

Leicester School Building Project



**Finegold Alexander** Architects





### July 30, 2019 School Committee Retreat











Financially Responsible Choice

**Benefits of Building a New School** 



# **Educational Visioning**

Visioning Workshop # 1: Visioning Workshop #2: January 29, 2019 February 5, 2019

### **School Tours:**

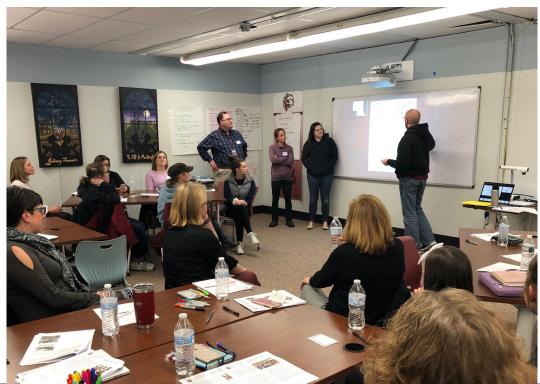
February 14, 2019

Hunking Middle School (Grades K-8) Haverhill, MA

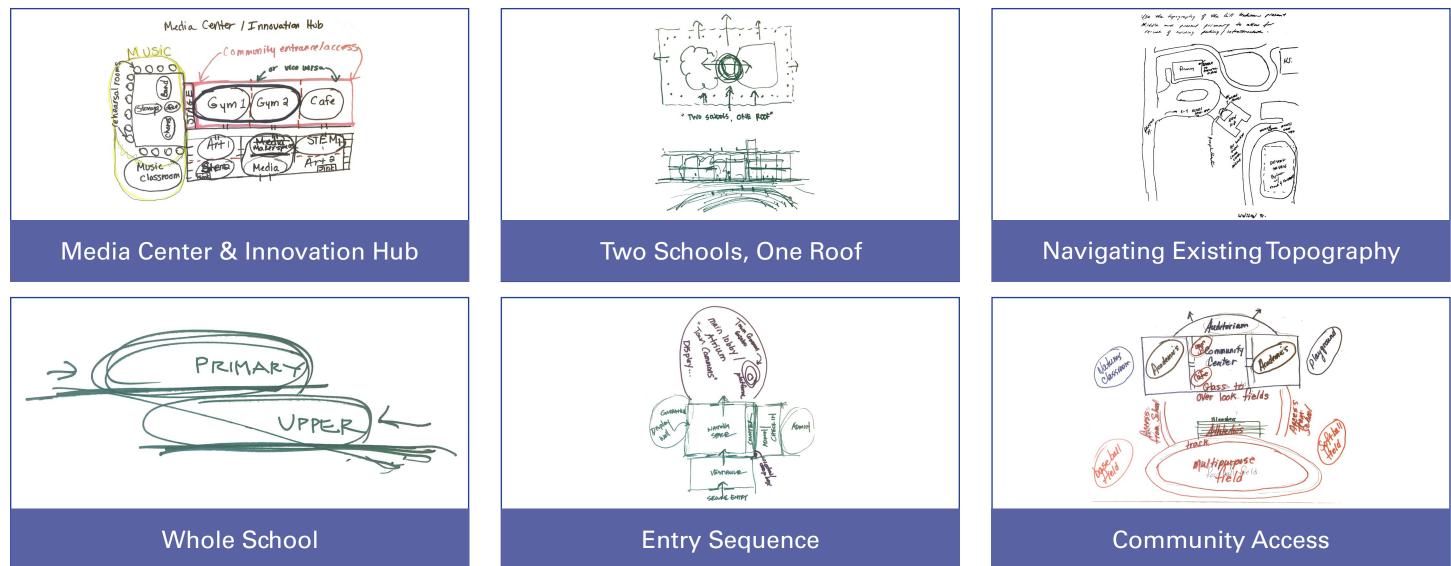
Beverly Middle School (Grades 5-8) Beverly, MA

Visioning Workshop #3: Faculty Workshop: February 29, 2019 March 5, 2019





# Visioning Workshops





## **Educational Visioning**

- 1. Innovation and Engagement
- 2. Collaboration and Cooperation
- 3. A Place You Want to Be
- 4. Community Access
- 5. Adaptability and Flexibility
- 6. Outdoor and Nature Connections
- 7. Sustainability

# 7 Guiding Principals for Design



### Innovation and Engagement Guiding Principles





## Collaboration and Cooperation Guiding Principles



### A Place You Want to Be Guiding Principles





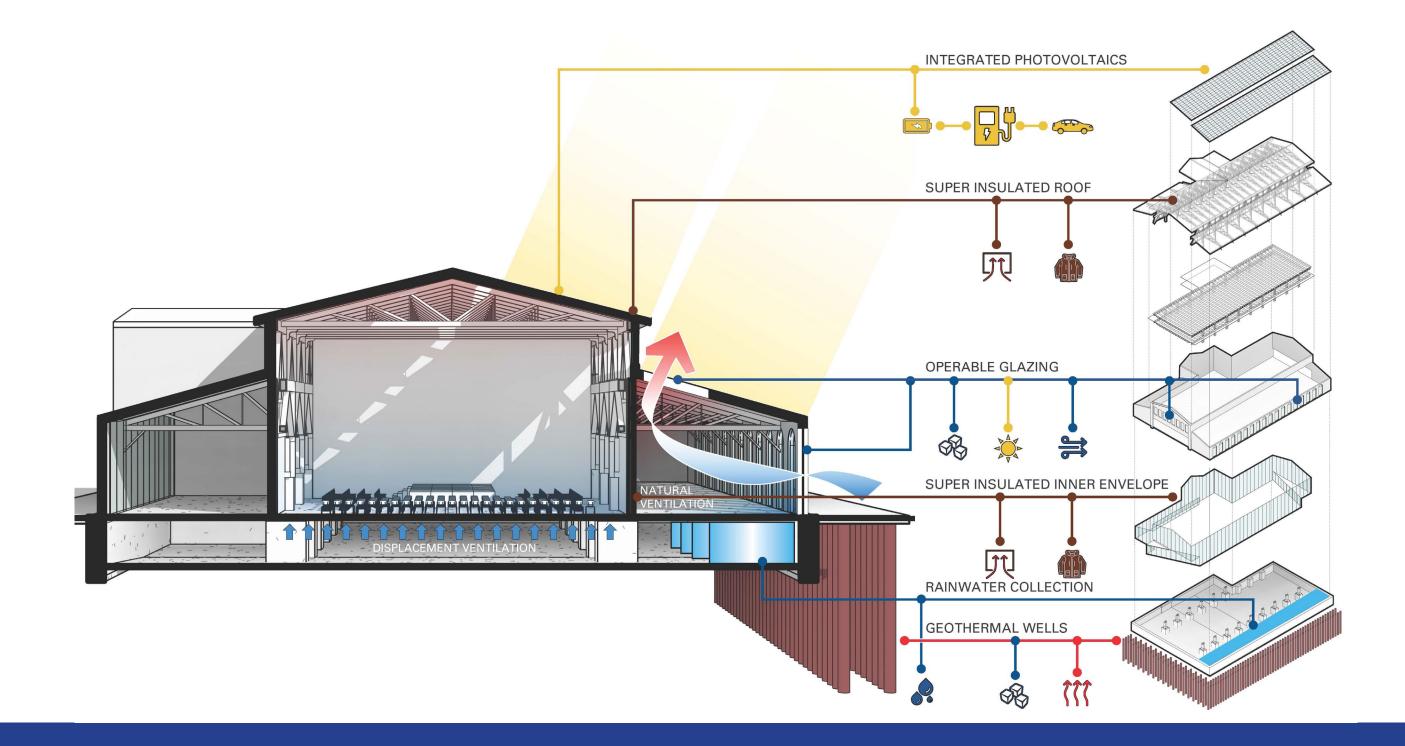
# Community Access Guiding Principles



## Adaptibility and Flexibility Guiding Principles



### Outdoor and Nature Connections Guiding Principles



### Sustainability Guiding Principles

### Proposed Space Summary- K - 8 Schools

	1		1
Leicester - Option 5C	Ex	isting Conc	litions
ROOM TYPE	ROOM NFA <sup>1</sup>	#OF RMS	area totals
DRE ACADEMIC SPACES			18,967
(List classrooms of different sizes separately)		-	18,967
Pre-Kindergarten w/ toilet			
Pre-Kindergarten w/ toilet			-
			-
Pre-Kindergarten w/ toilet			-
Kindergarten w/ toilet	-	-	-
Kindergarten w/ toilet	-	-	-
General Classrooms - Grades 1-6	-	-	-
1st Grade Classroom	-		-
2nd Grade Classroom	- 1	-	-
2nd Grade Classroom	- 1	-	-
2nd Grade Classroom	-	-	-
3rd Grade Classroom	-	-	-
3rd Grade Classroom	-	-	-
4th Grade Classroom	-		
4th Grade Classroom	1 .		
4th Grade Classroom			·
5th Grade Classroom			-
6th Grade Classroom			
6th Grade Classroom			-
Health Classroom		-	-
Maker Space			-
STE Room- Grades 3-6	-	-	-
STE Storage	-	-	-
General Classrooms - Grades 7-8	-	-	-
7th Grade Classroom	-	-	-
7th Grade Classroom	-		-
7th Grade Classroom		1	
8th Grade Classroom			
Maker Space			
Upper School STEM Classroom	1 035	1	1.035
	1,035	1	1,035
STEM Lab	-	-	-
Science Classroom / Lab- Grades 7-8	985	3	2,955
Science Classroom / Lab- Grades 7-8	-	-	-
Science Classroom / Lab- Grades 7-8		-	-
Prep room	80	3	242
Central Chemical Storage Rm	-		-
General Classroom - Grades 5-8 - Type 1	735	14	10,281
General Classroom - Grades 5-8 - Type 2	847	4	3,389
General Classroom - Grades 5-8 - Type 3	1,065	1	1,065
PECIAL EDUCATION			4,053
(List rooms of different sizes separately)			
Self-Contained SPED - Grades 7-8			
Self-Contained SPED - Grades 7-8 Self-Contained SPED - Grades K-6			
	1	+	-
Self-Contained SPED - Grades K-6			-
Self-Contained SPED - Grades K-6			-
Self-Contained SPED - Grades K-6			
Self-Contained SPED - Grades K-5 toilet		-	-
Self-Contained SPED - Grades 7-8 toilet	78	1	78
Self-Contained SPED - Grades 5-8	900	4	3,600
Resource Room - Grades 7-8		-	-
Resource Room - Grades K-6	-	-	-
Small Group Room / Reading			-
OT/PT	187	2	375
Behavior Specialist			-
Substantially Separate/Living and Learning Suite	1		
	1		-
ESL/Speech Classroom			
Intervention			-
Intervention			
Small Group Meeting	-	-	-
RT & MUSIC			1,820
			.,020
		-	-
Art Classroom - Grades 1-6	857	1	857
Art Classroom - Grades 7-8			81
	81	1	01
Art Classroom - Grades 7-8		-	-
Art Classroom - Grades 7-8 Art Workroom w/ Storage & kiln Band / Chorus - 100 seats		-	
Art Classroom - Grades 7-8 Art Workroom w/ Storage & kiln Band / Chorus - 100 seats Music Classroom / Large Group - 25-50 seats		-	
Art Classroom - Grades 7-8 Art Workroom w/ Storage & kiln Band / Chorus - 100 seats		1 - - 7	

ROOM NFA <sup>1</sup> #0 F RMS  area totals  Comments    46  43,640	
1.200  -  1 00 SF max 1.300 SF max    1.200  6  7,200  1 00 SF max 1.300 SF max    1.200  6  7,200  100 SF max 1.300 SF max    1.200  6  7,200  100 SF max 1.300 SF max    1.200  6  7,200  100 SF max 1.300 SF max    1.200  6  7,200  100 SF max 2 sinks min. req    1.201  -  -  -    1.202  6  7,800  50 SF min 1.000 SF max    1.203  STE Guidelines  -  -    1.204  STE Guidelines  -  -    1.205  8  7,800  80 SF min + 600 SF max  -    1.205  8  7,800  80 SF min + 600 SF max  -    1.204  2  2,880  -  -  -    1.440  2  2,880  -  -  -  -    1.50  1  150  1  150  -  -  -  -  -  -  -  -  -<	
1.200   1.00 SF max    1.200  6  7/200  1.00 SF max    1.900  2.7  25.650  50 SF mn - 1.000 SF max  2 sinks min. req    950  7  2.5  50  50 SF mn - 1.000 SF max  2 sinks min. req    1.080  STE Culdelines	
1.200  6  7,200  1.100 SF mar. 1.300 SF mar. 2 arks min. reg    950  27  25,650  500 SF min. 1.300 SF mar. 2 arks min. reg    950  27  25,650  500 SF min. 1.300 SF mar. 2 arks min. reg    950  27  25,650  500 SF min. 1.300 SF mar. 2 arks min. reg    950  27  25,650  500 SF min. 1.300 SF mar. 2 arks min. reg    950  STE Guidelines  9  9  9    960  8  7,600  80 SF min. 900 SF max  9    960  8  7,600  80 SF min. 900 SF max  9    960  8  7,600  80 SF min. 900 SF max  9    960  8  7,600  80 SF min. 900 SF max  9    1,440  2  2,880  1  9  1    1400  2  2,880  1  9  1  1    150  1  150  1  150  1  150  1  150    150  1  150  1  150  1  <	
950  27  25,650  90 9 Fm - 1,000 9F max, 2 anise mm, req    950  27  25,650  90 9F mm - 1,000 9F max, 2 anise mm, req    1  1  1  1  1    1,080  STE Guidelines  1  1  1    950  6  7,600  80 5F min - 600 5F max  1    1,440  2  2,880  1  1  1  1    100  1  150  1  150  1  150  1  150  1  150    950  2  1,900  FAI Note: Motional area assigned to indetect and the grades 0.4  1  1  1    950  2  1,900  1  1  1  1  1  1  1  1  1  1  1  1  1  1  1	
950  27  25,650  90 9 Fm - 1,000 9F max, 2 anise mm, req    950  27  25,650  90 9F mm - 1,000 9F max, 2 anise mm, req    1  1  1  1  1    1,080  STE Guidelines  1  1  1    950  6  7,600  80 5F min - 600 5F max  1    1,440  2  2,880  1  1  1  1    100  1  150  1  150  1  150  1  150  1  150    950  2  1,900  FAI Note: Motional area assigned to indetect and the grades 0.4  1  1  1    950  2  1,900  1  1  1  1  1  1  1  1  1  1  1  1  1  1  1	
950  27  25,650  90 9 Fm - 1,000 9F max, 2 anise mm, req    950  27  25,650  90 9F mm - 1,000 9F max, 2 anise mm, req    1  1  1  1  1    1,080  STE Guidelines  1  1  1    950  6  7,600  80 5F min - 600 5F max  1    1,440  2  2,880  1  1  1  1    100  1  150  1  150  1  150  1  150  1  150    950  2  1,900  FAI Note: Motional area assigned to indetect and the grades 0.4  1  1  1    950  2  1,900  1  1  1  1  1  1  1  1  1  1  1  1  1  1  1	
1.060  STE Guidelines    120  STE Guidelines    121  STE Guidelines    122  280    1440  2    2  160    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1    150  1	
120  STE_Culdelines    950  8  7,600    960 SF mm. 960 SF mm. 960 SF mm.  960 SF mm. 960 SF mm.    1  1  1    1,440  2  2,880    1,440  2  2,880    1  1  150    150  1  150    150  1  150    150  1  150    150  1  150    150  1  150    160  1  150    10,570  FAX Note: Additional areas assigned to Substatic Sections    950  5  4,750    950  5  300	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
120  STE_Couldelines    950  8  7,600  80.95 mm. 960.95 mm.    960  7,800  80.95 mm. 960.95 mm.    1,440  2  2,880    1,440  2  1,800    1,440  2  1,900    950  1  150    1  1,900  PAR Note: Additional areas assigned to Substatist	
950  8  7,800  800 SF min × 600 SF max    1  1  1  1    1  1  1  1    1  1  1  1    1,440  2  2,880  1    1,440  2  2,880  1    1,440  2  2,880  1    1,640  1  1500  1    150  1  1500  1    150  1  1500  1    950  2  1,900  Sinthermetil trigg and it samplings full    950  5  4,750  800-1300 SF equal to surrounding diagnorms    960  5  300  1  1000 SF	
Image: Second	
1.440  2  2.880    1  1  period (ayr) student - FAA Note: The science attractions are used for grades 5.8    80  2  160    150  1  150    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    950  2  1900    FAA Note: Additional area science for grades 5.8  1000    950  5  4.750    800  1.300 SF equal to surrounding datacooms    60  5  300	
1.440  2  2.880    1.440  2  1.94164 (34) (34044 - FAA Note: The science development of any (34044 - FAA Note: The science development of any and science)    80  2  160    150  1  150    1  150  1    950  2  100    950  2  1000    950  5  4.750    900  5  300	
1.440  2  2.880    1.440  2  1.94164 (34) (34044 - FAA Note: The science development of any (34044 - FAA Note: The science development of any and science)    80  2  160    150  1  150    1  150  1    950  2  100    950  2  1000    950  5  4.750    900  5  300	
1.440  2  2.880    1.440  2  1 partial day / student - FAA Note. The science day / student - FAA Note. The scince day / student - FAA Note.	
1.440  2  2.880    1.440  2  1 partial day / student - FAA Note: The science day / student - FAA Note:	
1.440  2  2.880    1.440  2  1 partial day / student - FAA Note: The science day / student - FAA Note:	
1.440  2  2.880    1.440  2  1.94164 (34) (34044 - FAA Note: The science development of any (34044 - FAA Note: The science development of any and science)    80  2  160    150  1  150    1  150  1    950  2  100    950  2  1000    950  5  4.750    900  5  300	is and
1  Period / day / student - FAA. Note: The science distancement are used for grades 6-8    80  2  160    150  1  150    100  1  150    101  150  1    102  1  150    103  1  150    104  100  100    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  150    1050  1  100    1050  1 <td>lassroom</td>	lassroom
80  2  160    150  1  150    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    950  2  1.900    5  1.900  54 Math. Additional area majored to Sub-traditional area majored to Sub-tr	
80  2  160    150  1  150    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    1  150  1    950  2  1.900    5  1.900  54 Note Additional area majored to Sub-traditional area majored to Sub-tra	
80  2  160    150  1  150    160  1  150    160  1  150    160  1  150    160  1  150    160  1  150    160  1  150    160  1  150    950  2  1,000    950  5  4,750    800  5  300	*
10,570  FAN Matr. Additional area analysis to "Substantial 950  2  1,900  FAN Matr. Additional area analysis to "Substantial Sector and Local area analysis" to "Substantial Sector and Local area analysis" (Substantial Sector and Local area analysis)  600  5  300	
FAN Not: Additional area assigned to Substatis    950  2  1,900  Begaranet.intrg and Learning Subs    950  G  4,750  800-1,300 SF equal to summaring disarrows    60  5  300  300	
FAN Not: Additional area assigned to Substatis    950  2  1,900  Begaranet.intrg and Learning Subs    950  G  4,750  800-1,300 SF equal to summaring disarrows    60  5  300  300	
FAN Not: Additional area assigned to Substatis    950  2  1,900  Begaranet.intrg and Learning Subs    950  G  4,750  800-1,300 SF equal to summaring disarrows    60  5  300  300	
FAN Not: Additional area assigned to Substatis    950  2  1,900  Begaranet.intrg and Learning Subs    950  G  4,750  800-1,300 SF equal to summaring disarrows    60  5  300  300	
950  2  1,900  FAN Note: Additional area assigned to Substatist Separate Liney and Learning Subs    950  5  4,750  800-1,300 SF equal to surrounding disarrooms    60  5  300	
950  2  1,000  SeparateLiving and Learning Sole    950  5  4.750  800-1,300 SF equal to surrounding classrooms    60  5  300	
950  2  1,000  Separate Living and Learning Sole    950  5  4,750  800-1,300 SF equal to surrounding classrooms    60  5  300	
950 5 4,750 800-1,300 SF equal to surrounding dassrooms 60 5 300	ally
60 5 300	
60 2 120	
FAA Note: Additional area assigned to OT/P1, B	Haberte
500 1 500 Specialists, Substatially Separate/Living and Lev	earning
500  1  500  Specialists, Substatially Separate/Living and Leving    500  4  2,000  Suite, and ESL/Speech, and Small Group Meeti    1/2 size Geni. Clm FAA Note: This area is as:  1/2 size Geni. Clm FAA Note: This area is as:	ting
1/2 size Genl. Clrm FAA Note: This area is as: 500 2 1,000 the intervention space	ssigned to
FAA Note: Includes 2 classrooms, and shared of	office.
sensory space, and restroom	
8,125	
1,000 2 2,000 assumed schedule 2 times / week / student - F/ The additional area is being used for STEM spa	AA Note: ace
1,200 1 1,200 assumed use - 50% population 2 times / week	
150 3 450	
1,500 1 1,500	
1,200 2 2,400 assumed schedule 2 times / week / student	
75 5 375	
200 1 200	

OCATIONS & TECHNOLOGY	-		0
OCATIONS & TECHNOLOGY			U
Technology/Engineering Rooms	-	-	-
STEM Classroom	-	•	-
EALTH & PHYSICAL EDUCATION			10,863
Gymnasium	6,800	1	6,800
Walking Track	6,800	1	6,800
Gym Storeroom	153	1	153
Health Instructor's Office w/ Shower & Toilet	77	3	229
Locker Rooms - Boys / Girls w/ Toilets	1,841	2	3,681
Auxillary Gymnasium	-	-	-
IEDIA CENTER			2,977
Media Center/Reading Room	2,977	1	2,977
includ contain todaing toom	2,011		2,011
INING & FOOD SERVICE			8,185
Cafeteria / Dining	2,889	1	2,889
Kitchen	2,473	1	2,473
Chair / Table / Equipment Storage	2,002	1	2,002
Staff Lunch Room	821	1	821
Stage	-	-	-
IEDICAL			773
Medical Suite Toilet	45	3	135
Nurses' Office / Waiting Room	238	1	238
Examination Room / Resting	400	1	400
DMINISTRATION & GUIDANCE			2,475
Principal's Office w/ Conference Area	236	1	236
Principal's Secretary / Waiting	-	-	•
Assistant Principal's Office - AP1	207	1	207
Assistant Principal's Office - AP2	-	-	-
General Office / Waiting Room / Toilet Conference room	597 160	1	597 160
Conference room	160	1	160
Teachers' Mail and Time Room	99	1	99
Duplicating Room		-	-
Records Room	46	1	46
Supervisory / Spare Office	159	1	159
General Waiting Room	-	-	-
Guidance Office	144	3	433
Guidance Storeroom	144		400
Teachers' Work Room	538	1	538
School Psychologist	-	-	-
Team Chair Office	-	-	-
USTODIAL & MAINTENANCE			4,916
Custodian's Office	184	1	184
	1 .		
Custodian's Workshop		-	-
Custodian's Workshop Custodian's Storage	52	5	- 254
Custodian's Workshop Custodian's Storage Storeroom	52 212	- 5 5	- 254 1,059
Custodian's Workshop Custodian's Storage Storeroom Recycling Room / Trash	212	5	1,059 -
Custodian's Workshop Custodian's Storage Storeroom Recycling Room / Trash Receiving and General Supply	212 - 21	5 - 1	1,059 - 21
Custodian's Workshop Custodian's Storage Storeroom Recycling Room / Trash Receiving and General Supply Network / Telecom Room	212 - 21 241	5 - 1 1	1,059 - 21 241
Custodian's Workshop Custodian's Storage Storeroom Recycling Room / Trash Receiving and General Supply Network / Telecom Room IT Office	212 - 21 241 148	5 - 1 1 1	1,059 - 21 241 148
Custodian's Workshop Custodian's Storage Storeroom Recycling Room / Trash Receiving and General Supply Network / Telecom Room	212 - 21 241	5 - 1 1	1,059 - 21 241
Cusbdan's Workhop Cusbdan's Storage Storaroom Recycling Room / Trash Receiving and General Supply Network / Telecom Room IT Office Custodial Garage	212 - 21 241 148	5 - 1 1 1	1,059 
Custodian's Workshop Custodian's Storage Storeroom Recycling Room / Trash Receving and General Supply Network / Telecom Room I Office Custodial Garage	212 - 21 241 148	5 - 1 1 1	1,059 - 21 241 148
Custodian's Workshop Custodian's Storage Storeroom Recycling Room / Trash Receiving and General Supply Network / Telecom Room IT Office	212 - 21 241 148	5 - 1 1 1	1,059 
Cusbdani Workhop Cusbdani Storage Storeroom Rescriteg Room / Trash Rescriteg Room / Trash Rescriteg and General Supply Network / Telecom Room I Office Cusbdal Garage I Office Other (specify) Auditorium	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdania Workshop Cusbdania Storage Storeroom Recycling foom / Trash Receiving and General Supply Network / Telecom Room I Office Cusbdail Garage <u>THER</u> Other (specify)	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b>
Cusbdani Workhop Cusbdani Storage Storeroom Recycling Room / Trash Recycling Room / Trash Recycling Room Room If Office Cusbdad Garage VINER Other (specify) Additorium Total Building Net Floor Area (NFA)	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdani Workhop Cusbdani Storage Storeroom Rescriteg Room / Trash Rescriteg Room / Trash Rescriteg and General Supply Network / Telecom Room I Office Cusbdal Garage I Office Other (specify) Auditorium	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdani Workhop Cusbdani Storage Storeroom Recycling Room / Trash Recycling Room / Trash Recycling Room Room If Office Cusbdad Garage VINER Other (specify) Additorium Total Building Net Floor Area (NFA)	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdani Workhop Cusbdani Storage Storeroom Recycling Room / Trash Recycling Room / Trash Recycling Room Room If Office Cusbdad Garage VINER Other (specify) Additorium Total Building Net Floor Area (NFA)	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdani Workhop Cusbdani Storage Storeroom Recycling Room / Trash Recycling Room / Trash Recycling Room Room If Office Cusbdad Garage VINER Other (specify) Additorium Total Building Net Floor Area (NFA)	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdani Workhop Cusbdani Storage Storeroom Recycling Room / Trash Recycling Room / Trash Recycling Room Room If Office Cusbdad Garage VINER Other (specify) Additorium Total Building Net Floor Area (NFA)	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdania Workhop Cusbdania Storage Storeroom Rescriting Anno (Trash Rescriting Anno (Trash Rescriting and General Supply) Network / Telecon Room IT Office Cusbdal Garage Other (specify) Addiorium Total Building Net Floor Area (NFA) Proposed Student Capacity / Enrollment	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 2,110 2,110 57,139
Cusbdani Workhop Cusbdani Storage Storeroom Recycling Room / Trash Recycling Room / Trash Recycling Room Room If Office Cusbdad Garage VINER Other (specify) Additorium Total Building Net Floor Area (NFA)	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 <b>2,110</b> 2,110
Cusbdania Workhop Cusbdania Storage Storeroom Recycling Room / Trash Receiving and General Supply. Network / Flection Room IT Office Custodial Garage Other (specify) Auditorium Total Building Net Floor Area (NFA) Proposed Student Capacity / Errolinent	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 2,110 2,110 57,139 73,464
Custodan's Workshop Custodan's Storage Storaroom Recycling Room / Trash Receiving and General Supply Network / Telecom Room IT Office Custodal Garage THER Other (specify) Audiorlum Total Building Net Floor Area (NFA) Proposed Student Capacity / Enrollment	212 - 21 241 148 1,505	5 - 1 1 1 2	1,059 - 21 241 148 3,009 2,110 2,110 57,139

# **Educational Building Program**

		0
-	-	-
-	-	
		13,118
,377 ,017	1	6,377 3,017
,017 150	1	150
170	1	170
952	2	1,904
,500	1	1,500
,130		4,130
,130	1	4,130
		9,623
		9,623
,040	1	5,040
,204	1	2,204
500	1	500
325	1	325
,554	1	1,554
60	-	710
60	3	180
165 400	2	330 200
+00		200
		4,497
187	2	374
62	2	124
63	2	126
604	1	604
272	1	272
-	-	
100	1	100
130	1	130
127	1	127
100	1	100
150	1	150
38	1	38
38 438	4	1,752
150	2	300
150	2	300
		2,902
150 347	1	150
347 375	1	347 375
375 620	1	620
400	1	400
410	1	410
200	1	200
400	1	400
-	-	-
		0
		101,284
	l	
		143,458
		143,458
		1.42
	·	

6,377 3,017

1,500 4,130

> 5,040 2,204 500 325 1,554

126

100

150 38

1 752

400

101,284

143,45

1.42

		1,440	
1,440	1	1,440	Assumed use - 50% Population - 5 times/week; 850 SF 2,000 SF; Based on Grades 7-8
		8,322	Excess PE Spaces Policy 6000 SF Min. Size - FAA Note: Additional area to
6,000	1	6,000	accommodate a full size court
150	1	150	
172	1	172	
1,000	2	2,000	
5,049	1	5,049 5,049	FAA Note: Additional area assigned to Maker Spaces
		11,647	2 seatings - 15SF per seat - FAA Note: it is the intention
			the school to use the "School Commons" for additional
6,975 2.230	1	6,975 2,230	seating
2,230	1	2,230	1600 SF for first 300 + 1 SF/student Add1 200 SF for first 300 + .333 SF/student Add1
333	1	333	200 SF for first 400 + .25 SF/student Add1
1,600	1	1,600	
		710	
60	1	60	
250	1	250	
100	4	400	
		3,524	
375 125	1	375	
125	1	125	
127	0	12/	
604	1	604	
272	1	272	
100	1	100	FAA Note: This area is being assigned to the Teacher's
	1		Work Rooms FAA Note: Additional area is being assigned the Teache
161	1	161	Work Rooms
130	1	130	
127	1	127	
100	1	100	FAA Note: Additional area is being assigned to Psycolog
150	5	750	and Team Chair
38	1	38	
615	1	615	
		2,502	
150	1	150	
347	1	347	
347 375	1	347 375	
347 375 620	1 1 1	347 375 620	
347 375 620 400	1 1 1 1	347 375 620 400	
347 375 620 400 410	1 1 1 1 1	347 375 620 400 410	
347 375 620 400	1 1 1 1	347 375 620 400	
347 375 620 400 410	1 1 1 1 1	347 375 620 400 410	
347 375 620 400 410	1 1 1 1 1	347 375 620 400 410 200	
347 375 620 400 410	1 1 1 1 1	347 375 620 400 410	
347 375 620 400 410	1 1 1 1 1	347 375 620 400 410 200	
347 375 620 400 410	1 1 1 1 1	347 375 620 400 410 200 0	
347 375 620 400 410	1 1 1 1 1	347 375 620 400 200 0 95,530	
347 375 620 400 410 200		347 375 620 400 410 200 0 95,530 930	Enter grade enrollments below
347 375 620 400 410	1 1 1 1 1	347 375 620 400 410 200 0 95,530 930 310	Enter grade enrollments below Lower Elementary; Grades K-2
347 375 620 400 410 200 K-6	1 1 1 1 1 1 1 1 78%	347 375 620 400 410 200 0 95,530 95,530 930 310 413	Enter grade enrollments below Lower Elementary; Grades K-2 Upper Elemntary; Grades 3-6
347 375 620 400 410 200		347 375 620 400 410 200 0 95,530 95,530 930 310 413	Enter grade enrollments below Lower Elementary; Grades K-2
347 375 620 400 410 200 K-6	1 1 1 1 1 1 1 1 78%	347 375 620 400 410 200 0 95,530 95,530 930 310 413	Enter grade enrollments below Lower Elementary; Grades K-2 Upper Elemntary; Grades 3-6
347 375 620 400 410 200 K-6	1 1 1 1 1 1 1 1 78%	347 375 620 400 410 200 0 95,530 95,530 930 310 413	Enter grade enrollments below Lower Elementary; Grades K-2 Upper Elemntary; Grades 3-6
347 375 620 400 410 200 K-6	1 1 1 1 1 1 1 1 78%	347 375 620 400 410 200 0 95,530 930 310 413 207	Enter grade enrollments below Lower Elementary; Grades K-2 Upper Elemntary; Grades 3-6

# **Preferred Option**



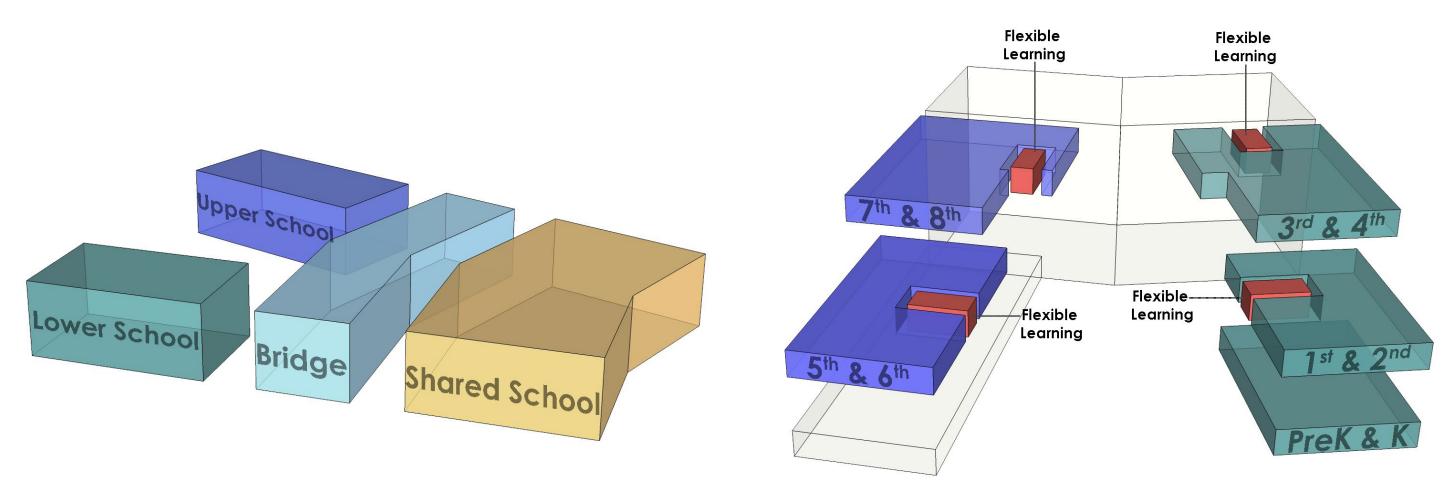
6 RENOVATE TENNIS & BASKETBALL

13 RETAINING WALL, 10-12' HEIGHT

ACCESSIBLE PATH CONNECTION ENTRANCE W/ VEHICLE BARRIERS STORMWATER INFILTRATION

400'

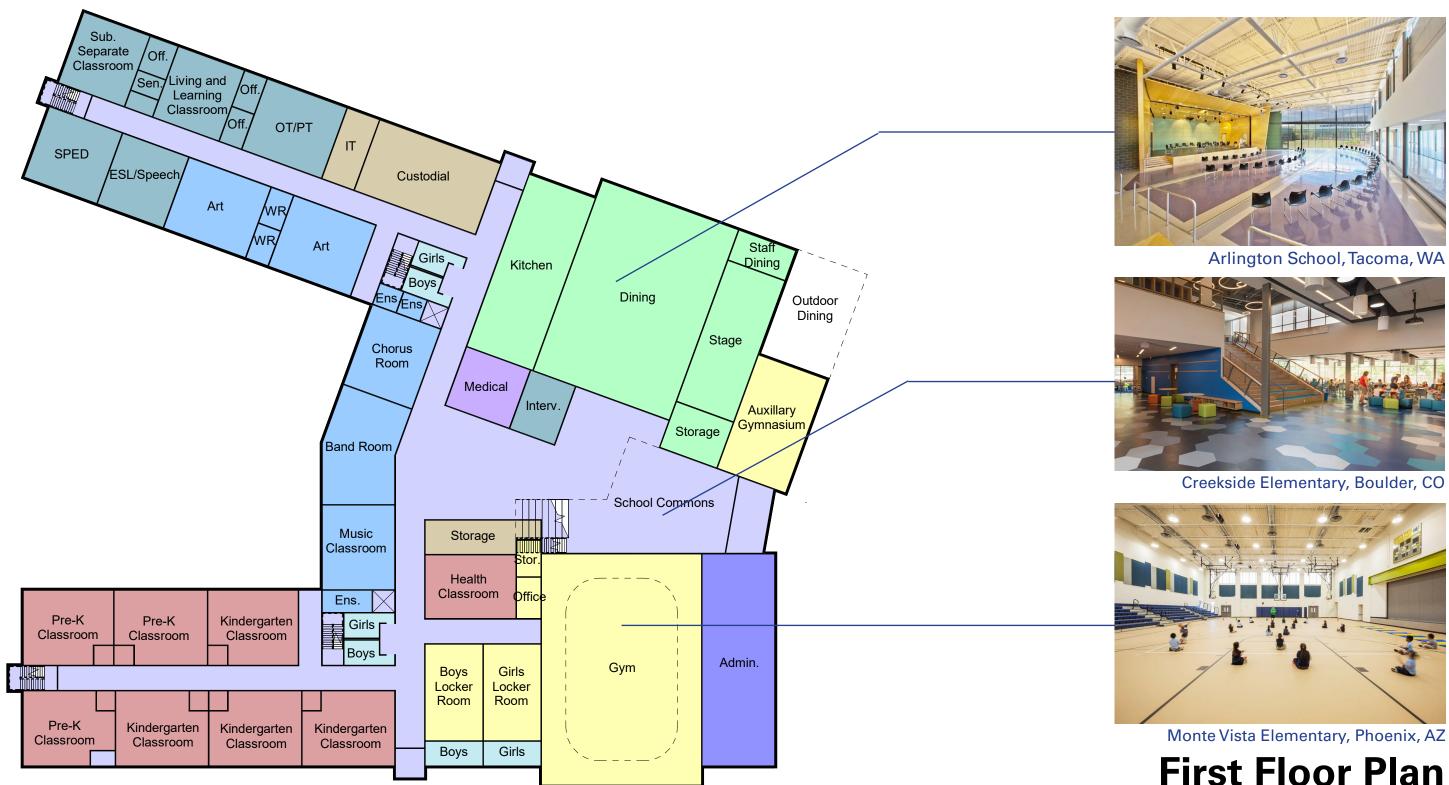




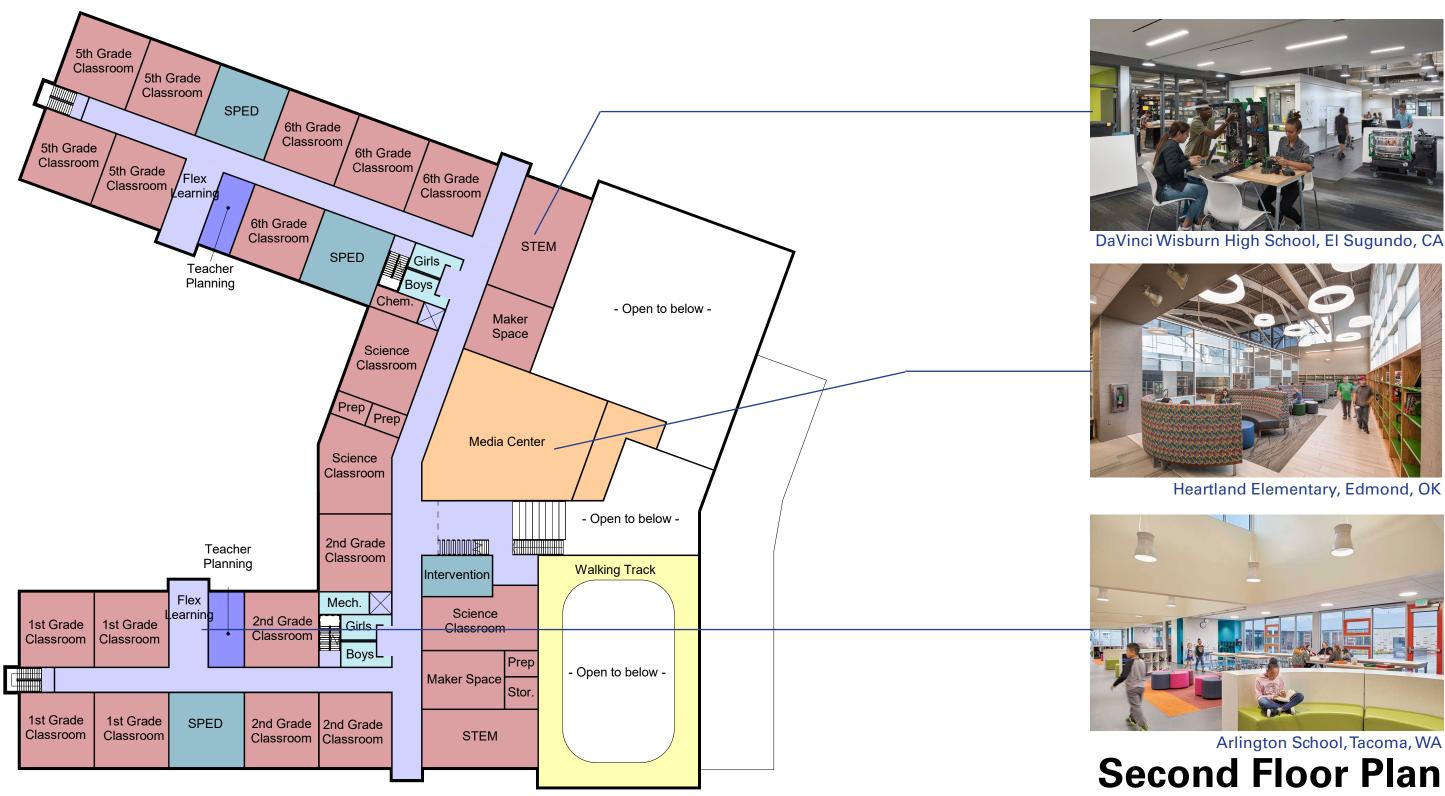
2 Schools, 1 Roof Educational vs. Community Space

Grade Neighborhoods with Flexible Learning Space





## **First Floor Plan**







**Aerial View** 



View Looking Southeast



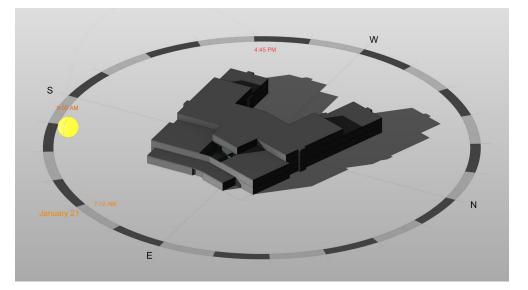
View Looking Northwest

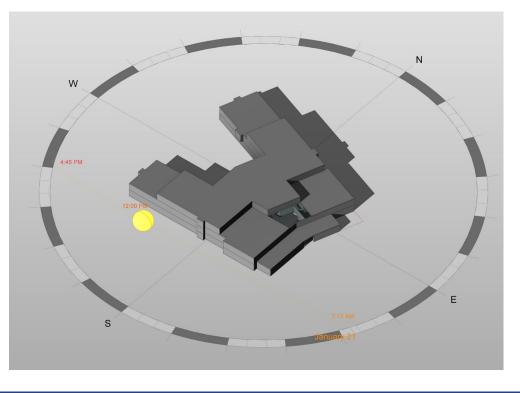


View Looking Southwest



	EEDv4 BD+C: Schools (LEEDv4 SC) Project Scorecard						Address: Date:	Leicester School MS 174 Paxton Street, Leicester, MA 01524 30-May-19	
	POINT TOTALS Yes M= M- No							LEED Goal Bidg Area Parking Site Area Staff Students	140,000
		fes M+ M- No 41 49 8 12						Visitors	530
		_			GEN	ERAL PROJECT DOCUMENTATION		Responsible	Notes
D	Y	M+	м.	No	Plf1	Minimum Program Requirements	Req'd	Team	REQUIRED: Project must meet all MPRs to be eligible for LEED certification. TGE will work with Nitsch on developing LEED boundary.
	0	1	0	0	INTE	GRATIVE PROCESS	1	Responsible	Notes
D		1			IPc1	Integrative Process	1	Team	CREDIT: Perform energy and water-use analysis in early design through the use of a "simple box" model and development of a water budget respectively. Follow-up discussion is needed in the next few weeks to detemine if this credit will be pursued.
	Yes	M+	м. 1	No 9	LOC	ATION & TRANSPORTATION	15	Responsible	Notes
D				N	LTc1	LEED for Neighborhood Development Location	15	Team	CREDIT: Project located in a LEED ND development. CREDIT: Locate the development footprint on land that has been previously developed.
D				1	LTc2	Sensitive Land Protection	1	Nitsch	Project is less than 100' to wetland
D		2			LTc3	High Priority Site	1-2	Nitsch	CREDIT. Locate on a brownfield where soil or groundwate contaminaton has been identified, and where the local, state or national automity (whichwer has jurisdiction) requires its remediation. There may be underground contamination. Project is not in a DDA.
D		1		4	LTc4	Surrounding Density and Diverse Uses	1-5	TGE	CREDIT: kwg: surrounding density>22,000 sf (2pts) or >35,000 (4pts) and/or within 1/2 mile walking distance of at least 8 diverse uses (2pts). Multiple uses within 1/2 mile. Calculations need to be done for walking distance.
D				4	LTc5	Access to Quality Transit	1-4	TGE	CREDIT: 1p1-72 wkdy& 40 wkmd; 3 pts - 140 wkdy& 108 wkmd; 6 pts - 360 wkdy& 216 wkmd trips. Project does not have enough daily trips by bus to meet the credit.
D			1		LTc6	Bicyde Facilities	1	FAA/ TGE	CREDIT: Locate within 200 yds of bicycle network and provide long-term bike storage for at least 5% of all regular building occupants and short-term storage for at least 2.5% of all peak visitors. Provide one shower for the first 100 regular building occupants and one additional for every 150 thereafter. There likely will not be staff showers in the school.
D		1			LTc7	Reduced Parking Footprint	1	Nitsch	CHEDIT: Do not exceed the minimum local code requirements for parking capacity. Provide parking capacity that is a 40% reduction below the base ratios recommended by the Parking Consultants Council. Provide preferred parking for capools for 5% of the total parking capacity within the parking count meets the requirements. In addition, the number and location of capacity parking with need to be determined.
D		1	M		LT c 8	Green Vehicles	1	Nitsch/BLW	CREDIT: Designate 5% of all parting spaces as preferred parking for green vehicles (a discounted parking rate of at least 20% for green vehicles is an acoptible substitub. In addition, install electrical vehicle supply equipment (EVSE) in 2% of all parting pasces used by the project. The project will need to provide electric charging stations in addition to green vehicle parking spaces. Eversource and National Grind have a new program supporting EV charing infrastructure cost for up to 5% of the site's parking spaces.
	3 Tos			0	SUST	AINABLE SITES	12	Responsible	Notes
c	Y				SSpr1	Construction Activity Pollution Prevention	Req'd	Nitsch/ CM	RECURRED. Create/implement an ESC plan for all construction activities associated with the project. The plan must conform to the requirements of the 2012 U.S. EPA Construction General Permit (CGP). The project will implement an ESC plan.
D	Y				SSpr2	Environmental Site Assessment	Req'd	Env. Eng.	REQUIRED: Conduct a Phase I Environmental Site Assessment as described in ASTM E1527–05 (or a local equivalent) to determine whether environmental commination exists at the als. If contamination is suspected, conduct a Phase II Environmental Site Assessment as described in ASTM E1630-1 (or a local equivalent). If a site is contaminated, remediate the site to meet/ocal, state, or national environmental protection agency region residential (urre structed) standards, whichever are most statigent. <b>Phase is the assessment and survey has been completed.</b>
D	1				SSc1	Site Assessment	1	FAANitsch/ WL	CREDIT: Complete and document a site assessment that includes: Topography, Hydrology, Climate, Vegetation, Solis, Human Use, Human health effects. Project texam will perform a site assessment. There are drainage issues on site – a lot of grading needed. A lot of larger cocks on the site.
D		2			SSc2	Site Development - Protect or Restore Habitat	1-2	WL	CREDIT: Preserve and protect from all development and construction activity 40 % of the greenfield area on the site (if such areas existig and restors 39% (including the building footprint) of the previously developed ather area with mative A adaptive registration. Reprovide financial support regulariseth as tared 310 appresent positions that area is a mationally or locally recognized and trust or constration organization. Project will include rules and and advectation. The adaptive registration area and an advectation and a scheved.
D		1			SSc3	<u>Open Space</u>	1	WL	CREDIT: Provide outdoor space greater than or equal to 30% of the bial site area (including building footprint). A minimum of 25% of that outdoor space must be vegetated (buf grass does not count as vegetation) or have overhead vegetable drampy: The outdoor space must be physically accessible. calculations with have to be parformed as the design developes to attermine if the credit can be achieved, school winch to create as the dealcation opportunities - gardram, etc.
D		3			SSc4	Rainwater Management	2-3	Nitsch	CREDIT: On sile, manage the runoff from the developed site for the 95th percentile (2pts) or 98th percentile (2pts) of regional or local rinhife vents using LD 8.G at strategies that best mimin catural site hydroby (7 manage on site the annual increase in comolydume from the natural and overcreations to the postdeeloped condition. (3 pts). This credit can be difficult to achieve. Nitsch will local at the LED V4.1 version of the is credit and determine if the credit can be achieved. A cistem, vegetated avelos, risingerdame were discussed as possibilities.
D		2			SS¢5	Heat Island Reduction	1-2	WL/FAA	CREDIT: Use any combination of non-roof Measures, high-Refectance root, or vegetated roof to be equal to or greater han the bial roof + hardscape area on-site ANDICR place a minimum of 75% of parting spaces under cover. Project will have a light colored roof. Project team should consider light colored materials for walkways and other hardscape.
D	1				SSc6	Light Pollution Reduction	1	BLW	CREDT: Do not exceed allowable backlight uplight or glare (BUG) ratings for all exterior lighting as determined by the projects lighting zone (L2). Project will have a limited amount of outdoor lighting- only have the quantity needed for safety. Full cut off lighting that is dark so compliant till be specified. There will be a flag pole that will require lighting.





# Sustainability

Grade Configurations / Building Options	Primary School	Leicester MS	New School - Fields	Total Project Budget Costs (Constr. Costs + Soft Costs)	District Share	State Share	Annual RE Tax Impact (Average Home Assessment of \$244,650)	
	ć	ć 45 500 000	ć	ć 50.000.000	¢ 20 500 000	¢ 20 500 000	Ć 540	
Grades 5-8: Add/Reno to Existing LMS	\$-	\$ 45,500,000	Ş -	\$ 58,000,000	\$ 28,500,000	\$ 29,500,000	\$ 519	
Grades 5-8: New Stand Alone Building in Fields	\$-	\$-	\$ 48,000,000	\$ 60,700,000	\$ 33,900,000	\$ 26,800,000	\$ 617	
Grades PK-8: New Stand-alone PK-8 in Fields (Preferred Option)	\$ -	\$ -	\$ 70,200,000	\$ 87,000,000	\$ 45,500,000	\$ 41,500,000	\$ 832	Preferred Op
Grades PK-8: Add/Reno to Existing LMS (PK-8)	\$-	\$ 62,100,000		\$ 78,000,000	\$ 37,500,000	\$ 40,500,000	\$ 682	
Grades PK-8: Add/Reno to Existing LMS (5-8); Add/Reno to Primary School (PK-4)	\$ 23,800,000	\$ 45,500,000		\$ 86,500,000	\$ 57,000,000	\$ 29,500,000	\$ 1,037	All Primary S reimburseme

Notes/ Frequently Asked Questions (FAQ):

### 1) MSBA will not participate in any construction costs to Primary School.

- 2) Primary School Addition/Renovation based upon costs to upgrade school to 21st century learning/ MSBA Guidelines.
- 3) A PK-8 Add/Reno option to the Primary School is not practical given area and topography limitations.
- 4) Options if vote fails: One option vote again on same MSBA approved Project (PK-8); otherwise start over.

## **Building Option/Estimated costs at Feasibility**

Remarks
ption as discussed by SBC
School Costs are District costs; no
ent from the State; (2) Separate Schools



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# **Questions & Answers**

