

**Leicester School
Building Project**
June 10, 2020



(Virtual) Community Forum # 4
Leicester School

Welcome

Schedule Overview

Building Design

Site Design

Cost

***This 25-30 minute presentation will be followed by 30 minutes for questions and answers.**

Welcome to our first Community Meeting on Zoom!

- **Type your name into the chat so we can have record of attendance.**
- **Please hold questions until after the presentation, unless you need clarification of something that was said. If you need clarification, please submit a question through the “chat” feature.**
- **To ask a question: You can type a question through the “chat” feature at the bottom of your screen. Questions submitted through “chat” will be read when the presentation is over.**
- **Questions can be submitted after the meeting via the “Contact” tab on the project website: <https://leicester.projects.nv5.com/contact/>.**

Mark Armington	Community Member and Engineer
Jeff Berthiaume	Director of Technology and Digital Learning
Tina Boss	School Principal, Elementary School
Harry Brooks	SBC Chair, Member Board of Selectmen
Chris Clark	Community Member and Parent
Brian Cooper	Facilities Director
Chris Fontaine	School Principal, Leicester Middle School
David Genereux	Town Administrator, SBC who is MCPPO certified
Tom Lauder	School Committee
Kristina Looney	Leicester MS Teacher, Music Education
Cady Maynard	Director of Finance and Operations
Dennis McGrail	Finance Advisory Board and Parent
Paul McCarthy	Community Member and Parent
Jim Reinke	Committee Member/Contractor
Marilyn Tencza	School Superintendent
Eileen Boisvert	Community Member and Parent
Tim Hickey	Community Member and Parent

School Building Committee Members

August 28, 2019	MSBA Board Vote: Preferred Alternative
August 2019	Begin Schematic Design
February 2020	Complete Schematic Design to MSBA
April 2020	MSBA Board Vote: Project Scope and Budget Agreement
September 26, 2020	Town Meeting – Funding Approval
November 3, 2020	Election

Schedule Overview - Next Steps

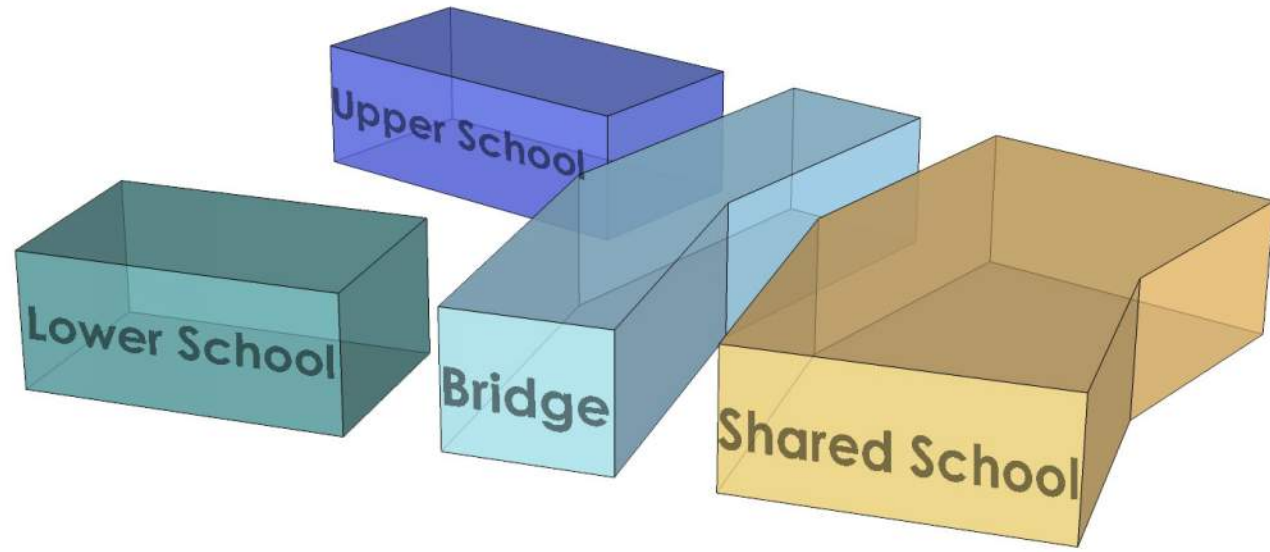
Building Design



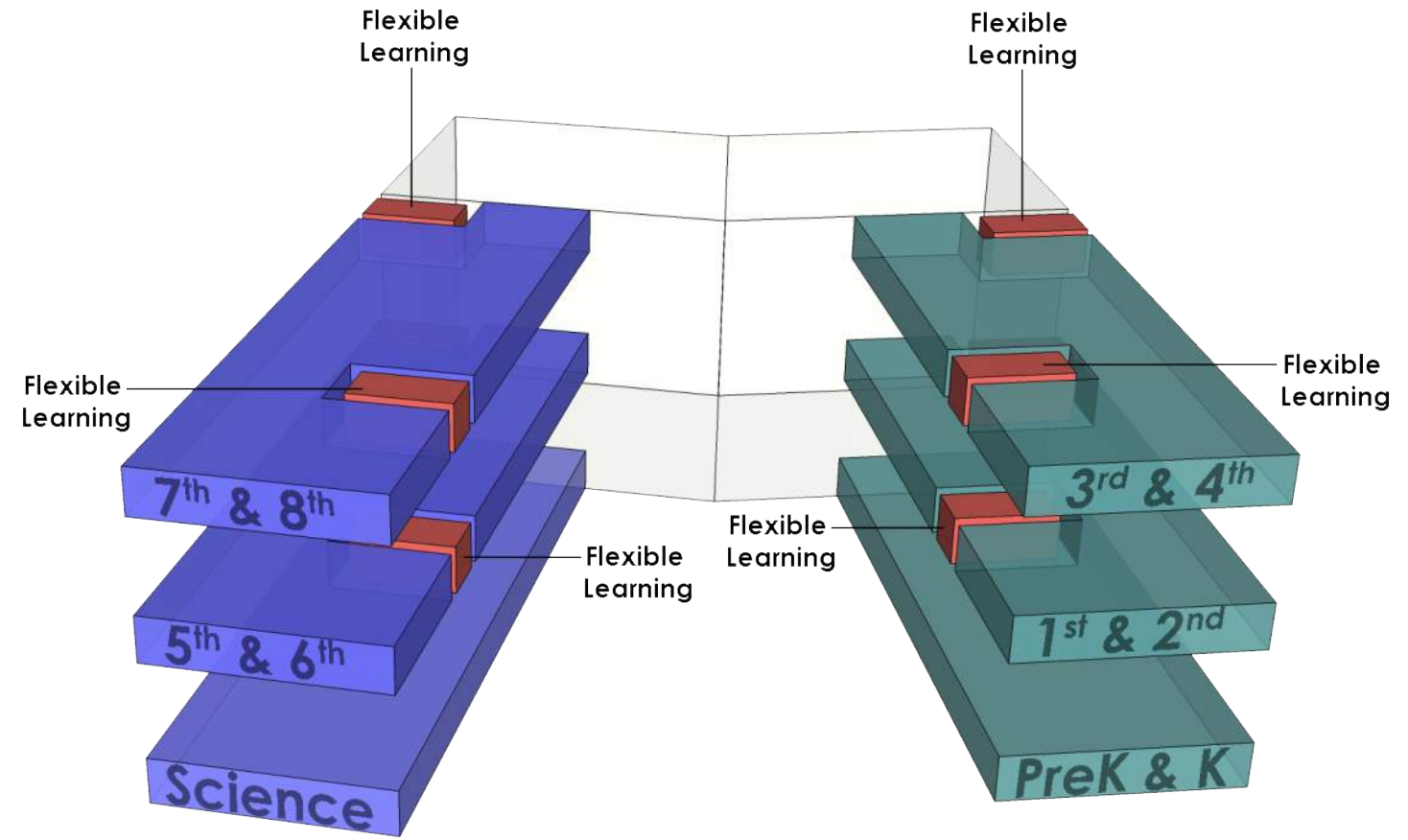
Exterior View Towards Main Entry



Exterior View at Courtyard

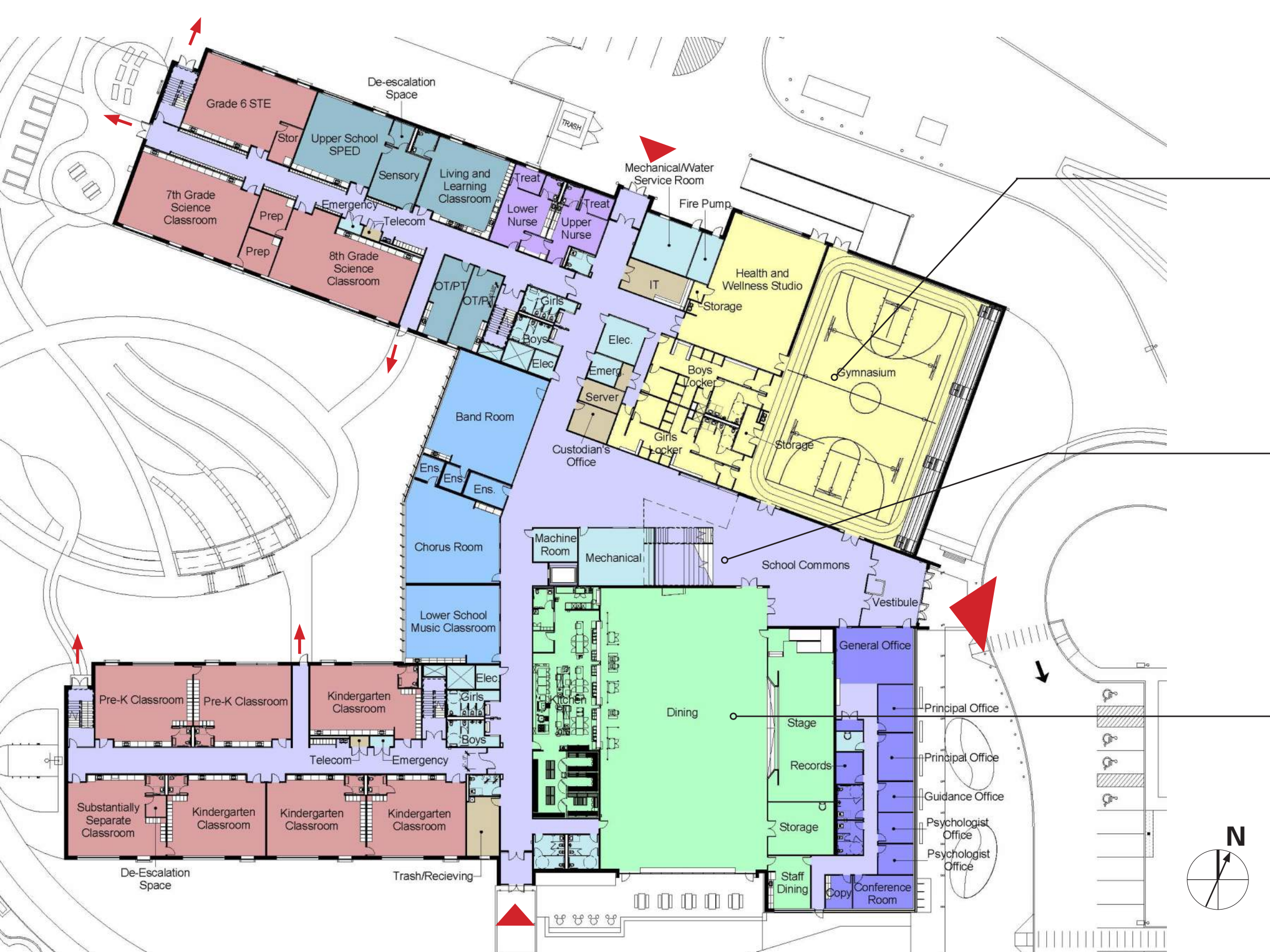


2 Schools, 1 Roof

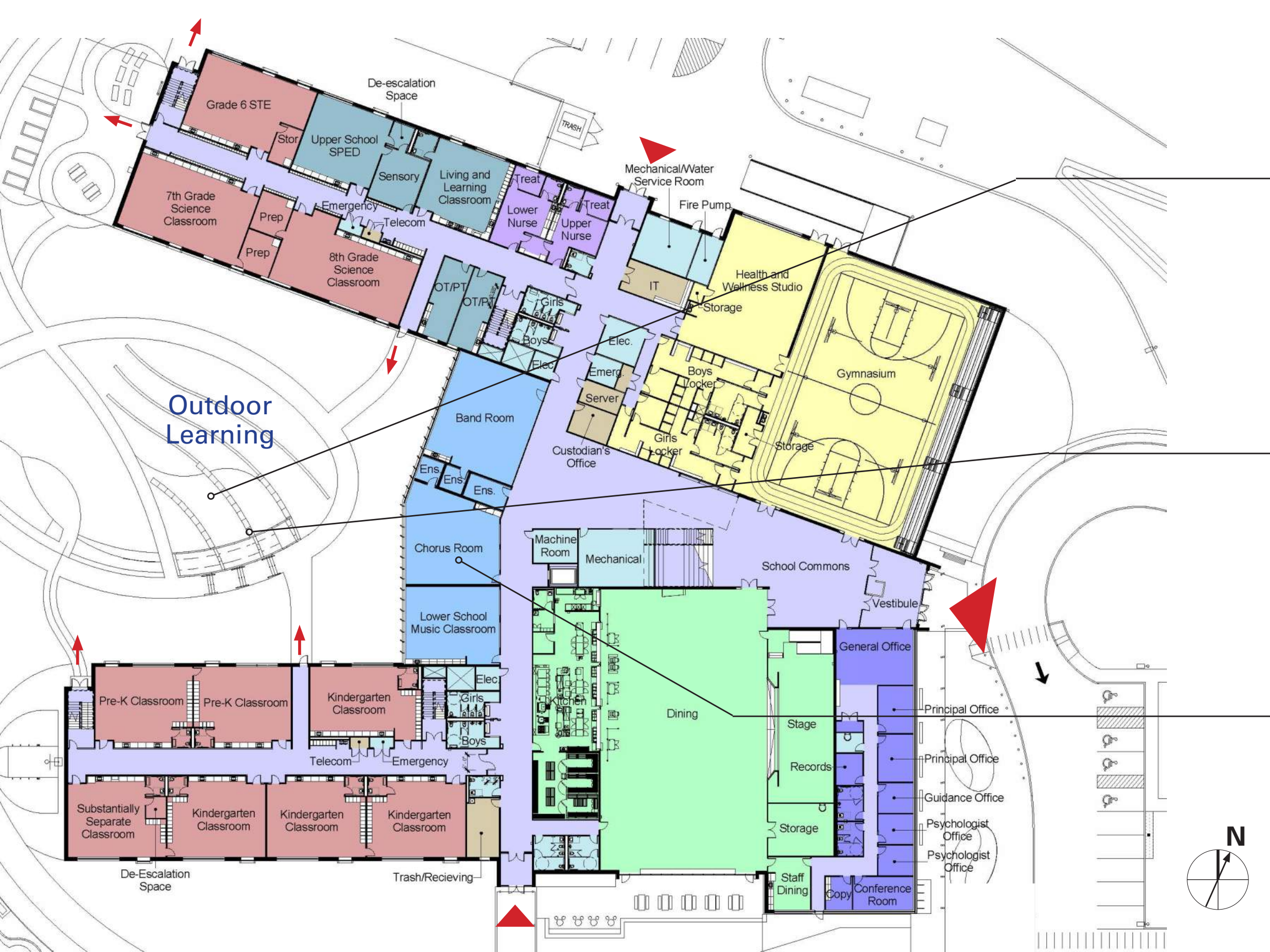


Grade Neighborhoods
Flexible Learning Space

Preferred Solution Key Concepts



First Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

Site Design

LEICESTER MIDDLE SCHOOL SITE PLAN

LEGEND

- 1** CAMPUS COMMONS
- 2** HARD SURFACE PLAY
- 3** K-5 PLAY
- 4** SCHOOL GARDEN
- 5** SENSORY GARDEN
- 6** AMPHITHEATER COURTYARD (FLEX-USE)
- 7** PRE-K-2 PLAY
- 8** EDUCATIONAL TRAIL
- 9** RENOVATED + NEW TENNIS COURTS
- 10** NEW SOFTBALL FIELD
- 11** SECONDARY ENTRANCE + OUTDOOR DINING
- 12** PRIMARY ENTRANCE + PLAZA
- 13** BASEBALL FIELD
- 14** NEW SYNTHETIC TURF + RECONSTRUCTED TRACK
- 15** BLEACHERS, PRESSBOX CODE RETROFIT
- 16** SERVICE AREA

PARKING
190 SPACES (9' X 18')



LEICESTER SCHOOL CAMPUS PROPOSED SPORTS LAYOUT

LEGEND

- 1** YOUTH SOCCER, (3) 50'X80' AND (1) 90'X150'
- 2** BASKETBALL, (1) HALF COURT, (1) FULL COURT
- 3** RECONSTRUCTED TRACK
- 4** SYNTHETIC TURF FIELD, (3X USE, FOOTBALL, SOCCER, FIELD HOCKEY)
- 5** BASEBALL FIELD, 330' OUTFIELD
- 6** VARSITY SOCCER, 195'X330'
- 7** U-12 SOCCER FIELD (210'X135') AND FOOTBALL PRACTICE
- 8** SOFTBALL FIELD, 225' OUTFIELD
- 9** RENOVATED TENNIS COURTS, (4)
- 10** NEW TENNIS COURT (1)

TRACK AND FIELD EVENTS

LEGEND

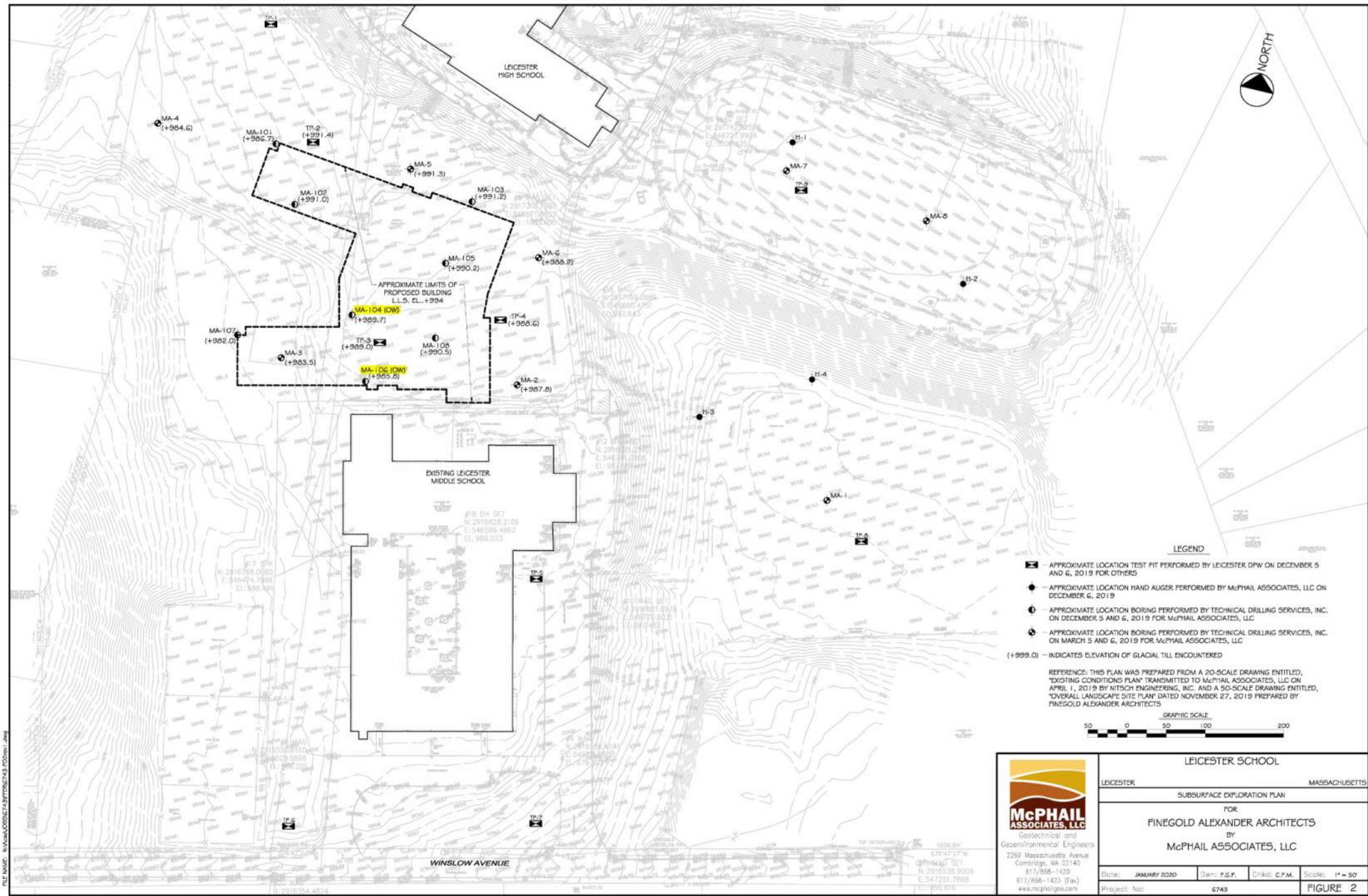
- A** DISCUS
- B** LONG JUMP
- C** SHOTPUT
- D** JAVELIN
- E** HIGH JUMP

CROSS COUNTRY

NEW PATHWAYS TO PROVIDE OPPORTUNITIES FOR X-COUNTRY COURSE



Playing Field Analysis

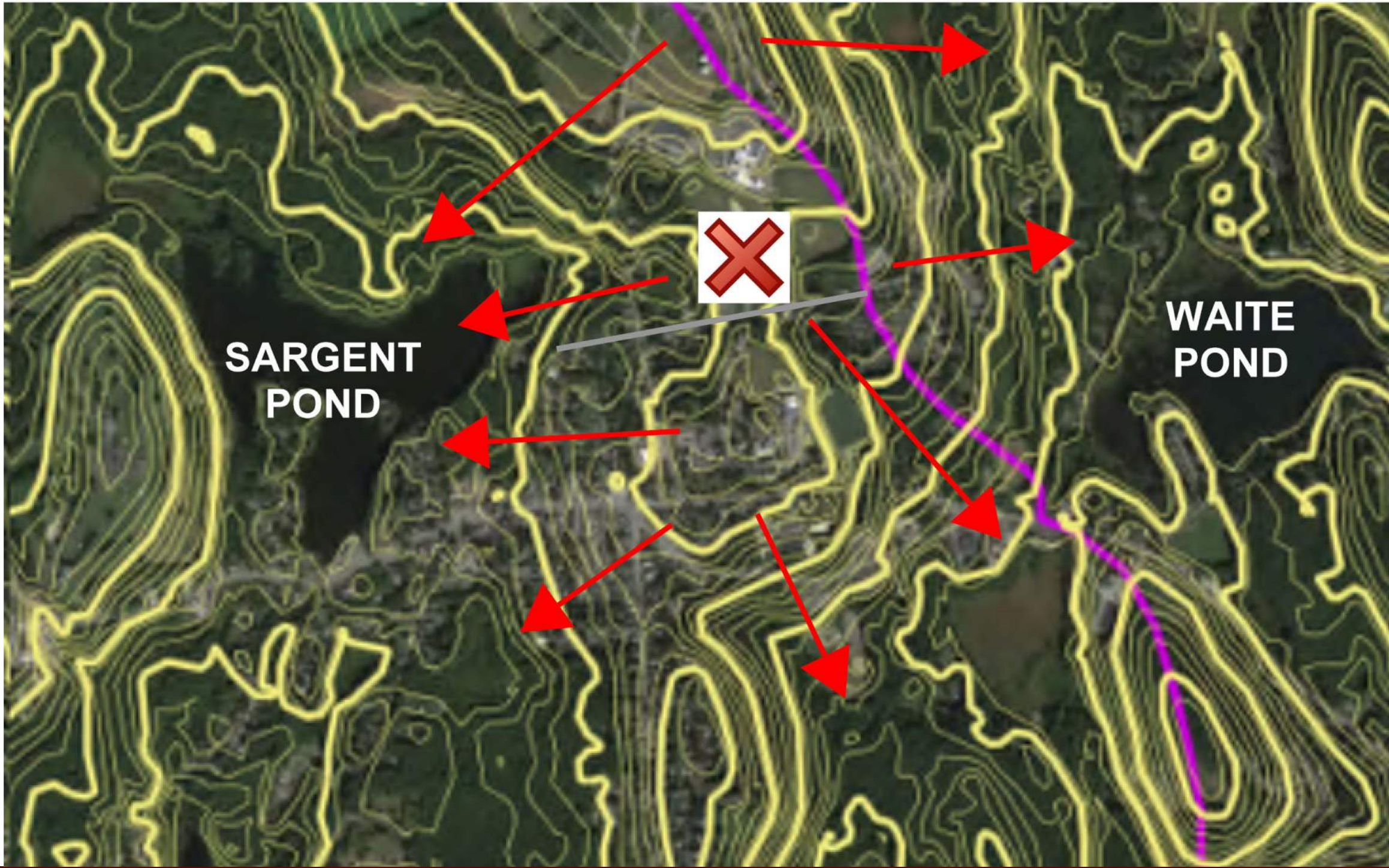


Subsurface Exploration Plan

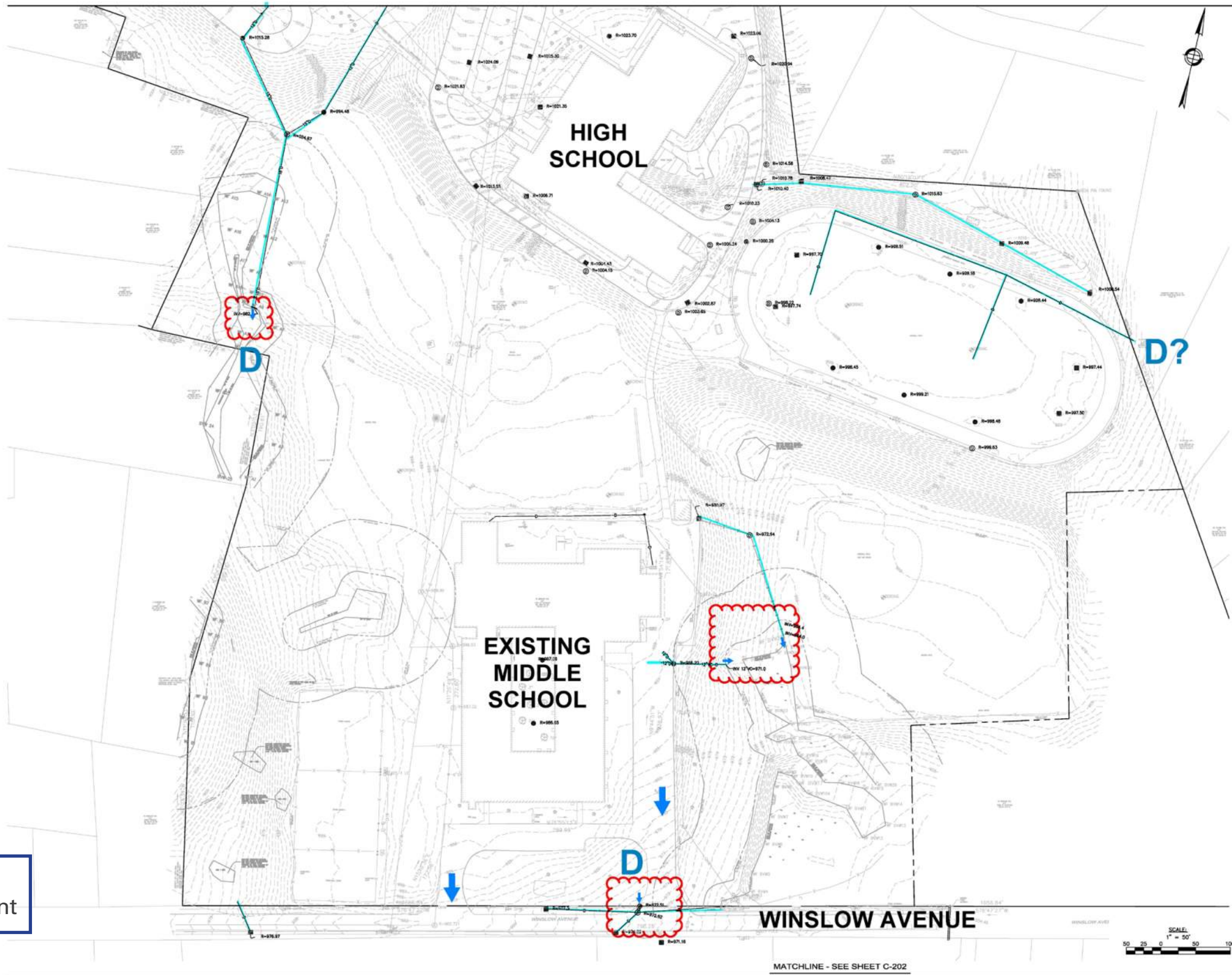
- Ground Water Monitoring Performed to Date:

Date	Time	Elapsed Time	Depth from Road Box (feet)	Groundwater EL. (feet)
12/06/19	1:30 PM	Initial	6.0	+987.7
01/02/20	4:45 PM	27 Day(s)	4.8	+988.9
01/06/20	4:20 PM	31 Day(s)	1.2	+992.5
04/23/20	4:22 PM	139 Day(s)	1.7	+992.0

- The Geotechnical Engineer has noted that the readings are normal for the site given the soil type and grading.
- Two additional readings are scheduled to be taken during the week of July 20th and October 19th.
- BETA Engineering has been hired to provide a peer review of the site and civil design.



Watershed View



KEY:
D Stormwater Discharge Point

- PROJECT TEAM**
- OWNER**
 Leicestershire Public School
 3 Washburn Sq. 3rd Floor
 Leicester, MA 01524
 - Senior Engineer**
 R&E Associates, Inc.
 63 Pleasant St. Ste. 200
 Waltham, MA 02472
 T: 617.528.8500
 - MEP Engineer**
 BLW Engineers, Inc.
 381 Canal Road, Post Office Box 1051
 Lebanon, MA 01803
 T: 978.486.4301
 - Landscape Architect**
 Warren Larson Landscape Architects
 120 Wood Roadway
 Boston, MA 02127
 T: 617.464.1442
 - Electrical Engineer**
 AET Engineering
 38 Front St. Fl. 3
 Worcester, MA 01608
 T: 508.787.7071
 - Civil Engineer**
 Nitch Engineering
 2 Center Plaza, Suite 400
 Boston, MA 02108
 T: 617.236.0062
 - Geotechnical Engineer**
 M&P Associates, LLC
 2089 Massachusetts Ave
 Cambridge, MA 02140
 T: 617.468.1420
 - Cost Consultant**
 Jensen Hughes
 1 Lincoln St.
 Boston, MA 02111
 T: 508.538.9439
 - Interior Consultant**
 Calverton McGrath Associates, Inc.
 181 Wood Main Street
 Georgetown, MA 01933
 T: 508.502.8500
 - General Project Manager**
 NV9
 79 Fargo Street, Suite 800
 Boston, MA 02210

KEY PLAN

SCALE



PROJECT INFORMATION

Leicestershire Middle School
 70 Winslow Ave.
 Leicester, MA 01524
 PROJECT # 281621510015
 PROJECT ISSUE DATE 02/13/2020
 PROJECT STATUS Schematic Design
 SHEET NAME
 SITE UTILITY PLAN

DRAWING HISTORY

NO.	DATE	DESCRIPTION

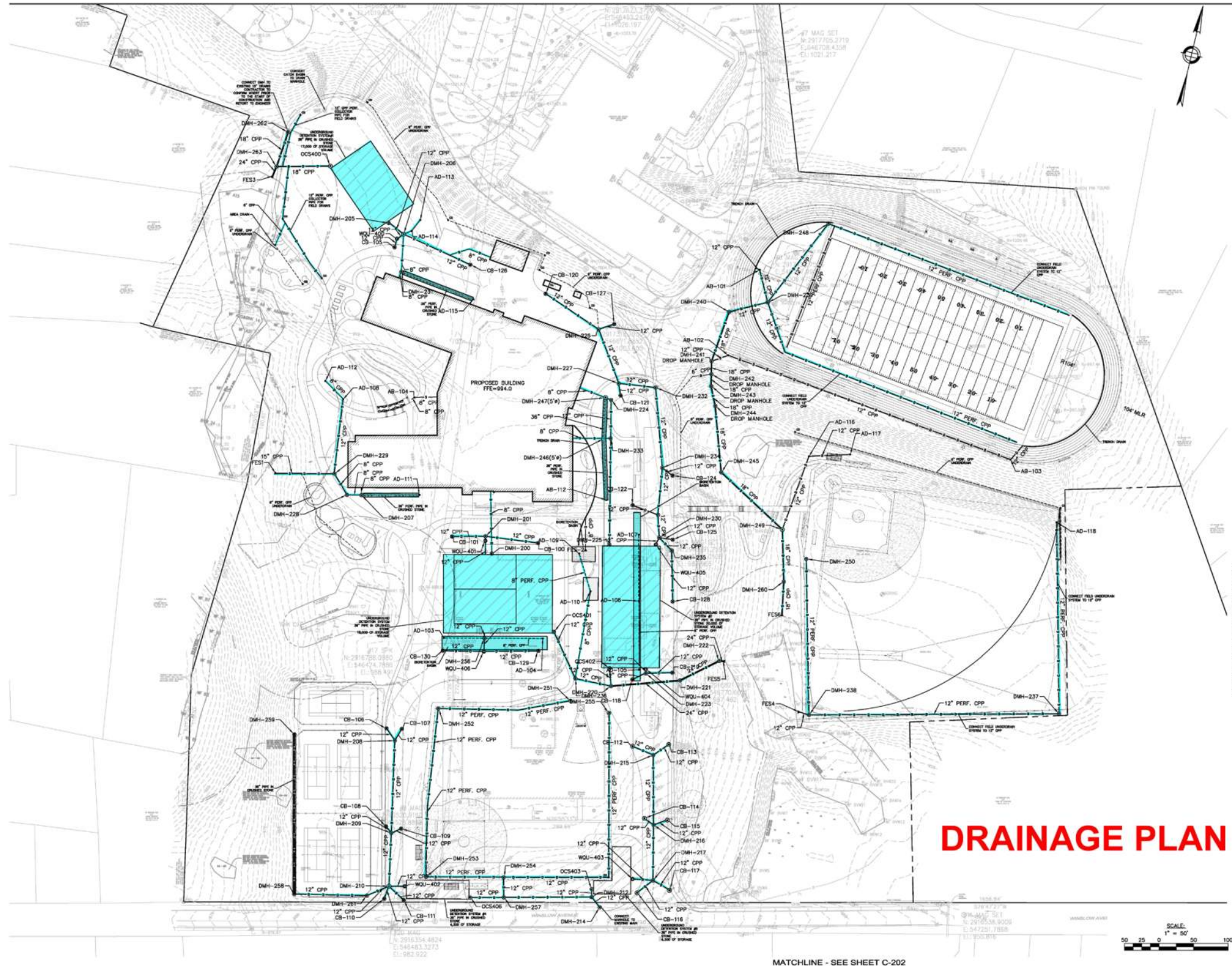
SHEET #

EXISTING



MATCHLINE - SEE SHEET C-201

MATCHLINE - SEE SHEET C-201



DRAINAGE PLAN



Finegold Alexander Architects

PROJECT TEAM

OWNER
 Leinster Public School
 3 Waverham St., 3rd Floor
 Leinster, MA 01524

Structural Engineer
 RSE Associates, Inc.
 69 Pleasant St., Ste. 200
 Waverham, MA 02472
 T: 617.525.9200

MPP Engineer
 BLV Engineers, Inc.
 211 Great Road, First Office Box 1551
 Clinton, MA 01460
 T: 978.486.4301

Landscape Architect
 Warner Larson Landscape Architects
 130 West Broadway
 Boston, MA 02127
 T: 617.464.1440

Electrical Engineer
 ART Engineering
 38 Front St., 2nd Fl.
 Worcester, MA 01608
 T: 508.767.7071

Civil Engineer
 Hibach Engineering
 2 Center Plaza, Suite 430
 Boston, MA 02108
 T: 617.338.0063

Geotechnical Engineer
 McPhail Associates, LLC
 2295 Massachusetts Ave.
 Cambridge, MA 02140
 T: 617.868.1420

Code Consultant
 James Hughes
 1 Lincoln St.
 Boston, MA 02111
 T: 617.533.8409

Witness Consultant
 Crutcher McGrath Associates, Inc.
 161 West Main Street
 Georgetown, MA 01823
 T: 978.352.8500

Owner Project Manager
 WWS
 70 Fargo Street, Suite 800
 Boston, MA 02210

KEY PLAN

SCALE

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT INFORMATION

Leinster Middle School

70 Waverham Ave.
 Leinster, MA 01524

PROJECT # 20180110015

PROJECT ISSUE DATE: 02/13/2020

PROJECT STATUS: Schematic Design

SHEET NAME

SITE UTILITY PLAN

DRAWING HISTORY

NO.	DATE	DESCRIPTION

SHEET #
OVERALL

MATCHLINE - SEE SHEET C-202

MATCHLINE - SEE SHEET C-201

**Nitsch Project 13025
Leicester Middle School**

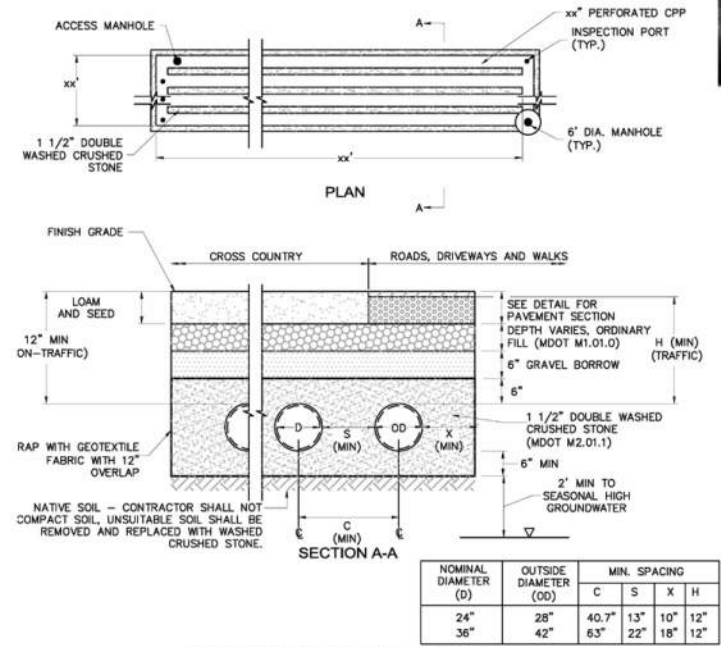
Schematic Design

Land Use	Existing Site (acres)	Proposed Site (acres)	Change
Buildings	1.69	1.67	0.0
Site Impervious	2.54	5.35	2.8
Landscaped Areas	15.61	13.87	-1.7
Undeveloped Areas	1.14	0.09	-1.0
Total	20.98	20.98	-

**Nitsch Project 13025
Leicester Middle School**

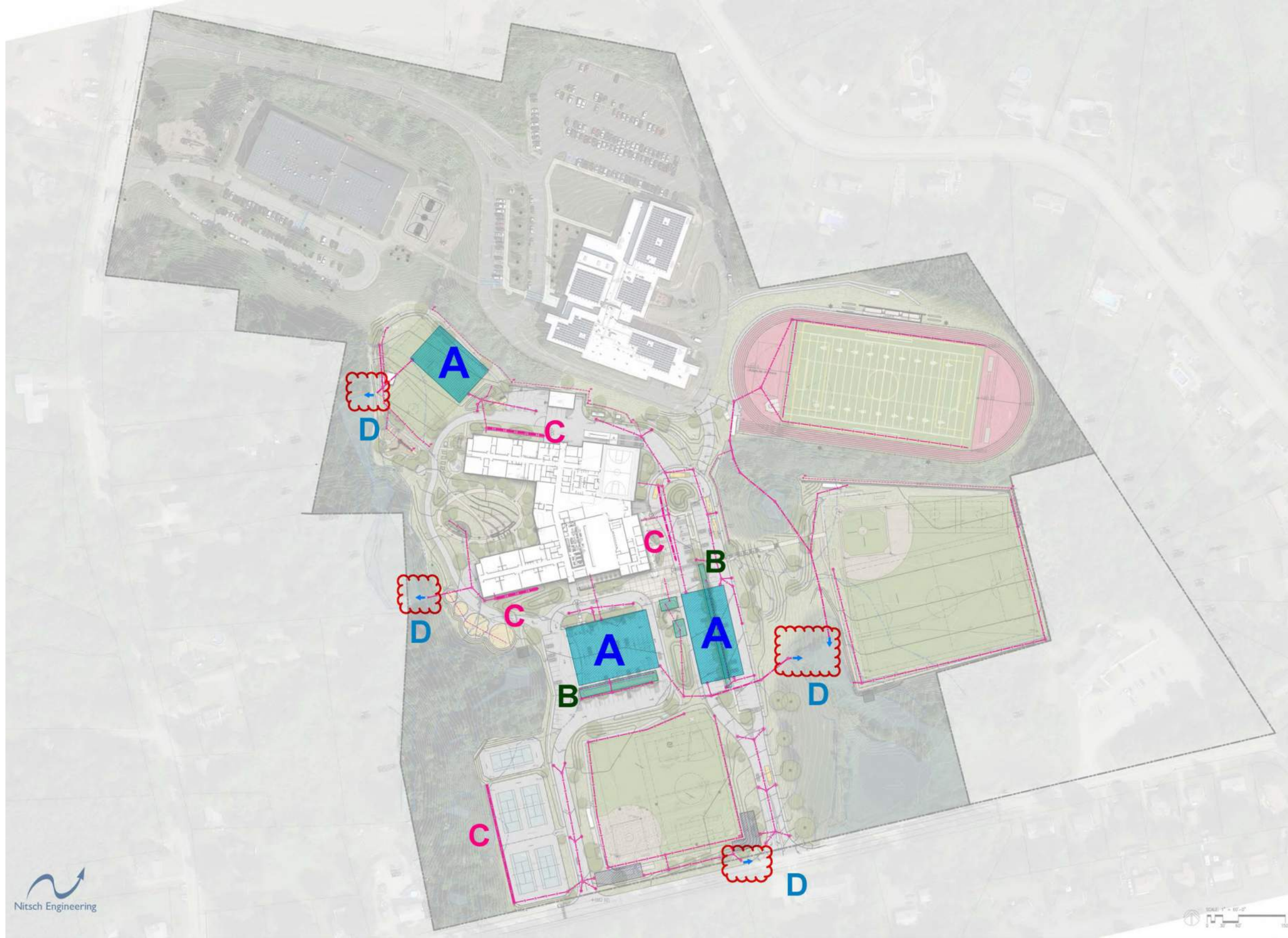
Schematic Design

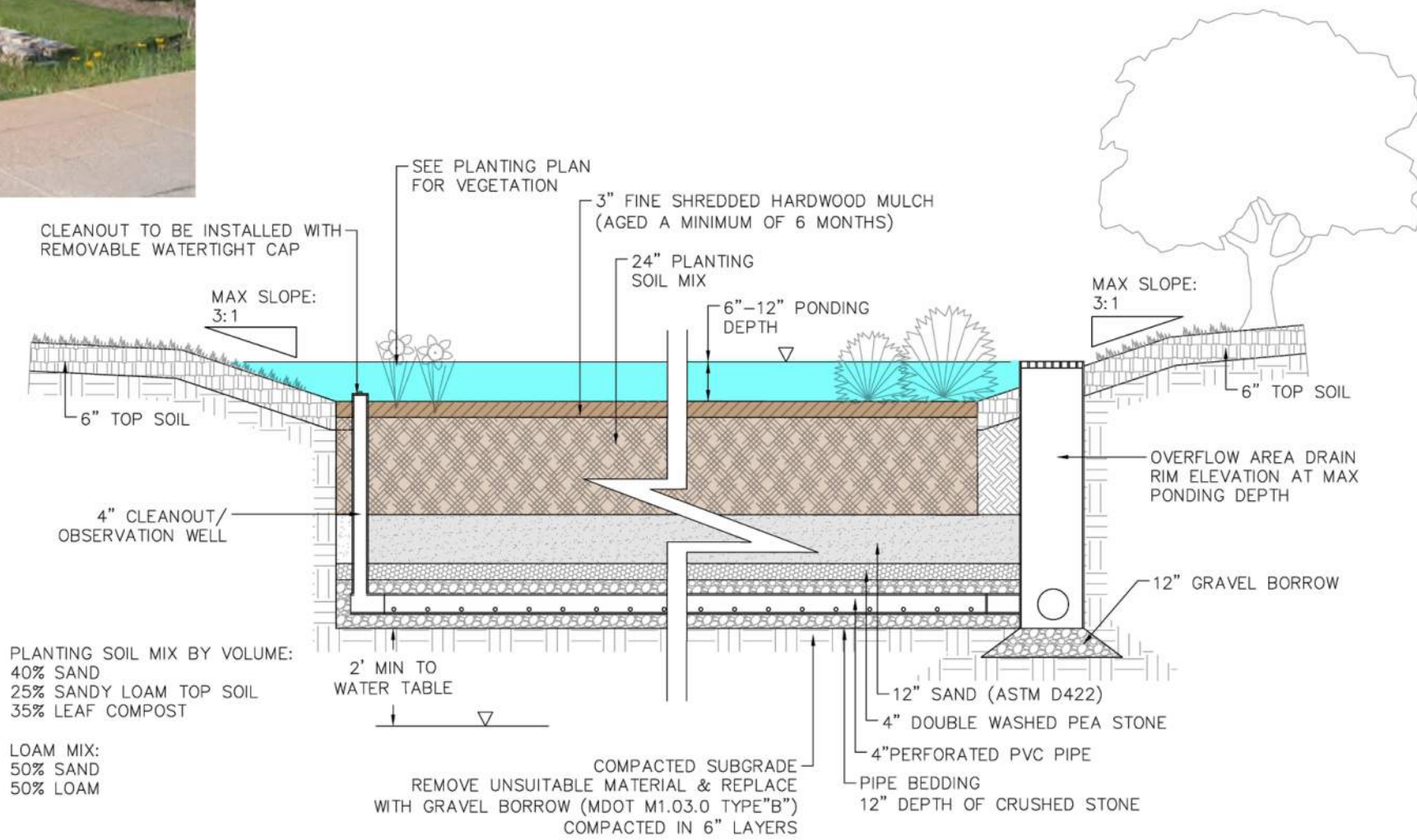
Land Use	Existing Site (sf)	Proposed Site (sf)	Change
Buildings	73,794	72,676	-1,118
Site Impervious	110,764	233,231	122,467
Landscaped Areas	679,898	604,128	-75,770
Undeveloped Areas	49,527	3,956	-45,571
Total	913,983	913,991	-



UNDERGROUND STORMWATER RECHARGE SYSTEM DETAIL
NOT TO SCALE

KEY:
A Underground Detention
B Bioretention Basin
C Infiltration Trenches for Roof
Drains
D Stormwater Discharge
Point

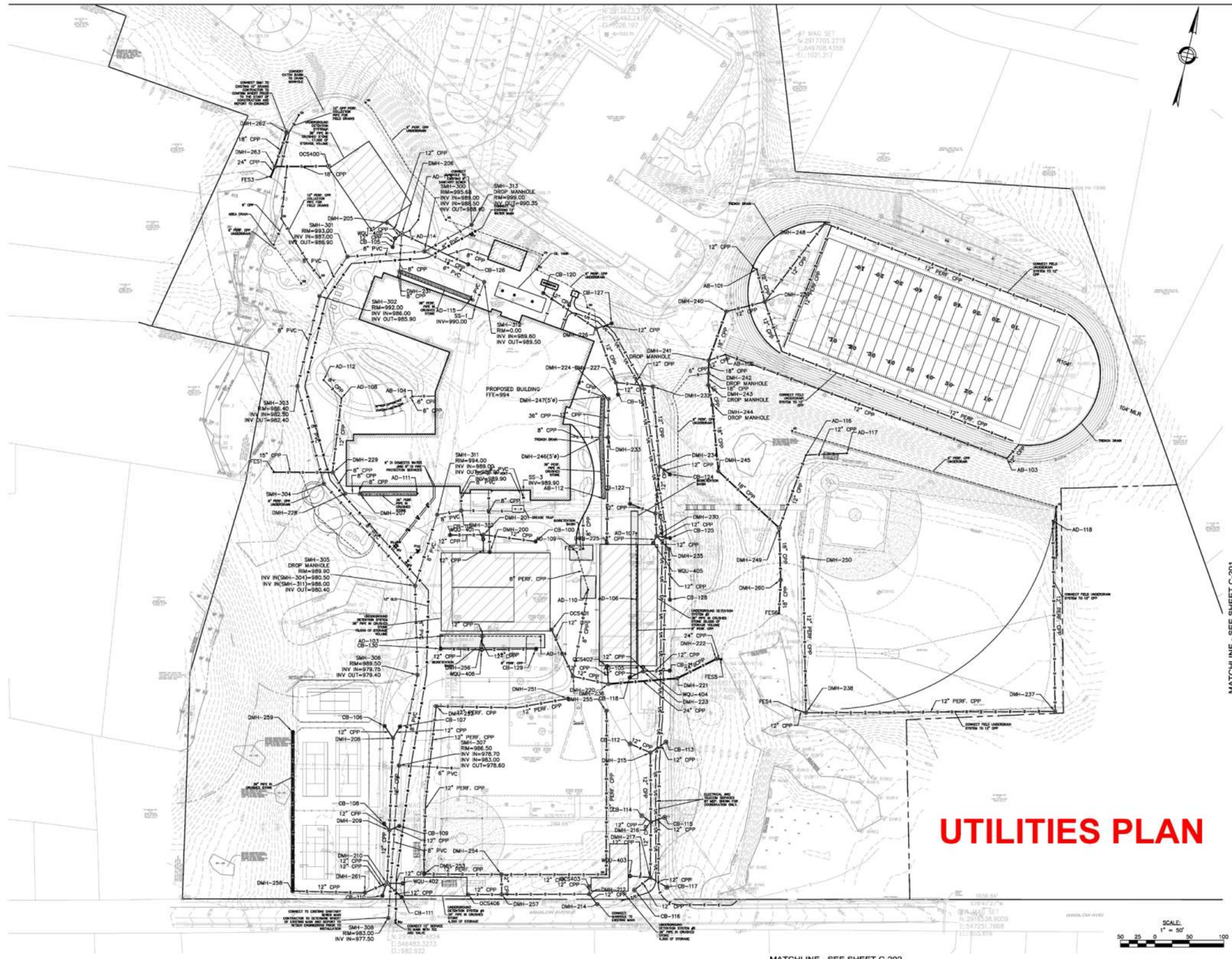




PLANTING SOIL MIX BY VOLUME:
 40% SAND
 25% SANDY LOAM TOP SOIL
 35% LEAF COMPOST

LOAM MIX:
 50% SAND
 50% LOAM

BIORETENTION BASIN
 NOT TO SCALE



UTILITIES PLAN



Finegold Alexander Architects

PROJECT TEAM

OWNER
Leicester Public School
3 Westlawn Sq, 3rd Floor
Leicester, MA 01524

Principal Engineer
RSE Associates, Inc.
63 Pleasant St, Ste 200
Westchester, MA 02152
T: 617.825.8300

MPI Engineer
BLW Engineers, Inc.
211 Great Road, Post Office Box 1551
Leicester, MA 01460
T: 978.486.4301

Landscape Architect
Walter Lupton Landscape Architects
130 West Broadway
Boston, MA 02127
T: 617.464.1440

Electrical Engineer
ART Engineering
38 Front St, Fl 3
Worcester, MA 01608
T: 508.797.7071

Civil Engineer
Wish Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
T: 617.338.0093

Sanitological Engineer
McPhee Associates, LLC
2269 Massachusetts Ave.
Cambridge, MA 02140
T: 617.868.1420

Cost Consultant
Jessen Hughes
1 Lincoln St
Boston, MA 02111
T: 508.538.9459

Alumni Consultant
Cabrera McCreath Associates, Inc.
181 West Main Street
Orangeville, MA 01853
T: 978.382.8600

Owner Project Manager
NYS
70 Fargo Street, Suite 800
Boston, MA 02210

KEY PLAN

SCALE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION

Leicester Middle School

70 Westlawn Ave.
Leicester, MA 01524

PROJECT # 20160193015

PROJECT START DATE 02/13/2020

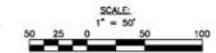
PROJECT STATUS Schematic Design

SHEET NAME

SITE UTILITY PLAN

DRAWING HISTORY

NO.	DATE	DESCRIPTION



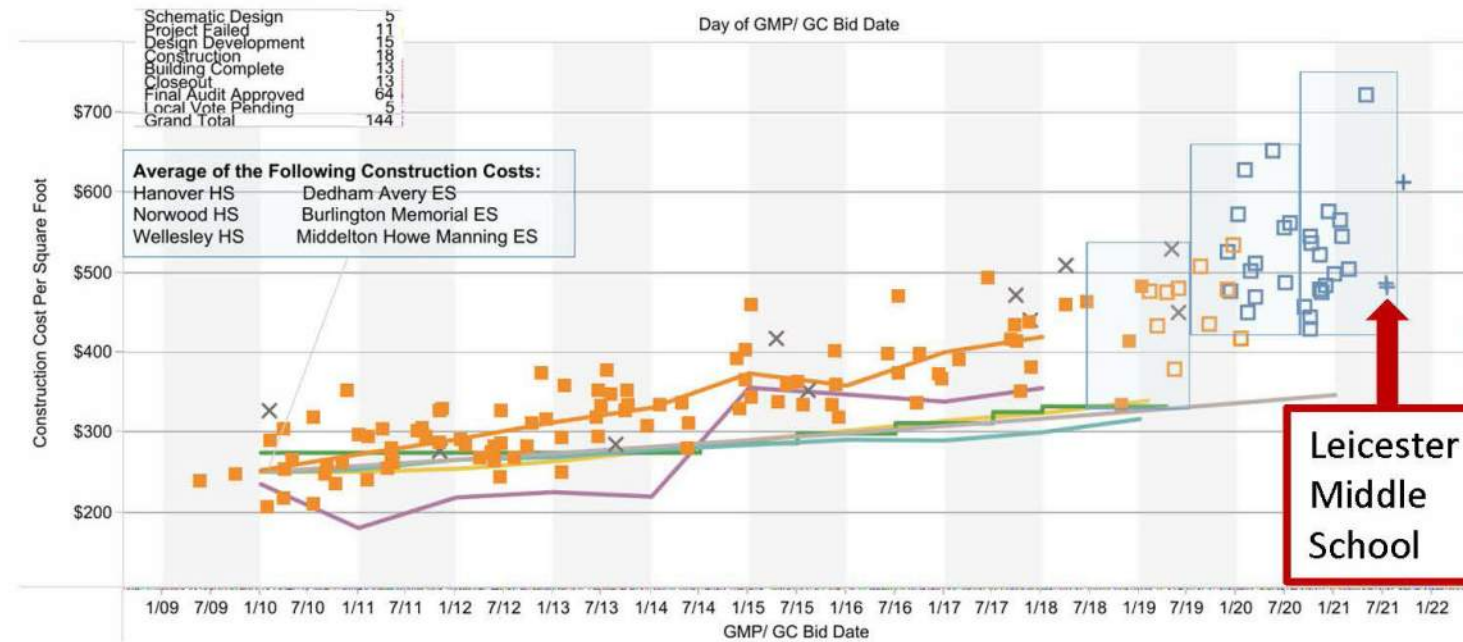
MATCHLINE - SEE SHEET C-201

MATCHLINE - SEE SHEET C-202

SHEET # **OVERALL**

Cost

School	Town	Grades	Enrollment	PSBA date	Cost/SF
Leicester	Leicester	PK-8	930	20-Apr	\$481
Balmer	Northbridge	ES	1030	18-Jun	\$476
Shaw	Millbury	ES	550	19-Aug	\$546



<http://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>

MSBA School Construction Costs

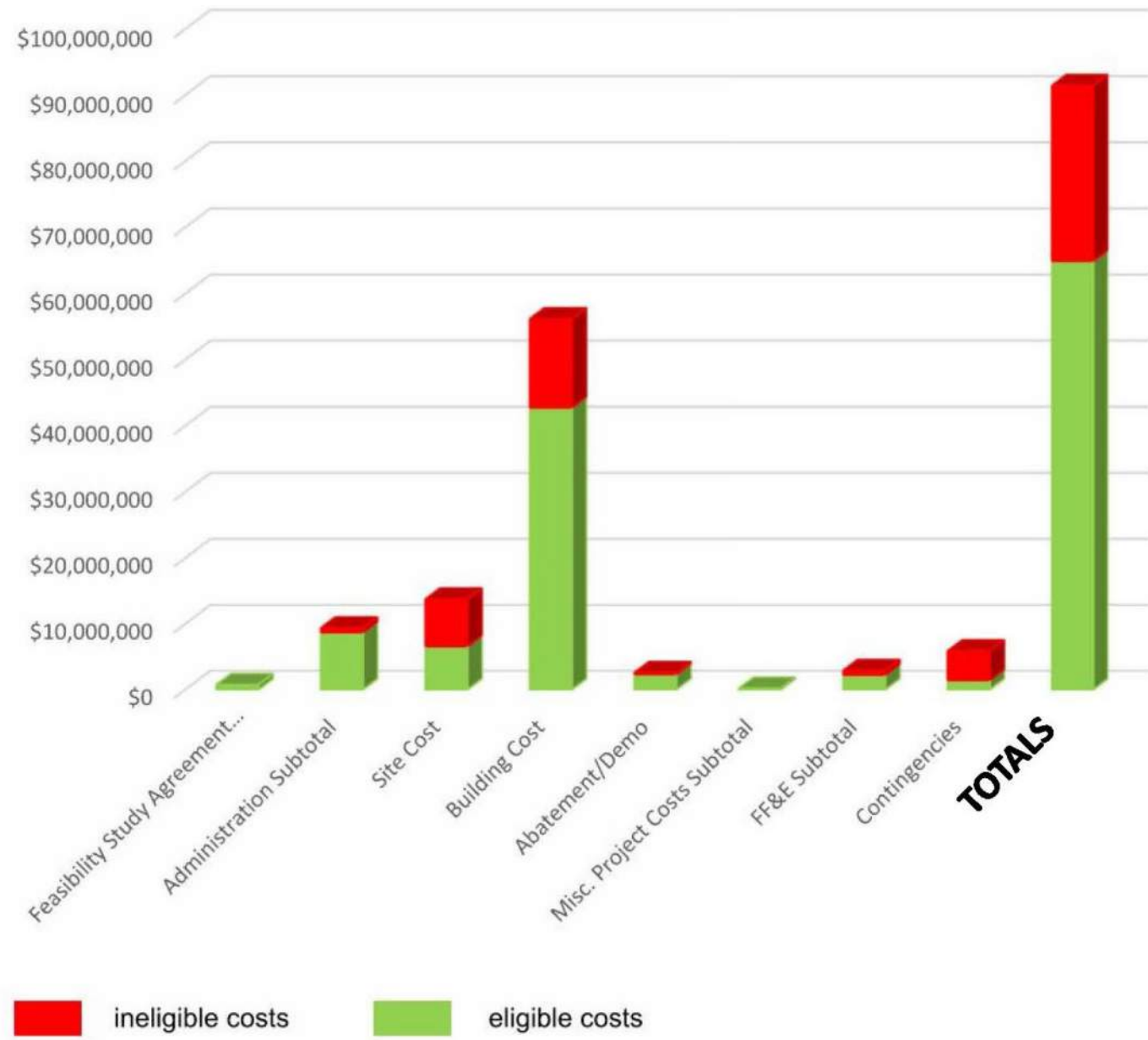
FY	Outstanding Debt			School			Total		
	Excluded Debt	Tax Rate	Ave Single Family	Debt	Tax Rate	Ave Single Family	Debt Service	Tax Rate	Ave Single Family
2021	1,148,684.63	1.04	270.03	64,222.22	0.06	15.10	1,212,906.85	1.10	285.13
2022	1,131,063.24	1.02	265.89	750,000.00	0.68	176.31	1,881,063.24	1.70	442.20
2023	1,118,567.76	1.01	262.95	1,634,020.20	1.48	384.12	2,752,587.96	2.49	647.07
2024	1,105,116.20	1.00	259.79	2,801,106.90	2.54	658.48	3,906,223.10	3.54	918.27
2025	638,981.25	0.58	150.21	3,874,457.00	3.51	910.80	4,513,438.25	4.09	1,061.01
2026	634,156.25	0.57	149.08	3,874,000.00	3.51	910.69	4,508,156.25	4.08	1,059.77
2027	642,481.25	0.58	151.03	3,872,250.00	3.51	910.28	4,514,731.25	4.09	1,061.32
2028	645,306.25	0.58	151.70	3,866,750.00	3.50	908.99	4,512,056.25	4.09	1,060.69
2029	457,131.25	0.41	107.46	3,867,500.00	3.50	909.17	4,324,631.25	3.92	1,016.63
2030	447,406.25	0.41	105.18	3,869,000.00	3.50	909.52	4,316,406.25	3.91	1,014.69
2031	442,056.25	0.40	103.92	3,876,000.00	3.51	911.16	4,318,056.25	3.91	1,015.08
2032	431,556.25	0.39	101.45	3,873,000.00	3.51	910.46	4,304,556.25	3.90	1,011.91
2033	426,056.25	0.39	100.16	3,870,250.00	3.50	909.81	4,296,306.25	3.89	1,009.97
2034	420,406.25	0.38	98.83	3,872,500.00	3.51	910.34	4,292,906.25	3.89	1,009.17
2035	410,106.25	0.37	96.41	3,869,250.00	3.50	909.58	4,279,356.25	3.88	1,005.99
2036	404,306.25	0.37	95.04	3,870,500.00	3.50	909.87	4,274,806.25	3.87	1,004.92
2037	248,212.50	0.22	58.35	3,870,750.00	3.51	909.93	4,118,962.50	3.73	968.28
2038	241,462.50	0.22	56.76	3,874,750.00	3.51	910.87	4,116,212.50	3.73	967.63
2039	239,562.50	0.22	56.32	3,867,000.00	3.50	909.05	4,106,562.50	3.72	965.37
2040	107,000.00	0.10	25.15	3,872,750.00	3.51	910.40	3,979,750.00	3.60	935.55
2041	103,500.00	0.09	24.33	3,871,000.00	3.51	909.99	3,974,500.00	3.60	934.32
2042				3,871,750.00	3.51	910.17	3,871,750.00	3.51	910.17
2043				3,869,500.00	3.50	909.64	3,869,500.00	3.50	909.64
2044				3,864,000.00	3.50	908.34	3,864,000.00	3.50	908.34

Assumptions: \$48,467,340 financed for 20 years.
 Interest rate: 5.00%
 Temporary bonding for the first 4 years
 Permanent borrowing for 20 years afterwards
 Based on average single family home value of \$259,606

On the average single-family home, valued at \$259,606, the cost would be \$910.

<https://leicester.projects.nv5.com/download/faq/2020.03.26-Leicester-Anticipated-Debt-Schedule.pdf>

Anticipated Taxpayer Cost



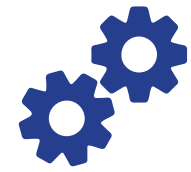
Ineligible vs. Eligible Costs

Building SF – Ineligible 3% = 4,684 SF
 Building SF – Eligible 97% = 147,780 SF
Total Building SF: 152,464 SF

TOTAL PROJECT COST (TPC): \$91,404,734

MSBA Cost Caps			
A	Administrative Costs associated w/Ineligible SF		\$655,193
B	Construction Cost Cap = \$333/SF		\$20,742,364
	1. Site Cap = 8% of Building Construction Cost (incl. in Construction Cost Cap)		\$7,151,826
	2. Misc. abatement costs (incl. in Construction Cost Cap)		\$200,000
C	FF+E and Technology Cap = \$1200 per student		\$651,000
D	Contingency Expenditures Cap = 1% of Construction Costs		\$4,455,471
MSBA Maximum Facilities Grant			
E	Total Ineligible Costs	(A + B + C + D) =	\$26,504,028
F	Total Eligible Costs	(TPC – E) =	\$64,900,706
G	Reimbursement Rate		65.04%
H	Cost Recovery for Previous Grants		(\$274,025)
I	MSBA Maximum Facilities Grant	(F x G) – H =	\$41,937,394
J	Maximum Local Share	(TPC – I) =	\$49,467,340

MSBA Total Project Costs



Efficiency



Safety



Community Improvement



Increased Property Value



Community Use



Financially Responsible Choice



More Information: leicesterbuildingproject.com
Questions: leicesterbuildingproject.com/contact

