

Appendix

SECTION
3.1.8

Appendix

MSBA LETTER OF
INVITATION / BOARD
ACTION LETTER

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Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

December 13, 2017

Mr. Harry Brooks, Chair
Leicester Board of Selectmen
3 Washburn Square
Leicester, MA 01524

Re: Town of Leicester, Leicester Middle School

Dear Mr. Brooks:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to invite the Town of Leicester (the "Town") to partner with the MSBA in conducting a Feasibility Study for the Leicester Middle School. The Board's vote follows the Town's timely completion of all of the requirements of the MSBA's Eligibility Period.

I do want to emphasize that this invitation to partner on a Feasibility Study is *not* approval of a project, but is strictly an invitation to the Town to work with the MSBA to explore potential solutions to the problems that have been identified. Moving forward in the MSBA's process requires collaboration with the MSBA, and communities that "get ahead" of the MSBA without MSBA approval will not be eligible for grant funding. To qualify for any funding from the MSBA, local communities must follow the MSBA's statute, regulations, and policies which require MSBA collaboration and approval at each step of the process.

During the Feasibility Study phase, the Town and the MSBA will partner pursuant to the terms of the Feasibility Study Agreement to find the most fiscally responsible and educationally appropriate solution to the problems identified at the Leicester Middle School. The Feasibility Study, which will be conducted pursuant to the MSBA's regulations and policies, requires the Town to work with the MSBA on the procurement of an Owner's Project Manager and Designer, which will help bring the Town's Feasibility Study to fruition.

We will be contacting you soon to discuss these next steps in more detail. In the meantime, however, I wanted to share with you the Board's decision and provide a brief overview of what this means for the Town of Leicester.

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December 13, 2017
Leicester Feasibility Study Board Action Letter

I look forward to continuing to work with you as part of the MSBA's grant program. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely,



John K. McCarthy
Executive Director

Cc: Legislative Delegation
David A. Genereux, Leicester Town Administrator
Scott Francis, Chair, Leicester School Committee
Dr. Marilyn Tencza, Interim Superintendent, Leicester Public Schools
Jeffrey Berthiaume, Director of Technology and Digital Learning, Leicester Public Schools
File: 10.2 Letters (Region 2)

Appendix

DESIGN ENROLLMENT
CERTIFICATION LETTER

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Study Enrollment Certification

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF LEICESTER
LEICESTER MIDDLE SCHOOL
STUDY ENROLLMENT CERTIFICATION**

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the proposed project at Leicester Middle School, the Town of Leicester hereby acknowledges and agrees that the design of preliminary options which may be evaluated as part of the feasibility study for the proposed project at Leicester Middle School shall be based in accordance with the following:

Enrollment for Grades 6-8 at Leicester Middle School	Enrollment for Grades 5-8 at Leicester Middle School	Enrollment for Grades K-8 at Leicester Middle School
330 students	440 students	930 students

The space allowance for each alternative evaluated shall assume no more than the enrollments as detailed in the table above. The Town of Leicester acknowledges and agrees that it has no right or entitlement to any particular study enrollment, square feet per student space allowance, or total square footage referenced in the table above for the preliminary options, and further acknowledges and agrees that it shall not bring any or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the study enrollment of Leicester Middle School that it has acknowledged and agreed herein. The Town of Leicester further acknowledges and agrees that the study enrollment presented herein is only applicable to the evaluation of preliminary options conducted as part of the feasibility study for the proposed Leicester Middle School project. Upon receipt of the District's recommendation of a Preferred Schematic Design for the proposed Leicester Middle School project, and subject to the MSBA's review of such recommendation, the MSBA shall forward a Design Enrollment Certification with a design enrollment specific to the recommended and approved Preferred Schematic Design, which shall supersede this certification.

The undersigned, for themselves and the Town of Leicester, hereby certify that they have read and understand the contents of this Study Enrollment Certification and that each of the above statements is true, complete and accurate. The undersigned hereby certify that they have been duly authorized by the appropriate governmental body to execute this Certification on behalf of the Town of Leicester and to bind the Town of Leicester to its terms.


Chief Executive Officer

Board of
Selectman
Chair


Duly Authorized Representative of School
Committee

10-17-17
Date

10/17/17
Date


Superintendent of Schools

10-17-17
Date

Appendix

CAPITAL BUDGET
STATEMENT

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3.1.8



Town of Leicester
**OFFICE OF THE TOWN
ADMINISTRATOR**

Town Hall, 3 Washburn Square
Leicester, Massachusetts
01524-1333

Phone: (508) 892-7000 Fax: (508) 892-7070

www.leicesterma.org

April 2, 2019

The Town of Leicester plans to issue debt for the Middle School Project. A debt exclusion will be sought at Town Meeting in May of 2020, followed by a ballot question at the annual Town election to cover the debt service costs. Project costs are under review currently, depending on the option selected, but the Town's portion of the debt is expected to be between \$16,000,000 and \$40,000,000.

The Town currently has \$10,609,975 in projects on its capital improvement plan. However, most projects or purchases are relatively inexpensive; the Town has recently replaced or renovated its police station, center fire station, town hall and library. The largest item on the plan is a new Highway facility, estimated at \$8,500,000 scheduled for FY 2024. Other capital items of note include a new Highway 6 wheel dump body at \$250,000 in FY 2021, new Fire Apparatus at \$520,000. Also, an additional Town Hall ADA accessibility upgrade is scheduled for 2021, but more likely in FY 2022.

The Town has a long-term capital plan, currently funded via free cash, to cover annual capital expenditures including debt service. No decisions have been made as to the need for debt exclusions for any of these projects at this time. Any votes would be scheduled in coordination with the project funding needs.

It is anticipated that operational costs for a new or renovated Leicester Middle School building may change due to improved energy efficiency; however, savings may be somewhat offset by improved maintenance operations and increased building systems, equipment and utilization. As the Town will be considering all options from renovation of the existing building to construction of a new K-8 facility, it is reasonable to expect a fluctuation in the staffing level of the school. However, as is the trend with many communities in Central Massachusetts, we expect that overall student enrollment will slowly decline.

The Town anticipates that these factors will be a consideration in the final selection of a preferred schematic plan.

Appendix

PROOF OF TITLE

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PROOF OF TITLE

The Proof of Title documents are included within this section.

Unofficial Property Record Card - Leicester, MA

General Property Data

Parcel ID 15 A14 0	Account Number
Prior Parcel ID -	Property Location 70 WINSLOW AV
Property Owner TOWN OF LEICESTER MIDDLE SCHOOL	Property Use IMPROVED ED
Mailing Address 3 WASHBURN SQUARE	Most Recent Sale Date 11/2/1959
City LEICESTER	Legal Reference 4069-251
Mailing State MA Zip 01524	Grantor HYLAND WILLIAM
Parcel Zoning R2	Sale Price 0
	Land Area 20.440 acres

Current Property Assessment

Card 1 Value	Building Value 7,761,500	Xtra Features Value 43,300	Land Value 106,800	Total Value 7,911,600
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Building Description

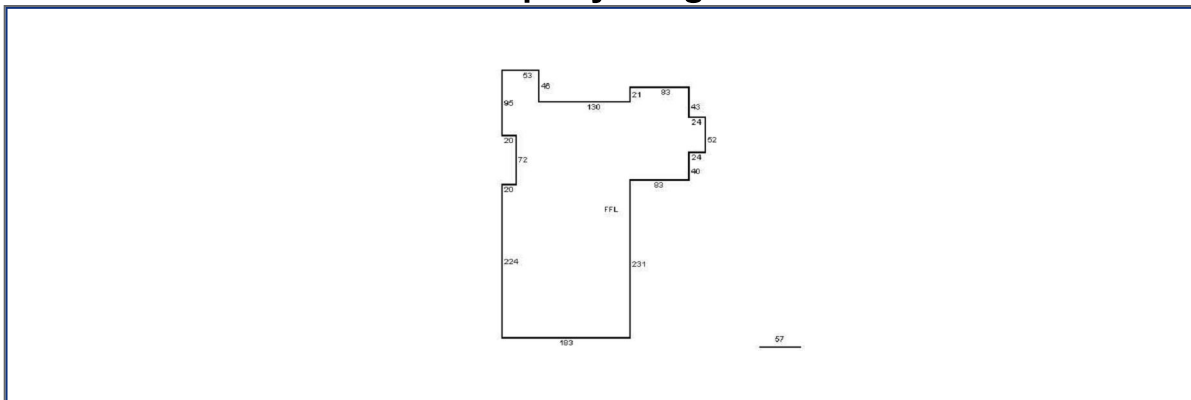
Building Style SCHOOL	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1950	Roof Structure FLAT	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover TAR+GRAVEL	Heating Fuel OIL
Building Condition Average	Siding AVERAGE	Air Conditioning 0%
Finished Area (SF) 76586	Interior Walls AVERAGE	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 20.440 acres of land mainly classified as IMPROVED ED with a(n) SCHOOL style building, built about 1950 , having AVERAGE exterior and TAR+GRAVEL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Leicester, MA

General Property Data

Parcel ID 15 A19.1 0	Account Number
Prior Parcel ID -	Property Location 170 PAXTON ST
Property Owner TOWN OF LEICESTER PRIMARY & HIGH SCHOOL	Property Use IMPROVED ED
Mailing Address 3 WASHBURN SQUARE	Most Recent Sale Date 1/8/1973
City LEICESTER	Legal Reference 5302-84
Mailing State MA Zip 01524	Grantor
ParcelZoning SA	Sale Price 0
	Land Area 24.540 acres

Current Property Assessment

Card 1 Value	Building Value 7,512,900	Xtra Features Value 178,700	Land Value 111,800	Total Value 7,803,400
Total Parcel Value	Building Value 32,134,800	Xtra Features Value 300,600	Land Value 111,800	Total Value 32,547,200

Building Description

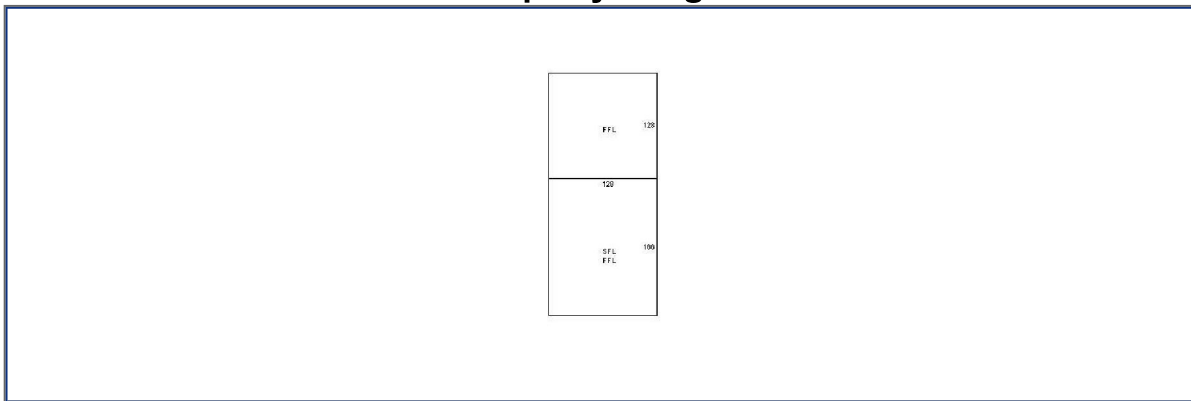
Building Style SCHOOL	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 0	Frame Type WOOD	Basement Floor N/A
Year Built 1977	Roof Structure FLAT	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover TAR+GRAVEL	Heating Fuel OIL
Building Condition Good	Siding BRICK	Air Conditioning 0%
Finished Area (SF) 58880	Interior Walls AVERAGE	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 6	# of Other Fixtures 0

Legal Description

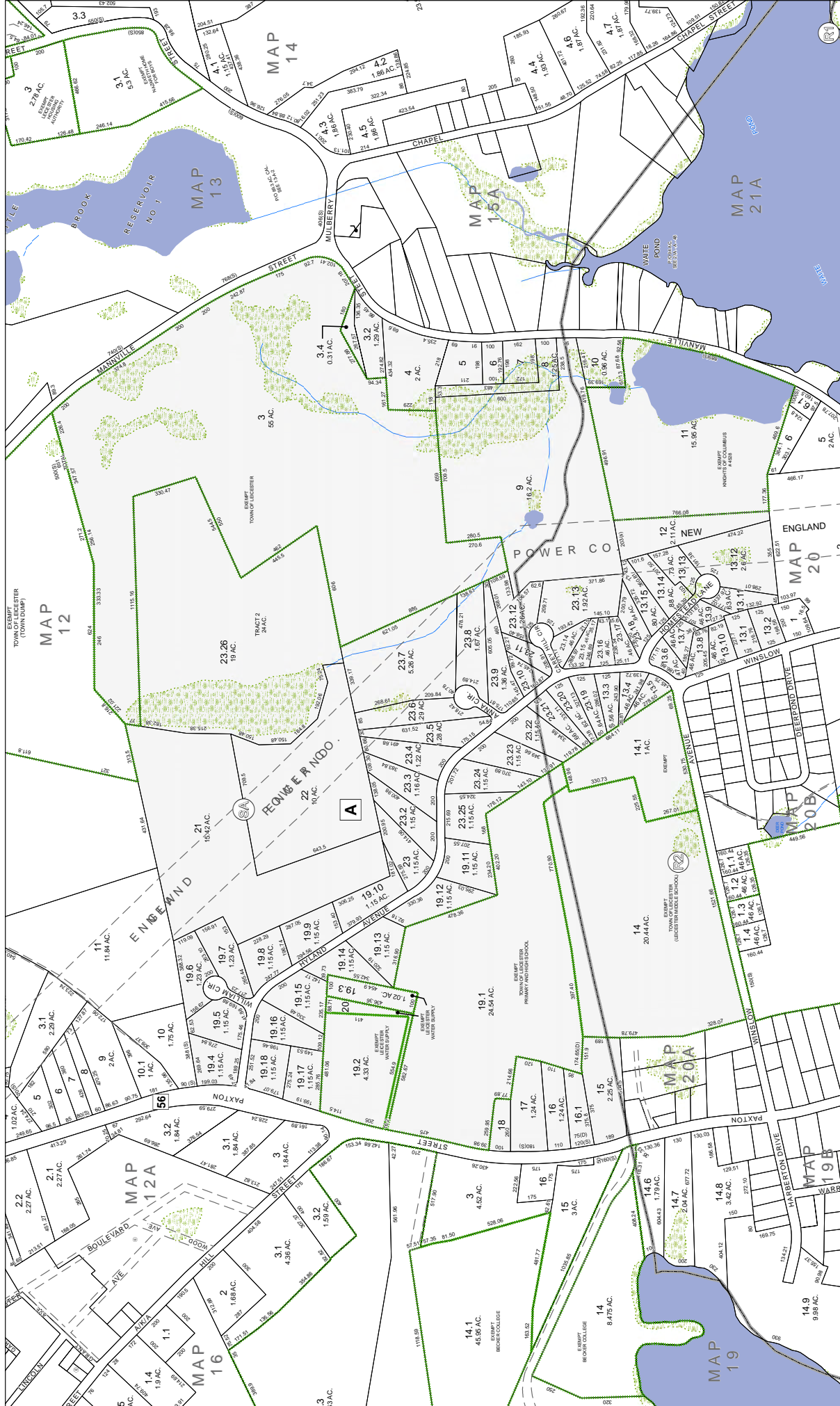
Narrative Description of Property

This property contains 24.540 acres of land mainly classified as IMPROVED ED with a(n) SCHOOL style building, built about 1977 , having BRICK exterior and TAR+GRAVEL roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 6 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



FOR TAX PURPOSES ONLY

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT TO BE USED FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83

Date: 7/20/24 File: T:\Infrared\Coastline_Cad_Concrete_Assessors_Maps_2024.mxd

PRODUCED IN 2014 BY

 2 WASHINGTON SQUARE, UNION STATION
 WORCESTER, MA 01604

TOWN OF LEICESTER
 BOARD OF ASSESSORS
 LEICESTER, MASS.

MAP NO. **015**
 SCALE 1" = 200' feet

REVISED TO: JANUARY 1, 2014

LEGEND

- PROPERTY LINES
- MAP FOCUS
- EASEMENTS
- BLOCK LETTER
- TOWN BOUNDARY
- EXEMPT PROPERTY
- RAILROAD
- STREAMS
- WETLANDS
- ZONING DISTRICTS

