
THURGOOD MARSHALL MIDDLE SCHOOL – Lynn, MA

TMMS Building Committee Meeting No. 10

Wednesday, August 7, 2013

Staff Development Room, Lynn Voc Tech Annex

10:00 AM

Agenda

1. Review of Total Project Budget
 - Appropriation of Additional Funds for Demolition/Abatement of Existing TMMS
 - Review of New Debt Service Analysis
 - Review New Total Project Budget to be Submitted to MSBA
 - Vote on Total Project Budget

2. Building Committee Vote on Revised Schematic Design Submission to MSBA
 - Schematic Design Submission to MSBA on August 8, 2013

3. Other Business

MARSHALL MIDDLE SCHOOL – LYNN, MA	MEETING MINUTES
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School Building Committee (SBC) Meeting No. 10	August 7, 2013
Location:	Lynn Vocational Technical Annex - Staff Development Room
Time:	10:00 AM

Attendees:

Name	Assoc.	Present
Edward Calnan	SBC	N
Richard Cowdell	SBC/Principal - TMMS	N
Janet Costin	SBC/ Secretary - Superintendent's Office	N
Michael Donovan	SBC/ISD/Building Commissioner	Y
John Ford	SBC/School Committee + Rep Steven Walsh	Y
Richard Fortucci	SBC/Treasurer/CFO	N
Thomas P. Iarrobino	SBC/School Committee Secretary	Y
Catherine Latham	SBC/Superintendent	Y
Sue Rowe	SBC/Dir. Curriculum & Instruction	N
Jaye Warry	SBC/Deputy Superintendent	N
Charles E. White	SBC/Purchasing Agent	Y
Darren Cyr	Councilor Ward 3	N
Patrick Santerre	TMMS Parent	N
Gene Raymond	Raymond Design Associates (RDA)	Y
Jeffery Luxenberg	Joslin, Lesser + Associates (JLA)	N
Lynn Stapleton	Joslin, Lesser + Associates (JLA)	Y

The meeting was called to order at 10:12 AM.

I. Review of Total Project Budget

Appropriation of Additional Funds for Demolition/Abatement/Site Restoration of Existing TMMS Site and Owner's Contingency

1. The TMMS Building Committee decided to add an alternate to the TMMS Project Budget to abate, demolish and restore the existing Thurgood Marshall Middle School site and to add additional funding to the Owner's Contingency to ensure that there is enough money to cover any unforeseen costs associated with the school project. The TMMS Building Committee can choose either to execute or not execute the alternate to abate, demolish and restore the TMMS site and to expend or not expend the Owner's Contingency.
2. Joslin Lesser provided an outline of the increased Total Project Budget at \$92,000,000 and explained that the City's share of these costs would be \$38,200,085 based on a straight 80-20 split of eligible costs. In the \$92,000,000 budget, there is \$24,750,107 of costs that are ineligible for reimbursement from the MSBA.

3. It was noted the City's cost of "repair only" for the existing Thurgood Marshall Middle School was estimated at \$38,185,014 and would not even address the educational deficiencies within the school. It was also noted that the costs of repairs would be closer to \$40,000,000 when alterations for accessibility were added. Once repairs exceed a third of the value of the building, the building must be upgraded for full accessibility and fully in compliance with accessibility regulations.
4. It was noted that the City of Lynn was not eligible for the MSBA's Repair Program in which MSBA participates in reimbursing Cities/Towns for a percentage of the costs. The City of Lynn is ineligible because of the advanced age and condition of their schools.

Review of New Debt Service Analysis

5. R. Fortucci, CFO, provided a revised Debt Service Analysis that included bonding for a \$40,000,000 local share and an addition \$4,000,000 for additional project work. The Debt Service remains under the 2-1/2 cap and therefore, the City would adjust the tax levy to have minimal if any tax impact.

Review New Total Project Budget to be Submitted to the MSBA

6. Joslin Lesser handed out a budget form that included a breakdown of the budget and outlined all fees, construction costs, land acquisition costs, furnishings, fixtures and equipment, alternates, miscellaneous project costs and construction and owner's contingencies.

Vote on Revised Total Project Budget

7. The following vote was taken:

Motion: Motion by Catherine Latham that the Thurgood Marshall Middle School Building Committee votes to approve the revised Total Project Budget of \$92,000,000 and to approve inclusion of the \$92,000,000 budget in the Schematic Design Submission to the MSBA on August 8, 2013.
Moved by Charles White. Seconded by Michael Donovan.

Vote: 5 in favor, 0 against. The vote was unanimous.

II. Building Committee Vote on revised Schematic Design Submission to MSBA

8. The TMMS Building Committee decided to add the abatement, demolition and restoration of the existing TMMS site to the project as an alternate. The cost of the alternate at \$3,500,000 is all-inclusive of construction costs, OPM, Designer and Construction Management fees and is intended to be a stand-alone project should the City decide to move forward with the work.
9. The TMMS Building Committee needed to revise their vote of July 30, 2013 to include this scope of work in the Schematic Design Submission to the MSBA. The following vote was taken:

Motion: Motion by Catherine Latham that the Thurgood Marshall Middle School Building Committee votes to amend their July 30, 2013 vote on the Schematic Design Submission and vote to revise and approve the Schematic Design Submission to include the abatement, demolition and site restoration of the existing Thurgood Marshall Middle School as stand-alone alternate work and to add additional funding to the Owner's Contingency for unforeseen conditions and then to submit the Schematic Design Submission to the MSBA on August 8, 2013.
Moved by Charles White. Seconded by John Ford.

Vote: 5 in favor, 0 against. The vote was unanimous.

III. Other Business

10. Paul Hallering from Grant Communications presented the mailer that would be sent to residents providing information on the project.
11. Discussions ensued regarding adding the information about the demolition of the existing Thurgood Marshall Middle School.

VII. Adjourn

12. The meeting adjourned at 11:47 AM.

Motion: Motion by Catherine Latham that the Thurgood Marshall Middle School Building Committee adjourn at 11:47 AM. Moved by Ton Iarrobino. Seconded by Charles White.

Vote: 5 in favor, 0 against. The vote was unanimous.

Respectfully submitted,

Lynn Stapleton

Joslin, Lesser + Associates, Inc.

Thurgood Marshall Middle School, Lynn, MA



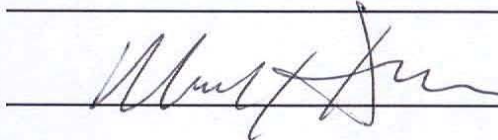
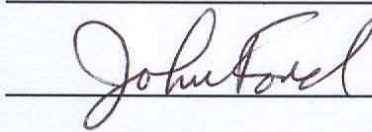
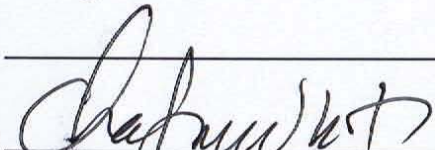
Wednesday, August 7, 2013

TMMS Building Committee Meeting No. 10 - Total Project Budget Review

Sign-In List

Location: Staff Development Room, Lynn Voc-Tech Annex, 90 Commercial St.

10:00 AM

Signature	Name	E-Mail Address	Contact Info / Phone #
1 	Catherine Latham	lathamc@lynnschools.org	O: 781-593-1680 C: 781-953-3352
2 	Tom Larrobino	larrobinoT@lynnschools.org	O 781-477-7220 C: 508-982-7962
3	Rich Cowdell	cowdellr@lynnschools.org	O: 781-477-7360 C: 617-538-2821
4	Jaye Warry	warryj@lynnschools.org	O: 781-593-1680 Ext. 3144 C:
5	Sue Rowe	rowes@lynnschools.org	O: 781-593-1680 Ext. 3144 C:
6 	Michael Donovan	mdonovan@lynnma.gov	O: 781-598-4000 C: 617-212-7274
7	Ed Calnan	edcalnan@gmail.com	C: 617-548-1325
8 	John Ford	j.e.ford@verizon.net	O: 617-722-2430 C: 781-789-4455
9	Richard Fortucci	RFortucci@LynnMA.gov	O: 781-586-6904 C: 781-910-5407
10 	Charles White	Cwhite@LynnMA.gov	O: 781-586-6924 C: 781-346-2971

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10:00 AM

Signature	Name	E-Mail Address	Contact Info / Phone #
11	Darren Cyr	tyoung@lynnma.gov	O: 781-760-7246 C:
12	Patrick Santerre	santerre2@gmail.com	P: 781-405-0457
13	Gene Raymond	graymond@rda-design.com	O: 781-421-3480 C: 781-561-5270
14	Alex Liousas	aliousas@rda-design.com	O: 781-421-3480 C: 617-947-8576
15	Jeff Luxenberg	JLuxenberg@joslinlesser.com	O: 617-744-3118 C: 617-293-6106
16	Lynn Stapleton	lstapleton@joslinlesser.com	O: 617-744-3128 C: 508-269-0457
17	PAUC HALLORAN	PHALLORAN@BRANTSTEWART.COM	O-781-598-8200 C-617-872-0384
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