


LEICESTER MIDDLE SCHOOL – SCHOOL BUILDING COMMITTEE (LMS-SBC)				MEETING MINUTES	
Leicester Middle School Classroom		APPROVED			
April 11, 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	---	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	Y			
Jim Reinke	LMS-SBC	Y	Regan Shields Ives	Finegold Alexander	Y
Marilyn Tencza	LMS-SBC	---	Christopher Lane	Finegold Alexander	Y
Cady Maynard	LMS-SBC	Y	Tony Hsiao	Finegold Alexander	---
David White	LMS-SBC	Y			

Call to Order

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

1. Monthly Approvals

MOTION: Mr. McGrail moved, seconded by Mr. Reinke, to recommend approval of the 03/21/19 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 #121025 for OPM services rendered in March 2019 - \$9,000

The Committee voted unanimously to authorize this payment.

MOTION: Ms. Looney moved, seconded by Mr. McGrail, to recommend approval of the following two Finegold Alexander payments:

- Finegold Alexander invoice #P0078.00-17169 for Designer services rendered in March 2019 - \$22,646
- McPhail Associates – Geotechnical Engineering Services - \$6,284.30 (Designer Contract Amendment #01)

The Committee voted unanimously to authorize these payments.

2. Design Update

This past Monday, FAA distributed a DRAFT PDP submission to the SBC for review. Essentially, the PDP represents all work done up to this point. The plan is to submit the PDP to the MSBA on Tuesday, April 16, 2019. The MSBA will review and submit comments, which align with the requirements of the Module 3 sections. The MSBA will submit questions, to which the District will have 21 days to respond.

The PDP includes (4) sites which were explored. There was a consensus amongst the SBC that the existing Middle School site is the preferred location for the Leicester Middle School project. There is also a consensus that the PreK-8 grade configuration is preferred. It was noted that having the three (3) elementary schools in one (1) new building on the middle school site would help to support the Leicester Public Schools educational vision.

There was discussion about the viability of the Memorial School site and whether renovation of that building should be studied, to properly review and vet that option. NV5 explained that this project is about a new Leicester middle school so an add/reno would need to be at the current Leicester Middle School, not at the Memorial School. The SBC reviewed the Memorial School site alternative, which is evaluated in the PDP. It has been determined that the usable SF available for building and parking would inherently eliminate this site as being viable. Also, with regard to the add/reno option, it was discussed that just to get the building to achieve the 2019 building code, without an addition, would use up the majority of the budget.

It was discussed that a simple graphic should be created for each of the (4) alternate sites, showing the new school, with parking and fields, as an overlay.

Based on the analysis and evaluation performed by the project team, there was a consensus among the SBC that the Leicester Middle School site is the preferred site for this project.

MOTION: Mr. Berthiaume moved, seconded by Mr. McCarthy, to recommend approval to submit the Preliminary Design Program (PDP) to the MSBA. **The motion passed unanimously with (11) in favor and (0) opposed.**

NV5 provided an overview of the Total Project Budget Form 3011 as well as cost estimates that were prepared for the various design alternatives. It was explained that per the MSBA, there is a construction cap of \$350/SF and new construction is currently at approximately \$500/SF. Based on a preliminary design package, the TPB for a new K-8 school, with the “wing” design, is estimated at \$87.1M. Factoring in the 62.62% reimbursement rate, the TPB is broken down with \$45.5M district share and \$41.6M State share.

With regard to grade reconfiguration, a member of the SBC inquired about the consensus among the K-8 teachers and how a final decision will be made. Concern was expressed that administration may become diluted with two schools under one roof. There seemed to be a consensus that two distinct administrations will be needed, for the lower and the upper schools. It was noted that an advantage of one school for grades PreK-8 would be to bring the community together – on one site.

Pre-K is currently included on the MSBA space summary spreadsheets. The district intent is to include Pre-K.

3. Upcoming Meetings

5/16/19 – SBC meeting to review and prep for 5/21 public forum. NV5 and FAA will pull together an agenda and slideshow presentation to distribute to the SBC in advance of this meeting.

NV5/FAA will look into data which supports the positive effects that a new school has on a Town.

- 5/21/19 – Public Forum – 7:00PM (preceeded by an SBC meeting at 5:30PM). NV5 will prepare a flyer for the forum which can be distributed by the District. A DRAFT flyer will be distributed for feedback the week of 4/22 (after school vacation week).

Participants from the visioning sessions, including students, will be invited to the forum.

- 6/20/19 – SBC meeting. Vote to submit the PSR (Preferred Schematic Report) to the MSBA.

4. Other Business

Town debt, including current exempt and non-exempt debt, was briefly discussed. NV5 will distribute a spreadsheet, on behalf of the Town, to the SBC.

Mr. Reinke prepared/distributed a sketch which shows a new building with (2) distinct entrances, with a track along Winslow Ave. The new school shifted north/west towards the existing Primary school. The comment was made that the Primary school should be shown in all of the 5-8 and 6-8 scenarios. Another sketch was presented which depicts the grade change.

A member of the SBC suggested that NV5 prepare an executive summary/overview of the geotech study, as well as the phase 1 hazmat study.

5. Adjournment

At 7:20PM a motion was made by Ms. Looney and seconded by Mr. McCarthy to adjourn the meeting. The motion passed unanimously.

Prepared by: Melissa Gagnon, NV5 [End of 04/11/19 Meeting Minutes]