

NEW SCHOOL

**Leicester School Building Project**  
August 5, 2020



(Virtual) Community Forum # 5  
Leicester School

## **Zoom Meeting Instructions:**

- **To save on bandwidth, video and audio will be turned off for all participants during the presentation.**
- **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 or text 508.859.0080.**
- **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. All questions should be submitted to Jeff Berthiaume.**
- **Questions can be submitted after the meeting via the “Contact” tab on the project website: <https://leicesterbuildingproject.com/contact/>**

**Mission**

**Schedule Overview**

**Building Design**

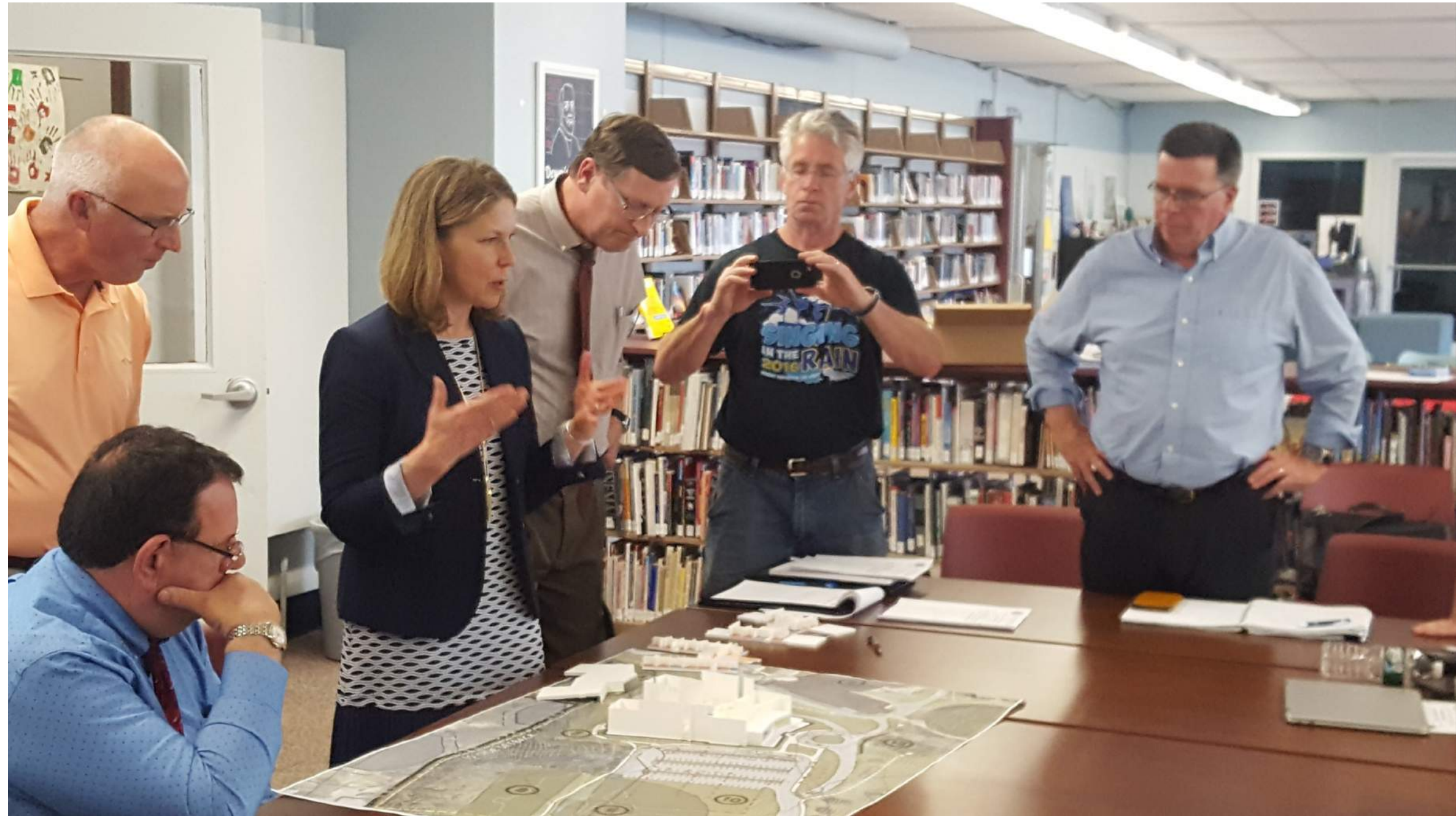
**Site Design**

**Cost**

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



**Mission - Education**



**Mission - Building**

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

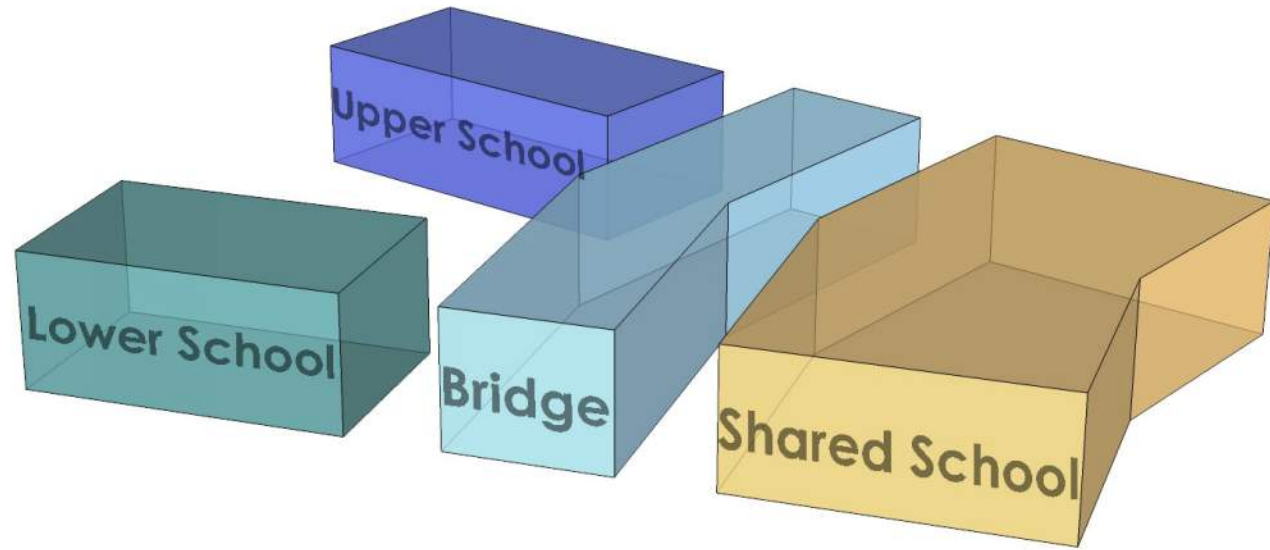




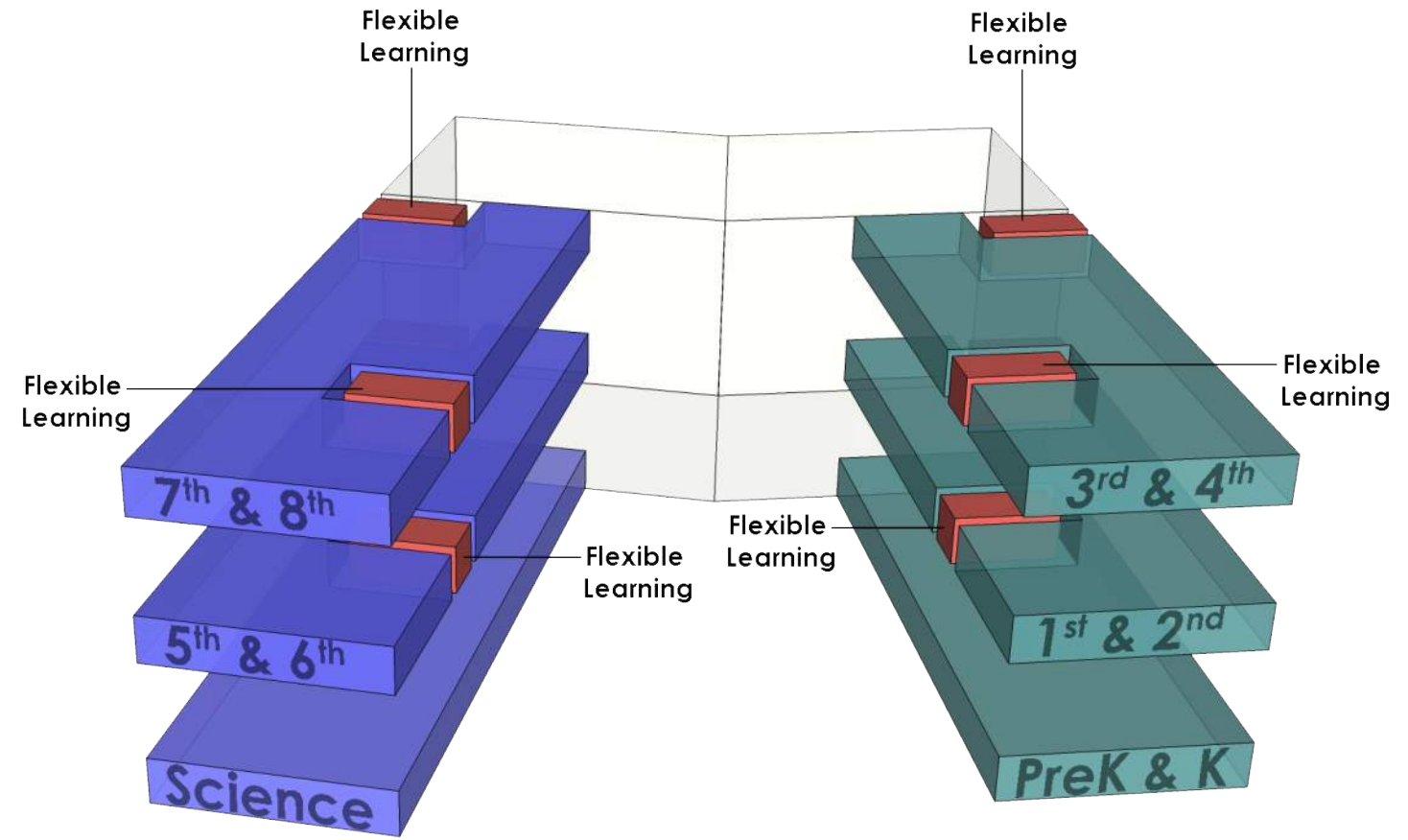
**Exterior View Towards Main Entry**



**Exterior View at Courtyard**

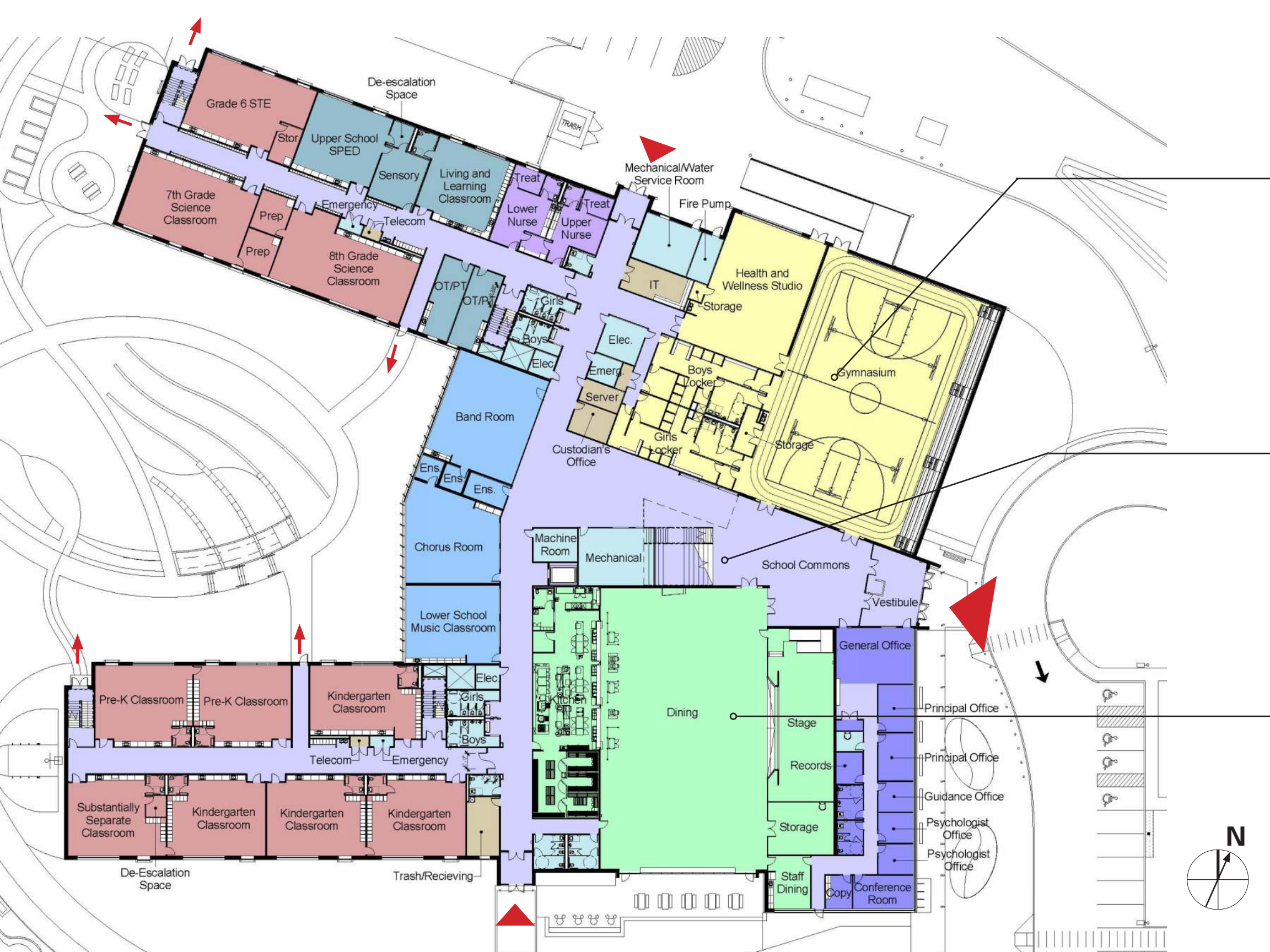


2 Schools, 1 Roof

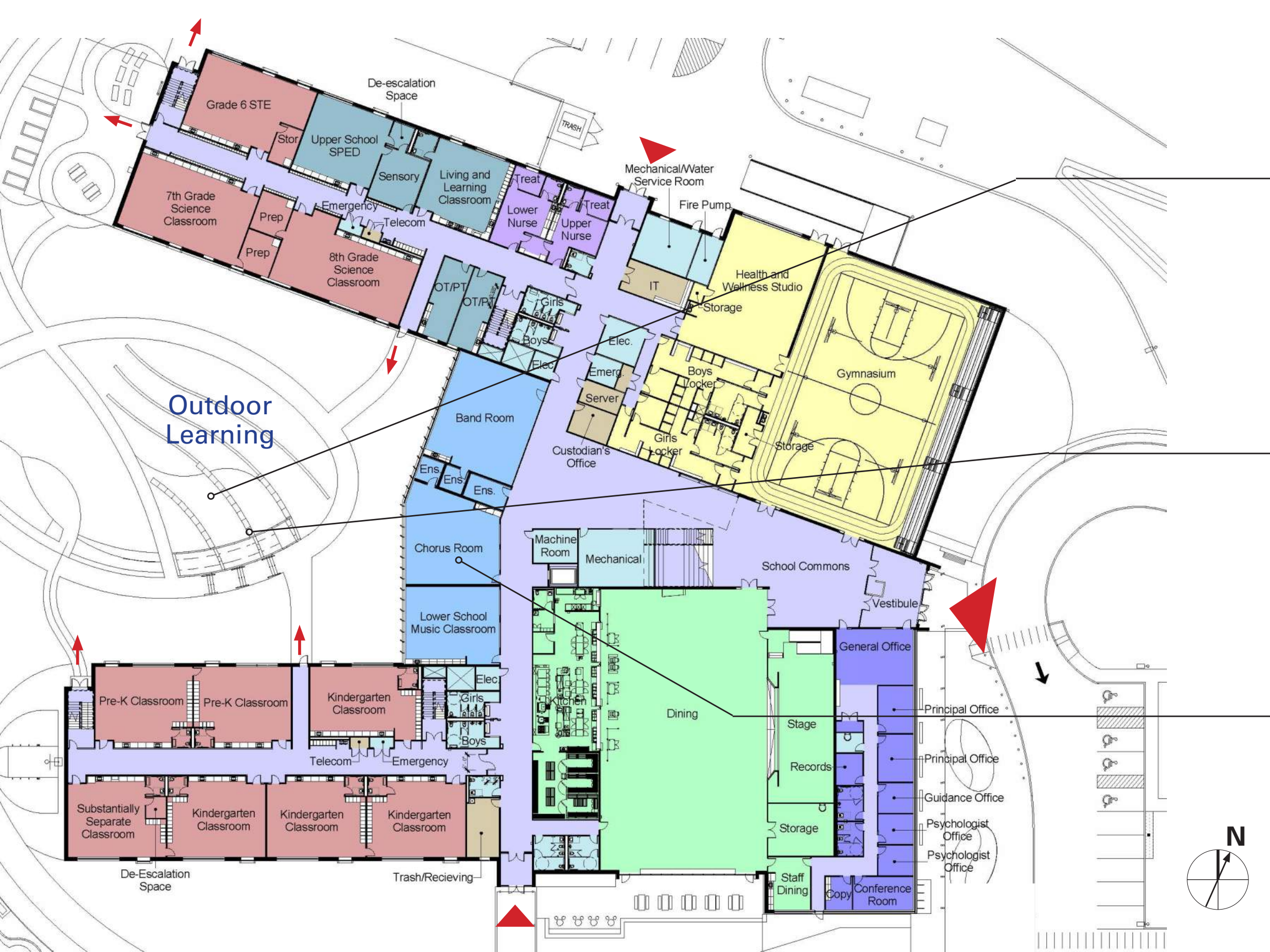


Grade Neighborhoods  
Flexible Learning Space

# Preferred Solution Key Concepts



**First Floor Plan**



**First Floor Plan**



**Second Floor Plan**



**Third Floor Plan**

- **Increased classroom size**
- **Flexible learning spaces**
- **Special education spaces that meet the needs of the district**
- **Community use: Regulation size gym, health and wellness studio, cafetorium**
- **Dedicated outdoor air and exhaust to each space with building management system controls**
- **Increased safety and security features**



# 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')



**Site Plan - Site Entrances**

# 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')



**Site Plan - Building Entrances**

# 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')



**Site Plan - Primary Circulation**

# 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')



# Site Plan - Secondary Circulation

# 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

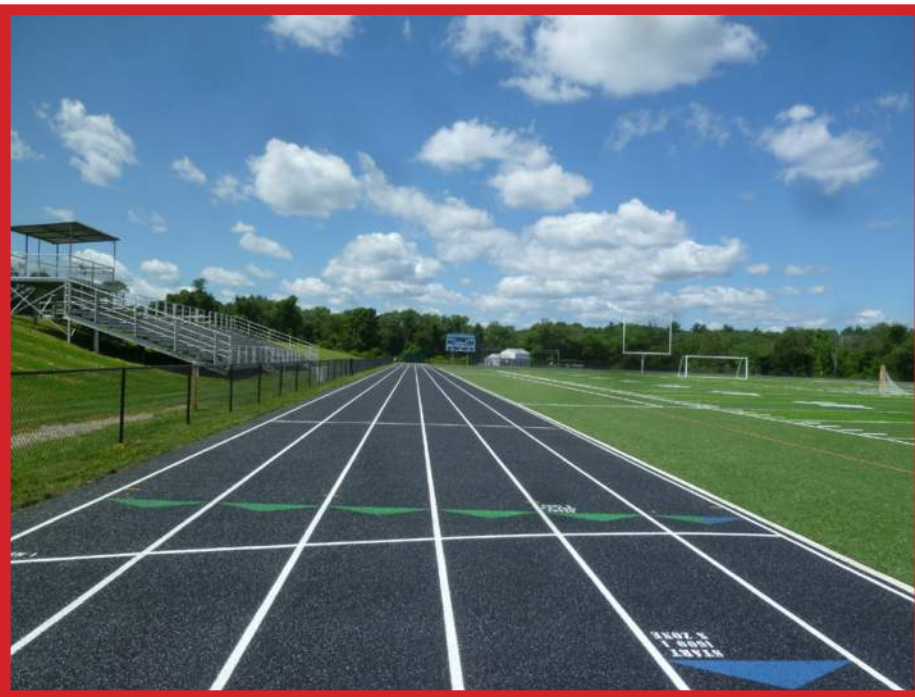
- A** DISCUS
- B** LONG JUMP
- C** SHOTPUT
- D** JAVELIN
- E** HIGH JUMP

## CROSS COUNTRY

NEW PATHWAYS TO PROVIDE OPPORTUNITIES FOR X-COUNTRY COURSE



**Playing Fields**



# Playing Fields

Football, Soccer, Field Hockey, Track and Field



# Playing Fields

Youth Soccer, Basketball, Baseball, Varsity Soccer, Track and Field





**Playing Fields**  
Softball, U-12 Soccer, Football Practice, Track and Field

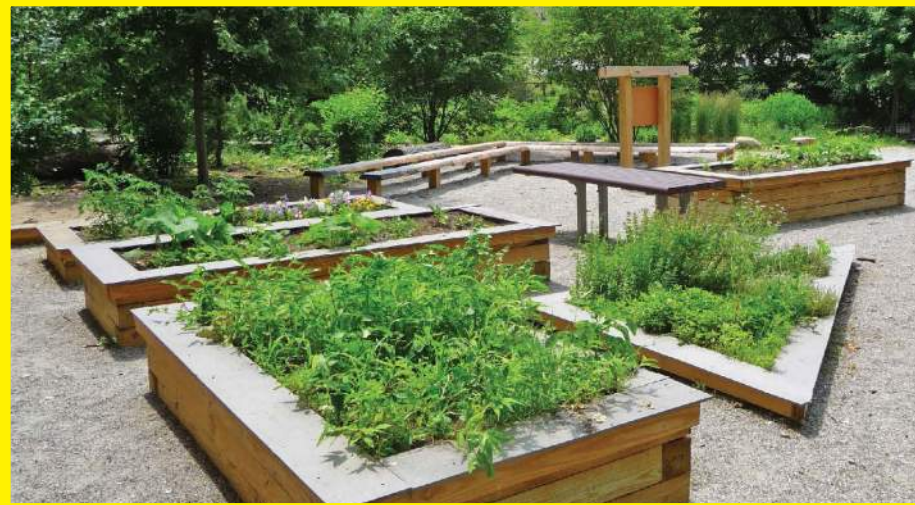


# Playing Field Analysis

Tennis



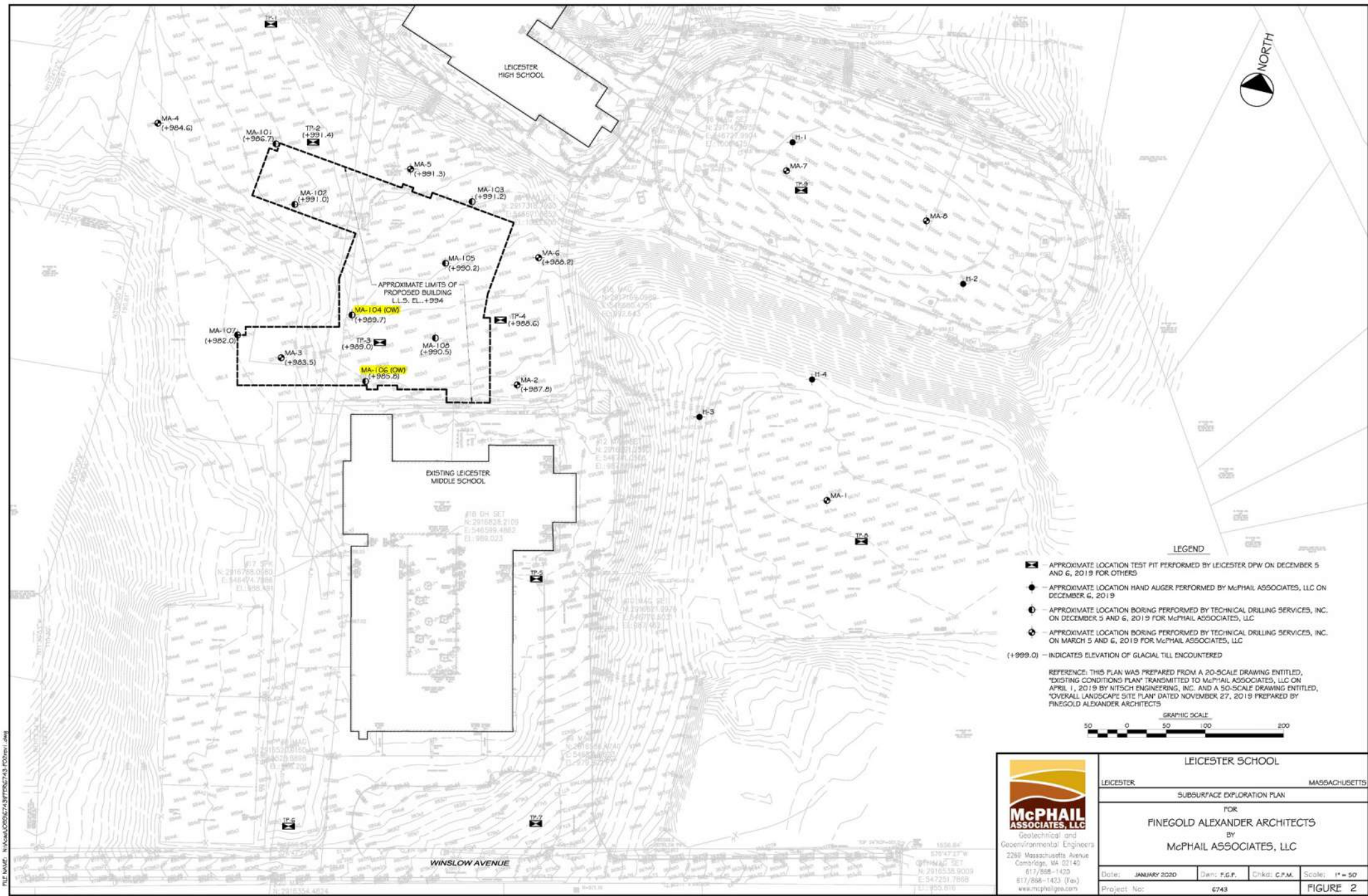
# Accessible Pedestrian Paths



# Outdoor Learning



# Play Areas



# Subsurface Exploration Plan

- Ground Water Monitoring Performed to Date:

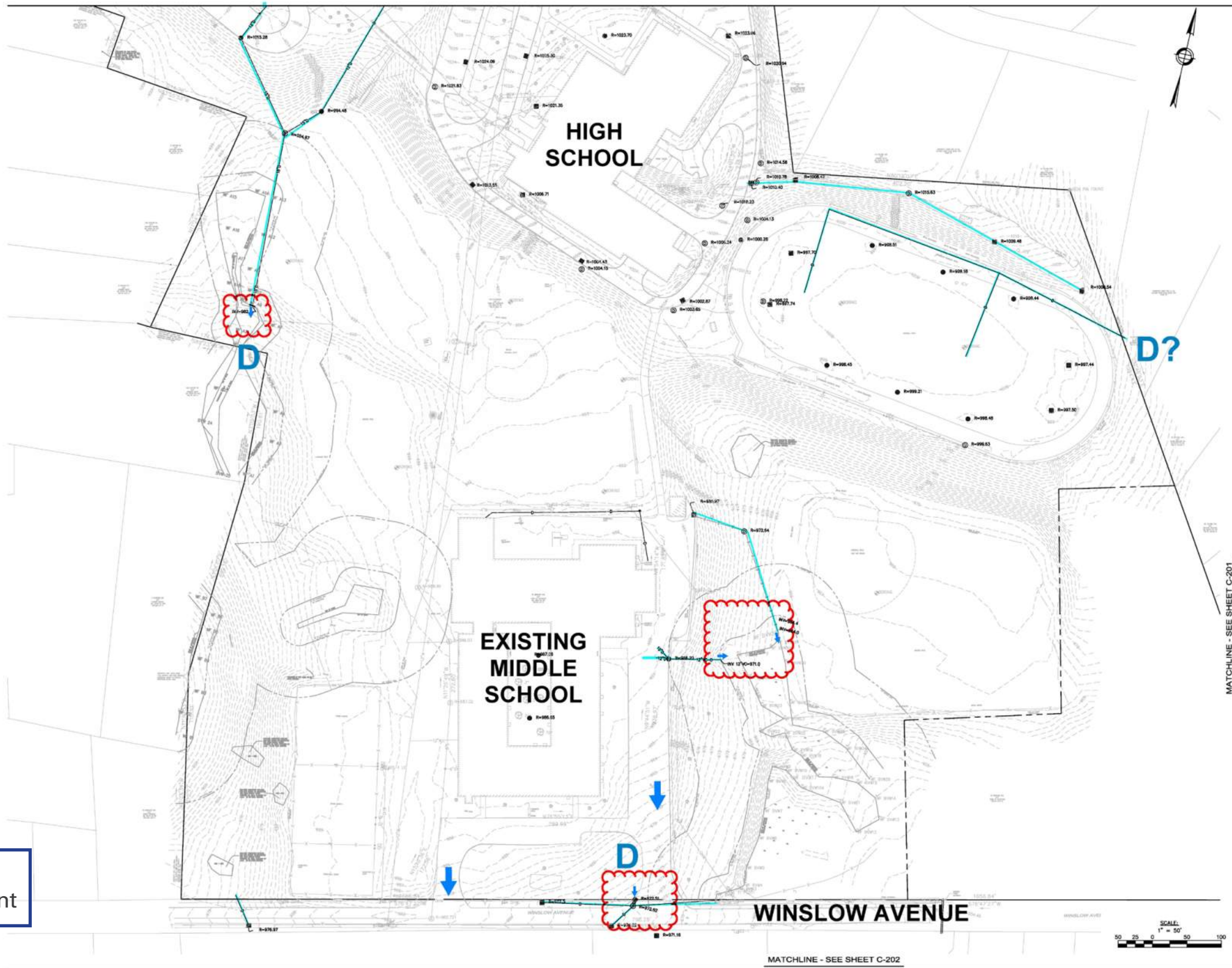
MA-104

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
07/23/20	3:00 PM	230 Day(s)	Unreadable	

MA-106

Date	Time	Elapsed Time	Depth from Road Box (feet)	Groundwater EL. (feet)
12/06/19	2:30 PM	Initial	5.0	+986.8
01/02/20	5:05 PM	27 Day(s)	1.9	+989.9
01/06/20	4:30 PM	31 Day(s)	1.0	+990.8
04/23/20	4:24 PM	139 Day(s)	1.6	+990.2
07/23/20	3:05 PM	230 Day(s)	6.3	+985.5

- The Geotechnical Engineer has noted that the readings are normal for the site given the soil type and grading.
- One additional reading is scheduled to be taken during the week of October 19th.



**KEY:**  
**D** Stormwater Discharge Point

**PROJECT TEAM**

**OWNER**  
 Leicester Public School  
 3 Washburn Sq. 3rd Floor  
 Leicester, MA 01524

**Principal Engineer**  
 R&K 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 01900  
 T: 978.488.4301

**Landscape Architect**  
 Warren Larson Landscape Architects  
 120 Wood Roadway  
 Boston, MA 02127  
 T: 617.484.1440

**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: 617.238.0062

**Geotechnical Engineer**  
 M&P Associates, LLC  
 2089 Massachusetts Ave  
 Cambridge, MA 02140  
 T: 617.488.1400

**Cost Consultant**  
 Jensen Hughes  
 1 Lincoln St.  
 Boston, MA 02111  
 T: 508.538.9400

**Interior Consultant**  
 Collette McGrath Associates, Inc.  
 151 Wood Man. Street  
 Georgetown, MA 01933  
 T: 508.502.8500

**General Project Manager**  
 NV9  
 79 Fargo Street, Suite 800  
 Boston, MA 02210

**KEY PLAN**

**SCALE:**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**PROJECT INFORMATION**  
 Leicester 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

**EXISTING**

MATCHLINE - SEE SHEET C-201





NEW  
SCHOOL



**Nitsch Project 13025  
Leicester Middle School**

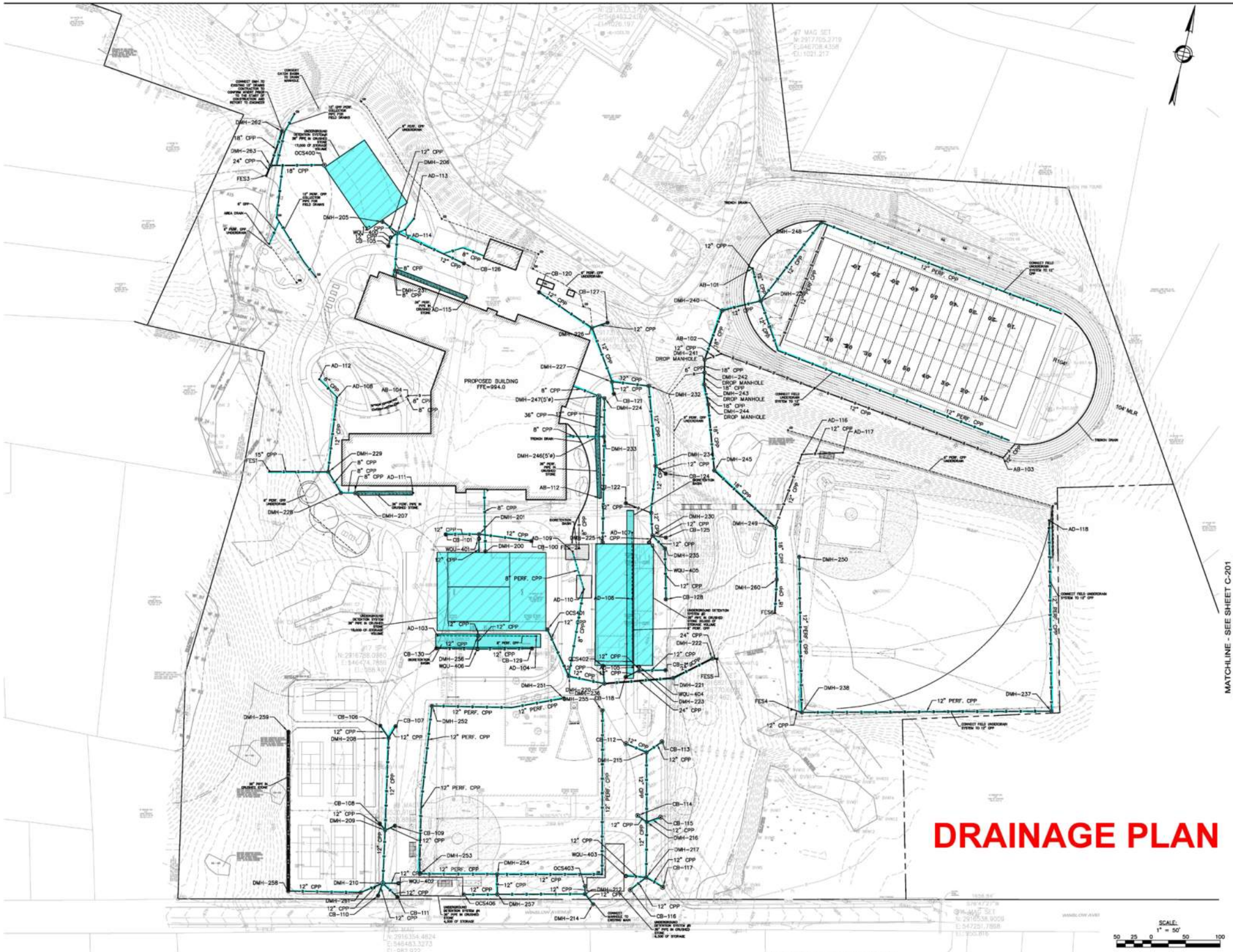
**Schematic Design**

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

**Nitsch Project 13025  
Leicester Middle School**

**Schematic Design**

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



Finegold Alexander Architects

PROJECT TEAM  
OWNER  
Lealister Public School  
3 Westtown St, 3rd Floor  
Leicester, MA 01524

Structural Engineer  
RSE Associates, Inc.  
69 Pleasant St, Ste 200  
Watertown, MA 02472  
T: 617 525-9300

MPP Engineer  
BLV Engineers, Inc.  
211 Great Road, Post Office Box 1551  
Littton, 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, P O 2  
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: 508 538-8409

Witness Consultant  
Credence McGrath Associates, Inc.  
161 West Main Street  
Cambridge, MA 01823  
T: 978 352-8500

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

KEY PLAN

SCALE



PROJECT INFORMATION  
Lealister Middle School

70 Westown Ave.  
Leicester, 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**

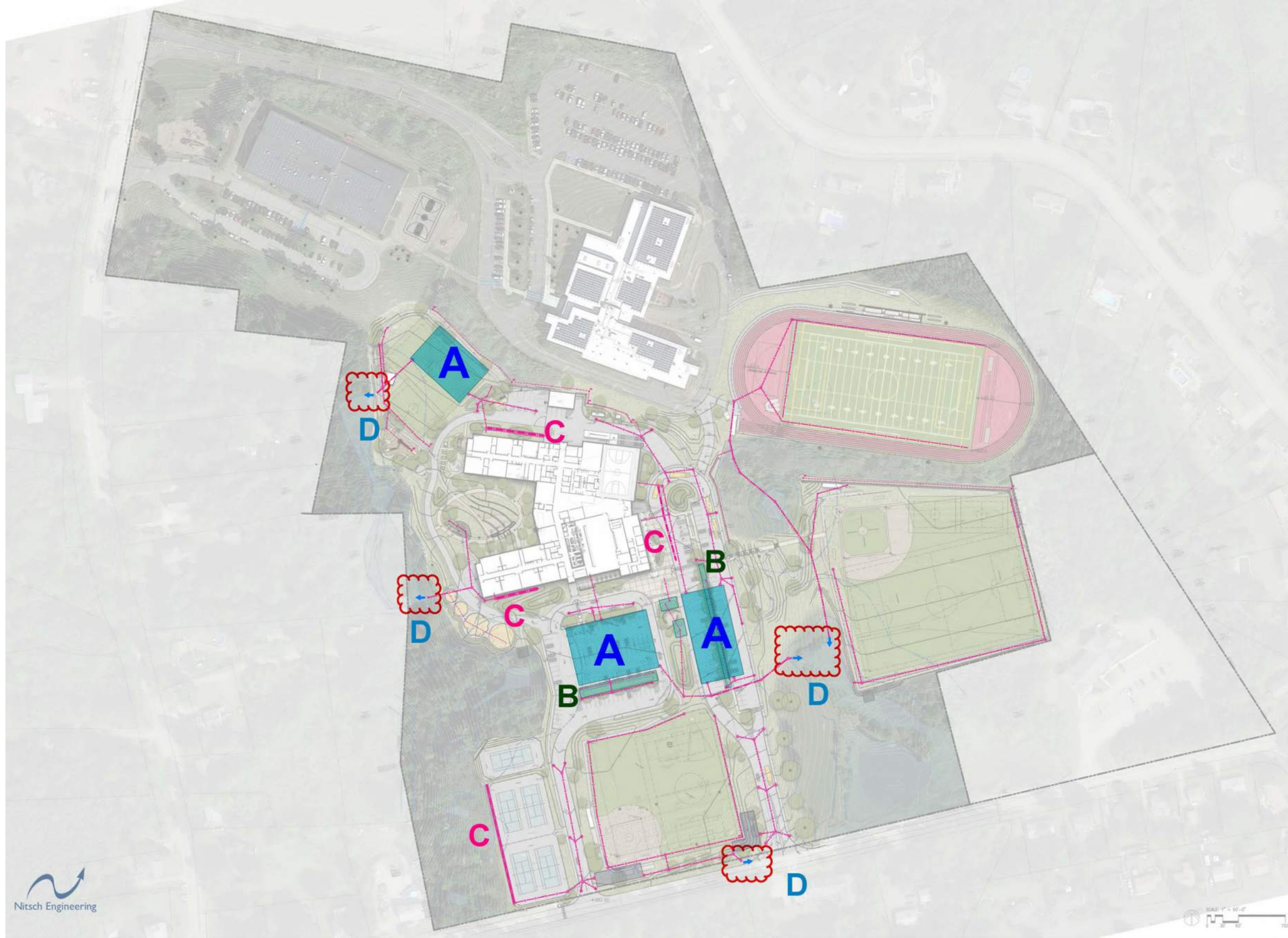
# DRAINAGE PLAN



MATCHLINE - SEE SHEET C-202

MATCHLINE - SEE SHEET C-201

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

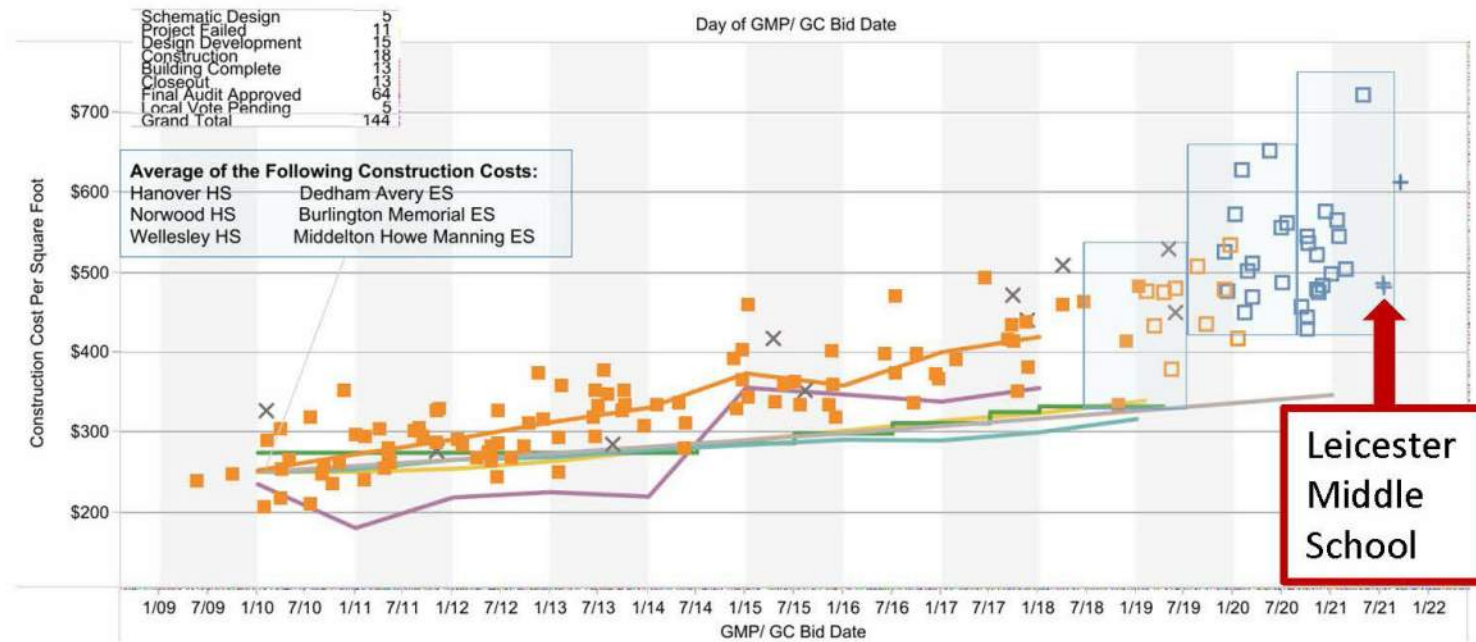


- At the schematic design phase, the design provides sufficient detail regarding the disposition of site-generated stormwater runoff and will satisfy MassDEP Stormwater Management Regulations.
- The proposed utility layouts (sewer/water/drain/electric) are shown schematically and appear reasonable. Additional information including invert elevations will be provided during later design phases to verify that no conflicts exist between the various utilities.
- The Geotechnical study of the site, while performed for foundation analysis, sufficiently identifies the existing soil conditions that have likely contributed to the surface saturation issues encountered during wet weather periods.
- The proposed site grading plans demonstrate that the proposed surface grading of the site will allow it to drain properly, and that surface stormwater runoff can be effectively managed.

- **Improved site and water drainage**
- **Safe and secure bus, vehicle, and pedestrian circulation around the site**
- **Improved playing fields**
- **Outdoor Learning**

**Cost**

School	Town	Grades	Enrollment	PSBA date	Cost/SF
<b>Leicester</b>	<b>Leicester</b>	<b>PK-8</b>	<b>930</b>	<b>20-Apr</b>	<b>\$481</b>
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



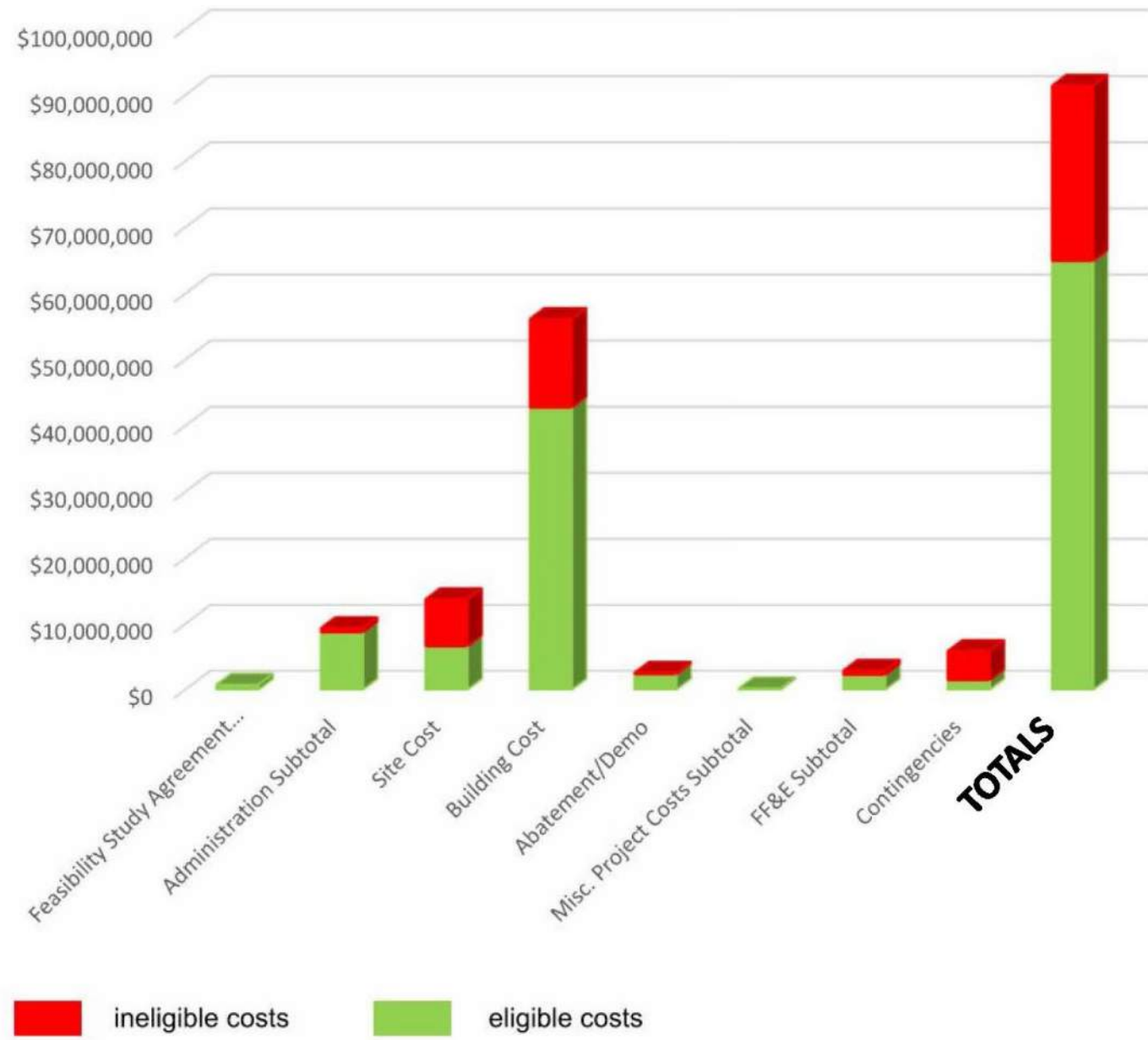
FY	Outstanding Debt			School			Total		
	Excluded Debt	Tax Rate	Ave Single Family	Debt	Tax Rate	Ave Single Family	Debt Service	Tax Rate	Ave Single Family
2021	1,148,684.63	1.04	270.03	64,222.22	0.06	15.10	1,212,906.85	1.10	285.13
2022	1,131,063.24	1.02	265.89	750,000.00	0.68	176.31	1,881,063.24	1.70	442.20
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**

<b>MSBA Cost Caps</b>			
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
<b>MSBA Maximum Facilities Grant</b>			
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**



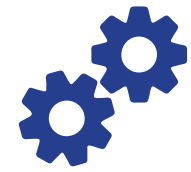
**Site Costs**

## What happens if the Project is not approved at the Special Town meeting on September 26, 2020?

- Restart the MSBA process – likely 8+ years before new building occupied
- Leicester will lose this opportunity for State finding, which is currently close to 65% of eligible project costs
- Leicester Public Schools will need to submit a new Statement of Interest to the MSBA and await a second invitation to re-enter the Feasibility Study phase
- Renovations of existing elementary and middle schools will need to be done, with no MSBA financial support: +/- \$31M (State share = \$0) \*
- All costs will only increase in the future at a rate of 3% - 4% per year
- Annual maintenance and depreciation costs continue to increase and will need to be addressed

\*from Johnson Roberts Maintenance Report 2014 with project cost for 2019, 3% escalation/year

**“No” Vote Scenario**



**Efficiency**



**Safety**



**Community Improvement**



**Increased Property Value**



**Community Use**



**Financially Responsible Choice**



**More Information: [leicesterbuildingproject.com](http://leicesterbuildingproject.com)**  
**Questions: [leicesterbuildingproject.com/contact](http://leicesterbuildingproject.com/contact)**

