District: City of Lynn
School Name: Thurgood Marshall Middle School
Recommended Category: Project Scope and Budget
Date: September 25, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Lynn to replace the existing Thurgood Marshall Middle School with a new middle school on the Brookline Street site.

District Information	
District Name	City of Lynn
Elementary School(s)	7 (PK-5) 1 (PK-6) 10 (K-5)
Middle School(s)	Breed Middle School (6-8) Pickering Middle School (6-8) Thurgood Marshall Middle School (6-8)
High School(s)	Fecteau-Leary Junior-Senior High School (7-12) Classical High School (9-12) Lynn English High School (9-12) Lynn Vocational Technical Institute (PK, 9-12)
Priority School Name	Thurgood Marshall Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1923
Existing Square Footage	150,466
Additions	1929, 1963
Acreage of Site	3.5 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical, electrical, and plumbing systems – Roofing and building envelope – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and that there is existing and projected overcrowding.
Original Design Capacity	Unknown
2012-2013 Enrollment	973 Students
Agreed Upon Enrollment	1,100
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,100 students serving grades 6-8.

MSBA Board Votes	
Invitation to Feasibility Study	March 31, 2010

Preferred Schematic Authorizations	April 3, 2013
Project Scope & Budget Authorization	On October 2, 2013 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.17 – Maintenance 1.00 – CM @ Risk (Received IG Approval on May 22, 2013) 2.00 – Energy Efficiency – "Green Schools"
Total Reimbursement Rate[1]	80.00%

[1] *By statute, 80% is the maximum reimbursement rate. Here, the City's base reimbursement rate is 80% before applying any incentive points. If the City does not qualify for any of these incentive points, its reimbursement rate of 80% will not be affected because its base rate is the maximum rate of 80%.*

Consultants	
Owner's Project Manager	Joslin Lesser & Associates, Inc.
Designer	Raymond Design Associates, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of $92,000,000, which includes an estimated construction cost of $67,725,244 ($372/sf). The basis of the Estimated Maximum Total Facilities Grant would be $62,113,627, which excludes costs associated with land acquisition, square footage in excess of the MSBA guidelines associated with the proposed medical space, construction costs in excess of $275/sf, owner's and construction contingency costs, and costs associated with the demolition of the existing Thurgood Marshall Middle School.

Project Scope and Budget Agreement	
Enrollment: 1,100 Total Square Feet: 181,847	District's Proposed Project Budget
Project Budget[1]	$87,133,784
Scope Exclusions/Ineligible Costs	$25,020,157
Basis of Estimated Total Facilities Grant	$62,113,627
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant[2]	$49,690,902
Potentially eligible owner's and construction contingencies	$4,866,216
Potential additional grant funds for eligible owner's and construction contingency expenditures	$3,892,973
Total Project Budget	$92,000,000
Maximum Total Facilities Grant[3]	$53,583,875

[1] *Does not include owner's or construction contingencies.*

[2] *Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.*
[3] *Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $49,690,902; however, the District may be eligible for up to an additional $3,892,973 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of $53,583,875 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Thurgood Marshall Middle School with a new middle school on the Brookline Street site.