



Leicester School Building Project

June 27, 2019



Joint Meeting of the Leicester School Building Committee, Leicester School Committee, Leicester Select Board, Leicester Finance Advisory Committee and Leicester Planning Board



Agenda

MSBA Process Overview

Educational Visioning

Challenges & Opportunities

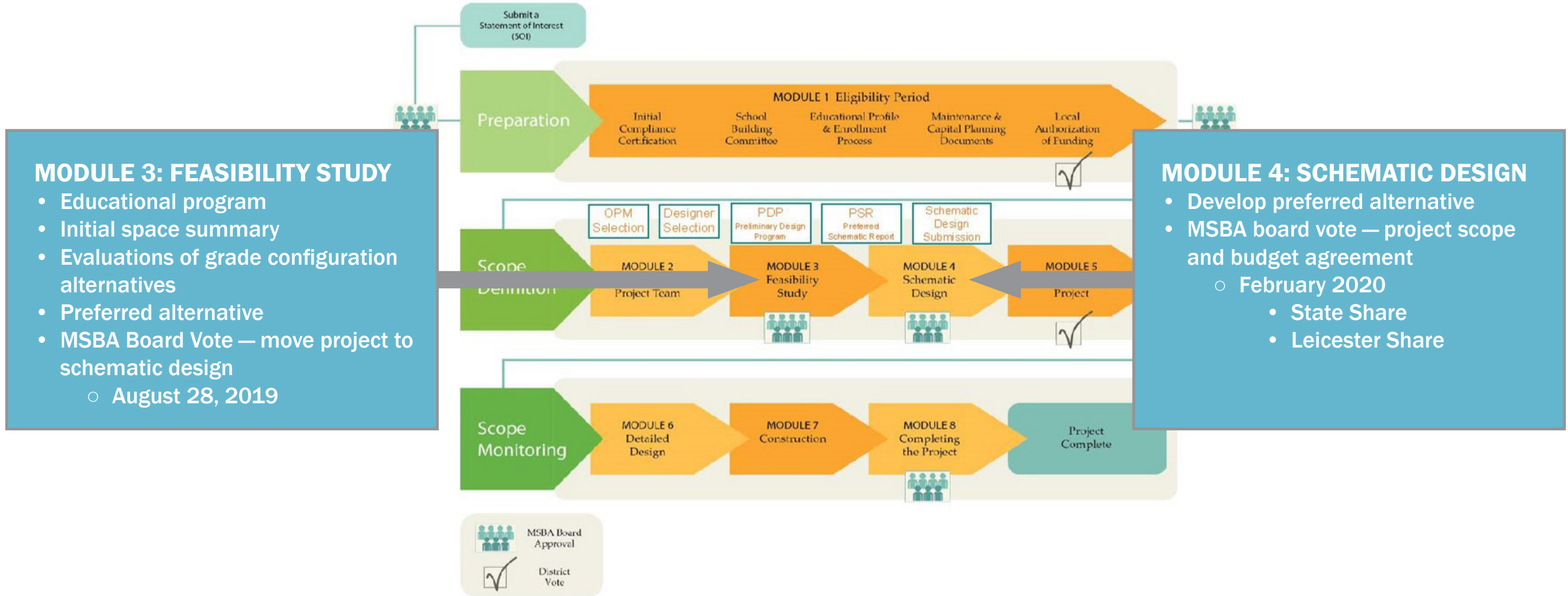
Design Explorations

Benefits of Building a New School

Questions & Answers



MSBA Core Program Process Overview



MODULE 3: FEASIBILITY STUDY

- Educational program
- Initial space summary
- Evaluations of grade configuration alternatives
- Preferred alternative
- MSBA Board Vote — move project to schematic design
 - August 28, 2019

MODULE 4: SCHEMATIC DESIGN

- Develop preferred alternative
- MSBA board vote — project scope and budget agreement
 - February 2020
 - State Share
 - Leicester Share

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

The image shows the exterior of a school building. In the foreground, there is a covered walkway with a white, wavy roof supported by red metal posts. The building behind it is light-colored with large windows. A sign on the building reads "FIFTEEN SCHOOL". The text "Educational Visioning" is overlaid in a large, bold, blue font across the center of the image. The sky is blue with some light clouds, and there are bare trees and bushes in the background.

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

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 Program Needs & Educational Visioning



Visioning Workshops



Safe, Secure, & Welcoming



Innovation and Engagement



Collaboration and Cooperation



Breakout Spaces



Quiet Spaces



A Place You Want to Be



Community Access



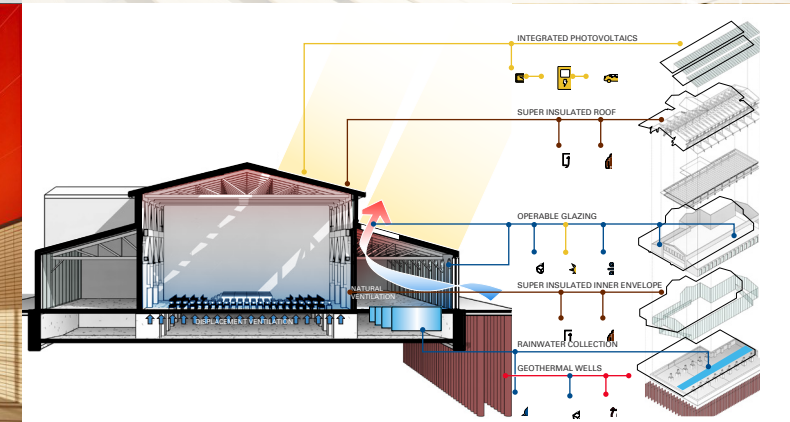
Media Space as Learning Hub



Adaptability and Flexibility



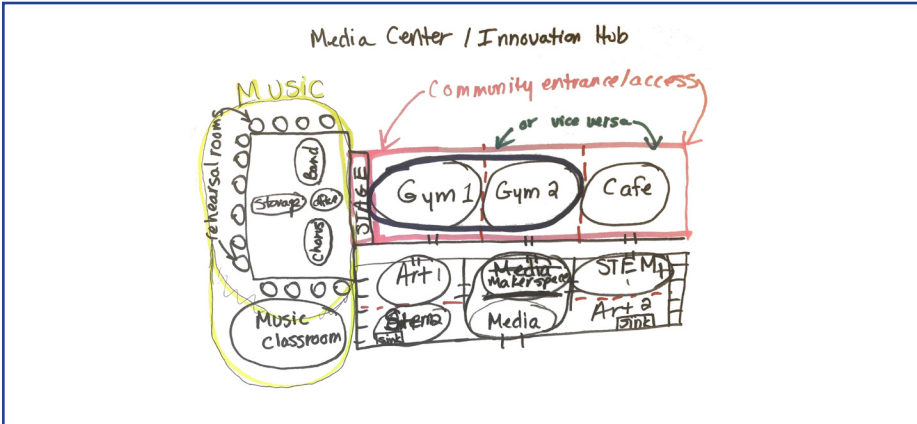
Outdoor and Nature Connections



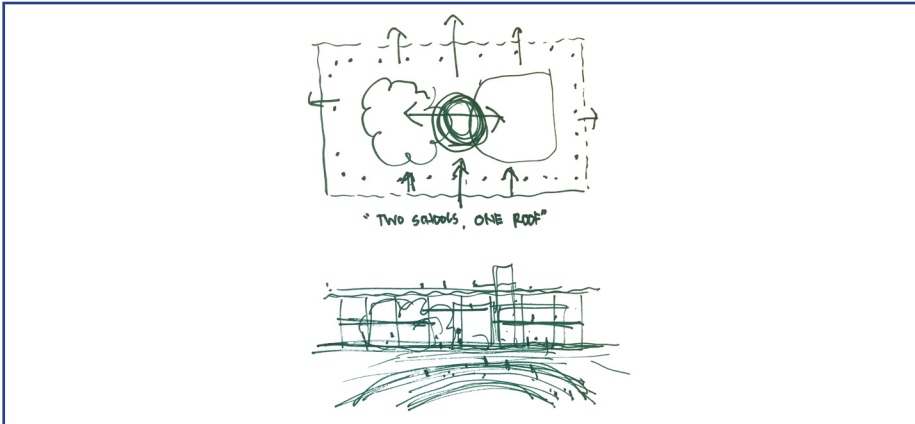
Sustainability

Educational Visioning

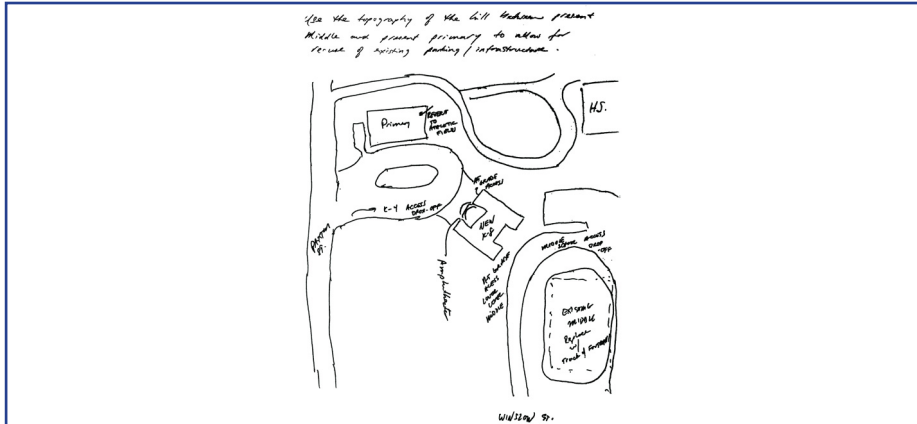
Visioning Workshop # 3: February 29, 2019



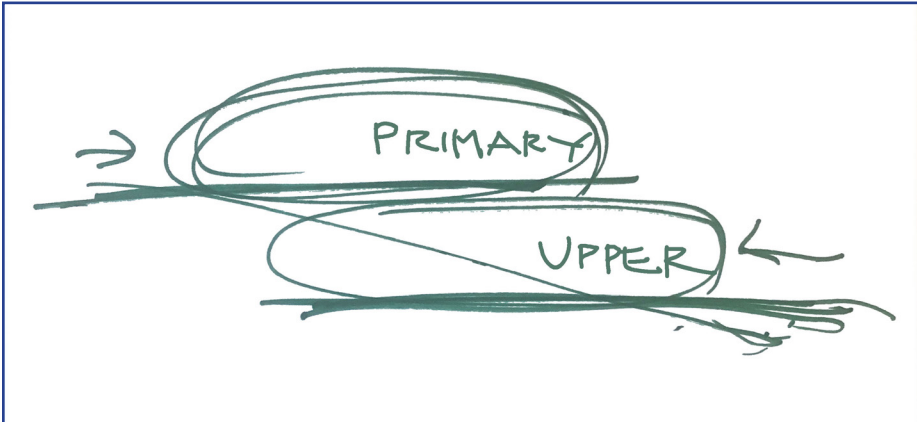
Media Center & Innovation Hub



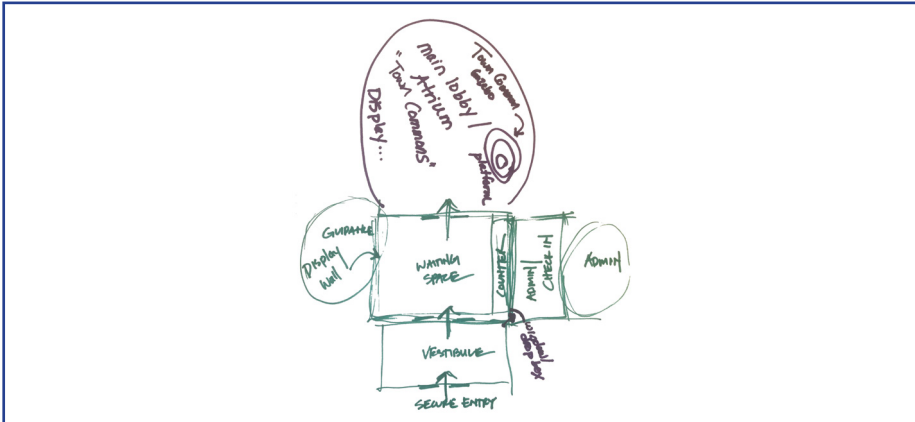
Two Schools, One Roof



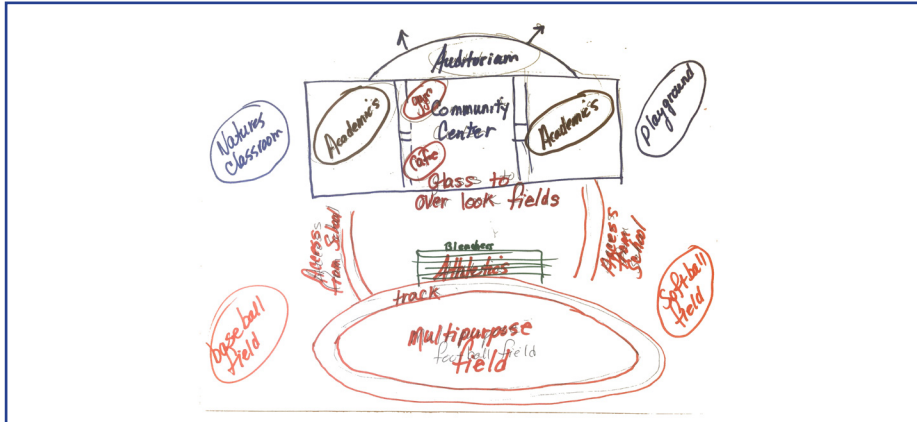
Navigating Existing Topography



Whole School



Entry Sequence



Community Access



Challenges & Opportunities

Existing Leicester Middle School



Challenge

Existing Leicester Middle School



Existing Leicester Middle School

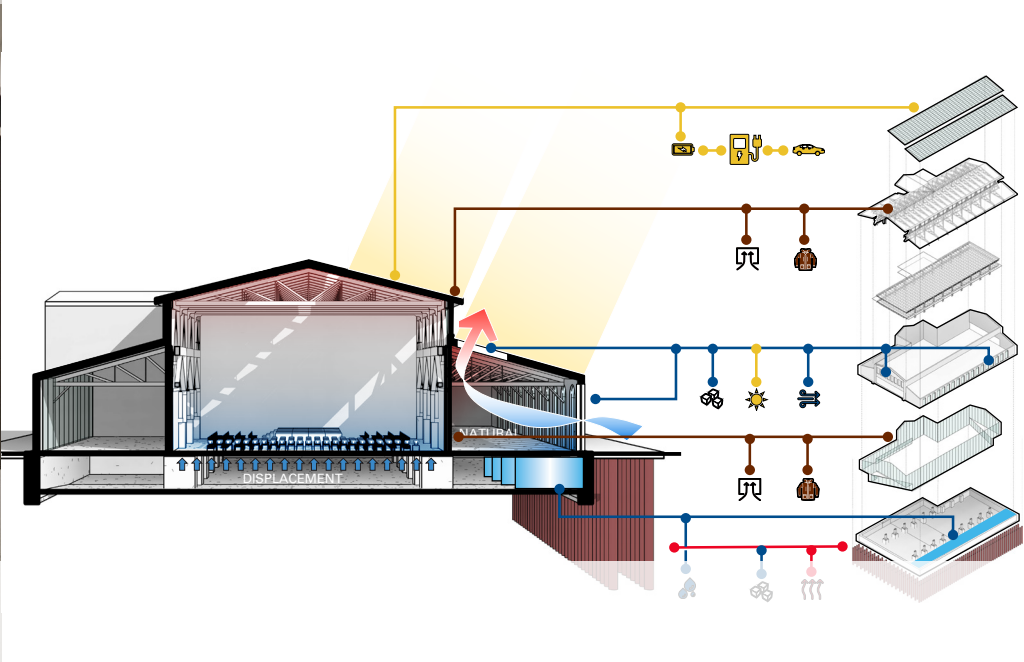


Zervas Elementary, Newton, MA



Opportunity

The Foundry



Concord-Carlisle High School, Concord, MA



Undersized
Classrooms

Inefficient Energy
Performance

Need for Administrative
Control

Existing Leicester Middle School



Existing Leicester Middle School



Existing Leicester Middle School



Challenge

Hunking Middle School, Haverhill, MA



Beverly Middle School, Beverly, MA



Arlington School, Tacoma, WA



Opportunity

Undersized Cafeteria

Outdated Gymnasium

Underutilized Outdoor Connections

A photograph of a school building with a covered walkway. The walkway has a white, wavy roof supported by red metal posts. The building in the background is light-colored with large windows. A sign on the building reads "LESTER SCHOOL". The text "Design Explorations" is overlaid in the center in a bold, blue font. The bottom of the image has a solid blue bar.

Design Explorations

OPTION

Grades 6 - 8 (330 enrollment)

Grades 5 - 8 (440 enrollment)

Grades Pre-K - 8 (930 enrollment)

Code Upgrade Only



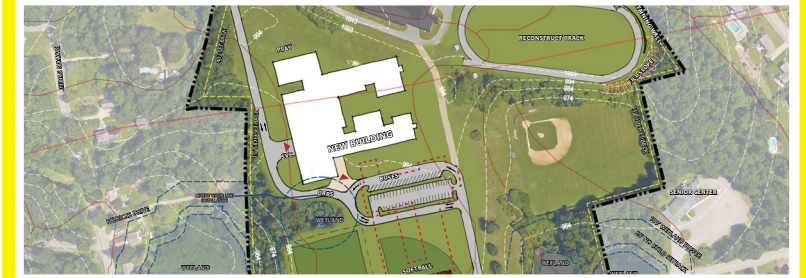
Addition/
Renovation



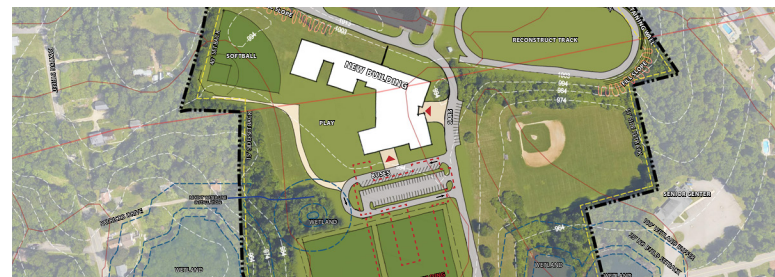
Track



Street



Wings

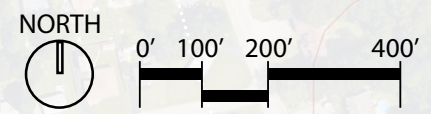




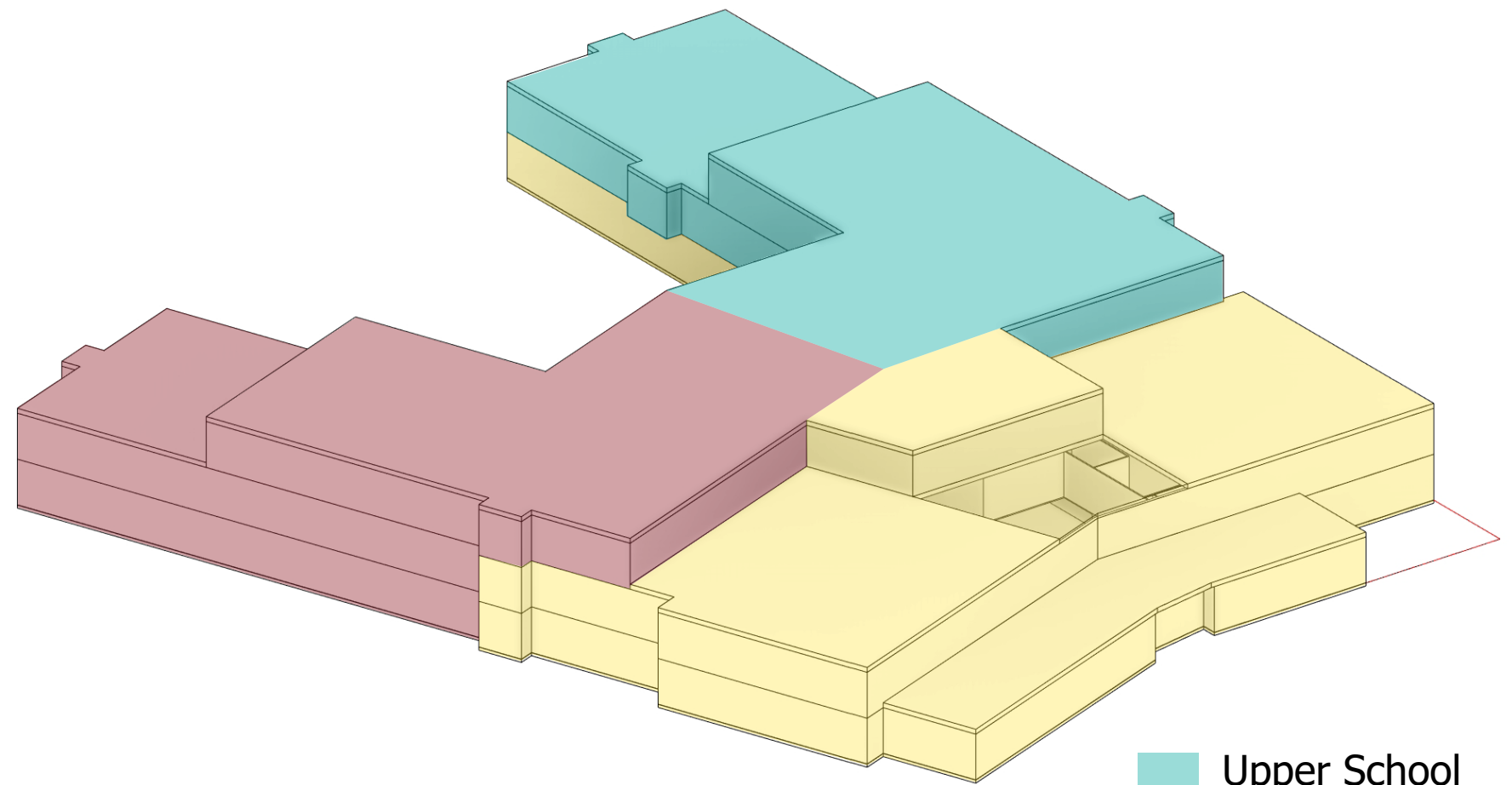
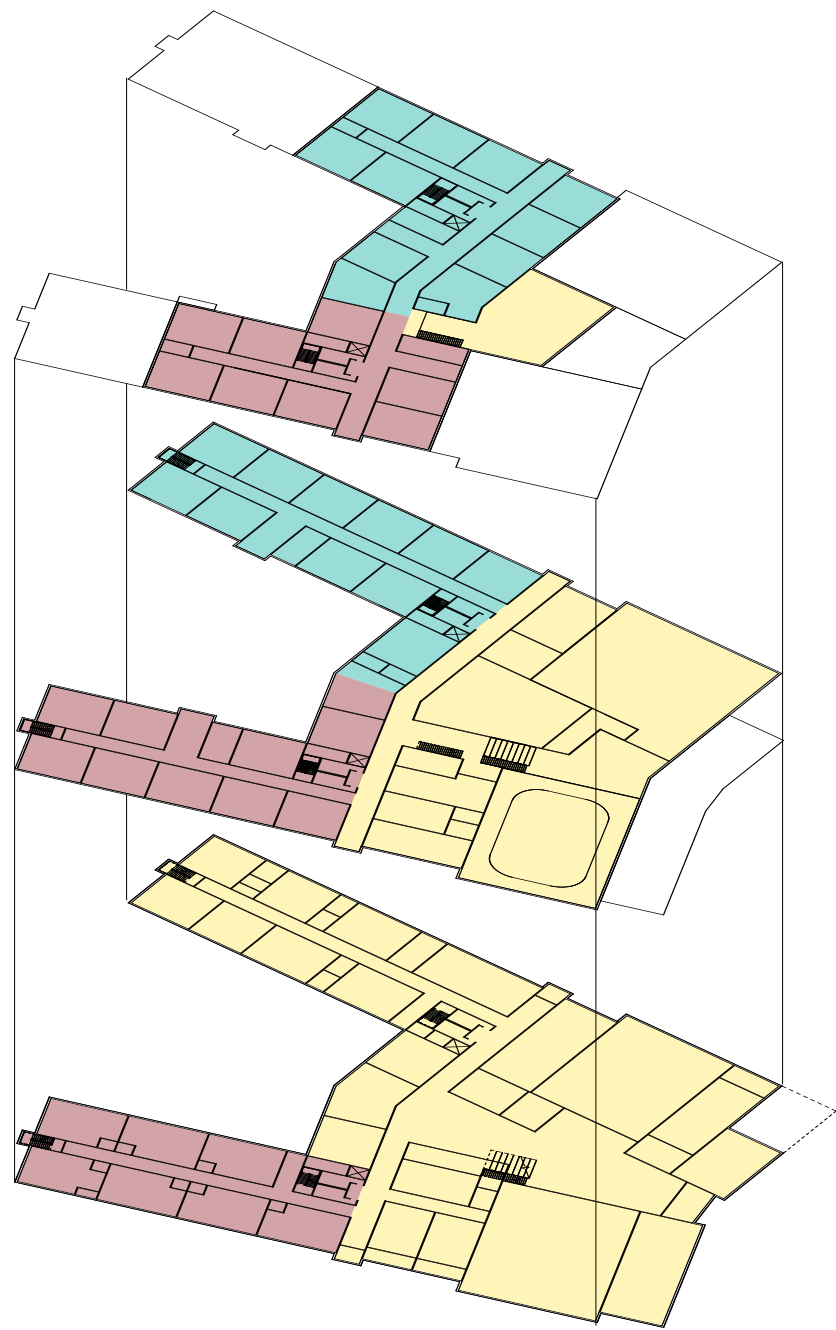
LEGEND

5C - WINGS

- ① NEW BUILDING, FFE 994'
- ② K-5 PLAY
- ③ PRE-K PLAY
- ④ OUTDOOR LEARNING
- ⑤ PROTECT EXISTING WELL
- ⑥ RENOVATE TENNIS & BASKETBALL
- ⑦ SOFTBALL
- ⑧ FOOTBALL PRACTICE
- ⑨ 25' NO BUILD ZONE
- ⑩ 100' WETLAND BUFFER
- ⑪ SECURITY GATE
- ⑫ PLAY LAWN
- ⑬ RETAINING WALL, 10-12' HEIGHT
- ▬▬▬ PROPERTY LINE
- - - - SETBACK
- - - - ACCESSIBLE PATH CONNECTION
- ▲ ENTRANCE W/ VEHICLE BARRIERS
- - - - RELOCATE SEWER LINE
- - - - RELOCATE WATER LINE
- ▭▭▭ STORMWATER INFILTRATION

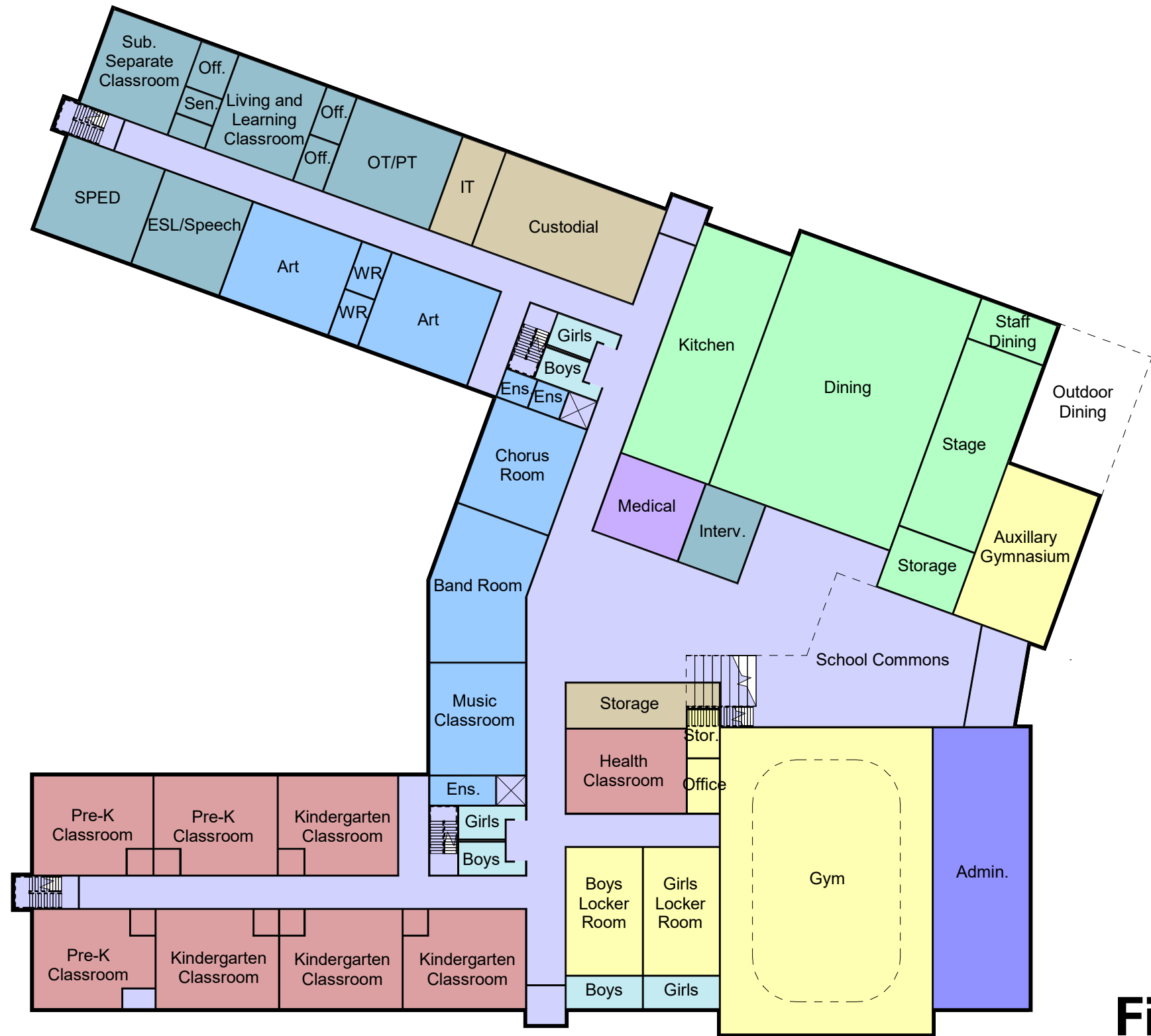


Option 5C – Wings (PK-8) New Construction Preferred option



- Upper School
- Lower School
- Shared Use

Two Schools Under One Roof



First Floor Plan



Second Floor Plan



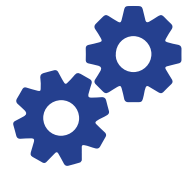
Third Floor Plan

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)	Remarks
Grades 5-8: Add/Reno to Existing LMS	\$ -	\$ 45,500,000	\$ -	\$ 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 Option as discussed by SBC
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 School Costs are District costs; no reimbursement from the State; (2) Separate Schools

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



Efficiency



Safety



Community Improvement



Increased Property Value



Community Use



Financially Responsible Choice



leicesterbuildingproject.com





Questions & Answers

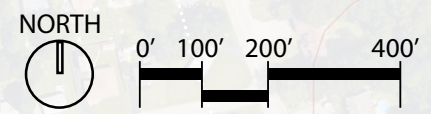




LEGEND

5B - WINGS

- ① NEW BUILDING, FFE 994'
- ② K-5 PLAY
- ③ PRE-K PLAY
- ④ OUTDOOR LEARNING
- ⑤ PROTECT EXISTING WELL
- ⑥ RENOVATE TENNIS & BASKETBALL
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- ▭▭▭ STORMWATER INFILTRATION



Option 5B – Wings (5-8) New Construction