District: Town of Lynnfield
School Name: Lynnfield High School
Recommended Category: Preferred Schematic
Date: November 9, 2011

Recommendation

That the Executive Director be authorized to approve the Town of Lynnfield, as part of its Invitation to Feasibility Study, to proceed into schematic design for an addition to the existing Lynnfield High School. MSBA staff have reviewed the Feasibility Study and accept the District's preferred solution for an addition to the existing Lynnfield High School.

District Information	
District Name	Lynnfield
Elementary School(s)	Lynnfield Preschool (PK) Huckleberry Hill Elementary School (K-4) Summer Street Elementary School (K-4)
Middle School	Lynnfield Middle School (5-8)
High School	Lynnfield High School (9-12)
Priority School Name	Lynnfield High School
Type of School	High School
Grades Served	9-12
Year Opened	1964
Total Square Footage	132,655
Additions/Renovations	Facility renovation in 2003
Acreage of Site	27.5 acres
Building Issues	The District has reported existing and projected overcrowding.
Original Design Capacity	590
2010-2011 Enrollment	644
Agreed Upon Enrollment	740
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 740 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	September 30, 2009
Preferred Schematic Authorization	November 16, 2011
Project Scope & Budget Authorization	District is targeting Board authorization in January, 2012
Reimbursement Rate Before Incentives	40.26%

Consultants	
Owner's Project Manager	Heery International, Inc.
Designer	Edward Rowse Architects, Inc.

Discussion

The existing Lynnfield High School, the District's prioritized Statement of Interest, was constructed in 1965. The building underwent an extensive renovation in 2003, and it continues to experience overcrowding and increasing enrollment. Of special note, as identified in the District's Educational Plan, is overcrowding in the general classrooms and science department. which has resulted in non-educational spaces being used as classrooms and science labs. In 2009, Ai3 Architects, LLC recommended that the District reduce the overcrowding by adding a two-story modular extension, with six classrooms and two science labs, to the south side of the existing classroom wing.

Since the recently renovated facility is in good condition, the District limited the scope of the Feasibility Study to evaluating additions as described in Ai3's 2009 report, based on a pre-determined project budget limit of $4,500,000. Construction within the existing building would be limited to whatever work is required to provide systems connections for the new addition. Limited site work is proposed to address parking needs. The District considered modular construction systems in order to compress the design and construction duration, but it ultimately determined that standard construction methods would be the most cost effective.

In conjunction with its design team, the District performed an assessment of the existing conditions and the existing educational program of Lynnfield High School, receiving input from educators, administrators, community members, and facilities personnel. Based on the findings of this effort, the District and its design team submitted three addition options to the MSBA, including a one-story option (Option A) and two, two-story options (Options B and C). All options include the addition of six classrooms and two science labs, and Options B and C include a large instructional space.

Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer determined that the most cost effective solution that meets the District's educational needs and priorities is Option B.

Table 1 – Summary of Preliminary Design Pricing

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Costs
Option A (One Story Classroom Addition)	145,503 (Exist & New Constr)	0 $0/sf	12,848 $225/sf	$475,000	$3,365,800 $261.97/sf	$4,500,000
Option B* (Preferred Two Story Classroom Addition)**	**147,985 (Exist & New Constr)**	**0 $0/sf**	**15,330 $200/sf**	**$400,000**	**$3,466,000 $226.09/sf**	**$4,500,000**
Option C (Two Story Classroom Addition)	147,951 (Exist & New Constr)	0 $0/sf	15,296 $200/sf	$400,000	$3,459,200 $226.15/sf	$4,500,000

** Marked up construction costs*

*** Does not include construction contingency*
****** District's preferred option***

Evaluation of the options listed above indicates that higher sitework costs associated with a larger footprint of the one-story Option A offset the lower building construction costs, and, of the two, two-story options (which have identical construction costs per square foot), Option B provides better natural light than Option C. Option B also is the only option that does not encroach on an existing storm drain. Both two-story options provide room adjacencies that complement the functions within the existing building, whereas the one-story version does not.

The District has selected Option B as the preferred solution to proceed into schematic design. The District believes that Option B best meets the needs of the District's educational program and proposes to produce an energy-efficient addition that addresses the deficiencies identified in the Statement of Interest.

MSBA staff have reviewed and discussed the options and corresponding space summaries with the District and the Designer to better understand which educational program is most beneficial and efficient for the Town of Lynnfield in accordance with MSBA guidelines. After review, MSBA staff accept the Designer's Feasibility Study submission that identifies the addition options that have been explored on behalf of the District and the preferred solution selected by the District.

MSBA staff have reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the District and found:

1) All initial paperwork required has been processed, including an executed Initial Compliance Certification, the composition of the School Building Committee, and the enrollment information.

2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 740 students for the Lynnfield High School.

3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost effective and meets the needs identified by the District.

4) The proposed design options included parking lot expansions to accommodate the additional student enrollment, associated staff and community use for after-hours parking, and a new connecting corridor bridge between the addition and existing classroom wing. Although included in the Preliminary Design Pricing cost data, MSBA requires this scope of work to be separated in the Schematic Design Submittal as an alternate to be recommended as a value engineering item in the event that cost estimate exceeds the stated fixed budget. Participation in MSBA reimbursement for these items will be reviewed in the following Project Scope and Budget phase of the study.

Based on the review outlined above, staff recommends that the Town of Lynnfield be approved to proceed into schematic design for an addition to the existing Lynnfield High School.