# Leicester School Building Project Community Forum #6

September 16, 2020





FINEGOLD ALEXANDER ARCHITECTS



















"The new Leicester Middle School will mean a better learning and teaching location for students and teachers"

- MSBA Executive Director/Deputy CEO Jack McCarthy







## **School Building Committee Members**

Mark Armington Community Member and Engineer Director of Technology and Digital Learning Jeff Berthiaume Tina Boss School Principal, Elementary School Harry Brooks SBC Chair, Member Board of Selectmen Community Member and Parent Chris Clark Brian Cooper **Facilities Director** School Principal, Leicester Middle School Chris Fontaine Town Administrator, SBC who is MCPPO certified David Genereux 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 Community Member and Parent Paul McCarthy Committee Member/Contractor Jim Reinke Marilyn Tencza School Superintendent Community Member and Parent Eileen Boisvert Community Member and Parent Tim Hickey

#### **Project Goals**

- > Education
- >Site
- >Building
- >Community

#### 2017 Future Search

What are some of the most important things that we should consider when planning for the future of Leicester Public Schools' facilities?

- "We need to think about 2035, not 2019. Build schools conductive to the future. Use Renewable energy. Don't rely on the ways of the past. If we continue to rely on the building styles of the past, our children will be left behind and our high school degree will not be taken seriously."
- > "Technology. Build infrastructure that is easy to update as technology changes. Tech never stops. Hard to imagine what the future demands will be. Leave room to grow into new tech."

What questions or concerns do you have in regards to facilities as we plan for the future of Leicester Public Schools?

- > "Cost. Getting cost to match promised, and additional grants or sources of revenue."
- "This is going to be a substantial investment in the future of our schools, faculty, students and the overall well-being of our community. We need to make the difficult decisions that help to future proof our school facilities, to the best of our ability, for the next 30 plus years."
- > "Longevity. Will the improvements today still hold 30 years from now? We need to make our town desirable so schools need to be able to grow for years to come."

# Timeline of Key Dates

LEICESTER MIDDLE SCHOOL MILESTONES

- May 2017: Town
   Meeting Appropriated
   \$750,000 for Feasibility
   Study and Schematic
   Design
- June 2017: School Building Committee Appointed
- December 2017: The MSBA Invited the Town of Leicester into an Eligibility Period to Conduct the Feasibility Study
- June 2018: NV5
   was Selected as the
   Owner's Project
   Manager by the
   Town of Leicester

- Winter 2019: Educational Visioning Sessions
- April 2019: Preliminary Design Program Submitted to the MSBA
- May 2019: Community Forum #1
- July 2019: Preferred Schematic Report Submitted to the MSBA
- August 2019: MSBA Approved Design Enrollment for 930 Students Grades K-8
- September 2019: January 2020Schematic Design Developed
- Oct. 2019:Community Forum #2
- Nov. 2019:Community Forum #3

- February 2020: SchematicDesign Submitted to the MSBA
- April 2020: MSBA Approved
   Schematic Design Project Scope
   and Budget
- June 2020: Community Forum #4
- August 2020:Community Forum #5
- September 2020:Community Forum #6
- September 26, 2020: Town Meeting at 88 Huntoon Memorial Highway
- November 2020:Ballot Vote

2017

2018

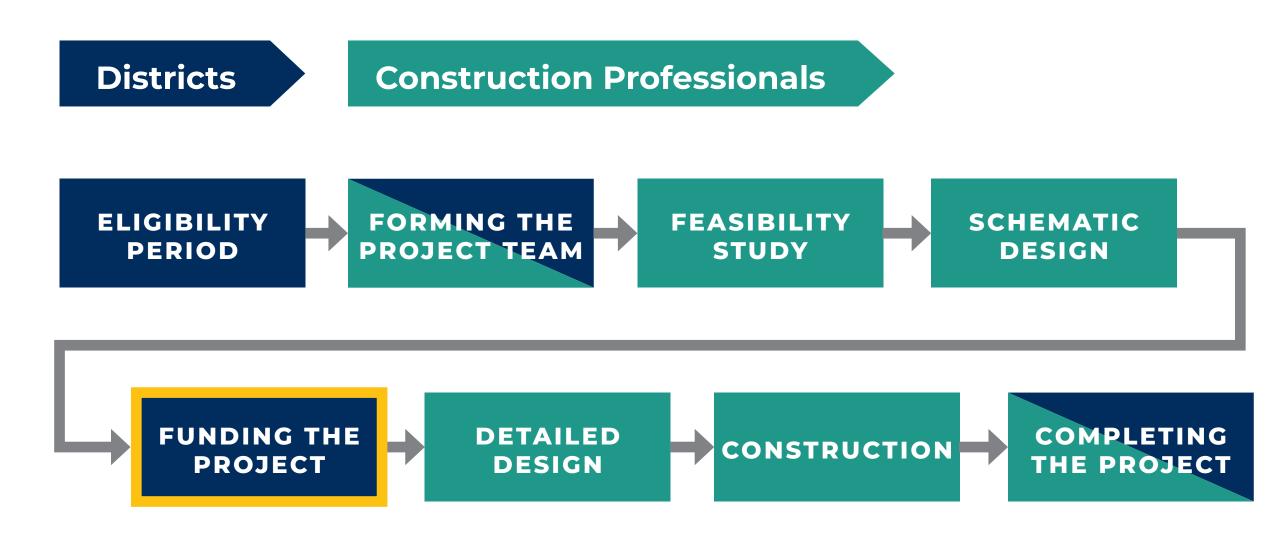
2019

2020

2021

#### **MSBA Building Process**

Steps primarily for:



#### Leicester Middle School

**Constructed in 1954** 





















#### **Leicester Elementary School**

**Constructed in 1972** 



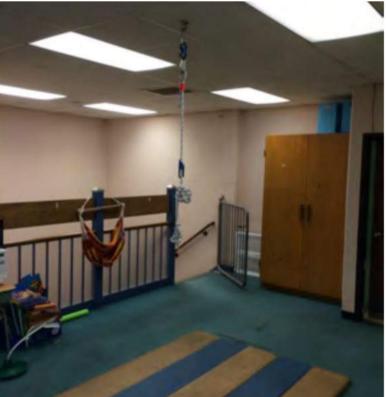
















#### **Alternative Sites Matrix**

- Townowned land
- → Suitable soil
- → Easycommunityaccess
- Minimal tree removal
- Createscentralschoolcampus



- → Town-owned land
- Requires demo of existing school
- Narrow sitenot suitable fordevelopment
- 2.2 mi from school campus
- Limited space for playing fields



- Townowned land
- Removes 3 holes from golf course
- 5 mi from school campus



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



# **Alternative Building Design Matrix**

OPTION	Grades 6 - 8 (330 enrollment)	Grades 5 - 8 (440 enrollment)	Grades Pre-K - 8 (930 enrollment)	Grades Pre-K-4 + 5-8 (930 enrollment)
Code Upgrade Only	PUDOUS SCHOOL China CALLED			
Addition/ Renovation			TOSANS TO	
Track		CORT TUDIANUS CONTROLLED CONTROLL		
Street	100 miles (100 miles (	THE PROPERTY OF THE PROPERTY O		
Wings	200 Marie 100 Ma	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	THE STATE OF THE S	

## **Preferred: 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
- NEW SYNTHETIC TURF + RECONSTRUCTED TRACK
- 15 BLEACHERS, PRESSBOX CODE RETROFIT
- 16 SERVICE AREA

PARKING 190 SPACES (9' X 18')



# **Playing Fields**

#### LEICESTER SCHOOL CAMPUS PROPOSED SPORTS LAYOUT

#### **LEGEND**

- 1 YOUTH SOCCER, (3) 50'X80' AND (1) 90'X150'
- 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 (210'135') AND FOOTBALL PRACTICE
- 8 SOFTBALL FIELD, 225'OUTFIELD
- RENOVATED TENNIS COURTS, (4)
- 10 NEW TENNIS COURT (1)

#### TRACK AND FIELD EVENTS

#### **LEGEND**

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

#### **CROSS COUNTRY**

NEW PATHWAYS TO PROVIDE OPPORTUNITIES FOR X-COUNTRY COURSE



# **Site Drainage**

#### KEY

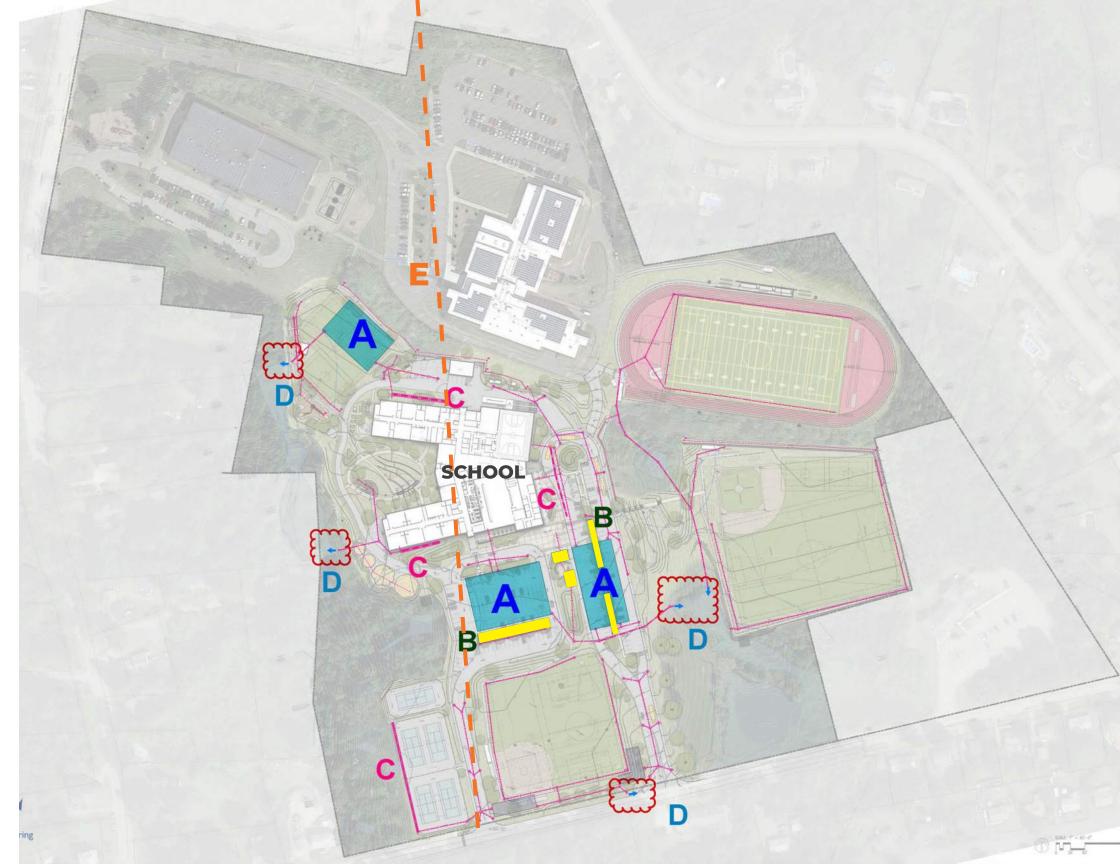


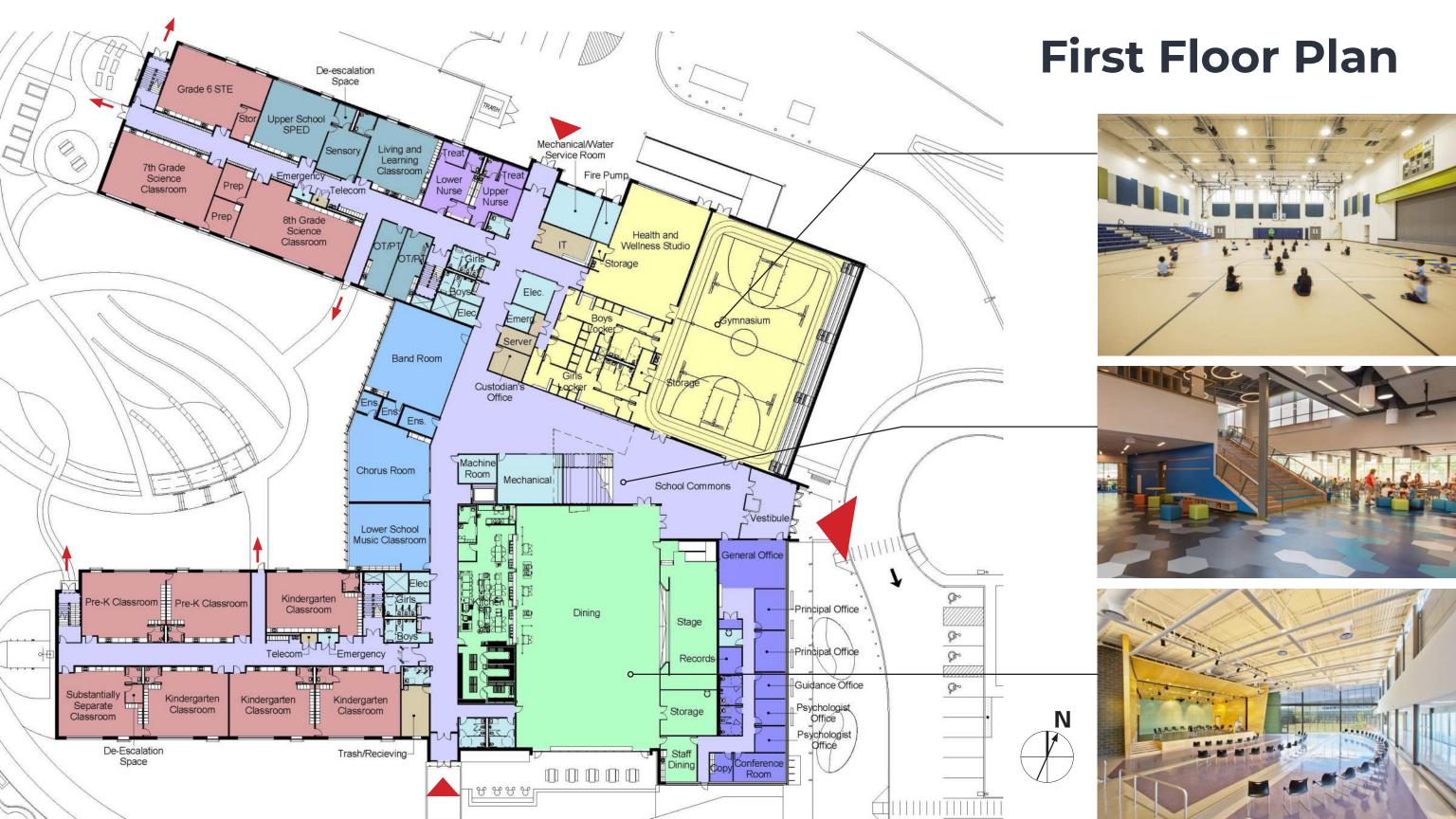


INFILTRATION TRENCHES

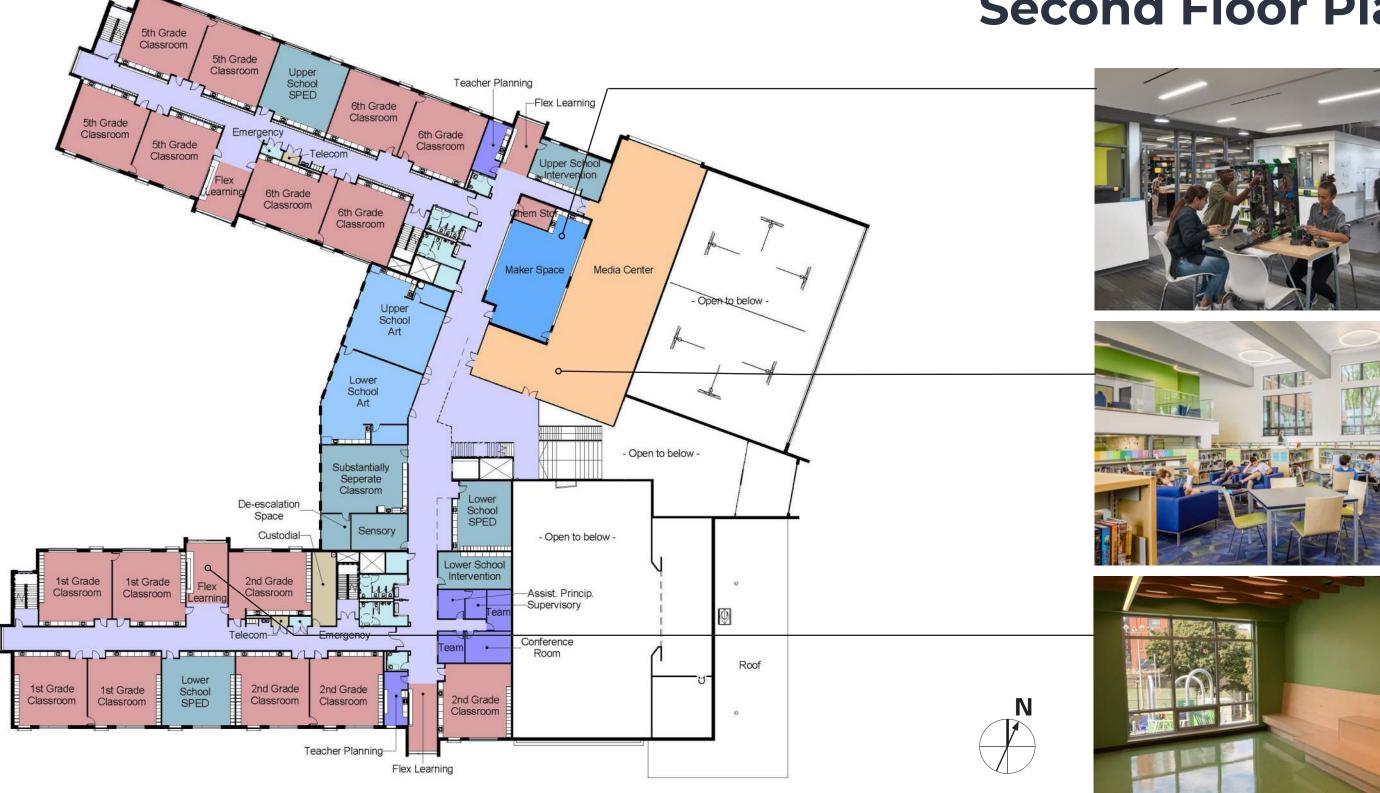
STORMWATER DISCHARGE POINT

EXISTING WATERLINE TO BE RELOCATED





#### **Second Floor Plan**



#### **Third Floor Plan**



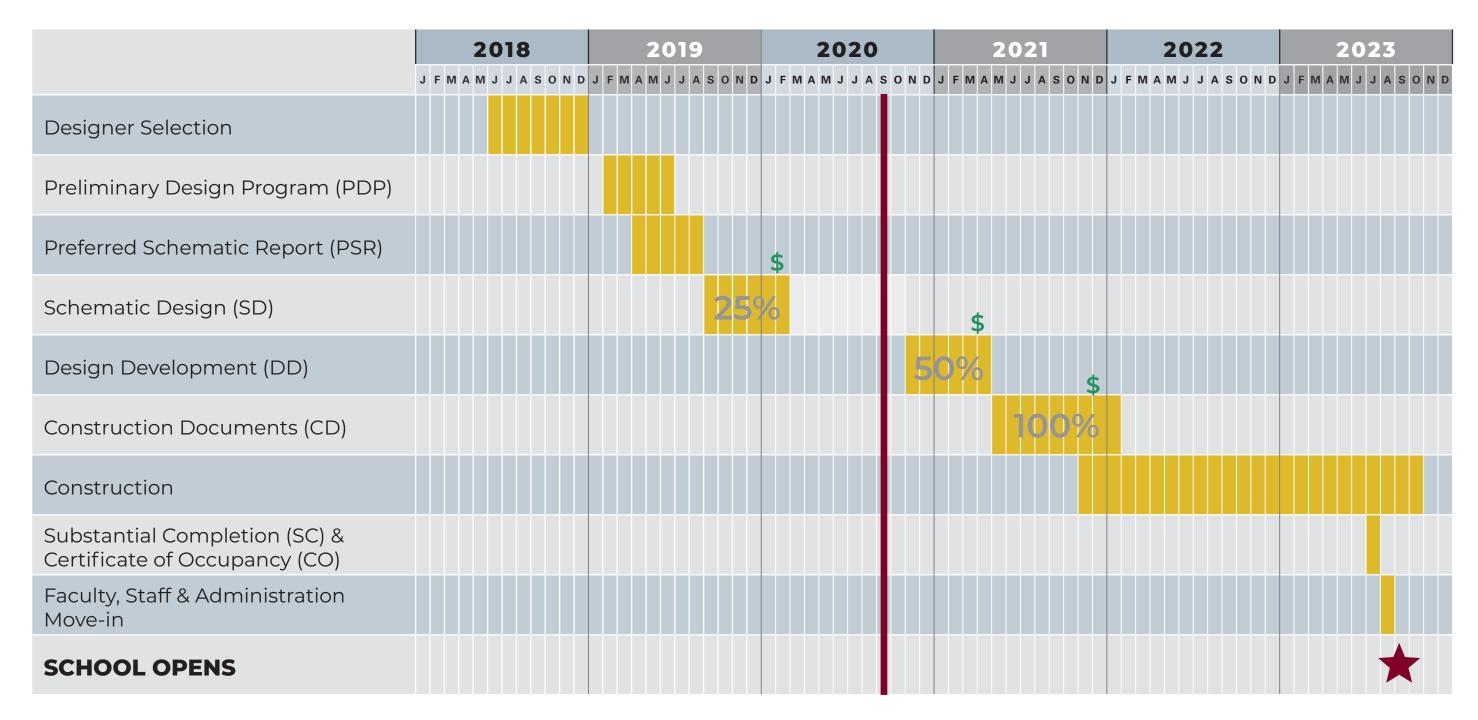
# **Rendering of Main Entry**



# Courtyard view



#### **Design and Construction Timeline**



# **Total Project Budget**

TOTAL PROJECT BUDGET		Estimated Budget
		3
Feasibility Study Agreement S	Subtotal	\$729,939
Administration Subtotal		\$2,465,000
Architectural/Engineering Sub	ototal	\$6,896,883
Pre-Construction Services		\$250,000
		· ,
CONSTRUCTION COSTS		
SUBSTRUCTURE		\$2,521,902
SHELL		\$14,239,181
INTERIORS		\$8,571,657
SERVICES		\$15,374,692
EQUIPMENT & FURNISHINGS		\$2,676,229
SPECIAL CONSTRUCTION & DEMOLITIC	N	\$1,968,068
BUILDING SITEWORK		\$10,622,519
Contingencies & Escalation		\$8,382,804
Contractor Markup		\$7,811,176
Construction Budget		\$72,168,228
Misc. Project Costs Subtotal		\$150,000
FF&E Subtotal		\$2,883,000
Project Budget		\$85,543,050
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C	onstruction Contingency	\$5,177,153
	Owner's Contingency	\$684,531
T	otal Project Budget	\$91,404,734

#### THE VALUE OF ALL STORMWATER DRAINAGE IS \$3,265,983

#### THIS IS BROKEN OUT AS FOLLOWS:

•	Building under slab drainage	\$279,472
•	Site drainage (pipe and manholes etc.)	\$807,884
•	Softball and soccer field	\$82,705
•	Site drainage (underground detention)	\$1,685,530
•	At the turf field/track	\$207,796

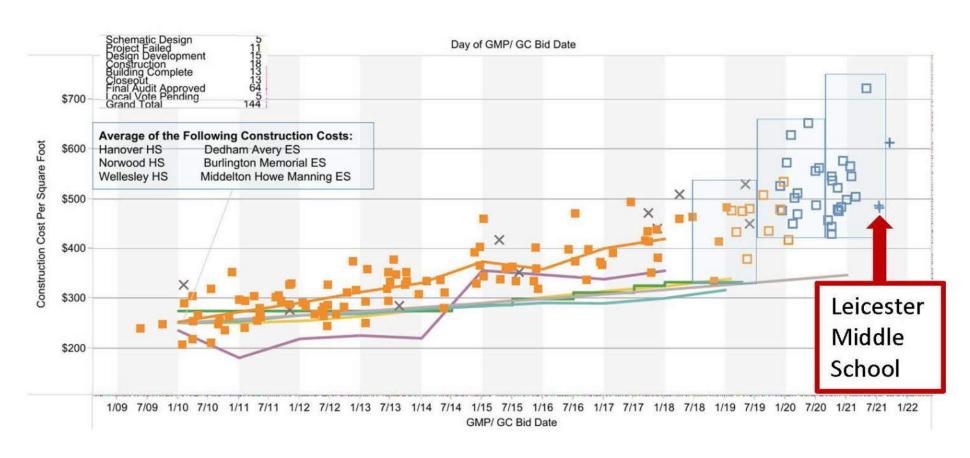
#### Athletic Field Costs: Total: \$5,250,000

•	Turf field/track	\$3,400,000
•	Baseball/soccer field	\$1,200,000
•	Tennis Courts	\$650,000

#### **Cost of New School**

School	Town	Grades	Enrollment	PSBA date	Cost/SF
Leicester	Leicester	PK-8	930	20-Apr	\$481
Balmer	Northbridge	ES	1030	18-Jun	\$510
Shaw	Millbury	ES	550	19-Aug	\$565

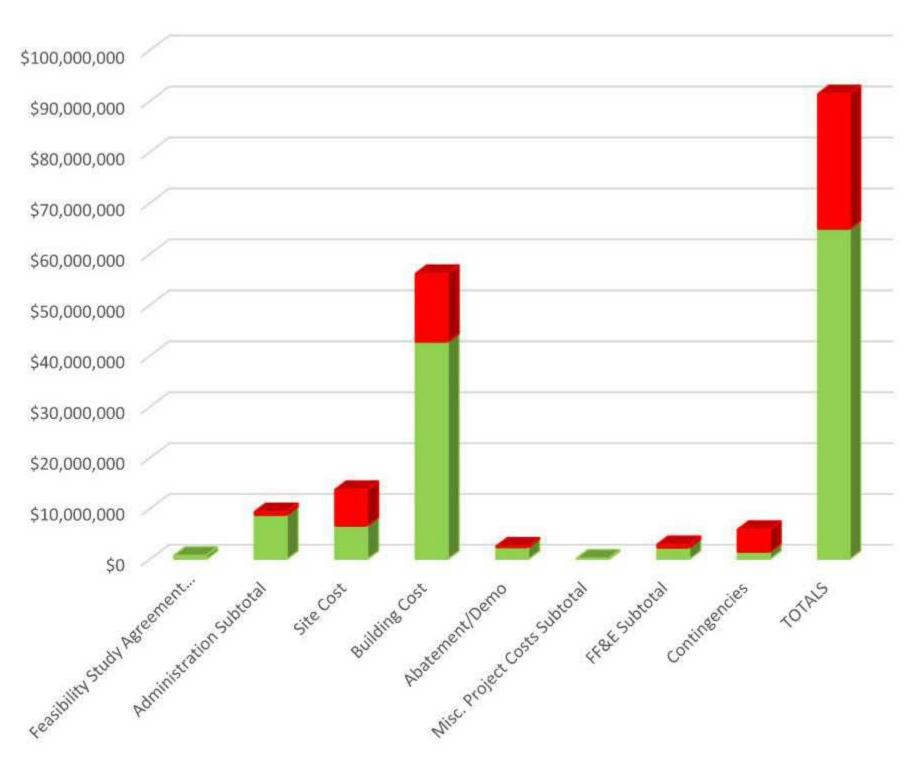
Comparison project costs are escalated 3.5% per year to the year 2020



#### Ineligible vs. Eligible Costs

INELIGIBLE COSTS

ELIGIBLE COSTS



## **MSBA Total Project Costs**

Building SF – Ineligible 3% =

Building SF – Eligible 97% =

**Total Building SF:** 

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

MSBA Cost Caps							
Α	Administrative Costs associated w/Ineligible	\$655,193					
В	Construction Cost Cap = \$333/SF	\$20,742,364					
	1. Site Cap = 8% of Building Construction Cost (incl. in Construction Cost Cap) \$7,151						
	2. Misc. abatement costs (incl. in Construction Cost	\$200,000					
С	FF+E and Technology Cap = \$1200 per studen	\$651,000					
D	Contingency Expenditures Cap = 1% of Const	\$4,455,471					
MS	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%				
Н	Cost Recovery for Previous Grants		(\$274,025)				
1	MSBA Maximum Facilities Grant	(F x G) – H =	\$41,937,394				
J	Maximum Local Share	(TPC - I) =	\$49,467,340				

#### **Anticipated Taxpayer Cost**

	Outstanding Debt			School			Total		
FY	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	0.0582	15.10	1,212,906.85	1.10	285.13
2022	1,131,063.24	1.02	265.89	750,000.00	0.6792	176.31	1,881,063.24	1.70	442.20
2023	1,118,567.76	1.01	262.95	1,634,020.20	1.4797	384.12	2,752,587.96	2.49	647.07
2024	1,105,116.20	1.00	259.79	2,801,106.90	2.5365	658.48	3,906,223.10	3.54	918.27
2025	638,981.25	0.58	150.21	3,874,457.00	3.5085	910.80	4,513,438.25	4.09	1,061.01
2026	634,156.25	0.57	149.08	3,874,000.00	3.5081	910.69	4,508,156.25	4.08	1,059.77
2027	642,481.25	0.58	151.03	3,872,250.00	3.5065	910.28	4,514,731.25	4.09	1,061.32
2028	645,306.25	0.58	151.70	3,866,750.00	3.5015	908.99	4,512,056.25	4.09	1,060.69
2029	457,131.25	0.41	107.46	3,867,500.00	3.5022	909.17	4,324,631.25	3.92	1,016.63
2030	447,406.25	0.41	105.18	3,869,000.00	3.5035	909.52	4,316,406.25	3.91	1,014.69
2031	442,056.25	0.40	103.92	3,876,000.00	3.5099	911.16	4,318,056.25	3.91	1,015.08
2032	431,556.25	0.39	101.45	3,873,000.00	3.5072	910.46	4,304,556.25	3.90	1,011.91
2033	426,056.25	0.39	100.16	3,870,250.00	3.5047	909.81	4,296,306.25	3.89	1,009.97
2034	420,406.25	0.38	98.83	3,872,500.00	3.5067	910.34	4,292,906.25	3.89	1,009.17
2035	410,106.25	0.37	96.41	3,869,250.00	3.5038	909.58	4,279,356.25	3.88	1,005.99
2036	404,306.25	0.37	95.04	3,870,500.00	3.5049	909.87	4,274,806.25	3.87	1,004.92
2037	248,212.50	0.22	58.35	3,870,750.00	3.5051	909.93	4,118,962.50	3.73	968.28
2038	241,462.50	0.22	56.76	3,874,750.00	3.5087	910.87	4,116,212.50	3.73	967.63
2039	239,562.50	0.22	56.32	3,867,000.00	3.5017	909.05	4,106,562.50	3.72	965.37
2040	107,000.00	0.10	25.15	3,872,750.00	3.5069	910.40	3,979,750.00	3.60	935.55
2041	103,500.00	0.09	24.33	3,871,000.00	3.5054	909.99	3,974,500.00	3.60	934.32
2042				3,871,750.00	3.5060	910.17	3,871,750.00	3.51	910.17
2043				3,869,500.00	3.5040	909.64	3,869,500.00	3.50	909.64
2044				3,864,000.00	3.4990	908.34	3,864,000.00	3.50	908.34
Т	otals		2,690.03			19,433.08			22,123.11

Assumptions: \$49,467,340 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

#### **Warrant Article Language**

#### **PROPOSED MOTION**

I move that the Town appropriate the amount of Ninety-One Million, Four Hundred Four Thousand, Seven Hundred Thirty-Four (\$91,404,734) Dollars for the purpose of paying for the cost of a Pre K – 8 School with associated field replacement and site work, located on town-owned land on Paxton Street, Leicester, MA, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. To meet this appropriation the Treasurer is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) sixty-five and four hundredths percent (65.04 %) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount as determined by the MSBA; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. Chapter 59, Section 21C (Proposition 2½); and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA.

## "Why build now?"

- > MSBA guaranteed funding for 41m now.
- Next opportunity to partner with the MSBA will take approximately 5-8 years with no guarantee.
- > Borrowing rates are low, bidding is competitive.

# "Does the building align with our needs?"

- > Efficient building with modern amenities, ample fresh air exchange, larger classrooms, and safe pick-up/drop-off areas are standard school design requirements.
- > Cost of school is in the lower 1/3<sup>rd</sup> compared to other MSBA projects. Great cost effective solution!
- > Great recruiting tool for families and staff.

#### "Were other sites considered?"

- > There are few other sites in Town that are suitable for this size building.
- Memorial School property, a portion of the Hillcrest Golf Course and the Leicester Drive-In property were considered.
- > Concerns included demolition costs, limited site circulation, substantial tree removal required for play fields, alteration of another Town property, purchase price and traffic.
- > The middle school site offers space needed for both building and athletic fields.
- > "One Campus" came from town-wide "Future Search," saves resources, and is closer to town's first responder resources.

#### "Is the site suitable for development?"

- A 3<sup>rd</sup> party engineer (BETA Group) was retained to review the schematic site design. It was determined that "the design appears to have provided sufficient detail regarding the disposition of site-generated stormwater runoff"
- > First plan ever proposed to address the drainage of the football field, track, and athletic fields.

#### "What if the project is turned down?"

> Town will need to repair/renovate existing buildings without state funding

#### OR

- Town will need to start over with the MSBA (approximately 5-8 year process)
- > New building committee will need to be formed.
- > Town will need to fund another feasibility study to assess current building conditions

#### **Benefits to the Leicester Community**









- Community Use
- Financially Responsible Choice









# Vote on September 26<sup>th</sup> at 10:00am at Town Meeting

88 Huntoon Memorial Highway

For more information visit: leicesterbuildingproject.com