District: Town of Leicester
School Name: Leicester High School
Recommended Category: Project Scope and Budget
Date: October 21, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Leicester (the "District") for an addition and renovation project at the Leicester High School that is comprised of the Fuller Campus Center, Borger Academic Building, Swan Library, and Lenfest Animal Health Center on the Leicester High School campus.

District Information	
District Name	Town of Leicester
Elementary School	Leicester Elementary School (K-4)
Middle School	Leicester Middle School (5-8)
High School	Leicester High School (9-12)
Priority School Name	Leicester High School
Type of School	High School
Grades Served	9-12
Year Opened	Formerly Becker College, opened as Leicester High School in 2022. Campus buildings include the following: – Fuller Campus Center (51,530 gsf) constructed in 1989 with "Fuller West" wing constructed in 2011. – Borger Academic Center (29,878 gsf) constructed in 1969. – Swan Library (6,840 gsf) constructed in 1962 (unoccupied). – Lenfest Animal Health Center (7,940 gsf) constructed in 1981 (unoccupied). – Winslow Avenue School constructed in 1961. This building contains 52,030 gsf of space used for Leicester High School and 24,350 gsf of non HS/community space. – Gymnasium building (15,150 gsf) construction date unknown.
Existing Square Footage	148,588
Additions	N/A
Acreage of Site	51-acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Windows – Roof – Accessibility – Code Compliance In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.

District Information	
Original Design Capacity	Unknown
2025-2026 Enrollment	409 students
Agreed Upon Enrollment	365 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 365 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2023
Invitation to Feasibility Study	February 26, 2025
Preferred Schematic Authorization	June 24, 2026
Project Scope & Budget Authorization	On October 28, 2026 Board agenda
Reimbursement Rate Before Incentives	59.84%
Incentive Points	1.76 – Maintenance 4.40 – Major reconstruction or renovation/reuse 2.54 – Energy Efficiency – "Green Schools" [1] 0.85 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	69.39%

[1] *The MSBA has provisionally included a portion of the three (3) incentive points for energy efficiency, and a portion of the one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. The points are pro-rated based on the percentage of the building construction cost applicable to the three eligible buildings (Borger, Swan and Lenfest) out of the four total. Plans for the fourth building (Fuller) will not trigger the need for energy efficiency of indoor air quality upgrades. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager (the "OPM")	TERVA Corporation
Designer	Raymond Design Associates, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of $49,800,000, which includes an estimated construction cost of $41,301,606 ($370/sq. ft.). The Estimated Basis of Total Facilities Grant would be $47,393,549, which excludes the following: Designer fees beyond MSBA funding limits; construction costs associated with ineligible Pre-kindergarten building area; and costs associated with mailing and moving. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area.

Project Scope and Budget Agreement	
Enrollment: 365 students Proposed Total Square Feet:111,741	District's Proposed Project Budget
Project Budget[1]	$49,198,615
Scope Exclusions/Ineligible Costs	-$1,805,066

Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$47,393,549
Reimbursement Rate	69.39%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$32,886,384
Commissioning Costs Associated with Ineligible Building Area	-$4,595
Cost Recovery Associated with Prior Projects	$0
Estimated Maximum Total Facilities Grant[2]	$32,881,789
Owner's and Construction Contingencies	$601,385
Ineligible Owner's and Construction Contingencies	$0
Potentially Eligible Owner's and Construction Contingencies	$601,385
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$417,301
Total Project Budget	$49,800,000
Maximum Total Facilities Grant[3,4]	$33,299,090

[1]Does not include Owner's or Construction Contingencies.
[2]Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.
[3]Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.
[4]Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $32,881,789; however, the District may be eligible for up to an additional $417,301 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of $33,299,090 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project to the Leicester High School serving grades 9-12.