
PICKERING & WEST LYNN MIDDLE SCHOOLS – Lynn, MA

MAGNOLIA PARK SITE IFACTS

A few reasons why the Magnolia Park site was not selected for the Pickering Middle School:

- Depending on the hydrology reporting that will be required to relocate the MWRA water line, the proposed routing shown on RDA's site plan will most likely have to be re-routed because of the sharp bends indicated. To re-route with less bends would require the taking of at least 2 residential properties. These costs have not been reflected in the costs of the Magnolia Park site as this was information gained after the PDP costs were submitted.
- The MWRA water line has a very short timeframe (late fall-winter) in which it can be worked on or even investigated for the hydrology reports. These are not favorable months for construction. Additionally, the application process to work on a primary water source line is extensive and the timeline cannot be projected like those of other regulatory permitting processes required at other sites thus more than likely holding up or extending construction. These delay costs are not reflected in the costs presented in the PDP as they are difficult to ascertain. MSBA requires all cost factors to be presented at Schematic Design to determine the State's cost participation. Not understanding or being able to project or control the site costs for Magnolia Park was a significant factor in not choosing the site.
- The \$800,000 that was indicated in the pricing of the Magnolia Park site will likely only cover the cost of replacing the culvert connecting Sluice and Flax Ponds. The Design Team had initially intended not to touch the culvert and to bridge over it similar to what was done at TMMS. However, the City indicated that this culvert needed to be replaced in its entirety due to the changes and disruptions at the site that will be required to accommodate the school, replace the flood plain volume capacity and the MWRA line relocation. The condition of the culvert would not sustain the stresses that will likely be experienced by work on the site.
- The relocation of the MWRA water line is currently projected at \$1.6-\$2 million without takings. Costs for takings would need to be reserved at \$2-\$8 million depending on whether the elderly housing would need to be taken and replaced.
- It was noted that in order to replace the flood plain volume capacity, the culvert and the MWRA water line and fit the school, parking and access drives on the Magnolia Park site, the size of the site would need to be increased. The elderly housing site or additional homes to the north were discussed as being required to be taken in order to accomplish the project at Magnolia Park.