



**LOWELL PUBLIC SCHOOLS**  
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To: Salah Khelfaoui  
From: Gary N. Frisch  
Re: Educational Lease Space  
Date: April 26, 2018

### **Background**

The CSA Day School is located in Methuen with the expiration of the lease ending July 2018. It was decided to seek a larger building to be able to expand the school. Jen McCrystal as indicated that there are 13 additional students that have agreed to transfer from an Out of District placement to the CSA Day School.

We requested that the City of Lowell solicit proposals for classroom space for a CSA Day School. The request for proposal was for a 3 year lease for approximately 12,000 square feet beginning with the FY 2019 school year. The opening of the RFP was on April 3, 2018. A total of the two proposals were received.

<u>Proposer</u>	<u>Location</u>	<u>3 Year</u>
1) Bertos Realty Trust	144 Merrimack an office space, Lowell	\$432,000
2) The Daly Group, L.L.C.	60 Carlisle Street Chelmsford	\$848,025

On Wednesday, April 11, 2018 a team of 5 Lowell Public School employees conducted site visits for potential day sites as outlined in the RFP. The team consisted of general education and special education staff; the team was in complete agreement that the space at 60 Carlisle met 30 of the 31 program requirements while the space at 144 Merrimack only met 26 of the 31 requirements.

The concerns at 144 Merrimack include the lack of student bathrooms, the lack of outdoors space, load and unload location and a location of a local business. In addition to these concerns, there is a significant safety concern as the daily load and unload process would occur on Merrimack Street. Students, parents, staff and providers would also have to walk by a local business in order to access the building, creating a potential violation of students' privacy.

The only concern at 60 Carlisle was in regards to the lack of a bathroom within the pre-K classroom, however there is a student bathroom within close proximity to the classroom. The team unanimously agreed that the space at 60 Carlisle is an appropriate, accessible and safe space, which will allow the continued growth and expansion of Day School.

The District had currently budgeted \$152,000 in FY 2018. The proposed lease costs are \$282,672 on an annual basis which includes two additional classrooms. The expanded classrooms allow the District to save approximately 1 million in tuition costs.

It is recommended that the School Committee approve a 3 year lease with The Daly Group.