

District: City of Lynn
 School Name: Pickering Middle School
 Recommended Category: Project Scope and Budget
 Date: December 6, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Lynn (the “District”) to replace the existing Pickering Middle School with a new facility serving grades 6-8 on the site of the existing Pickering Middle School, Sisson Elementary School, and adjacent Magnolia Park.

The District’s proposed project site is partially located on the adjacent Magnolia Park, which is subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution. Therefore, the MSBA Board's authorization to enter a Project Scope and Budget Agreement and a Project Funding Agreement, will be conditioned upon the District meeting the MSBA requirements for ownership, control, and use of the proposed project site.

Additionally, the District's proposed project is subject to the review of the Massachusetts Environmental Policy Act Office ("MEPA Review"). Therefore, the MSBA Board's authorization to enter a Project Scope and Budget Agreement and a Project Funding Agreement will be conditioned upon the District fulfilling the applicable MEPA requirements associated with the MEPA Review.

District Information	
District Name	City of Lynn
Elementary School(s)	A Drewicz Elementary School (PK-5) Aborn Elementary School (K-5) Brickett Elementary School (K-5) Capt. William G Shoemaker Elementary School (PK-5) Cobbett Elementary School (K-5) E J Harrington Elementary School (PK-5) Edward A Sisson Elementary School (PK-5) Hood Elementary School (PK-5) Ingalls Elementary School (K-5) Julia F Callahan Elementary School (PK-5) Lincoln-Thomson Elementary School (K-5) Lynn Woods Elementary School (K-5) Robert L Ford Elementary School (1-5) Sewell-Anderson Elementary School (K-5) Tracy Elementary School (1-5) Washington Elementary School (PK-5) William R Fallon Elementary School (1-5) Wm P Connery Elementary School (PK-5)
Middle School(s)	Breed Middle School (6-8) Pickering Middle School (6-8) Thurgood Marshall Middle School (6-8)
High School(s)	Classical High School (9-12)

District Information	
	Fecteau-Leary Jr./Sr. High School (6-12) Lynn English High School (9-12) Lynn Vocational Technical Institute (PK-12)
Priority School Name	Pickering Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1917
Existing Square Footage	100,700
Additions	1951 – addition of the adjacent Sisson Elementary School
Acreage of Site	5.01 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Envelope • Windows • Roof • Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.</p>
Original Design Capacity	Unknown
2022-2023 Enrollment	552 students
Agreed Upon Enrollment	1,100 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,100 students serving grades 6-8.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	December 15, 2021
Preferred Schematic Authorization	June 21, 2023
Project Scope & Budget Authorization	On December 13, 2023 Board agenda
Reimbursement Rate Before Incentives	79.58%
Incentive Points	1.52 – Maintenance
Total Reimbursement Rate ¹	80.00% ¹

¹ By statute, 80.00% is the District's maximum reimbursement rate. Here, the District's base reimbursement rate is 79.58% before applying any incentive points. After applying the maintenance incentive points, this results in a maximum reimbursement rate of 80.00%.

Consultants	
Owner's Project Manager (the "OPM")	LeftField, LLC
Designer	Raymond Design Associates, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project's scope and budget. The District has provided a Total Project Budget of \$168,268,362, which includes an estimated construction cost of \$133,993,738 (\$732/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$128,655,098, which excludes feasibility study and schematic design costs as a result of previous state funding associated with MSBA's participation in the District's 2015-17 Feasibility Study, OPM and Designer fees beyond MSBA's funding limits, costs associated with other administrative costs, costs associated with work at the adjacent Sisson Elementary School, construction costs beyond MSBA funding limits plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of \$1,200 per student allowance for furniture, fixtures, and equipment, costs in excess of \$1,200 per student allowance for technology, costs associated with the commissioning of ineligible building area, and owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,100	District's Proposed
Proposed Total Square Feet: 183,084	Project Budget
Project Budget ¹	\$160,228,738
Scope Exclusions/Ineligible Costs	-\$31,573,640
Estimated Basis of Total Facilities Grant	\$128,655,098
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$102,924,078
Cost Recovery	-\$1,097
Estimated Maximum Total Facilities Grant ²	\$102,922,982
Potentially Eligible Owner's and Construction Contingencies	\$2,009,906
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,607,925
Total Project Budget	\$168,268,362
Maximum Total Facilities Grant ^{3,4}	\$104,530,907

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

⁴Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$102,922,982; however, the District may be eligible for up to an additional \$1,607,925 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$104,530,907 for the Project Scope and Budget Agreement and Project Funding Agreement for to replace the existing Pickering

Middle School with a new facility serving grades 6-8 on the site of the existing Pickering Middle School, Sisson Elementary School, and adjacent Magnolia Park.

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