

District: City of Lynn  
 School Name: Pickering Middle School  
 Recommended Category: Preferred Schematic  
 Date: June 14, 2023

**Recommendation**

That the Executive Director be authorized to approve the City of Lynn (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design 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. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

Please note, the District’s Preferred Schematic is partially located on the adjacent Magnolia Park, which is subject to Article 97. If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement would be contingent upon the District satisfying all MSBA land ownership and control requirements, and any environmental approvals for the proposed site, unless these conditions are met prior to such vote.

<b>District Information</b>	
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) Fecteau-Leary Jr./Sr. High School (6-12) Lynn English High School (9-12) Lynn Vocational Technical Institute (PK-12)

<b>District Information</b>	
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	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Roof</li> <li>- Accessibility</li> </ul> <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

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	December 15, 2021
Preferred Schematic Authorization	On June 21, 2023 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 25, 2023
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	79.58%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	LeftField, LLC
Designer	Raymond Design Associates, Inc.

## Discussion

The existing Pickering Middle School is a 100,700 square-foot facility located on a 5.01-acre site that is shared with the Sisson Elementary School. The original school building was constructed in 1917, with the addition of the adjacent Sisson Elementary School in 1951. Additionally, the gymnasium has had upgrades, and roof repairs to the auditorium have been ongoing. Repairs to

the exhaust stem were completed in 2011, and the District installed new steam boilers in 2013 and 2016.

The District’s Statement of Interest (“SOI”) identifies numerous deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; existing spaces are not conducive for delivering the District’s educational program; and overcrowding. Additionally, the District’s SOI noted that the existing facility has no elevator and other ADA non-compliance issues that prevent some students from attending their neighborhood school.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied (8) preliminary options that included: (1) code upgrade option, (1) addition/renovation option, and (6) new construction options, as presented below.

<b>Option</b>	<b>Description of Preliminary Options</b>
Option 1	New Construction at the Gowdy Park site (Site 1).
Option 2	New Construction at the Former Union Hospital site (Site 2).
Option 3	New Construction at the Broadway site (Site 3).
Option 4	New Construction at the Rockdale site (Site 4).
Option 5A	Code Upgrade at the existing Pickering Middle School (Site 5).
Option 5B	Addition/Renovation at the existing Pickering Middle School (Site 5).
Option 6A	New Construction at the Magnolia Park site (Site 6).
Option 6B	New Construction at the Magnolia Park site and partial demolition of the parking and play spaces at the Sisson Elementary School (Site 6).

As a result of this analysis, the District determined that “Option 1” would not be considered for further evaluation because although the Gowdy Park site is under control of the District it is also under Article 97 protection. Additionally, the site has poor soil conditions and an existing floodplain, which results in a complicated and expensive site for development.

The District determined that “Option 2” would not be considered for further evaluation because a portion of the Union Hospital site is currently being developed for future medical office buildings, and additional costs associated with site acquisition is required. Additionally, the available site is tight due to the existing buildings to the south and residential houses to the north.

The District determined that “Option 3” would not be considered for further evaluation because of the topography challenges associated with the Broadway site and use of the site would require site acquisition. Additionally, this option would result in more roadways, retaining walls, underground utilities, including stormwater which would add to the amount of earthwork necessary at the site resulting in additional cost and extended schedule.

The District determined that “Option 4” would not be considered for further evaluation because of the topography challenges associated with the Rockdale site and use of the site would require site acquisition. Additionally, the site is located between several small residential neighborhoods and

is not accessible directly off a main street or bus route. Developing the site would represent a substantial use change to the neighborhoods which do not experience much through-traffic.

The District determined that “Option 5A” was not considered viable for further consideration because this option does not support the District’s educational program. However, this option will be included as part of the final evaluation of options for cost comparison purposes only.

Subsequent to the evaluation of preliminary options, the District developed a new option that is referred to as “Option 7”, which is the new construction option at the existing Pickering Middle School/Sisson Elementary School site.

MSBA staff and the District agreed to explore the following (5) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade option, (1) addition/renovation option, and (3) new construction options.

**Summary of Preliminary Design Pricing for Final Evaluation of Options**

<b>Option (Description)</b>	<b>Total Gross Square Feet</b>	<b>Square Feet of Renovated Space (cost*/sq. ft.)</b>	<b>Square Feet of New Construction (cost*/sq. ft.)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sq. ft.)</b>	<b>Estimated Total Project Costs</b>
Option 5A: Code Upgrade	100,700	100,700 \$426/sq. ft	N/A	\$9,049,974	\$51,924,006 \$516/sq. ft.	\$71,384,011
Option 5B: Addition/Renovation	211,026	71,100 \$533/sq. ft	139,926 \$708/sq. ft	\$19,555,263	\$156,538,545 \$742/sq. ft.	\$203,825,858
Option 6A: New Construction	183,834	N/A	183,834 \$770/sq. ft	\$15,688,086	\$157,250,472 \$855/sq. ft.	\$195,675,500
Option 6B: New Construction	183,834	N/A	183,834 \$766/sq. ft	\$16,254,224	\$160,856,446 \$852/sq. ft.	\$199,982,833
<b><i>Option 7: New Construction***</i></b>	<b><i>183,834</i></b>	<b><i>N/A</i></b>	<b><i>183,834 \$654/sq. ft</i></b>	<b><i>\$15,688,086</i></b>	<b><i>\$135,836,161 \$739/sq. ft.</i></b>	<b><i>\$170,308,289</i></b>

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District’s Preferred Schematic

The District has selected “Option 7”, as the Preferred Schematic to proceed into Schematic Design because this option best supports the District’s educational program, and is located adjacent to the existing Pickering Middle School, Sisson Elementary School, and adjacent Magnolia Park which is subject to Article 97. The proposed building has a compact 5-story building footprint, with the shortest construction duration and was the least expensive option considered.

As noted above “Option 5A” was not considered a viable option because it does not support the District’s educational program. However, this option was included for cost comparison purposes only.

“Option 5B” was not selected by the District because it requires the taking of three adjacent private properties, it includes the demolition of an existing 3-story classroom wing at existing Pickering building that results in the use of modular classrooms during construction, and this option would result in significant disruption to ongoing education during construction.

Although “Options 6A and 6B” would meet the needs of the District’s educational program these options were not selected by the District because the proposed location on the adjacent Magnolia Park site resulted in additional costs associated with soil removal and deep foundations.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on May 17, 2023. At that meeting, members of the FAS discussed the following items: appreciation of the Educational Program; distribution of Special Education program spaces on the second floor and DESE review process; appreciation of creativity of the placement of the building on a compact site; site constraints and potential challenges as it relates to current and future floodplain projections; incorporation of transparent and opaque materials to further define interior spaces and maximize natural light; location of the Media Center on the first floor; location of the proposed Learning Deck; consideration of alternative windows on the Media Center to add character and break down scale; appreciation of World Language program offerings for English Learners and incorporation of the state seal of biliteracy; consideration of a spring floor in the gymnasium for dance and other types of performances; upcoming school department leadership transition and continuity of educational vision; District’s intention for future use of the existing Pickering facility; and, District’s efforts to urge legislators to revise state (Ch. 70) funding formula so additional operational money would be available to support programs and professional development.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District’s Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.

- 5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the City of Lynn be approved to proceed into Schematic Design 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. If the District is approved by the Board to proceed into Schematic Design for this proposed project, which is partially located on the adjacent Magnolia Park which is subject to Article 97, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, would be contingent upon the District satisfying all MSBA land ownership and control requirements, and any environmental approvals for the proposed site, unless these conditions are met prior to such vote.