



Leicester School Building Project

COMMUNITY FORUM



MAY 21, 2019 AT 7:00PM
Leicester Middle School Gymnasium
70 Winslow Ave

Agenda

Introduction

Project Overview

Project Cost Scenarios

Educational Visioning Sessions

Challenges

Opportunities

Q & A

Mark Armington	Community Member and Engineer
Sarah Bayer	Teacher/Parent/Resident
Jeff Berthiaume	Director of Technology and Digital Learning
Eileen Boisvert	Parent/Resident
Tina Boss	School Principal, Memorial School
Harry Brooks	SBC Chair, Member Board of Selectmen
Chris Clark	Community Member and Parent
Chris Fontaine	School Assistant Principal , Leicester Middle School
David Genereux	Town Administrator, SBC who is MCPPO certified
Tim Hickey	Council on Aging
Tom Lauder	School Committee Chair
Kristina Looney	Leicester MS Teacher, Music Education
Joyce Nelson	School Principal, Leicester Middle School
Cady Maynard	Director of Finance and Operations
Dennis McGrail	Finance Advisory Board and Parent
Paul McCarthy	Community Member and Parent
Jim Reinke	Member of the Commission on Disabilities
Marilyn Tencza	School Superintendent
David White	Local Official for Building Maintenance

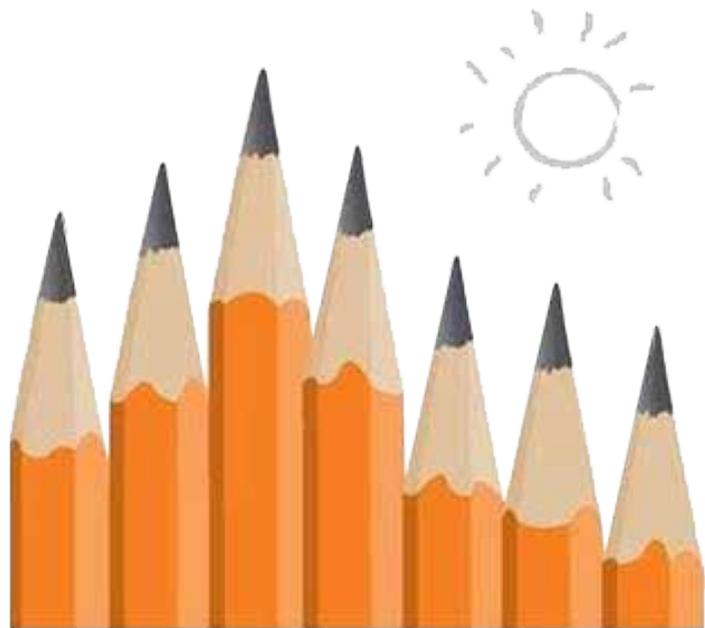
School Building Committee Members

March 2016	Statement of Interest to the MSBA
December 2017	MSBA Invitation into Core Program
June 2018	OPM Award
December 2018	Designer Selection
July 2019	Feasibility Study
August 2019	MSBA Board Approval of Feasibility Study
February 2020	Schematic Design
April 2020	MSBA Board Approval of Schematic Design
May 2020	Local Vote/Funding Approval
June 2021	DD/CD/Bidding
July 2021	Commence Construction
September 2023	Substantial Completion/School Opens

Project Schedule

April 2019	Submit Preliminary Design Program
April / June 2019	Develop Study Options
June 20, 2019	SBC Vote on Preferred Alternative
July 10, 2019	Submit Preferred Schematic Report (PSR) to MSBA
August 28, 2019	MSBA Board Vote: Preferred Alternative
August 2019	Begin Schematic Design
January 3, 2020	Submit Schematic Design to MSBA
February 14, 2020	MSBA Board Vote: Project Scope and Budget Agreement
May 2020	Town Meeting – Funding Approval

Schedule Overview - Next Steps



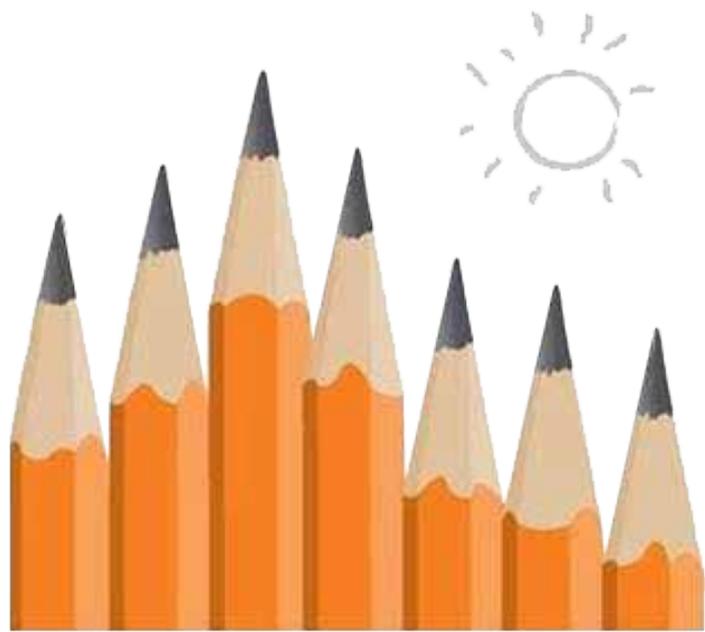
Massachusetts School Building Authority

Created in 2004, The Massachusetts School Building Authority (MSBA) is a state government authority that works with local communities to create affordable, sustainable, energy efficient and educationally appropriate public schools across Massachusetts.

One penny of the state's 6.25 percent sales tax supports the MSBA's funding for public school capital projects.

MSBA reimbursement rates for eligible school construction costs are based on a formula.

What is the MSBA?



Massachusetts School
Building Authority

2019 Base Reimbursement Rate for Leicester is 59.21%

- Applies only to **eligible** school project costs
 - Limits site reimbursement
 - Limits size of project and cost/SF
 - Does not apply to auditoriums and playing fields
- Rate may be increased for incentive points
 - Sustainable Design – 2.0% (LEED Silver)
 - Maintenance Program – 1.41%
- Incentive points subject to change by the MSBA

MSBA Effective Reimbursement Rate

The image shows the exterior of a school building. In the foreground, there is a red metal walkway with a white, curved roof supported by red posts. A sign on the building reads "LEICESTER SCHOOL". There are bare trees and a blue sky in the background. The text "Educational Visioning" is overlaid in the center in a bold, dark blue font.

Educational Visioning

Core Academic Spaces (Classrooms)

Special Education

Art & Music

Vocations & Technology

Health & Physical Education

Media Center

Dining & Food Service

Medical

Administrative & Guidance

Custodial & Maintenance

Educational Program Needs



Visioning Workshop # 1: January 29, 2019

Visioning Workshop #2: 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: February 29, 2019

Faculty Workshop: March 5, 2019

Educational Visioning



Visioning Workshop # 1: January 29, 2019

Priorities and Considerations

Innovation and Engagement

Shared Culture

Community Access

Agile Classroom

Outdoor Spaces and

Connections

Sustainability

Safety and Security

Parking and Drop-off

Robust Technology

Ease of Access

Flexible and Collaborative

Spaces

Ease of Use and Maintenance

Building Display

Visioning Workshop # 2: February 5, 2019

Desired 21st Century Design Patterns 2.0

Breakout Areas

Multi-Purpose Spaces

Safety, Security, & Welcoming

Outdoor Connections

Flexible & Agile Connections

Sustainability

Media Space as Learning Hub

Community Access

Display & Exhibition

Clusters of Learning

Quiet Spaces

Push-in Special Education

Distributed Dining

Branding & Identity

Flexible Furniture

Distributed Resources

Visible Learning & Transparency

Maker Spaces & FAB lab

Natural Light

Timeless Look



Breakout Spaces



Safe, Secure, & Welcoming



Media Space as Learning Hub



Quiet Spaces

Visioning Workshop # 2: February 5, 2019

Guiding Principles

- 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



1. Innovation and Engagement



2. Collaboration and Cooperation



3. A Place You Want to Be



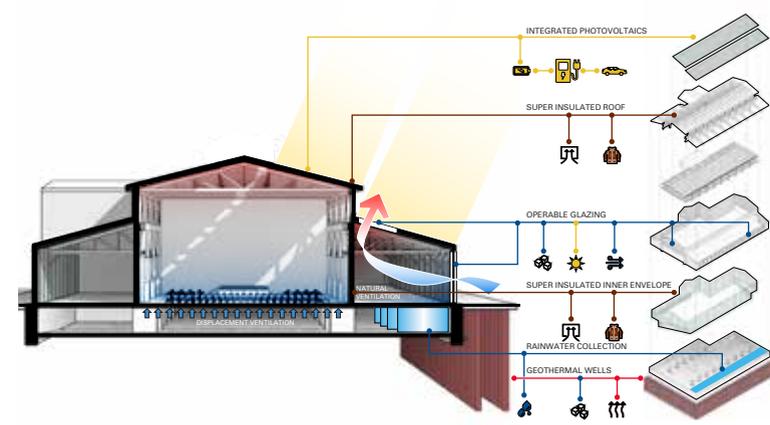
4. Community Access



5. Adaptability and Flexibility

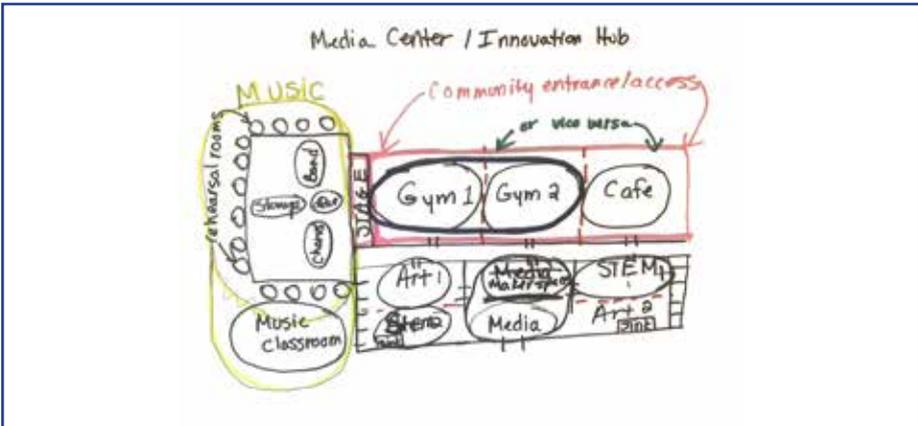


6. Outdoor and Nature Connections

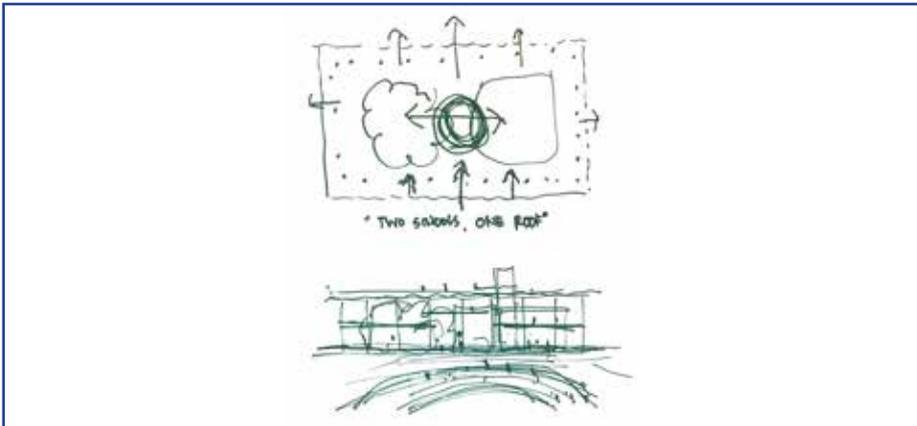


7. Sustainability

Visioning Workshop # 3: February 29, 2019



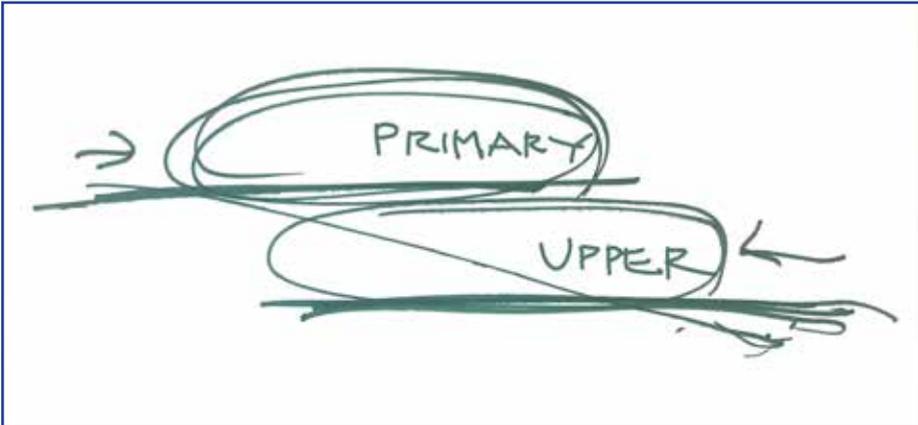
Media Center & Innovation Hub



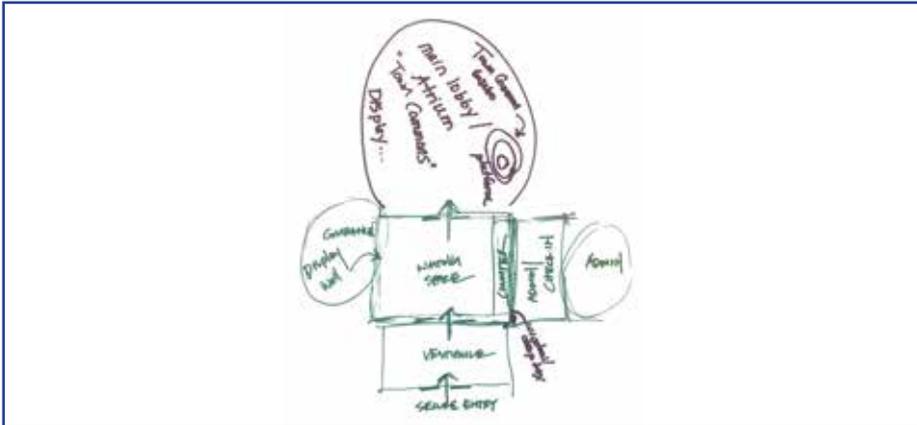
Two Schools, One Roof



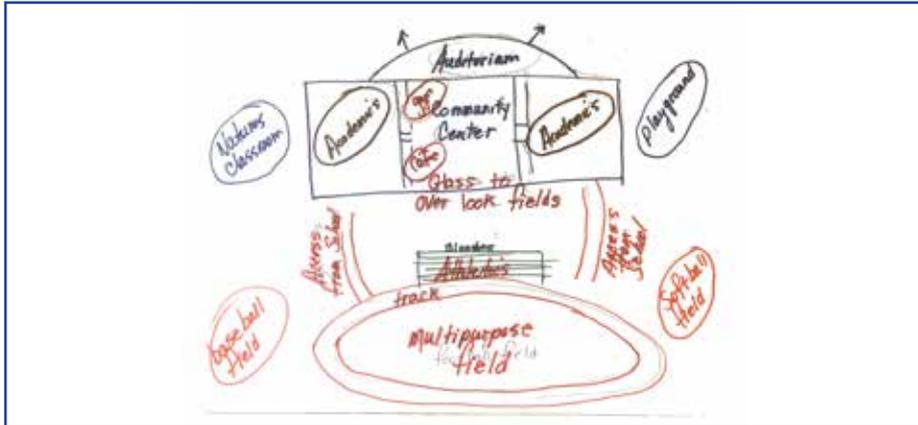
Navigating Existing Topography



Whole School



Entry Sequence



Community Access



Challenges & Opportunities

Existing Leicester Middle School



Challenge

Need for Welcoming & Inviting Entrance

Zervas Elementary, Newton, MA



Opportunity



Challenge

Undersized Classrooms

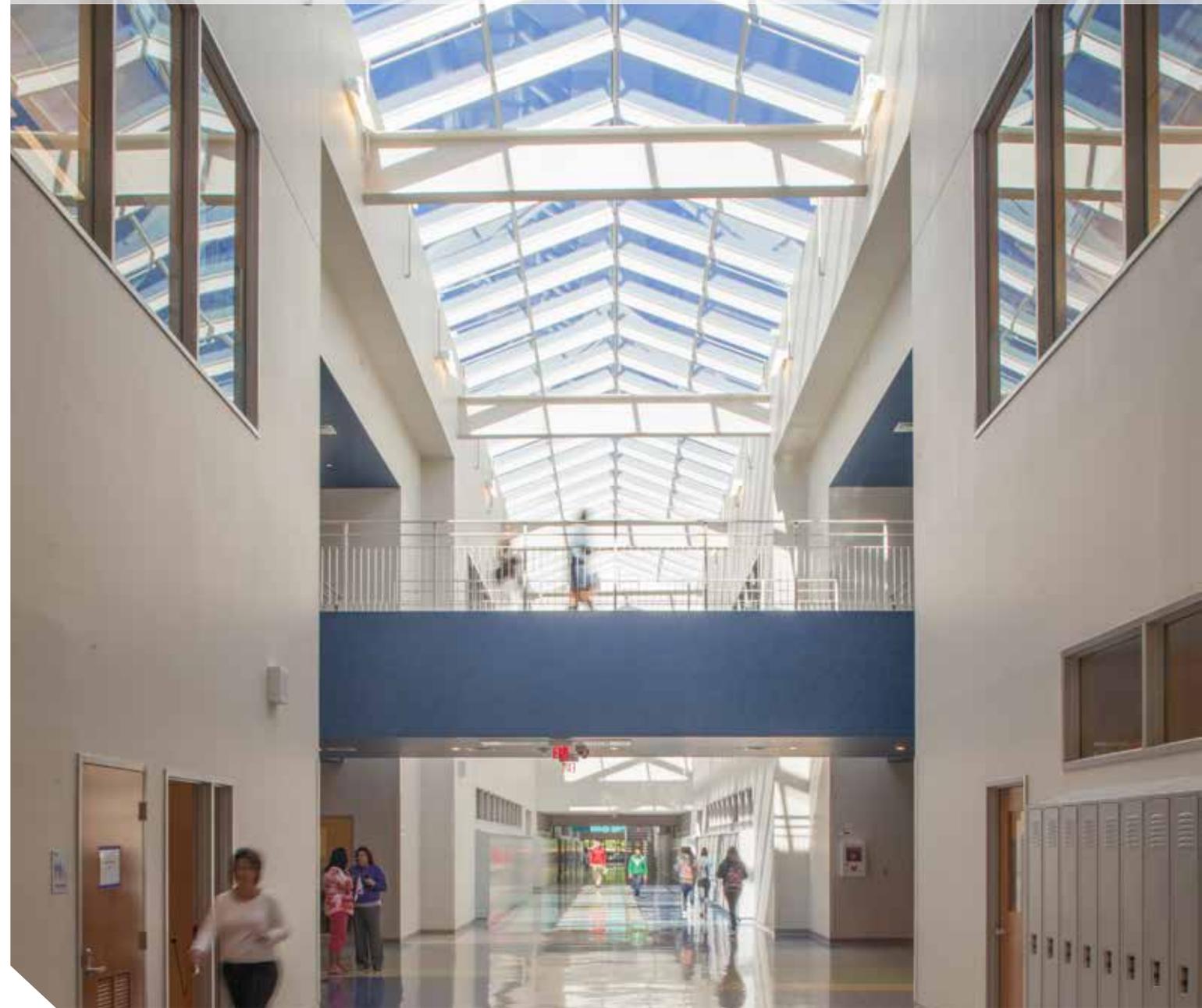


Opportunity



Challenge

Non-compliant Circulation



Opportunity

Existing Leicester Middle School



Challenge

Need for Administrative Control

Concord-Carlisle High School, Concord, MA



Opportunity



Challenge

Opportunity

Non-Compliant Doors & Clearances



Challenge

Opportunity

Outdated & Inefficient Equipment

Existing Leicester Middle School



Challenge

Underutilized Outdoor Connections

Arlington School, Tacoma, WA

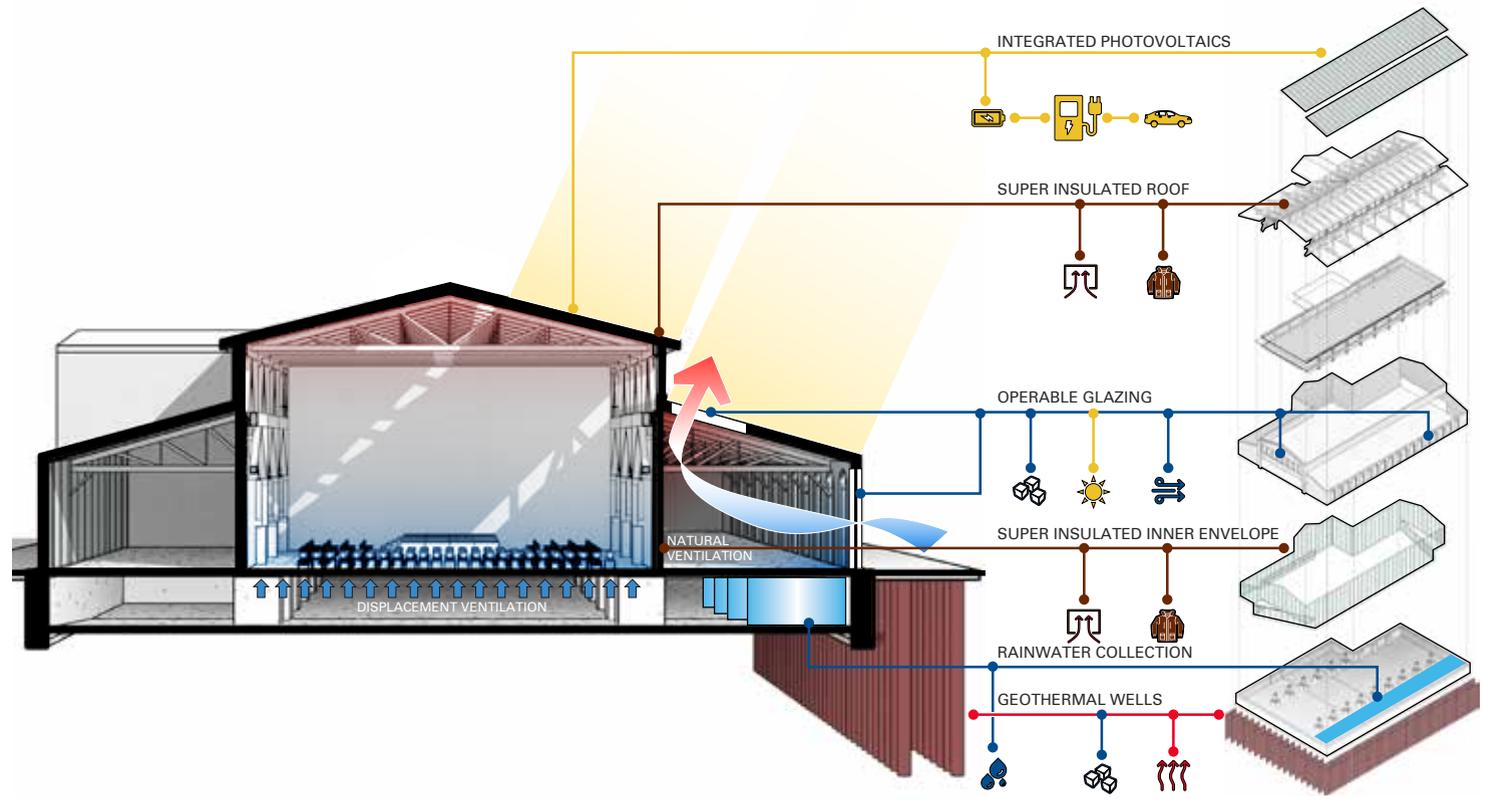


Opportunity



Challenge

Inefficient Energy Performance



Opportunity

Existing Leicester Middle School



Challenge

Undersized Cafeteria

Hunking Middle School, Haverhill, MA



Opportunity

Existing Leicester Middle School



Challenge

Outdated Gymnasium

Beverly Middle School, Beverly, MA



Opportunity



Design Explorations



Leicester Middle School

Alternative Sites

- Town owned land
- Suitable soil
- Easy community access
- Minimal tree removal
- Creates central school campus



Ample parking

Multiple field configurations

Access throughout the site

Revise existing access drive

Leicester Middle School

Alternative Sites



Memorial School

Alternative Sites

- Town owned land
- Requires demo of existing school
- Narrow site not suitable for development
- 2.2 mi from school campus
- Limited space for playing fields

Limited site access

Limited site circulation

Land not conducive for development

Substantial tree removal required for playing fields

Steep sloped terrain



Memorial School

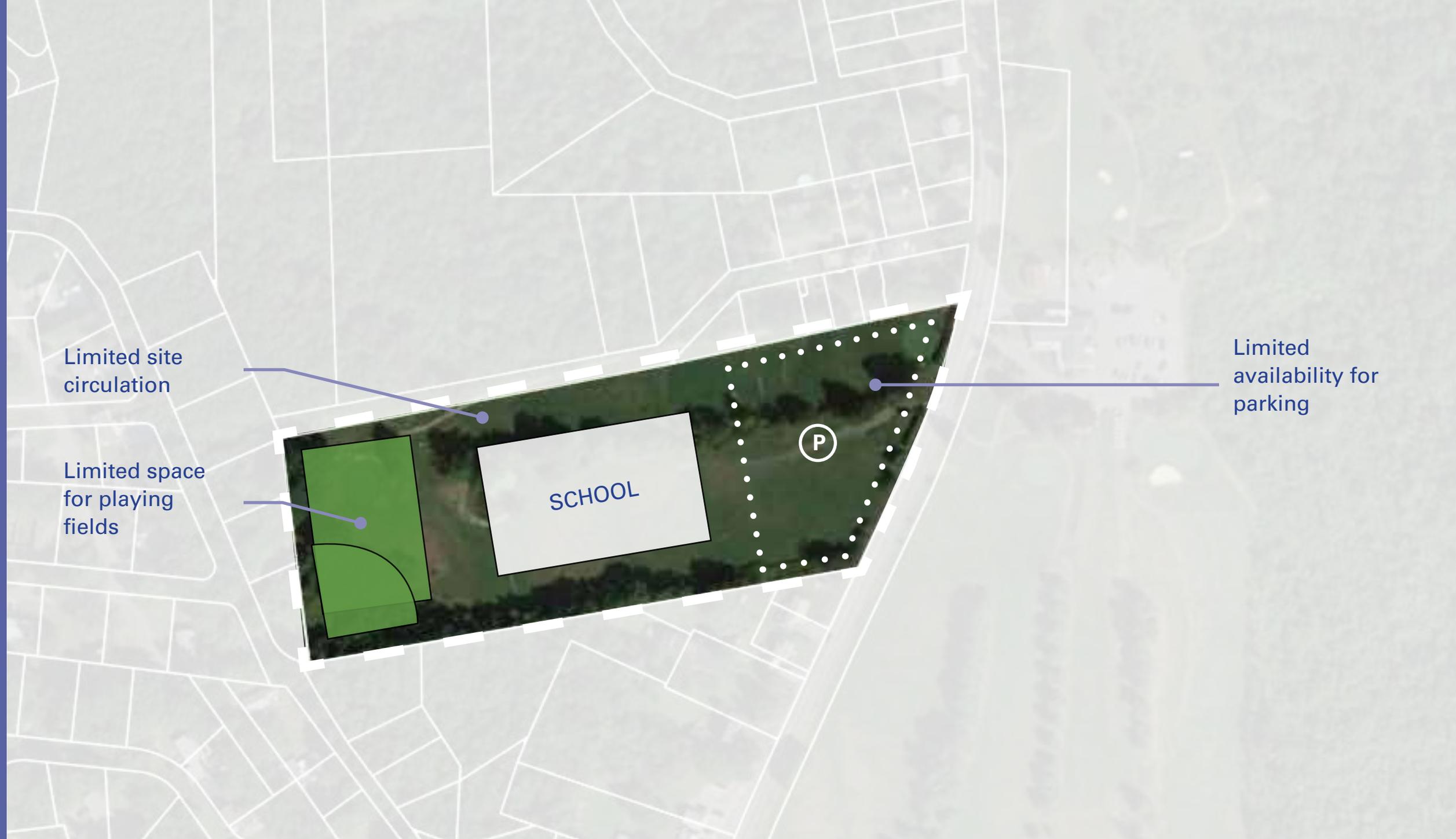
Alternative Sites



Hillcrest Golf Course

Alternative Sites

- Town owned land
- Removes 3 holes from golf course
- .5 mi from school campus



Limited site circulation

Limited space for playing fields

SCHOOL

P

Limited availability for parking



1675 Main Street - Drive-In Theater

Alternative Sites

- Requires land acquisition (\$)
- 2.6 mi from school campus
- Located near WalMart traffic
- Site is landlocked



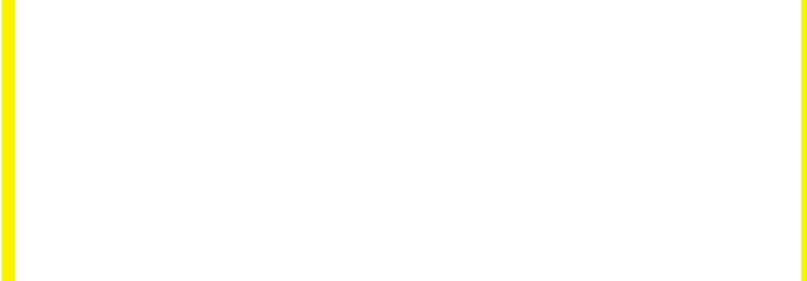
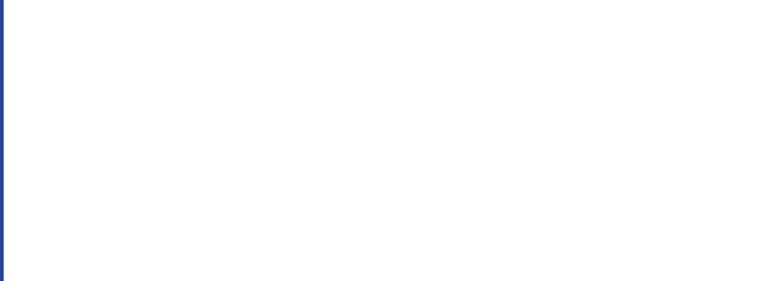
OPTION

Grades 6 - 8 (330 enrollment)

Grades 5 - 8 (440 enrollment)

Grades Pre-K - 8 (930 enrollment)

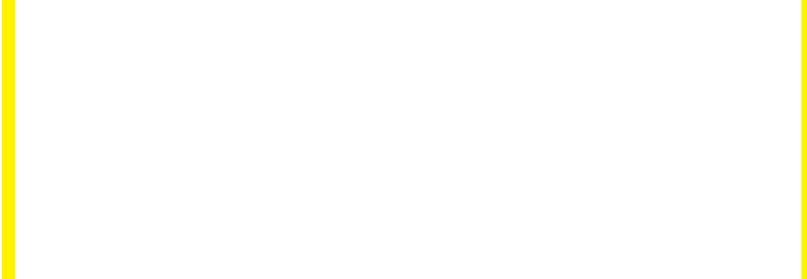
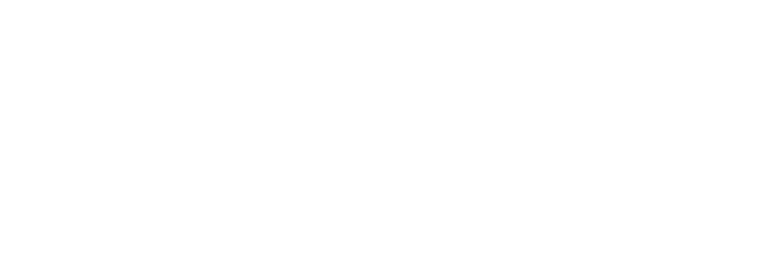
Code Upgrade Only



Addition/
Renovation



Track

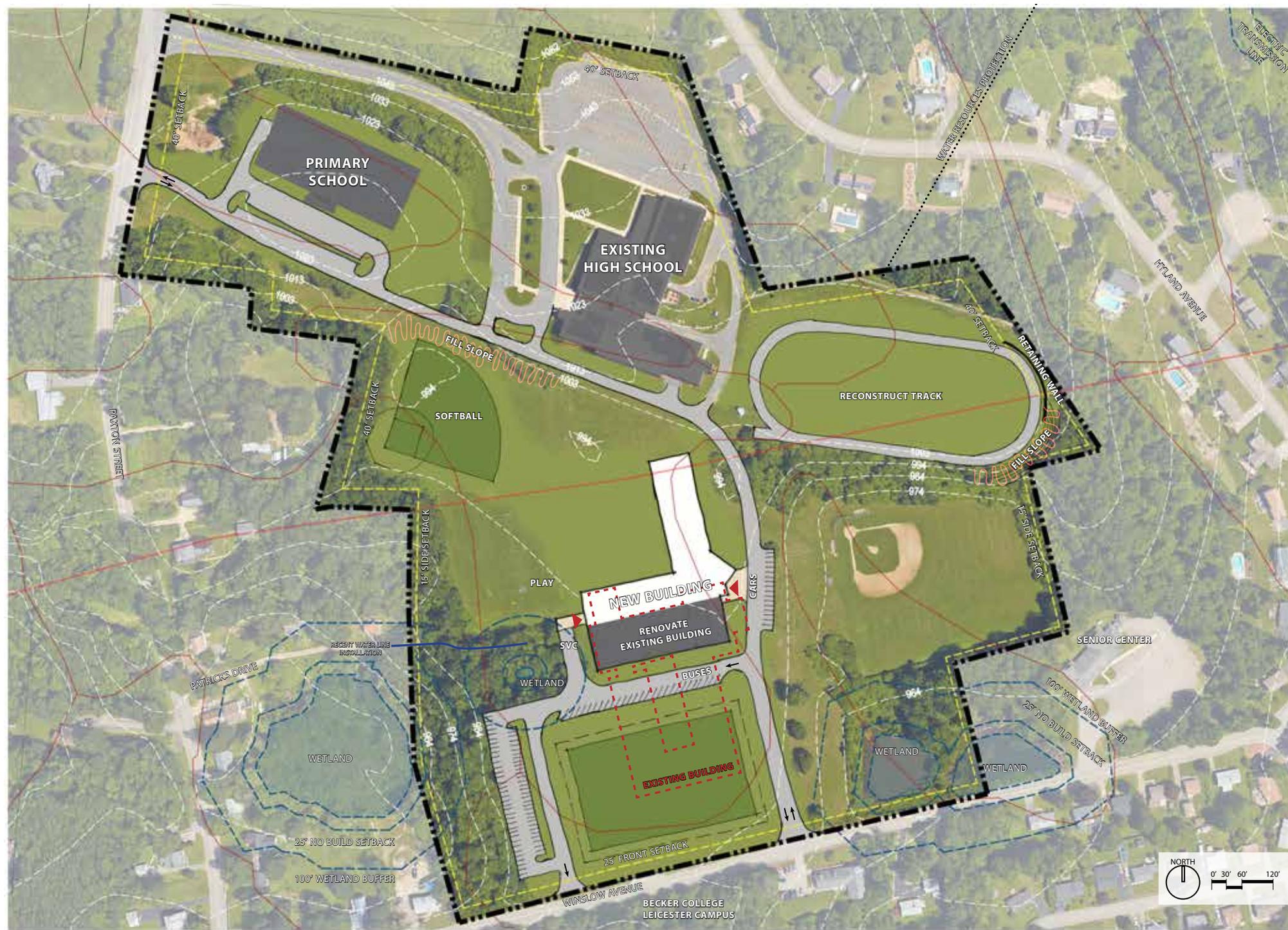


Street



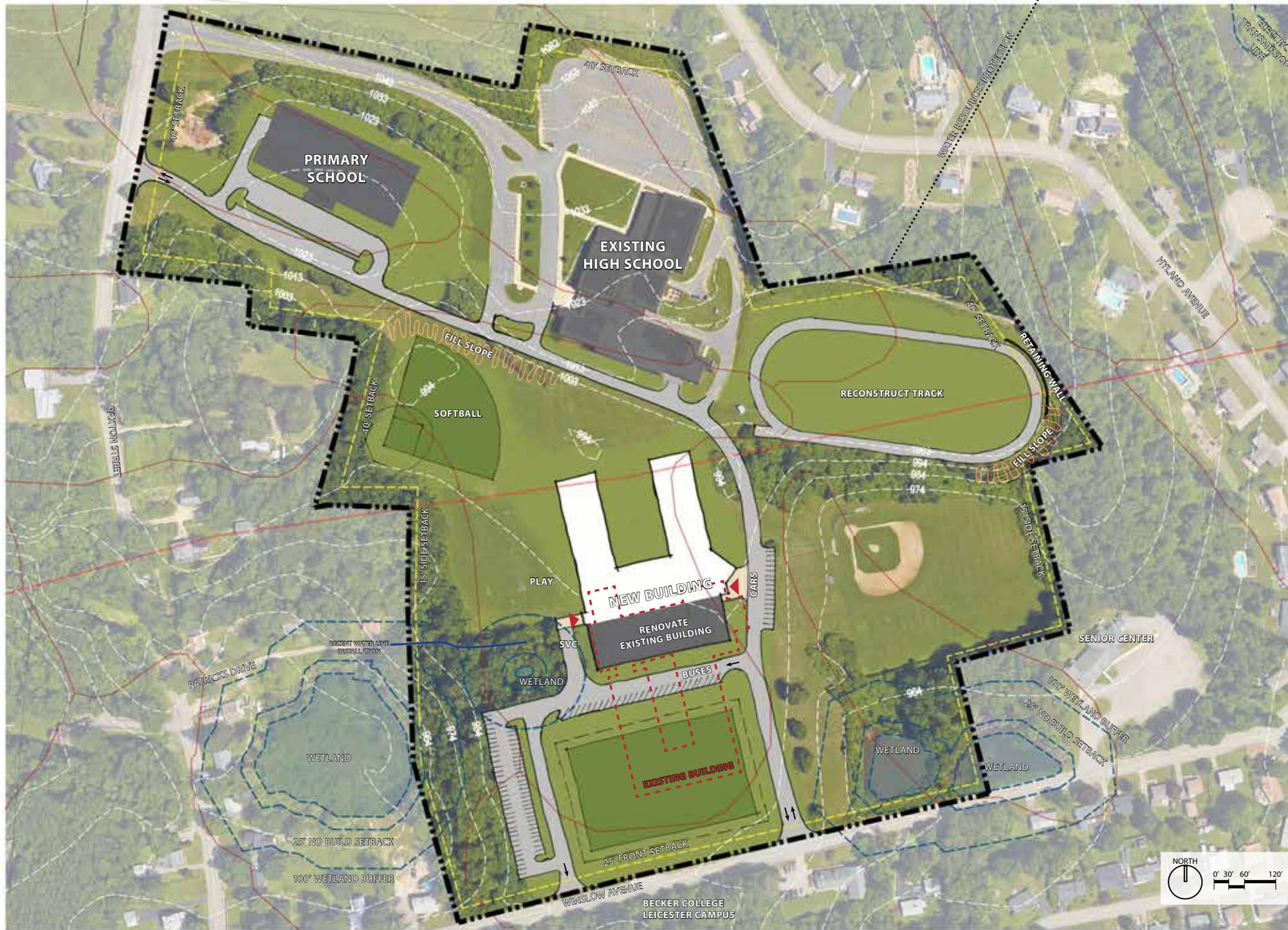
Wings





Building Area:
94,716 SF

Addition/Renovation Option 5 - 8



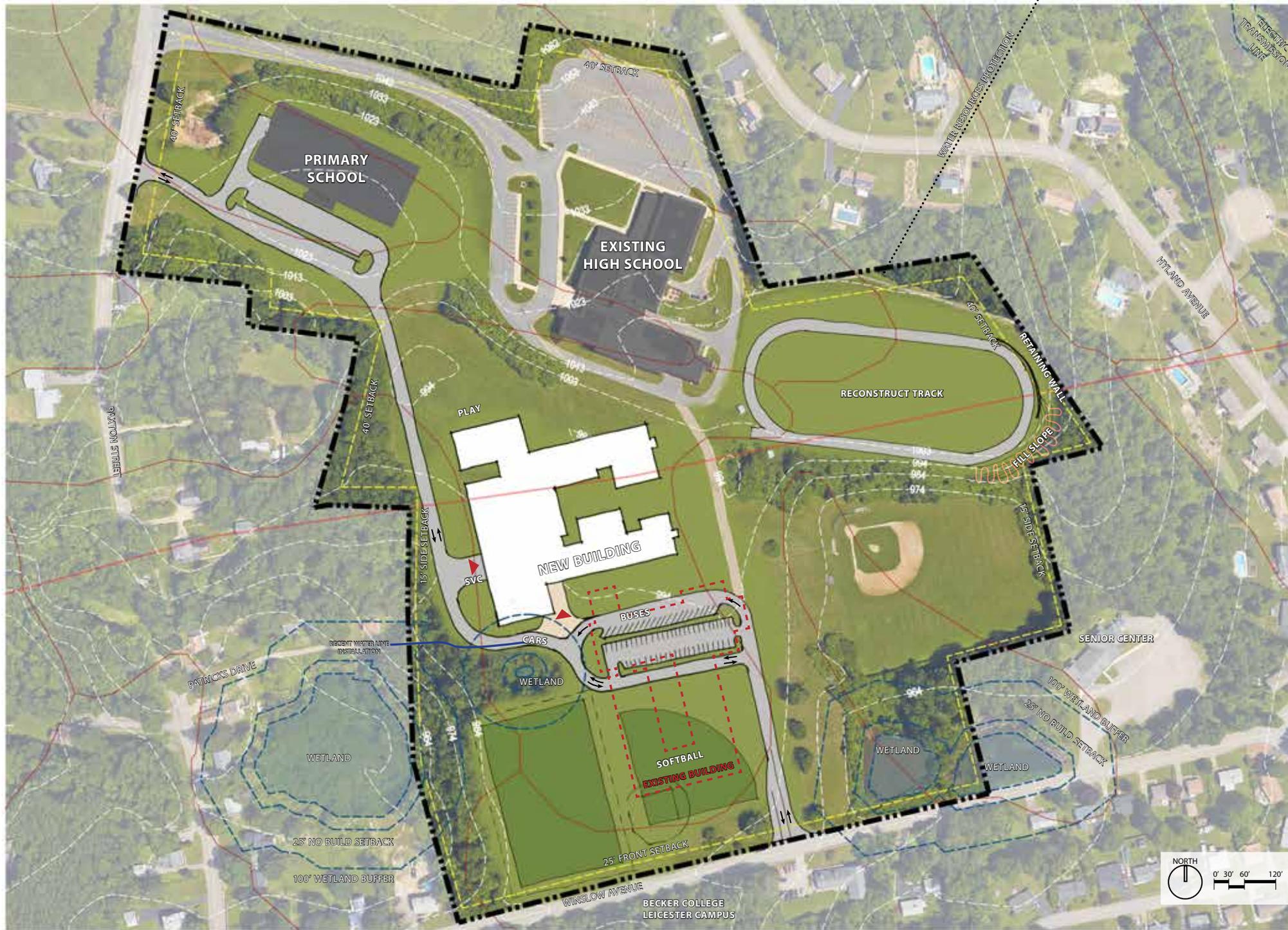
Building Area:
139,024 SF

Addition/Renovation Option Pre-K - 8



Building Area:
82,091 SF

Street Option 5 - 8

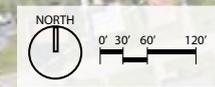


Building Area:
143,793 SF

Street Option Pre-K - 8



Building Area:
81,452 SF



Wings Option 5 - 8



Building Area:
142,121 SF

Wings Option Pre-K - 8

OPTION	Grades 5 - 8	Grades Pre-K - 8
Addition/ Renovation	\$45 Mil	\$62 Mil
Street	\$46 Mil	\$70 Mil
Wings	\$48 Mil	\$70 Mil

Estimate of Probable Cost

Approved Enrollment:	930 Student Enrollment (Grades Pre-K - 8)	
Approximate Project Size:	141,241 SF per MSBA Space Templates	
Est. Construction Cost:	\$500/SF* per Independent Est. Firms	
Add Soft Costs:	Approximately 25% of construction cost	
Adjust for Escalation:	Estimated 3% per year / year to construction mid-point	
New K-8 on Existing Site:	Estimated Total Project Cost:	\$87 mil
	Estimated Facilities Grant:	\$41 mil
	Estimated District Share:	\$45 mil
	Estimated Residential Tax Impact:	\$830/year

*MSBA will reimburse up to \$350/SF

Project Cost Scenarios

- **Efficiency**
- **Safety**
- **Community Improvement**
- **Increased Property Value**
- **Community Use**
- **Financially Responsible Choice**



Future Forward Educational Setting





leicesterbuildingproject.com





Questions & Answers

