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SCHOOL COMMITTEE / SCHOOL BUILDING COMMITTEE MEETING MINUTES



Project: Lexington High School
Subject: School Building Committee Meeting
Location: Hybrid (146 Maple Street & Zoom)
Distribution: Attendees, Project File

Project No:
Meeting Date: 10/12/23
Time: 2:00 PM
Prepared By: R. Rincon

Present	Name	Affiliation	Present	Name	Affiliation
✓	Kathleen Lenihan*	SBC Chair & SC Member	✓	Mike Burton	DWMP
	Michael Cronin*	SBC Vice-Chair & LPS Facilities	✓	Christina Dell Angelo	DWMP
✓	Julie Hackett*	Superintendent		Steve Brown	DWMP
✓	Jim Malloy*	Town Manager		Mike Cox	DWMP
✓	Joe Pato*	Select Board Chair		Aidan Place	DWMP
✓	Mark Barrett*	Public Facilities Manager	✓	Rachel Rincon	DWMP
✓	Charles Favazzo Jr.*	PBC Co-Chair		Jason Boone	DWMP
✓	Jonathan Himmel*	PBC Chair		Brad Dore	DWMP
✓	Andrew Baker*	Interim Lexington High School Principal	✓	Elias Grijalva	DWMP
✓	Carolyn Kosnoff*	Finance Assistant Town Manager		Chris Schaffner	Green Engineer
✓	Hsing Min Sha*	Community Representative	✓	Lorraine Finnegan	SMMA
✓	Kseniya Slavsky*	Community Representative	✓	Rosemary Park	SMMA
✓	Charles Lamb	Capital Expenditures Committee	✓	Matt Rice	SMMA
✓	Alan Levine	Appropriation Committee	✓	Brian Black	SMMA
✓	Dan Voss*	Sustainable Lexington Committee	✓	Erin Prestileo	SMMA
	Maureen Kavanaugh	Director of Planning and Assessment	✓	Anthony Jimenez	SMMA
			✓	Martine Dion	SMMA

Item No.		
4.1	Call to Order & Intro: 2:00 PM meeting was called to order by SBC Chair K. Lenihan with 12 of 13 voting members in attendance.	Record
4.2	Previous Topics & Approval of September 14, 2023, Meeting Minutes: <ul style="list-style-type: none"> ➤ A motion to approve the 9/14/2023 meeting minutes as submitted made by K. Slavsky and seconded by M. Barrett. Discussion: None. Roll Call Vote: K. Lenihan – Yes, J. Hackett – Yes, J. Pato – Yes, M. Barrett – Yes, C. Favazzo Jr. – Yes, J. Himmel – Yes, A. Baker – Yes, H. Min Sha – Yes, K. Slavsky – Yes. Abstention: None. Motion passes, minutes approved, 9-0-0. 	Record
4.6	Public Meeting Update: <p>Community Forum #1 Data Analysis: Presented by the Student School Building Committee.</p> <p>Process:</p> <p>Students shared they have been working with Dr. Hackett for the past month where they led an activity called KLTl. This is where they gathered data from the perspective of the community on things they want to keep, lose, dream, and innovate relating to the new high school. Mentimeter (data collection system) was used where participants could answer open response questions and scale questions.</p> <p>Results:</p> <ul style="list-style-type: none"> ➤ Knowledge of the Project: <ul style="list-style-type: none"> ○ Scoring - Not very = 1, A lot = 5 <ul style="list-style-type: none"> ▪ Before the Community Forum: 2.1 ▪ After the Community Forum: 3.2 ➤ What do you want to keep at the High School? <ul style="list-style-type: none"> ○ Top Responses <ul style="list-style-type: none"> ▪ 1. Educational Excellence ▪ 2. Sense of Community ▪ 3. Good music program ○ Additional Responses <ul style="list-style-type: none"> ▪ Outdoor Space ▪ Sports ▪ Technology ➤ What do you want to lose at the High School? 	Record

	<ul style="list-style-type: none"> ○ Top Responses <ul style="list-style-type: none"> ▪ Overcrowding/not enough space ▪ California open campus layout ▪ Air conditioning and ventilation ▪ Lack of parking spaces ○ Additional Responses <ul style="list-style-type: none"> ▪ Style ▪ Security ➤ What exists in the school that you want to make better? <ul style="list-style-type: none"> ○ Top Responses <ul style="list-style-type: none"> ▪ Inside-Outside integration and design ▪ Innovative spaces ▪ Flexible spaces ▪ Performing arts and sports spaces ▪ Community access to multi-purpose spaces ▪ Mental health ▪ Gender neutral restrooms ➤ What would you want to be new at the High School? <ul style="list-style-type: none"> ○ Top Responses <ul style="list-style-type: none"> ▪ Physical learning experience ▪ Ideas for new spaces ▪ Long term environmental sustainability ○ Additional Responses <ul style="list-style-type: none"> ▪ Transportation ▪ Learning Paradigm ➤ Words or phrases to represent the new project <ul style="list-style-type: none"> ○ Design, Sustainable, Innovative, Necessary, Important, Exciting, Expensive, Swimming, Creative, Encompassing, Desperately Need, New, Flexible, Opportunity, Overdue, Accessible, Collaborative, Possibility, Future, Invigorating, Cost Effective, Complex, Dream, Traditional, etc. 	
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	<p>J. Hackett mentioned that work has started on an educational plan, which currently exists as a 70-page draft. They plan to meet with high school staff on October 23rd to get their input and to meet with others after that date.</p> <p>One of the high school students shared that they will also be interviewing high school students to get their feedback on what a day/week in their life looks like. This feedback will be given to the architects to show them what the students want, what they do and what they need. This will be included in the educational plan to help the architects.</p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ M. Burton asked for our next community meeting on November 21st, what would be good topics or ideas for what we should talk about? We are going to introduce the design team and provide a schedule, but do the students have any ideas of what to add? Student Elizabeth responded; the timeline would be important but also transparency. Student Julie recommended polling the high school students since they are the ones who spend their time there. ➤ K. Slavsky commented that sharing with people who do not have kids in the school system what their daily life is like would be important. It would go a long way to explain why this is important and why it is worth the cost. ➤ A. Baker mentioned he would love to hear about what flexible spaces look like in modern schools. ➤ H. Min Sha wonders if SMMA would be interested in leveraging the survey to help craft some of the questions so that the responses are useful and helpful. ➤ K. Lenihan shared it would be good to know what those key words mean to people. For example, what does sustainable mean? It may mean different things to different people. Does modern mean modern infrastructure or design? It would be interesting to see what people think of that. ➤ M. Burton mentioned we pulled together a communication working group to strategize how and when we got the information out. We would like to reconvene that group and talk about distribution and figure out if there is anything we could have done better or are we satisfied with the results. SMMA will now also be invited to the working group and help with the questions. ➤ C. Dell Angelo will send out a doodle poll for the communication groups availability to schedule the next meeting. 	
4.3	<p>Designer Team Introductions:</p> <p>M. Burton shared at the DSP (Designer Selection Panel), there were 3 interviews; SMMA, HMFH and Perkins Will. All 3 interviews were very good, but we felt SMMA's</p>	Record

was excellent. They addressed a lot of the key concerns we had. It was clear to me that they were paying attention and watching the meetings because they were very up to speed with what was going on. Their presentation was impressive, and you will see the level of effort that we saw. We are very happy to have them on board.

J. Hackett mentioned there were 3 representatives (J. Malloy, M. Cronin and herself) who were present to represent Lexington. We got to vote in collaboration with the MSBAs 13 votes and rank the designers in real time. We had strong feelings for who we wanted, and they are in the room, so we are delighted for that.

L. Finnegan began by sharing that the presentation they will be showing today is an abridged version of what was presented to the MSBA.

SMMA Lexington High School Presentation:

➤ Introductions:

- Lorraine Finnegan – PIC (Principal In Charge)
- Rosemary Park – PM (Project Manager), Educational Planner
- Matthew Rice – Architect
- Erin Prestileo –Civil Engineer
- Martine Dion – Sustainability
- Anthony Jimenez – Electrical Engineer

➤ Together we will...

- support your educational mission,
- create state of the art learning and teaching environment for the town,
- model for health and wellness,
- provide the beacon that will contribute to the wider culture
- change lives for the better

➤ MSBA Experience

- 24 Communities
- 29 Total MSBA Schools
- 17 MSBA High Schools

➤ Community Engagement

- We talked about understanding all of the boards and committees you have in town, and this is a very well-connected town.
- Community engagement is not about just bringing your community to us, it's making sure that we integrate interactivity and events that you already engage in.
- The course of the study is 2 years so there will be lots of opportunities to engage over that course.

➤ Project Website

	<ul style="list-style-type: none"> ● R. Park said you are already doing a great job with the project website. Lexington is a town that is well informed and really prioritizes education and we want to be able to build upon that. ● We want to design a dashboard that will be working as a supplement to the project website and the student website. This dashboard can be embedded within the LHS project website and can be a hub for our team to share our knowledge and our product in a transparent way. You will find articles, videos, etc. to be shared. <ul style="list-style-type: none"> ➤ Understanding Future Generations <ul style="list-style-type: none"> ● The students are already engaged, and we are looking forward to and excited to work with the students. ➤ Visioning <ul style="list-style-type: none"> ● The visioning process is a huge part. This will include a series of interactive sessions and collaborative workshops. These sessions will be done in person and virtually to get the widest range of participants possible. ➤ Educational Planning <ul style="list-style-type: none"> ● Use communication tools ● Involve stakeholders ● Make informed decisions ● We really need to understand what the future generations of students value. ● What does this mean for the educational plan and program? <ul style="list-style-type: none"> ▪ Peer-to-peer and small group spaces ▪ Differentiated learning spaces ▪ Flexible and adaptive spaces for social and emotional learning ▪ LABB programs ▪ Dedicated spaces for educators ➤ Educational Planning & Sustainability <ul style="list-style-type: none"> ● Educational vision & priorities ● Design patterns & guiding principles ● Key spaces & adjacency diagramming ● Security sustainability, & community partnerships ➤ SMMA and Thornton & Tomasetti: Leaders in Sustainability <ul style="list-style-type: none"> ● 10 Living Building Challenge ● 25+ Passive House Institute ● 25+ NZE/NZER Schools ● 400+ LEED Certified Projects ➤ A Climate Resilient Lexington High School 	
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	<ul style="list-style-type: none"> • LEED Platinum • Lexington Integrated Design Guidelines • Red List Free • Six Classes Organization of GSI • Stretch Code Massachusetts • Lexington Climate Action Plan • Passive House • NetZero Energy <ul style="list-style-type: none"> ➤ Embodied Carbon <ul style="list-style-type: none"> • Key Strategies <ul style="list-style-type: none"> ▪ Low Carbon concrete and insulation ▪ Optimization of recycled content ▪ Mass timber wood structure ➤ Net Zero Energy and Carbon Metrics <ul style="list-style-type: none"> • Comparison between Lexington HS and Wakefield Memorial HS ➤ Videos are shown to the SBC and Students <ul style="list-style-type: none"> • Design Discovery • Site ➤ Design Discovery Options <ul style="list-style-type: none"> • Footprint of the Future – Addition and Renovation • Nexus of Education – Phased in Place • Campus Interlace – New Construction 	
4.4	<p>Schedule/Timeline:</p> <p>M. Burton explained this is the same slide you have seen before. We met with SMMA and Mark Barrett this morning and one of the first orders of business is to get the work plan figured out. The work plan will be the road map and will help others understand when participation from the groups will be needed. Now that SMMA is on board we have now concluded module 2 and have moved on to module 3.</p> <p>Discussion:</p> <ul style="list-style-type: none"> ➤ K. Lenihan asked what are the MSBA requirements on when we would have to have the debt exclusion? M. Burton responded you need it before the project funding agreement, so it needs to be a predecessor to that. We are targeting project scope and budget in December. K. Lenihan asked, so you are thinking of having the town meeting vote as well as the town wide debt exclusion vote both happening roughly around the same time? M. Burton said yes around October or November is what we had originally proposed. Once we get the updated work plan, we will come back to this. 	Record

	<p>➤ J. Malloy shared that when we are talking about timeline, a lot of the land we are looking at in some of those diagrams is protected open space under Article 97. At what point are we going to be able to get a design that is far enough along that we will know which fields will permanently be covered with buildings and where there will be space to replicate that? We would then need to have a town meeting and vote to authorize us to go to the state legislature to exchange land quid pro quo to allow us to build on Article 97 land. This could dramatically affect the timeline. L. Finnegan responded we know it will take about a year's process from start to finish. We completed an Article 97 approval in a shorter time frame by being forceful through the legislation and getting it to move through quicker. There are opportunities to do that, but I would say 9 months instead of 12. We will not have an answer before the end of PDP which is April of next year, but I think coming out of the PDP there will be some high level options. I think having a sense from the committee even if it's not a formal vote to say we are leaning towards the addition/renovation or we are going to lean towards new construction and we like it in this area. We cannot wait until the end of the feasibility study phase to do that. It will be too late and the MSBA will not approve the project if Article 97 is required, and it is not complete. Sometime in the middle of the PDP report phase but before the conclusion of it we will need to make an educated decision together that might not be final but need to get the ball rolling. M. Burton mentioned to keep in mind there is a spring town meeting in March so maybe we could move it up a month and catch that. C. Lamb shared you would just have a concurrent special town meeting if we need to get business closed like this. L. Finnegan mentioned you are so far ahead on the educational plan that it might be helpful because we could start visioning sessions as early as November. J. Hackett shared the curriculum leaders have already weighed in on the plan too, so it does represent staff. We just want to give staff one more chance to weigh in on October 23rd and then we are good. A. Levine shared that the part of the process around the debt exclusion and the town meeting vote to approve construction money, etc. sounded like it will need more discussion due to timing and the order of those events. Also, one issue that came up during the meetings of the Article 97 group, doesn't appear to have been transmitted onward and that is that there is a deed restriction on part of the recreational land. It looked like part of SMMAs building was on that piece of land and it is apparently deeded to Lexington for recreational purposes and if it is not used for that, it goes back to another owner. As for the educational plan, once it is done it should be shared with this group so that we can make comments. J. Hackett responded saying it can be shared even ahead of the staff group but would like to give it to the high school on the 23rd and let them put their finishing touches on it. It is still very much a draft, and it could be shared after that.</p>	
4.5	Sustainability Project Targets and Goals:	Record

	<p>M. Burton shared this is a recap for the design team. The PBC, Sustainable Lexington and SBC members got together, had a meeting and made some decisions early.</p> <ul style="list-style-type: none"> ➤ Resilience <ul style="list-style-type: none"> • Level 2 minus Food Prep for Fieldhouse/Gym (plan for attaching portable generator for cooking) • Level 3 for remainder of building • Seven other important items identified. ➤ Energy <ul style="list-style-type: none"> • Energy Target: EUI=25 kBtu/sf/yr or 30% better than 90.1-2019 whichever is lower • NZE: Evaluate and present options. Priority is to maximize renewables. • Battery Storage: Evaluate and present options. Likely required for solar. • EV Charging ties into renewable and battery discussion ➤ LEED <ul style="list-style-type: none"> • The building need not meet higher than LEED Silver, but from recent projects, and requirements in the updated IBDCP, it is very likely that the building would end up meeting a higher LEED level. • Although the MSBA will require LEED Certification, the IDP Process requires that the School Committee and Select Board confirm whether the project will be Certified or “Certifiable”. A formal vote is not required. The logic is 1) town voted to go MSBA, 2) MSBA requires certification. 	
4.7	<p>Lessons Learned from Previous Projects:</p> <p>M. Burton reviewed lessons learned from previous projects.</p> <ul style="list-style-type: none"> ➤ Commissioning <ul style="list-style-type: none"> • Lesson Learned - Cx agents for mechanical and envelope should be involved as soon as possible. Per MSBA, Cx agents not assigned until DD. <ul style="list-style-type: none"> ○ <i>may want to get their involvement earlier in process.</i> ➤ Alternative Energy Credits / Rebates / Incentives <ul style="list-style-type: none"> • Lesson Learned - Should have Energy Consultant / Tax attorney onboard early to clearly identify pathways to achieving credits, rebates, incentives. <ul style="list-style-type: none"> ○ <i>will explore consultants and begin talks with Eversource re: MassSave program.</i> 	Record

- Geothermal
 - Lesson Learned - Manifold/pump/piping should not be in an underground vault. Should be readily accessible for troubleshooting.
 - *will consider when appropriate.*
- Electric rooms / Data closets
 - Lesson Learned - Typically E&TD rooms are not big enough and insufficient in quality.
 - *will consider when appropriate.*
- Solar
 - Lesson Learned - Solar canopies should be designed in tandem with the building.
 - *will incorporate with early design.*
- Fire Control Equipment
 - Lesson Learned - For High School there should be a Fire Control Center (Room) not equipment jammed into main lobby.
 - *will consider when appropriate.*
- Chilled Beam
 - Lesson Learned - All CB should have drain pans and gravity drains (out of building).
 - *will consider when appropriate.*
- BMS
 - Lesson Learned - Any/all generators, solar, BESS, metering, fire, security, lighting, HVAC, CCTV, door systems need to be part of integration into the BMS.
 - *will consider when appropriate.*
- HVAC Operation / shakedown
 - Lesson Learned - HVAC Shakedown period – Working w/ controls sub, HVAC Eng monitor lots of data and resolve operational issues. Primary focus starts w/ comfort, then operations, then Energy usage.
 - *to explore consultants for enhanced HVAC during design initially then during turnover and post occupancy.*

Discussion:

	<ul style="list-style-type: none"> ➤ K. Lenihan pointed out it would be interesting to see at a future meeting lessons learned from a design standpoint. 	
4.8	<p>Upcoming Meetings:</p> <ul style="list-style-type: none"> ➤ SBC#5 – November 30, 2023. Designer Work plan and schedule review ➤ Community Meeting #2 – November 2023. Project Team intro, review MSBA Process ➤ SBC#6 – December 21, 2023. Designer update, timeline review ➤ SBC#7 – January 18, 2024 ➤ SBC#8 – February 15, 2024 ➤ Community Meeting #3 – February 2024. Designer updates, timeline review ➤ SBC#9 – March 21, 2024 ➤ SBC#10 – April 25, 2024 ➤ Community Meeting #4 – April 2024. Review preliminary options 	Record
4.9	<p>Website:</p> <p>C. Dell Angelo commented it is important that we meet with SMMA to talk about the dashboard that they showed in their presentation and how we can link it to our website. We want to remind everyone that it is important to visit the building website because there are a lot of documents, data, etc. and I think that the community needs to be reminded of it.</p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ K. Lenihan asked would it be beneficial in advance of the community forum that we meet as a communications group and talk about the website? C. Dell Angelo responded yes. I'd like to have the discussion with SMMA first then meet as a group. ➤ J. Hackett shared it would be great to get the questions that are asked during our community meetings and add them to our website. 	Record
4.10	<p>Other Topics not Reasonably Anticipated 48 hours prior to the meeting:</p> <ul style="list-style-type: none"> ➤ K. Slavsky noted she is concerned about making commitments to the community such as a NetZero goal without having first done feasibility. 	Record

	<ul style="list-style-type: none">➤ K. Slavsky shared that she is concerned about the discussion of useable roofs. One of the major universities locally is spending a lot of money to close all of the usable roofs because of safety hazards.	
4.11	Public Comment: <ul style="list-style-type: none">➤ None.	Record
4.13	Adjourn: 3:32 PM a motion was made by M. Barrett and seconded by J. Hackett to adjourn the meeting.	Record

Sincerely,

DORE + WHITTIER

Rachel Rincon

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.