
PICKERING & WEST LYNN MIDDLE SCHOOLS – Lynn, MA

PROJECT OVERVIEW

The existing Pickering Middle School's age, gross deficiencies and substandard building systems along with the building's inability to accommodate a full range of educational programs consistent with state and local requirements prompted the District to prioritize and comprehensively address the physical and educational needs of the Pickering School. On April 9, 2014, Lynn Public Schools and the City of Lynn submitted a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) for the Pickering Middle School. The SOI was the culmination of many months of work to document the existing conditions at the existing Pickering Middle School and the educational program deficiencies. As a result of these efforts at the January 14, 2015 MSBA Board of Directors Meeting, the Board voted to issue an Invitation to the Eligibility Period to the City of Lynn. Upon completion of the Eligibility Period requirements, the Board voted at the August 6, 2015 MSBA Board of Directors Meeting to issue an Invitation to Conduct a Feasibility Study for the Pickering Middle School to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution.

The School Building Committee advertised, interviewed, collaborated with MSBA and ultimately hired an OPM in January 2016 to help with management of the design and construction process. The first task was to hire an Architectural/Engineering Team. The A/E Team was vetted and selected by the MSBA Designer Selection Panel and came on board in March 2016. The Feasibility Study commenced immediately and consisted of two major submissions to the MSBA, the Preliminary Design Program (PDP submitted 7/20/16) and the Preferred Schematic and Alternates Report (PSR submitted 9/28/16). These submissions were thoroughly reviewed and vetted by the MSBA and all comments were addressed as the project moved forward. The primary intent of the Feasibility Study's scope of work was to identify, investigate, study and evaluate building project and to determine all viable sites within the City on which to locate the school.

During the Feasibility Study phase, it became clear that all of the middle schools, including the recently constructed Thurgood Marshall Middle School, were severely stressed by rising enrollment numbers; and it was evident that a wide variety of programmatic issues needed to be addressed for parity amongst the District's middle schools. Therefore, the Project Team began to look at options to address the needs of the entire middle school level from a district-wide perspective. This approach was pursued to ensure that all middle school students would be provided with the same educational opportunities district-wide.

The District and the MSBA discussed and comprehensively reviewed the City's student population, student enrollment and the projected sustained enrollment growth occurring and forecasted in the District. Enrollment at all middle schools within the District was carefully analyzed. The MSBA hired its own Demographics Consultant whose future enrollment projections for the District's middle school level confirmed the District's own projections. The capacity analysis performed indicated the need for the Pickering Middle School project to expand enrollment to relieve enrollment pressures at all the other middle schools within the District. The MSBA's forecast indicated that there will be

3,725 pupils at the middle school level by 2019. It was then determined by MSBA, and agreed upon by the City of Lynn and Lynn Public Schools on July 24, 2015, to use a design enrollment of 1,660 students for the Pickering Middle School Project. The Design Enrollment Agreement tasked the District through the Preliminary Design Program to investigate potential solutions that could equalize enrollment among all its middle schools. As the project progressed, it became necessary to look beyond the Pickering area after reviewing the student demographics and analyzing where the majority of the students live within the City. The majority of the students reside in West Lynn area of the City, where there is no middle school.

A total of seven building options were developed and reviewed and every available or reasonably attainable site in the City of Lynn was identified and reviewed, totaling thirteen sites. Additions and renovations at two existing schools, Pickering and Breed Middle Schools, and new construction options were developed for thirteen sites. A 1,660-student large school was analyzed on two somewhat centrally located sites to the Pickering and West Lynn areas of the City. A 652-student school was reviewed on various sites in the Pickering area and a 1,008-student school was reviewed on various sites in the West Lynn area. Due to the locational demographics of the middle school population, the distance to the various school sites and the overall traffic issues throughout the City, it was determined that two schools would provide both the best educational solution and the best financial solution. While one large school was cheaper in initial construction costs, the added annual transportation costs for the District and the impact of increased traffic throughout the City made a one-school solution the most costly overall.

The MSBA Board agreed with and approved their participation in the two-school concept for a 652-student Pickering Middle School at the reservoir site off Parkland Avenue and a 1,008-student West Lynn Middle School at the McManus Field on November 9, 2016. The Schematic Design Submissions for both schools were submitted on January 4, 2017. The Total Project Budget was finalized for these submissions. The Pickering Middle School's estimated construction cost has been established at \$66,993,697 with total project costs of \$85,852,500. The West Lynn Middle School's estimated construction cost has been established at \$83,490,534 with total project costs of \$102,714,031. The Total Budget for both schools has been set at \$188,566,531. The MSBA Board is scheduled to vote on the Project Funding and will set their participation at the MSBA Board Meeting on February 15, 2017. Once the amount to be funded by both the State and the City has been established, the City residents will be asked to vote on the project. The target date for the City Election is March 14, 2017.

If approved by the City, the designs for both schools will be further developed and construction documents will be completed for bidding. Each school will be bid separately and the City plans to utilize a Construction Management firm to manage the construction of both schools. Construction is scheduled to start on the West Lynn Middle School in early fall 2017 with construction of the Pickering Middle School scheduled to start in March of 2018. It is anticipated that the West Lynn School will open to students in fall 2019. The Pickering School will open either January 2020.