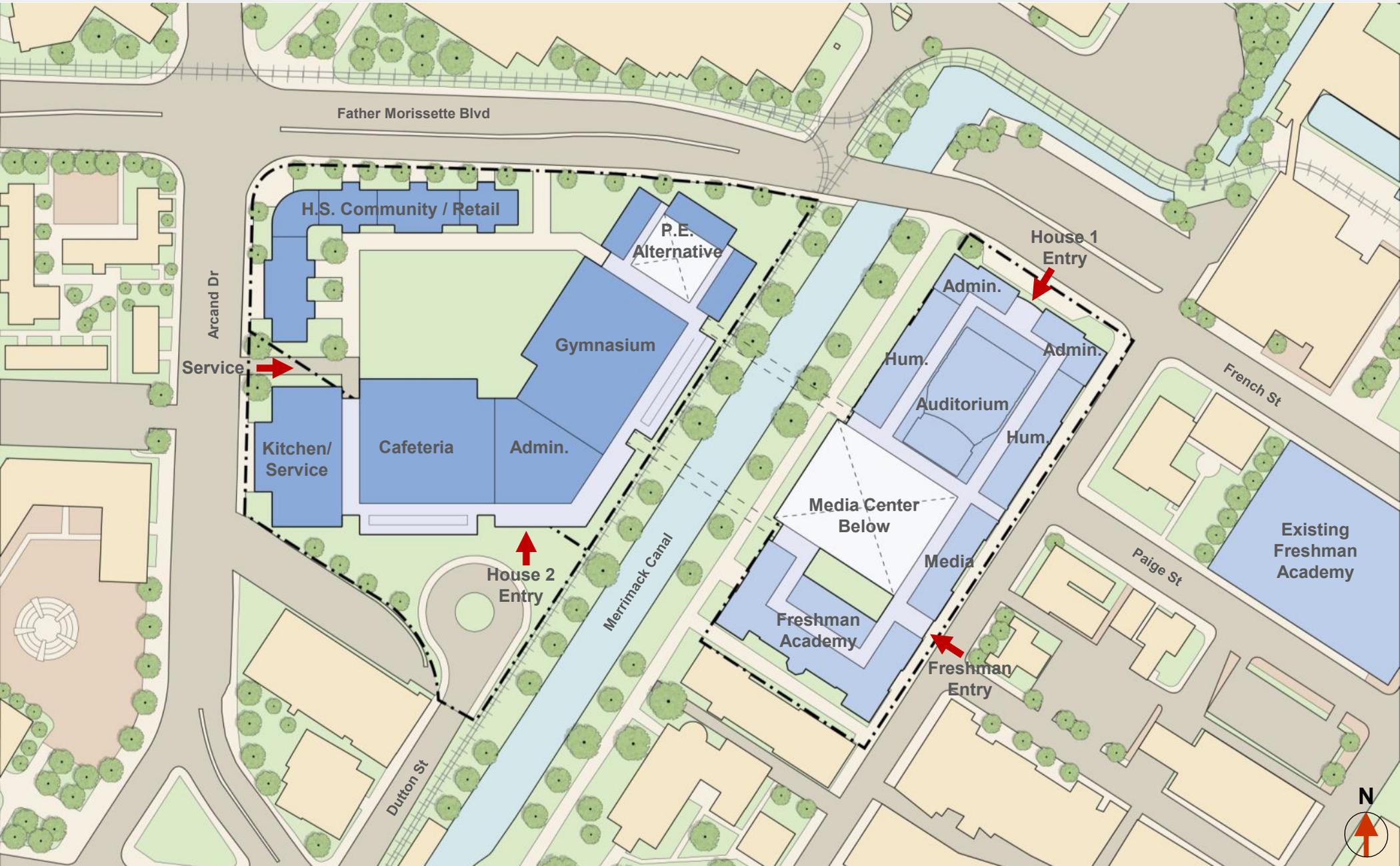
- Additional GSF has been included to account for LHS unique programs in addition to MSBA standard SF per student.

- Costs do not include escalation or land acquisition.

* Repurpose existing Freshman Academy and 1892 Building.

** Demolish existing building on site.

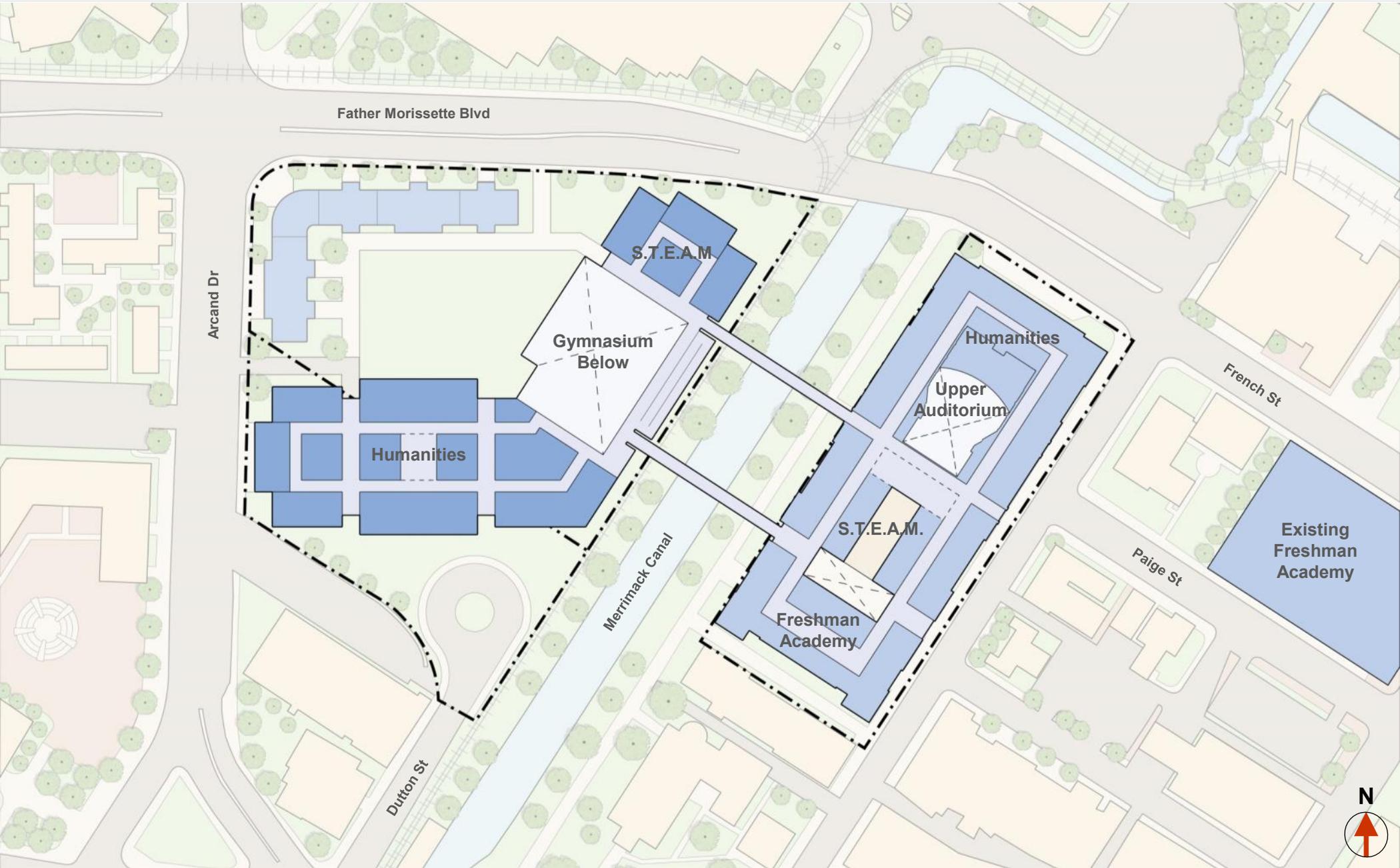
LHS Design Scheme A (Two Houses) – First Floor Plan



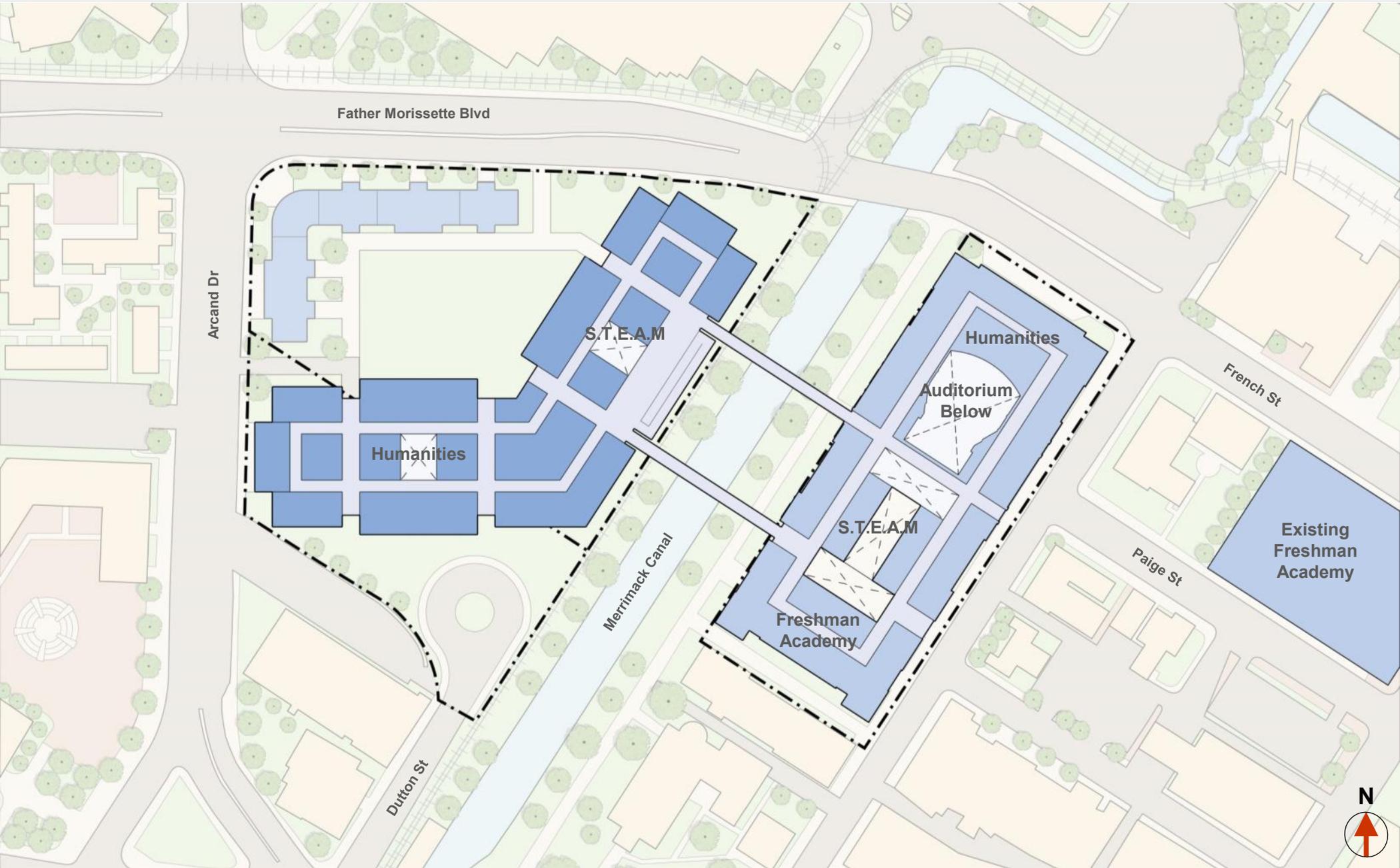
LHS Design Scheme A – Basement Floor Plan



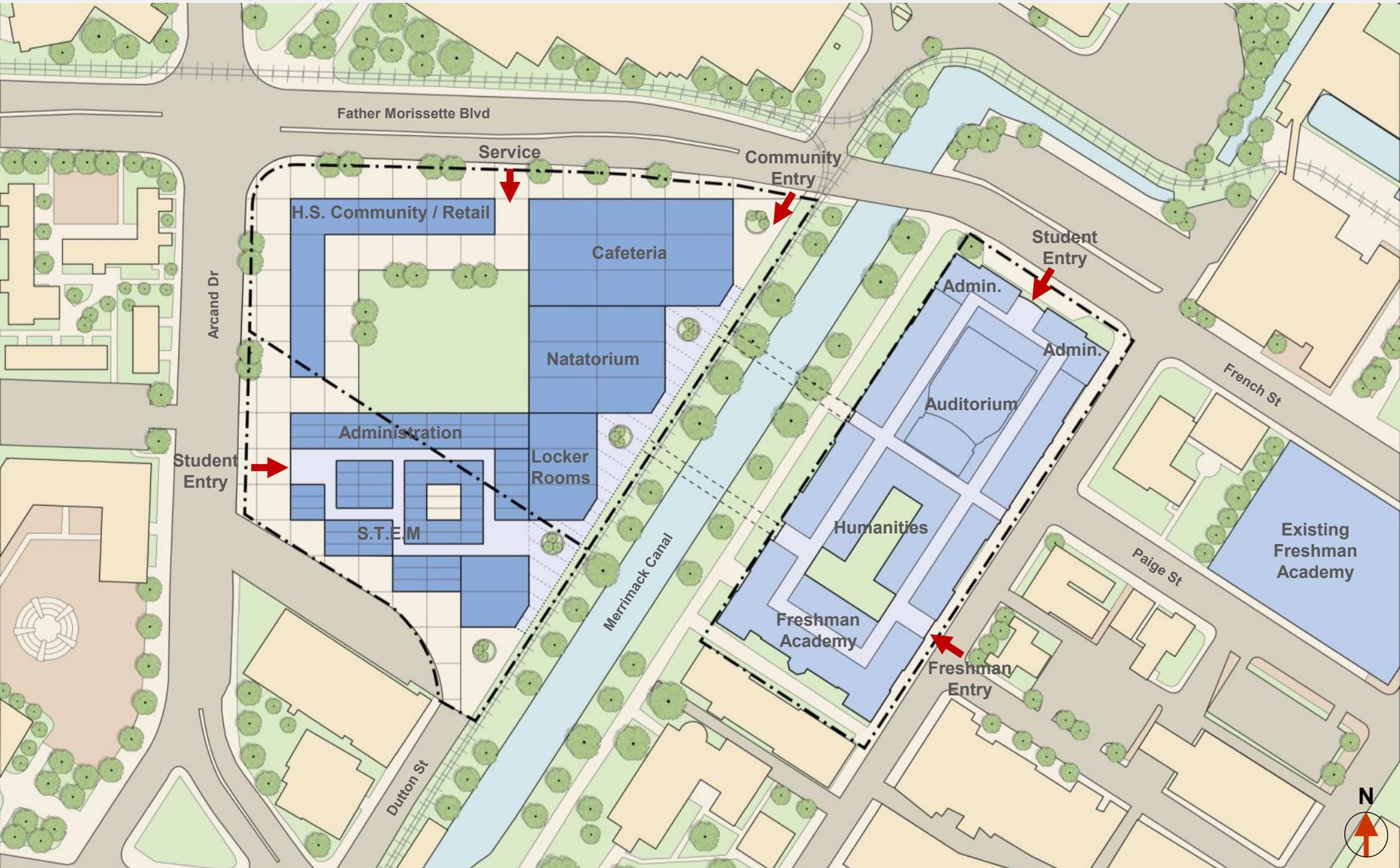
LHS Design Scheme A – Second Floor Plan



LHS Design Scheme A – Third Floor Plan



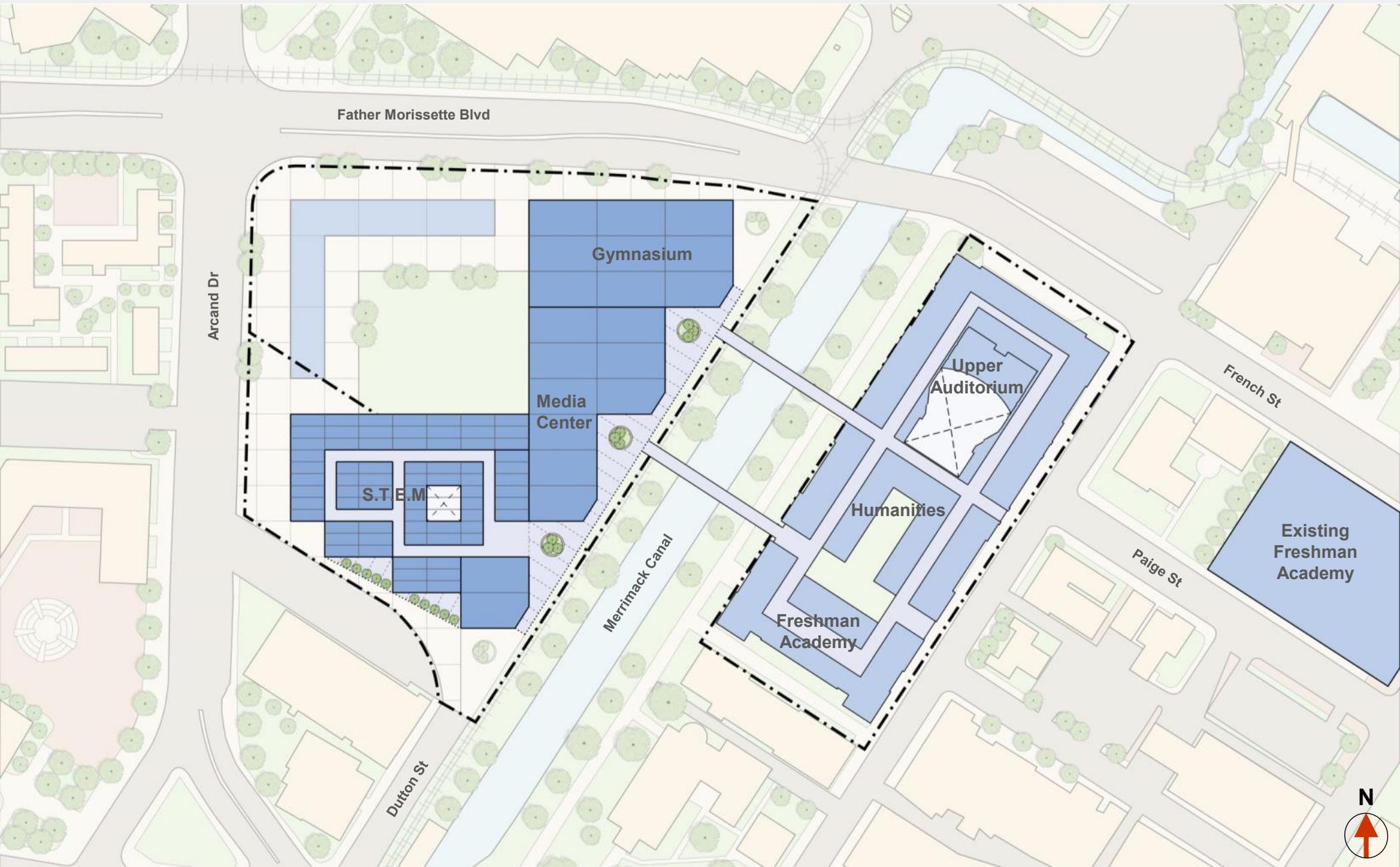
LHS Design Scheme B (STEM Facility) – First Floor Plan



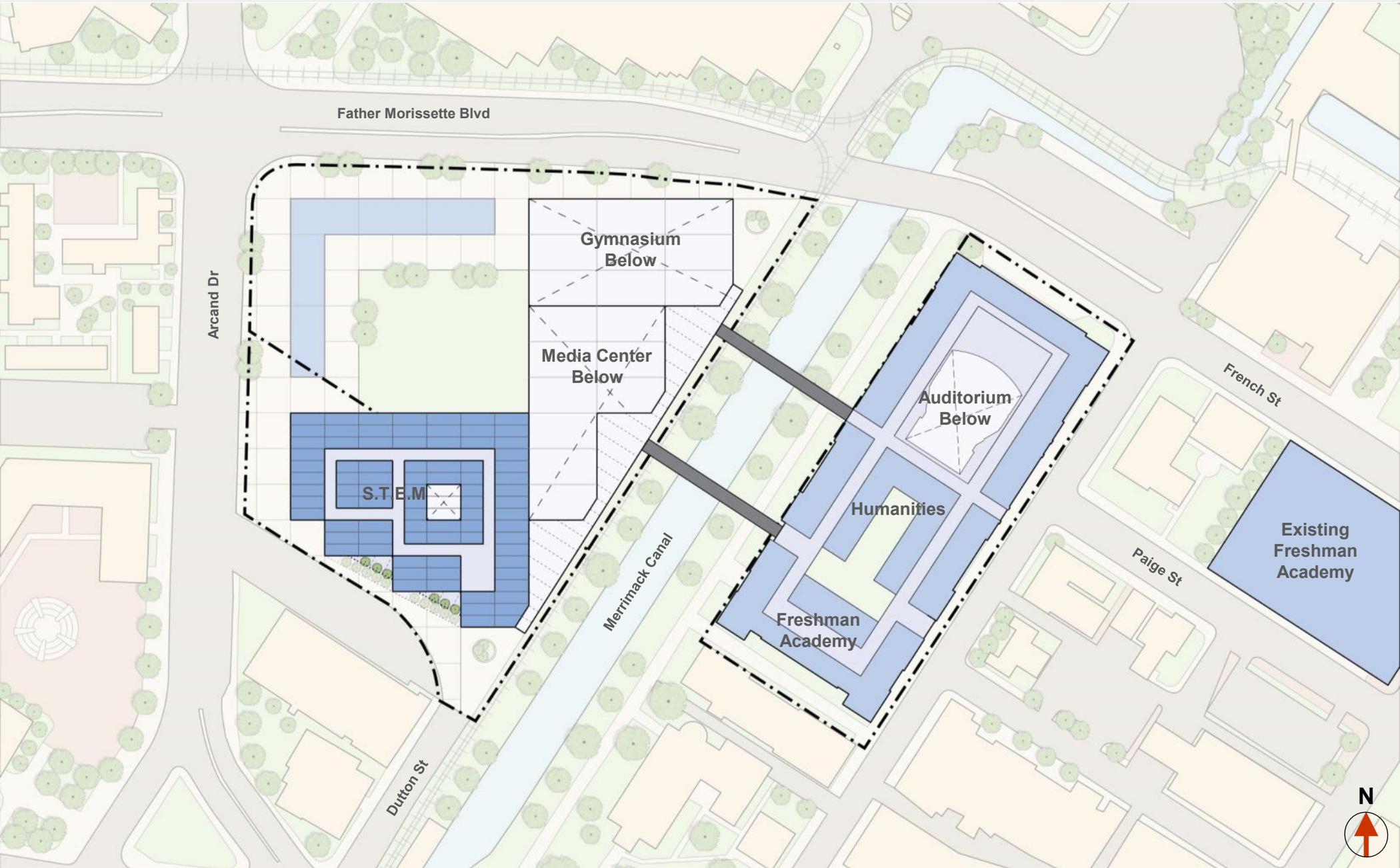
LHS Design Scheme B – Basement Floor Plan



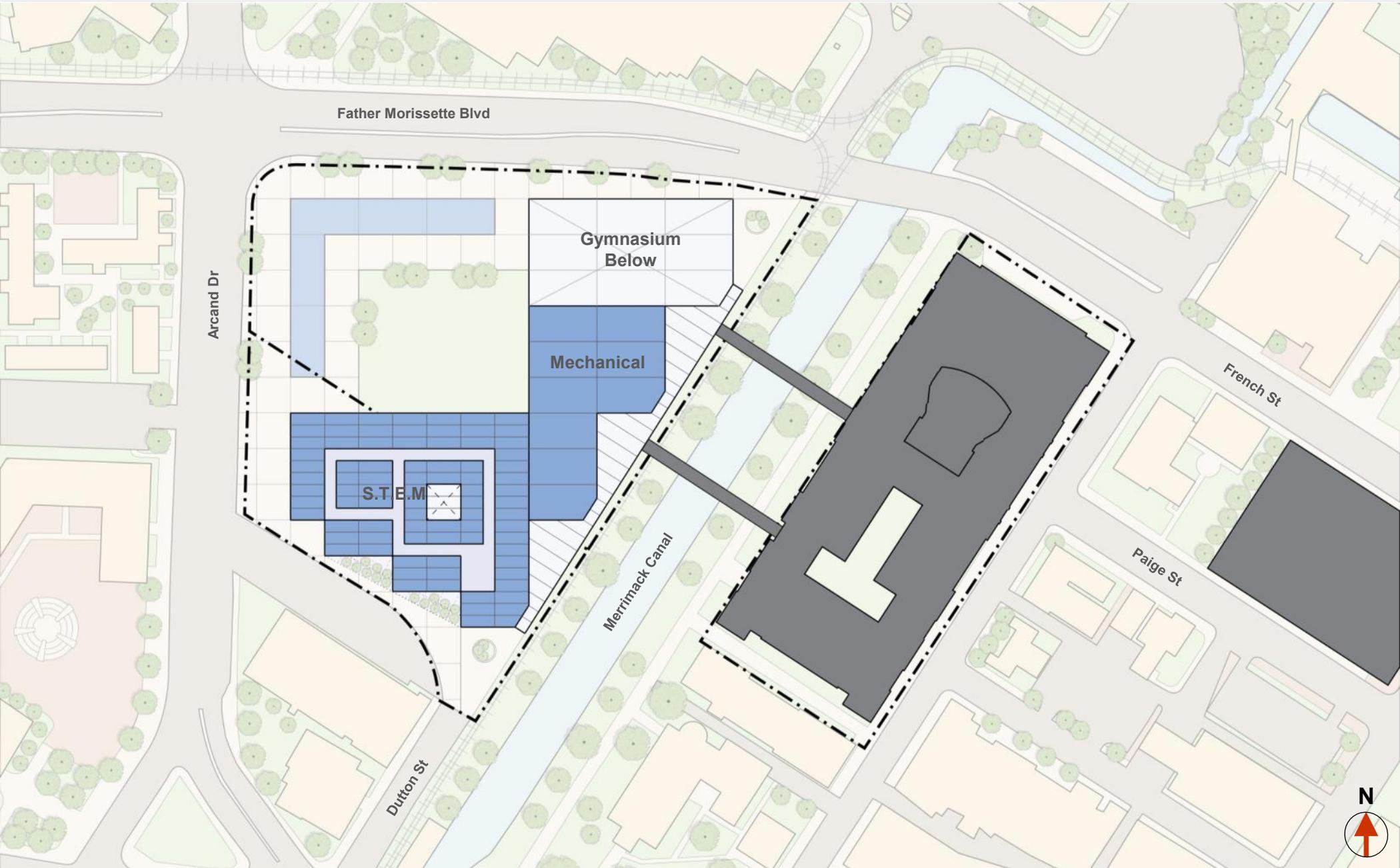
LHS Design Scheme B – Second Floor Plan



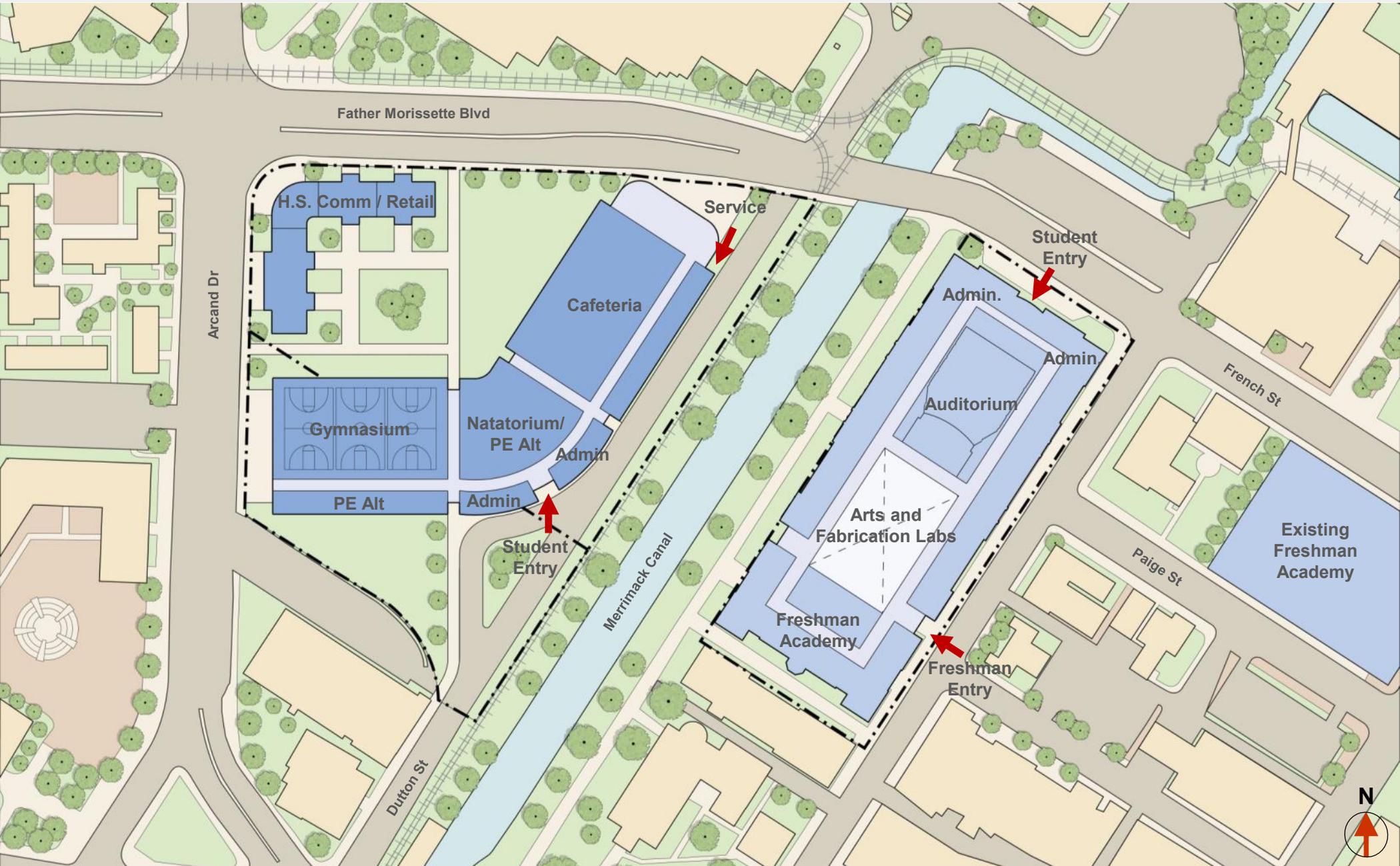
LHS Design Scheme B – Third Floor Plan



LHS Design Scheme B – Fourth Floor Plan



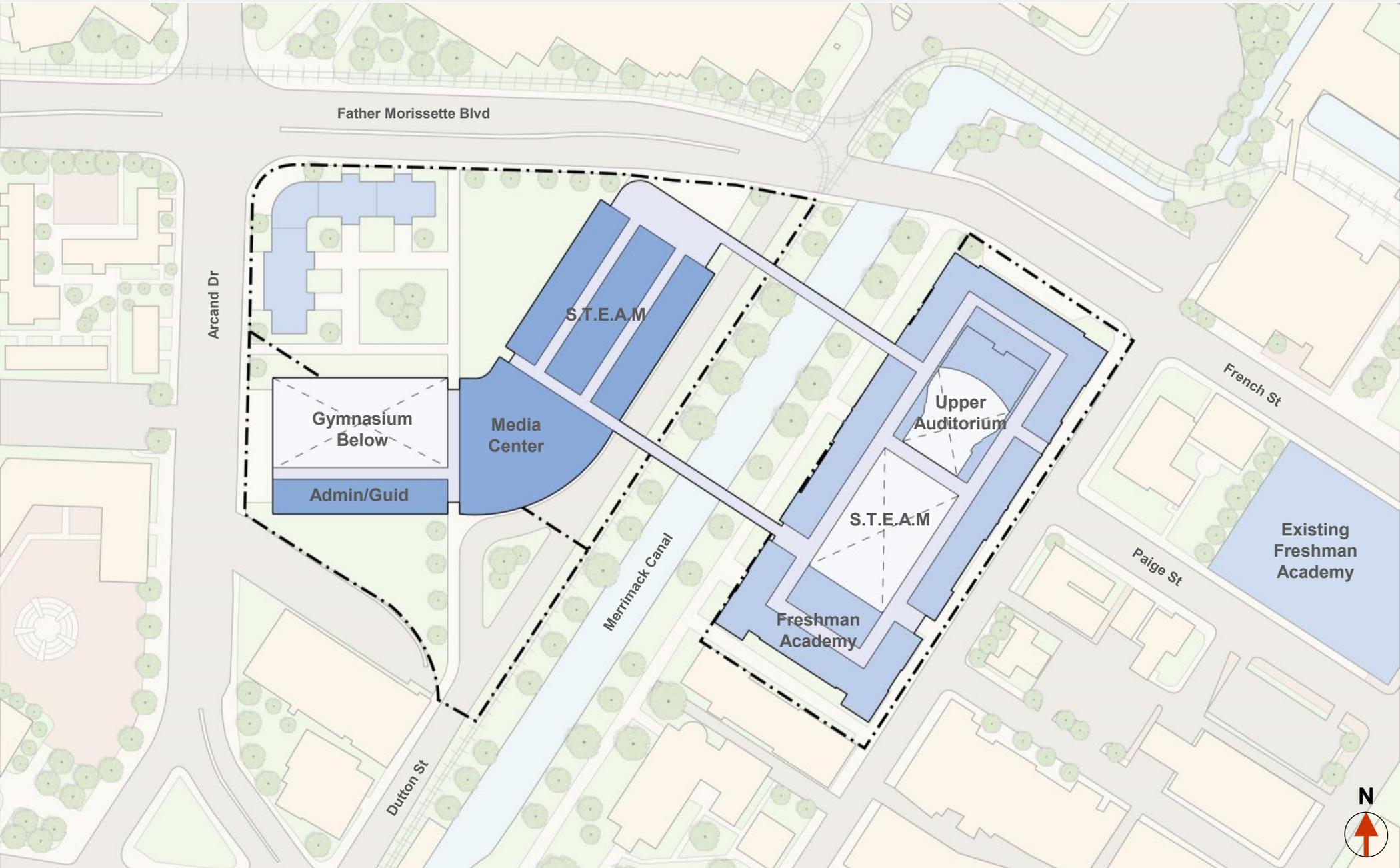
LHS Design Scheme C (Integrated STEAM) – First Floor Plan



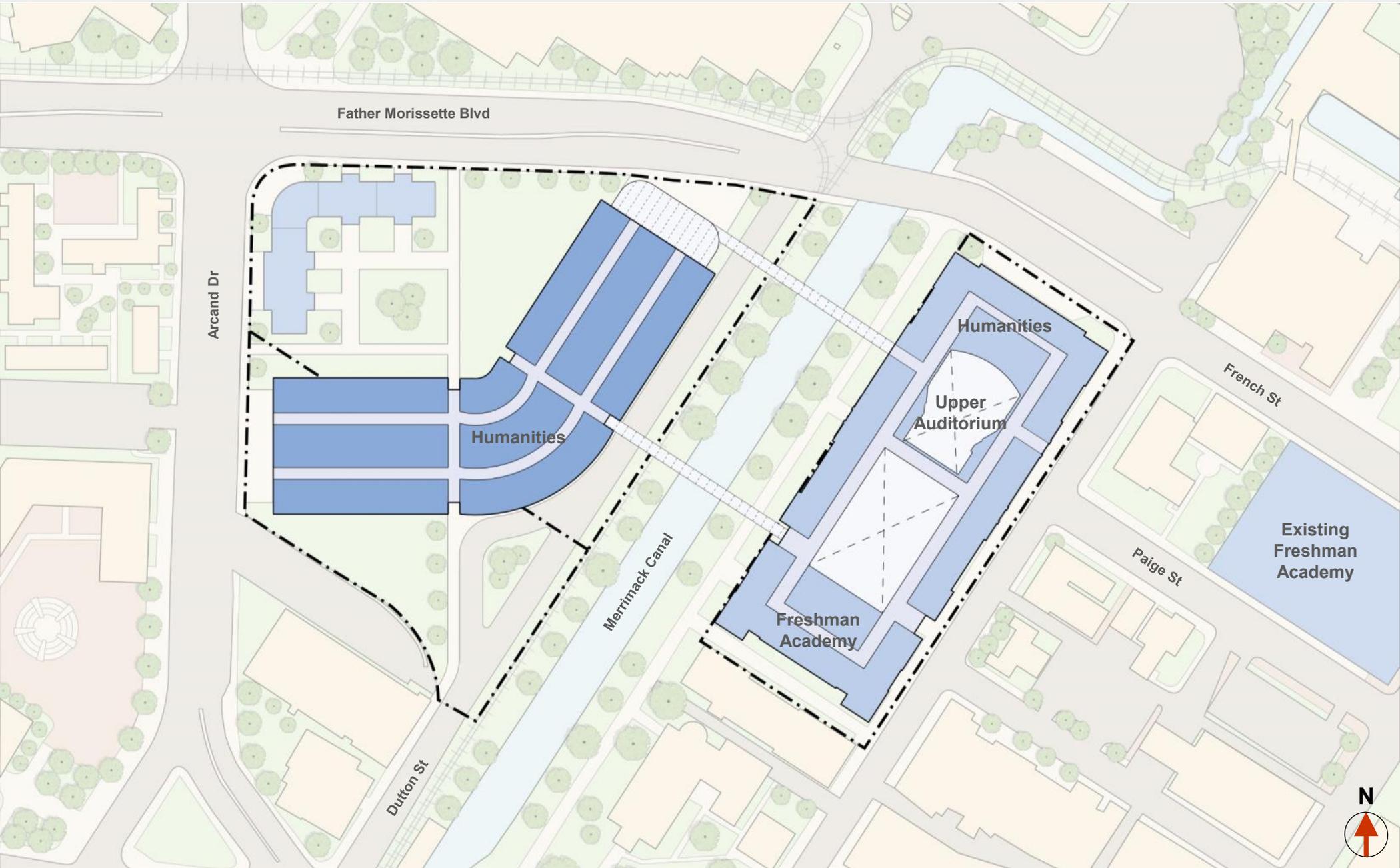
LHS Design Scheme C – Basement Floor Plan



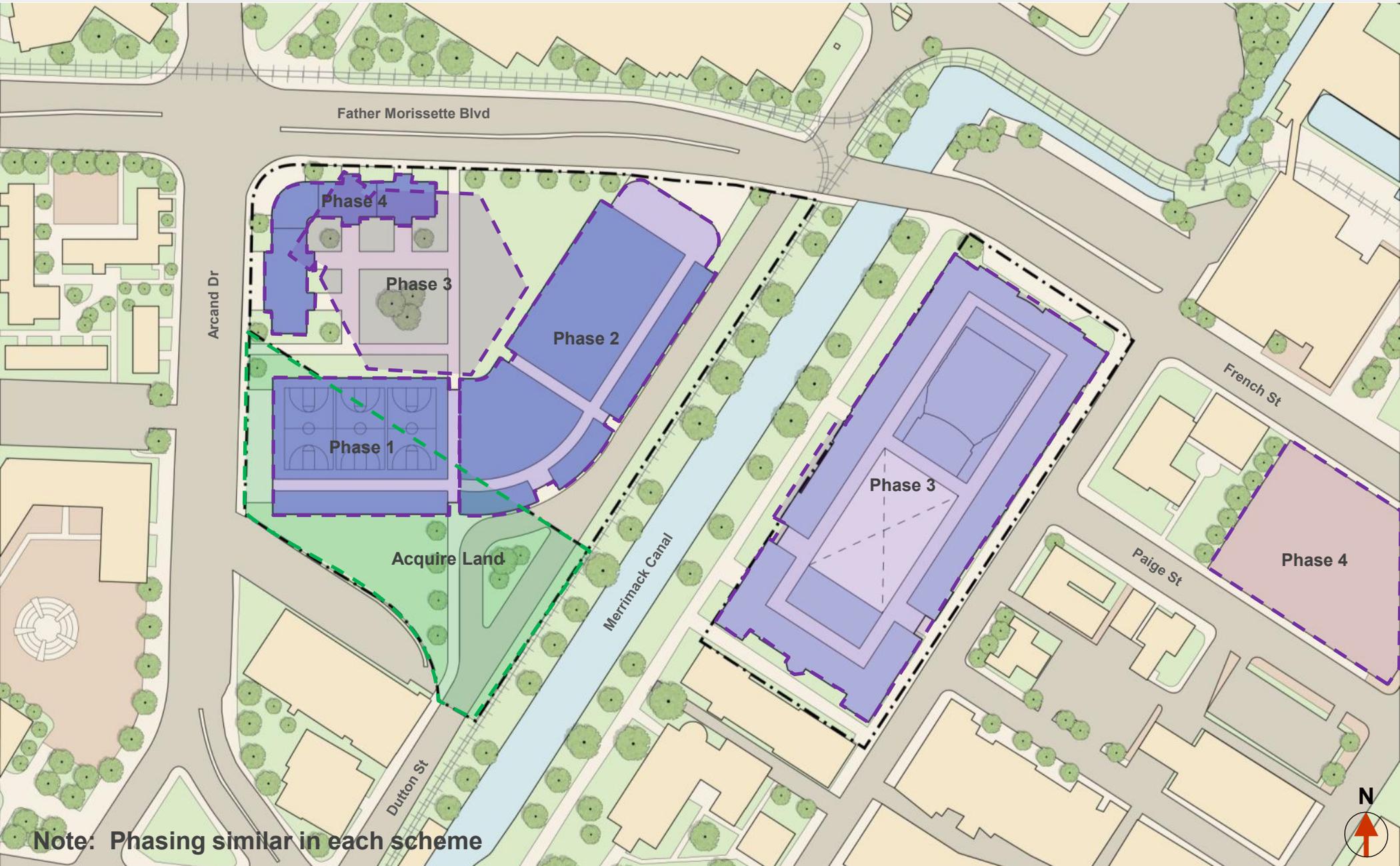
LHS Design Scheme C – Second Floor Plan



LHS Design Scheme C – Third Floor Plan



LHS Design Scheme C – Phasing



Note: Phasing similar in each scheme

Agenda



- Preferred Solutions

- Capital Plan & Next Steps

Proposed Ten-Year Capital Plan Schedule

	Anticipated Cost	2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023	
		1st QTR	3rd QTR																				
Projected PK-8 Overcrowding			1578		1710		1586		1844		2450		2572		1026		1026		0		0		0
Phased Return of Rogers to Elementary School (PK-4)				★		★		★															
MSBA Capital Pipeline - New Program Projects	\$ 408.9M																						
Add's + Reno's to Wang Middle School				SOI									★										
Add's + Reno's to Daley Middle School				SOI									★										
Add's + Reno's to Robinson Middle School				SOI									★										
Build New PK-8 School				SOI										★									
Add's + Reno's to Lowell High School				SOI																		★	
Rogers School site to PK-8						SOI																★	
MSBA Accelerated Repair Projects	\$ 9.8M																						
- Greenhalge Elem. School - Roof, Boilers				SOI																			
- Lincoln Elem. School - Roof, Boilers				SOI																			
- McAvinnue Elem. School - Roof, Boilers				SOI		★																	
- Murkland Elem. School - Roof, Boilers				SOI																			
- Butler Middle School - Roof				SOI																			
- Pyne Arts K-8 - Roof, Boilers				SOI																			
- Cardinal O-Connell - Roof, Windows, Boiler					SOI																		
- Adult Education Center - Roof, Windows					SOI																		
- LeBlanc Day School - Roof, Windows					SOI																		
- McAuliffe Elem. School - Roof					SOI		★																
- Shaughnessy Elem. School - Roof					SOI																		
- Molloy Alt. School - Roof, Windows					SOI																		
- Bartlett K-8 - Roof, Boilers						SOI																	
- Riverside Alt. School - Windows						SOI				★													
- Bailey Elem. School - Boilers						SOI																	
MSBA Capital Pipeline - Major Repair Projects	\$ 59.9M																						
- Sullivan Middle School					SOI							★											
- Reilly Elementary School					SOI																		
- Butler Middle School						SOI																	
- Lincoln Elementary School						SOI																	
- McAvinnue Elementary School							SOI																
- Greenhalge Elementary School							SOI																
- McAuliffe Elementary School								SOI														★	
- Bailey Elementary School								SOI															
- Bartlett K-8 School									SOI														
- Moody Elementary School										SOI													
- Washington Elementary School															SOI								★

Next Steps

- SC to discuss SOI strategy and priority in preparation for April MSBA filing deadline
- WG and SC to provide feedback on draft report for final report

