Pickering Middle School Study

Agenda:

Introductions

Project Goals

Demographics & Enrollment

Redistricting

Preferred Development Options

Comments, Questions, & Answers
Pickering Middle School Study

**Introductions:**

**PMS Building Committee**

Mayor Judith Kennedy  
Rachel Allaire  
Peter Caron  
Edward Calnan  
Jaime Cerulli  
Dianna Chakoutis  
Donna Coppola  
Michael Donovan  
John Ford  
Andrew Hall  
Dr. Catherine Latham  
Wayne Lozzi  
James Ridley  
Kevin Rittershaus  
Joseph Smart  
Patrick Tutwiler

**Owner’s Project Manager**

LeftField, LLC  
Jim Rogers  
Lynn Stapleton  
Paul Gransaull

**Architect/Designer**

Raymond Design Associates, Inc  
Gene Raymond  
Steve Lamothe  
John Bartecchi
Pickering Middle School Study

Project Goals:

1. Address an Inadequate Facility

2. Provide Enrollment Capacity for Lynn’s Growing Middle School Population

3. Provide Programmatic Parity at the 6-8 Middle School Level
Educational Parity
DISTRICT-WIDE Grades 6-8 Projection

2015: 2,968 (LPS Oct 1)
2020: 3,725 (MSBA)
+757 Pupils
Pupils Per Square Mile in Each K-5 District

**High-Density Districts**  
(1,000-3,200 Students per Square Mile)

**Low-Density Districts**  
(200-800 Students per Square Mile)

**Low-Density Districts**  
(300-600 Students per Square Mile)

**TMMS**

<table>
<thead>
<tr>
<th>School</th>
<th>1066</th>
<th>Oct '15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hood</td>
<td></td>
<td>825</td>
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<tr>
<td>Ingalls</td>
<td></td>
<td>1966</td>
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<td>Brickett</td>
<td></td>
<td>1009</td>
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<td>Harrington</td>
<td></td>
<td>1016</td>
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<tr>
<td>Ford</td>
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**Pickering**

<table>
<thead>
<tr>
<th>Pupil Per Square Mile</th>
<th>618</th>
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<tbody>
<tr>
<td>Shoemaker</td>
<td>288</td>
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<tr>
<td>Lynn Woods</td>
<td>221</td>
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<tr>
<td>Sisson</td>
<td>349</td>
<td></td>
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<tr>
<td>Aborn</td>
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**Breed**

<table>
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<tr>
<th>School</th>
<th>1239</th>
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<tbody>
<tr>
<td>Callahan</td>
<td>546</td>
<td></td>
</tr>
<tr>
<td>Lincoln-Thompson</td>
<td>967</td>
<td></td>
</tr>
<tr>
<td>Tracy</td>
<td>1855</td>
<td></td>
</tr>
<tr>
<td>Drewicz</td>
<td>422</td>
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<tr>
<td>Cobbet</td>
<td>3163</td>
<td></td>
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<tr>
<td>Washington</td>
<td>1459</td>
<td></td>
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<tr>
<td>Connery</td>
<td>1104</td>
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<tr>
<td>Sewell-Anderson</td>
<td>373</td>
<td></td>
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Projected Growth in Each 6-8 District

**District-Wide 6-8**
2015: 2,968 (LPS Oct 1)
2020: 3,725 (MSBA)
+757 Pupils

**PICKERING MS**
2015: 618 PUPILS
2020: 562 PUPILS ±
-56 PUPILS

**BREED MS**
2015: 1,239 PUPILS
2020: 1,802 PUPILS ±
+563 PUPILS

**THURGOOD MARSHALL MS**
2015: 1,066 PUPILS
2020: 1,316 PUPILS ±
+250 PUPILS
Three Districts
2020

District-Wide 6-8
2015: 2,968 *(LPS Oct 1)*
2020: 3,725 *(MSBA)*
+757 Pupils
Where the Students Live – Three Districts

1. Pickering
2. Breed
3. TMMS
Four Districts
2020

District-Wide 6-8
2015: 2,968 (LPS Oct 1)
2020: 3,725 (MSBA)
+757 Pupils
Where the Students Live – Four Districts

1. Pickering
2. Breed
3. TMMS
4. West Lynn
Pickering Middle School Study

Preferred Development Options:

Two Schools – Reservoir & McManus Field

Two Schools – Magnolia Park & McManus Field

One Large School - Reservoir

One Large School – Gallagher Park

Two Schools – Breed MS & Reservoir
Option #1: Two Schools @ Sites 3 & 10

Preferred Option
Site #3: Reservoir Site
Lynn Woods – Parkland Ave
Winter Views - Reservoir Site #3
Site #3 – Reservoir / Parkland Ave
Avoiding Wyoma Square @ Site #3

1. Pickering
2. Breed
3. TMMS
4. West Lynn
Site #3 – Reservoir / Parkland Ave
Development Plateau – Reservoir Site #3
Reservoir Site #3 – Parkland Ave (652 Pupils)
Site #10: McManus Park
Site #10 – McManus Park

Pickering Middle School

Lynn Voc Tech

Potential School Site

Playfields

Neptune Blvd

Commercial Street

Bennett Street

Lynnway / Rt 1A

Lynn VMCA
Site #10 – McManus Field (1008 Pupils)
First Backup

Two Schools – Magnolia Park & McManus
Site #1B: Magnolia Park Park
Site #1b – Magnolia Park
Site #1b – Magnolia Park (652 Pupils)
Site #10 – McManus Field (1008 Pupils)
Option #3: One School @ Site 3
Site #3: Reservoir Site
Lynn Woods – Parkland Ave
Site #3 – Reservoir / Parkland Ave
Reservoir Site #3 – Parkland Ave (1660 Pupils)
Option #4: One School @ Site 11
Site #11: Gallagher Park
Site #11 – Gallagher Park

Potential School Site

Maintain Ballfields

Maintain Courts

Sewell Anderson Elem School

Cemetery

Ontario Street

Linwood Street

Hurd Street
Option #5: Two Schools - Sites 2 & 3

Least Preferable
Site #2: Breed Middle School 1977
Site #2 – Existing Breed School
Site #2 – Existing Breed School
Site #3: Reservoir Site
Lynn Woods – Parkland Ave
Reservoir Site #3 – Parkland Ave (652 Pupils)
### Construction Cost Estimates

<table>
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<tr>
<th>Option</th>
<th>Project</th>
<th>City Share</th>
<th>City Share</th>
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<tbody>
<tr>
<td></td>
<td>PMC</td>
<td>Out F</td>
<td>RDA</td>
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<tr>
<td><strong>Option #1: Repair Pickering &amp; New West Lynn</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>New West Lynn</td>
<td>$68,990,379</td>
<td>1.1%</td>
<td>$68,773,965</td>
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<tr>
<td>Repair Pickering</td>
<td>$29,079,522</td>
<td>1.1%</td>
<td>$25,920,391</td>
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<tr>
<td>Total</td>
<td>$98,070,001</td>
<td>1.1%</td>
<td>$94,694,356</td>
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<tr>
<td>Reconfigure Breed (opt a)</td>
<td>$25,782,123</td>
<td>2.2%</td>
<td>$25,282,240</td>
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<tr>
<td>Total</td>
<td>$123,852,242</td>
<td>2.2%</td>
<td>$120,976,599</td>
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**Note:** N/A indicates not applicable. The cost of N/A does not address program needs.

**Most:** $179,915,154

**Least:** $179,915,154

### Option #2: Add/Reno at Pickering

| Add/Reno Pickering (large) | $137,312,573 | 2.1% | $138,021,031 | | | |
| Construction Total | $137,312,573 | 2.1% | $138,021,031 | | | |
| Reconfigure Breed (opt a) | $25,782,123 | 2.2% | $25,282,240 | | | |
| Total | $165,104,696 | 2.3% | $163,303,271 | | | |

**Note:** Add/Reno at Pickering.

**Most:** $179,915,154

**Least:** $179,915,154

### Option #3: Add/Reno Pickering & New West Lynn

| New West Lynn | $68,990,379 | 3.1% | $68,773,965 | $87,649,465 | 1st Project |
| Add/Reno Pickering (small) | $46,799,834 | 3.2% | $49,091,165 | $68,023,353 | 2nd Project |
| Total | $115,790,222 | 3.4% | $117,865,129 | $155,673,818 |
| Reconfigure Breed (opt a) | $25,782,123 | 2.2% | $25,282,240 | | | |
| Total | $141,572,345 | 2.6% | $143,147,369 | | | |

**Note:** Add/Reno Pickering & New West Lynn.

**Most:** $179,915,154

**Least:** $179,915,154

### Option #4: Add/Reno Breed & New Pickering

| New Pickering (medium) | $68,004,151 | 4.1% | $68,124,932 | $90,808,213 | 1st Project |
| Add/Reno Breed (opt c) | $42,537,226 | 4.2% | $45,654,924 | $70,469,478 | 2nd Project |
| Total | $110,541,377 | 4.3% | $113,779,856 | $161,272,691 |

**Note:** Add/Reno Breed & New Pickering.

### Option #5A: One New School - Gallagher Park

| New Pickering (large) | $112,675,500 | 5.4% | $115,451,929 | | | |
| Total | $112,675,500 | 5.4% | $115,451,929 | | | |
| Reconfigure Breed (opt a) | $25,782,123 | 2.2% | $25,282,240 | | | |
| Total | $138,457,623 | 5.6% | $130,734,129 | | | |

**Note:** One New School - Gallagher Park.

**Assuming No Extra MSBA Participation**

**Assuming MSBA Participation in SPED & Gym Sq Footage**

### Option #5B: One New School - Reservoir Site

| New Pickering (large) | $110,517,163 | 5.1% | $113,364,244 | $150,666,669 | Only One Project |
| Total | $110,517,163 | 5.1% | $113,364,244 | $150,666,669 | | |
| Reconfigure Breed (opt a) | $25,782,123 | 2.2% | $25,282,240 | | | |
| Total | $136,299,286 | 2.3% | $138,646,485 | | | |

**Note:** One New School - Reservoir Site.

**Assuming No Extra MSBA Participation**

**Assuming MSBA Participation in SPED & Gym Sq Footage**

### Option #6: Two New Schools

| New West Lynn | $68,990,379 | 6.1% | $68,773,965 | $87,649,465 | 1st Project |
| New Pickering (small) | $56,940,070 | 6.2% | $59,962,220 | $70,962,338 | 2nd Project |
| Total | $125,930,449 | 6.3% | $128,736,185 | | | |
| Reconfigure Breed (opt a) | $25,782,123 | 2.2% | $25,282,240 | | | |
| Total | $151,712,572 | 2.3% | $154,018,425 | | | |
Site #1A: Pickering Middle School
1917 - 1953
Pickering Middle School – Site #1a
Site #1a – Pickering/Sisson School Site
Site #1b – Magnolia Park
Site #2: Breed Middle School
1977
Site #2 – Existing Breed School
Site #2 – Existing Breed School
Site #3: Reservoir Site
Lynn Woods – Parkland Ave
Site #3 – Reservoir / Parkland Ave
Reservoir Site – Parkland Ave
Winter Views - Reservoir Site #3
Reservoir Site #3 – Parkland Ave
Site #4: Union Hospital
Union Hospital – Site #4
Union Hospital – Site #4
Site #5: Federal Street Lot
Federal Street Lot

Future Supermarket Development

Fire Dept
Federal Street - Site #5
Site #6: GE 1 – Elmwood Ave
GE 1 – Elmwood Avenue - Site #6
Site #7: GE 2 – Bennett Street
GE 2 – Bennett Street - Site #7
GE 2 – Bennett Street - Site #7
GE Field - Site #8
Site #8 – GE Field
Site #9: Barry Park
Barry Park - Site #9
Site #10 – McManus Park
Site #10 – McManus Park
Site #10 – McManus Park
Site #11: Gallagher Park
Site #11 – Gallagher Park

Potential School Site
Maintain Ballfields
Maintain Courts
Site #11 – Gallagher Park
Site #12: Rockdale Avenue
Site #12 – Rockdale Ave
Site #12 – Rockdale Ave
Questions & Comments