


LEICESTER MIDDLE SCHOOL – SCHOOL BUILDING COMMITTEE (LMS-SBC)				MEETING MINUTES	
Leicester Middle School Classroom		APPROVED 4/11/19			
March 21, 2019					
5:30PM					
ATTENDEES/ DISTRIBUTION:					
NAME	ASSOC.	PRESENT	NAME	ASSOC.	PRESENT
Mark Armington	LMS-SBC	Y	Sarah Bayer	Community	---
Jeff Berthiaume	LMS-SBC	Y	Eileen Boisvert	Community	Y
Tina Boss	LMS-SBC	Y	Chris Fontaine	Asst. Principal	Y
Harry Brooks	LMS-SBC	Y	Chief Hurley	Community	---
Chris Clark	LMS-SBC	---	Tim Hickey	Community	---
David Genereux	LMS-SBC	Y			
Tom Lauder	LMS-SBC	Y	Tom Murphy	NV5	---
Kristina Looney	LMS-SBC	Y	William Cunniff	NV5	Y
Paul McCarthy	LMS-SBC	Y	Melissa Gagnon	NV5	Y
Dennis McGrail	LMS-SBC	Y			
Joyce Nelson	LMS-SBC	---			
Jim Reinke	LMS-SBC	Y	Regan Shields Ives	Finegold Alexander	---
Marilyn Tencza	LMS-SBC	Y	Christopher Lane	Finegold Alexander	Y
Cady Maynard	LMS-SBC	Y	Tony Hsiao	Finegold Alexander	Y
David White	LMS-SBC	---			

Call to Order

Mr. Brooks called the meeting to order at 5:30PM.

1. Monthly Approvals

MOTION: Mr. Reinke moved, seconded by Mr. McGrail, to recommend approval of the 02/26/19 meeting minutes. The motion passed unanimously. **The Committee voted unanimously.**

MOTION: Mr. McGrail moved, seconded by Mr. Reinke, to recommend approval of the following payment:

- NV5 invoice #114720 for OPM services rendered in February 2019 - \$9,000

The Committee voted unanimously to authorize this payment.

MOTION: Mr. McGrail moved, seconded by Mr. McCarthy, to recommend approval of the following payment:

- Finegold Alexander invoice #P0078.00-17195 for Designer services rendered in February 2019 - \$17,420

The Committee voted unanimously to authorize this payment.

MOTION: Mr. McCarthy moved, seconded by Mr. McGrail, to recommend the following fee proposal:

- Fuss & O’Neil – Hazardous Materials Inspection Services - \$9,150
(Designer Contract Amendment #03)

FAA explained that the proposal includes obtaining 200 samples of PCBs, which will be obtained without the need to perform destructive testing at concealed spaces. FAA is hoping the investigation can be performed after hours one day next week.

The Committee voted unanimously to authorize this scope of work.

2. Design Update

Site Survey and Geotech

FAA reported a draft site survey was performed by Nitsch Engineering (site survey consultant) over the entire site. The survey presented was a progress survey. The team will need to return to survey select areas impacted by snow cover. A draft of the survey was presented. The airport was notified with regard to drones being flown overhead.

With regard to Geotech, McPhail Associates (Geotech consultant), drilled (8) borings, down between 2’ and 7’. Fill was found suitable for conventional construction. When complete, a report will be made available to the team.

Site Alternatives

Based on feedback from the Town, NV5 presented the updated Site Alternatives Evaluation Matrix, dated 3/18/19, which ranks criteria against the following (4) site options: Leicester Middle School, Leicester Memorial School, Hillcrest Golf Club and 1675 Main Street. Per the evaluation, the existing middle school site is the most advantageous for the new school project. The matrix will be included in the PDP submission, along with aerial views and a brief narrative, including pros and cons for each of the (4) alternate sites.

Next Steps

4/09/11 - The School Committee will vote on the Educational Plan

4/11/19 - The SBC will take a vote to submit the PDP to the MSBA

Following the PDP submission, the team will move forward in preparation of the Preferred Schematic Report (PSR) to submit to the MSBA on 6/21/19, followed by an SBC vote on 6/20/19. An MSBA Board meeting is scheduled at the end of the summer, on 8/28/19.

Design Alternatives

Finegold prepared a slide show depicting three (3) new construction design concepts on different locations at the Leicester middle school site. Four (4) concepts on three (3) possible buildable locations were presented:

- Open softball field behind the middle school – “Original’ and “Wing” schemes
- Track/field site – “Track” scheme
- Addition/renovation – “Add/Reno”

For all of the concepts presented, the following factors would be considered:

- The existing building would remain in operation while the new building is under construction
- Access to the school would use the existing access way/ curb cut
- Challenges would need to be addressed re: topography and wetlands

All concepts presented were based on the analysis on the largest school configuration, grades K-8. FAA demonstrated that any of the (3) grade configurations (6-8, 5-8 and K-8) could be adapted to any of the (4) concepts noted above. The common thread for all the concepts is a series of wings, which would potentially align with grade configuration, with shared spaces including the cafetorium, gymnasium and library. These shared spaced are configured to be accessible after hours for community use. The relationship to the site is critical for access.

Building access shall be considered with regard to the need for one central arrival door, secondary entry points, and service entry point.

“Original”/“Street” scheme

This scheme is built around a main “street” running north/south which houses common spaces, with two academic wings to the east. The media center is at the heart of the school. Having core programs together offers opportunity for spaces to open up to one another which allows for programming flexibility. It was noted that the track would need to be extended, to be properly sized to be an official school track.

Opportunities: A clear organization, ability to create an intimate outdoor courtyard, north/south classroom orientation (more sustainable), neighborhood breakdown into clusters, efficient layout.

Challenges: Softball field relocation, field/gym relationship

For the 5-8 grade configuration, one wing would be lost, core programming would be reorganized and the area on the 2nd floor SF would be reduced.

For the 6-8 grade configuration, one wing would be lost and core programming would be reorganized. There is a possibility that the building could be one story.

“Wing” scheme

This scheme is organized similar to a “heart” with an entrance at the knuckle and two wings flanking the area with common spaces (cafetorium, gym and library). The south elevation would be parallel to Winslow Ave. The field would be expanded to include tennis courts at the location of the existing building.

Opportunities: Clear organization, creation of a “Town square”/common area, defined/distinct classroom neighborhoods, ability for break out spaces, 2nd floor neighborhood classroom pods, option for art and music programming to be located along the “street”, ability to cross pollinate both visually and programmatically, opportunity for a large courtyard, programmatic shared/common spaces would be placed near the front of the building which is good for community use, good building orientation and works well with gym/field relationship.

Challenges: Softball field relocation, could be slightly higher cost due to angle of wings.

Similar to the aforementioned “Original” scheme:

For the 5-8 grade configuration, one wing would be lost, core programming would be reorganized and the area on the 2nd floor SF would be reduced.

For the 6-8 grade configuration, one wing would be lost and core programming would be reorganized. There is a possibility that the building could be one story.

“Addition/Renovation” scheme

The idea would be to retain the large common spaces in the existing school (cafeteria, auditorium and gym) and add a new 2-story classroom wing.

Opportunities with this option were not discussed.

Challenges: Create a strong identity and defining the entrance, orientation of the classroom wing would be east/west which is not ideal, operation of school during construction (would require temporary classrooms or phased construction), mesh the new 2-story addition to the remaining 1-story portion of the existing building.

For both the 5-8 and 6-8 grade configurations – although one wing would be lost, the building would still be two stories. For the 6-8 configuration, the wings would likely be shorter.

“Field/Track” scheme

This is a very simple concept which was described to be more or less a box in a field, where the existing track is located.

Opportunities: Consolidates all fields to one part of the site, places three (3) schools in alignment.

Challenges: There is a significant grade drop (close to 30') requiring a retaining wall which would be very expensive, constricted location due to grade change which would barely accommodate the 5-8 grade configuration, a new track would need to be built.

Comments from SBC members:

- Request for cost difference between the “Street” and “Wing” concepts.
- One point of access off of Winslow Ave may be challenging for traffic. A 2nd access point should be explored off of Paxton Street. This would help to alleviate traffic congestion as well as help to maintain the identity of two schools, under one roof.
- Access in/out of Paxton Street would help with traffic flow as well as help to maintain an entrance for the lower grades (now at Primary School).
- The add/reno option would be costly.
- With the “Street” concept, it appears that half of the classroom wing would be directly facing the high school.
- The “Wing” plan seems to offer more natural light and takes advantage of the natural site topography.
- The “Wing” plan reflects community feedback at the visioning sessions. Ideally the building will be part of the community, with community areas separate. This is important from a safety and security standpoint. The 2nd floor is innovative well with the STEM wing.
- The “Wing” plan - Visual transparency into the courtyard. The courtyard element is carried over from the existing middle school.
- The “Wing” plan - Translates the Town green/commons; a narrative that ties who you are as a community.
- An impressive entrance will be recognizable and will make a statement.
- Community access is important. Perhaps the gym could have a weight area accessible for seniors.
- Parking will need to be considered. In the event that the Primary School site is taken back for field space, additional parking will be needed.

- The “Wing” plan - There was concern noted with regard to the tightness of the site. There is a huge Parks & Recreation program in Town. The baseball field will need to be figured out as well as the plan for the Primary building. The project team will need to be prepared to answer to site issues from the Community.
- The question was asked whether there is any way to reduce the possibility of the footprint. Perhaps a portion of the building can have a 3rd floor to tighten the footprint.
- The “sunken” ball field was discussed. There was discussion as to whether that piece of land be better utilized if drainage was improved and if so, would that land be buildable. The height difference between the track and the lower baseball field is approximately 30’.
- There was consensus among the SBC that where the existing building and tennis courts are located would be a good location for fields.
- Interest was expressed to study whether a portion of the site, just east of the proposed building, would be buildable. If feasible, space could be freed up for more fields area. The design team will consult with the landscape architect.
- If the existing school is demolished, a large community field with parking could be located front and center on Winslow Ave. The existing tennis courts would be relocated. The tennis courts could be test fit on the existing Primary School site.
- There was discussion about solar panels on the new building. There are solar panels on the Primary School, which help to reduce the cost of the building. There was consensus among the SBC that solar panels should be factored into the design of the new building.

A series of the concept diagrams will be included in the PDP submission to the MSBA.

3. Adjournment

At 6:55PM a motion was made by Mr. Reinke and seconded by Ms. Looney to adjourn the meeting. The motion passed unanimously.

Prepared by: Melissa Gagnon, NV5 [End of 03/21/19 Meeting Minutes]