

District: City of Lynn
 School Name: Pickering Middle School
 Recommended Category: Project Scope and Budget
 Date: February 8, 2017

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 to replace the existing Pickering Middle School facility with a new Pickering Middle School and a new West Lynn Middle School on two different sites, conditional upon the City obtaining full ownership, control, and exclusive use of the proposed project sites.

District Information	
District Name	City of Lynn
Elementary School(s)	Six Schools (PK-5) Nine Schools (K-5) Four Schools (1-5)
Middle School(s)	Breed Middle School (6-8) Pickering Middle School (6-8) Thurgood Marshall Middle School (6-8)
High School(s)	Fecteau-Leary Junior/Senior High School (7-12) Classical High School (9-12) Lynn English High School (9-12) Lynn Vocational Technical High School (9-12)
Priority School Name	Pickering Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1917
Existing Square Footage	78,600
Additions	Addition made in 1953 when an adjacent building was constructed and the electrical, plumbing, and HVAC systems were shared
Acreage of Site	5.01 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical, Electrical, and Plumbing systems - Building Envelope, Windows, and Roof - Accessibility 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.
Original Design Capacity	Unknown
2015-2016 Enrollment	618
Agreed Upon Enrollment	1,660
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,660 students serving grades 6-8. Pickering Middle School – 652 West Lynn Middle School – 1,008

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	August 6, 2015
Preferred Schematic Authorization	November 9, 2016
Project Scope & Budget Authorization	On February 15, 2017 Board agenda
Reimbursement Rate Before Incentives	79.58%
Incentive Points	1.27 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	80.00%

¹ By statute, 80% is the maximum reimbursement rate. Here, the District reaches the maximum rate of 80%, with the addition of the incentive reimbursement points for maintenance.

Consultants	
Owner’s Project Manager (the “OPM”)	LEFTFIELD, LLC
Designer	Raymond Design Associates, Inc.

Discussion

As part of its Feasibility Study, the District determined that it needs to provide four middle schools in the City of Lynn to relieve overcrowding issues and to deliver its desired educational program equally and efficiently throughout the District.. At the November 9, 2016 MSBA Board of Directors meeting, the Board of Directors authorized the District to proceed into Schematic Design for two new middle schools. As a result of the proposed solution, the District’s middle school facilities will include the existing Breed Middle School, the recently constructed Thurgood Marshall Middle School, a new Pickering Middle School, and a new West Lynn Middle School.

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the scopes and budgets for the proposed middle school projects, and have prepared a total project budget for each school, which are provided in the tables below.

New Pickering Middle School:

The District has provided a Total Project Budget of \$83,661,513 for the new Pickering Middle School, which includes an estimated construction cost of \$66,693,697 (\$508/sq. ft.). The Estimated Basis of Total Facilities Grant is \$52,198,026, which excludes site costs in excess of 8% of total building cost, construction costs in excess of \$312/sq. ft., costs associated with mailing and moving, costs associated with ineligible square footage, costs associated with land and property acquisition, and owner’s and construction contingency costs.

New Pickering Middle School - Project Scope and Budget Agreement	
Enrollment: 652	District’s Proposed
Proposed Total Square Feet: 131,295	Project Budget
Project Budget ¹	\$79,306,923
Scope Exclusions/Ineligible Costs	\$27,108,897
Estimated Basis of Total Facilities Grant	\$52,198,026
Reimbursement Rate	80%
Estimated Maximum Total Facilities Grant ²	\$41,758,421

Potentially eligible owner's and construction contingencies	\$1,671,842
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,337,474
Total Project Budget	\$83,661,513
Maximum Total Facilities Grant ³	\$43,095,895

¹ Does not include owner's or construction contingencies.

² Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

³ 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 \$41,758,421; however, the District may be eligible for up to an additional \$1,337,474 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 \$43,095,895 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Pickering Middle School facility on an alternate site.

West Lynn Middle School:

The District has provided a Total Project Budget of \$104,590,019 for the new West Lynn Middle School, which includes an estimated construction cost of \$83,490,534 (\$450/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$69,177,732, which excludes construction costs in excess of \$312/sq. ft., costs associated with mailing and moving, cost associated with ineligible square footage, costs associated with the restoration of the McManus Field, and owner's and construction contingency costs.

West Lynn Middle School - Project Scope and Budget Agreement	
Enrollment: 1,008	District's Proposed Project Budget
Proposed Total Square Feet: 185,444	
Project Budget ¹	\$99,163,134
Scope Exclusions/Ineligible Costs	\$29,985,402
Estimated Basis of Total Facilities Grant	\$69,177,732
Reimbursement Rate	80%
Estimated Maximum Total Facilities Grant ²	\$55,342,186
Potentially eligible owner's and construction contingencies	\$2,087,263
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,669,810
Total Project Budget	\$104,590,019
Maximum Total Facilities Grant ³	\$57,011,996

¹ Does not include owner's or construction contingencies.

² Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

³ *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 \$55,342,186; however, the District may be eligible for up to an additional \$1,669,810 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 \$57,011,996 for the Project Scope and Budget Agreement and Project Funding Agreement for the new West Lynn Middle School on an alternate site.

Pickering Project Recommendations:

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$97,100,607; however, the District may be eligible for up to an additional \$3,007,284 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 combined Maximum Total Facilities Grant of \$100,107,891 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Pickering Middle School facility with a new Pickering Middle School and a new West Lynn Middle School on two different sites, conditional upon the City obtaining full ownership, control, and exclusive use of the proposed project sites.