

District: Town of Lynnfield  
 School Name: Lynnfield High School  
 Recommended Category: Project Scope and Budget  
 Date: January 18, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Lynnfield for an addition to the existing Lynnfield High School.

<b>District Information</b>	
District Name	Town of Lynnfield
Elementary School(s)	Lynnfield Preschool (PK) Huckleberry Hill Elementary School (K-4) Summer Street Elementary School (K-4)
Middle School	Lynnfield Middle School (5-8)
High School	Lynnfield High School (9-12)
Priority School Name	Lynnfield High School
Type of School	High School
Grades Served	9-12
Year Opened	1964
Total Square Footage	132,655
Additions	Facility renovation in 2003
Acreage of Site	27.5 acres
Building Issues	The District has reported existing and projected overcrowding.
Original Design Capacity	330-340 students (estimate from District)
2010-2011 Enrollment	590
Agreed Upon Enrollment	740
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 740 students serving grades 9-12.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 30, 2009
Preferred Schematic Authorization	November 16, 2011
Project Scope & Budget Authorization	January 25, 2012
Reimbursement Rate Before Incentives	42.37%
Incentive Points	Maintenance: 1.57
Total Reimbursement Rate	43.94%

<b>Consultants</b>	
Owner's Project Manager	Heery International, Inc.
Designer	Edward Rowse Architects, Inc.

**Discussion**

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District previously had determined a project budget limit, and after receiving a more detailed cost estimate, the District reduced the scope of its approved preferred option. The scope reductions included reducing the number of added general classrooms from six to four and eliminating the large instructional space. The District also is proposing to re-assign spaces within the existing facility that previously had been re-purposed to non-educational uses to their original function, allowing the new addition to provide adequate educational capacity in compliance with the District's submitted educational plan. The District also has eliminated alternates it had requested, including a new connecting corridor bridge and added parking areas.

The District has provided a total project budget of \$4,500,044, which includes an estimated construction cost of \$3,165,166. The basis of the estimated maximum Total Facilities Grant would be \$4,225,106, which excludes legal fees, designer fees in excess of 12% of construction costs, costs associated with mailing and moving, and owner's and construction contingency costs.

The District is proposing a site work alternate with an estimated budget of \$603,489. As the District does not intend to pursue this alternate unless it can be done within the existing budget, the estimated cost for this alternate is not included in either the Total Project Budget or the basis of the estimated maximum Total Facilities Grant. The MSBA may participate in costs associated with the site work alternate, subject to the MSBA's cap on site costs of 8% of building costs.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 740 Total Gross Square Feet: 143,605	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$4,500,044	\$4,225,106
Project Cost per square foot	\$411	\$386
Total Construction Budget	\$3,165,166	\$3,165,166
Construction Cost per square foot*	\$289	\$289
Reimbursement Rate	43.94%	
Estimated Maximum Total Facilities Grant**	\$1,856,512	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$91,509	
Maximum Total Facilities Grant***	\$1,948,020	

\* Does not include construction contingency

\*\* Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

*\*\*\* Includes 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.*

MSBA staff recommends an estimated maximum Total Facilities Grant of \$1,856,512; however, the District may be eligible for up to an additional \$91,509 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 \$1,948,020 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition to the existing Lynnfield High School.