

July 20, 2023

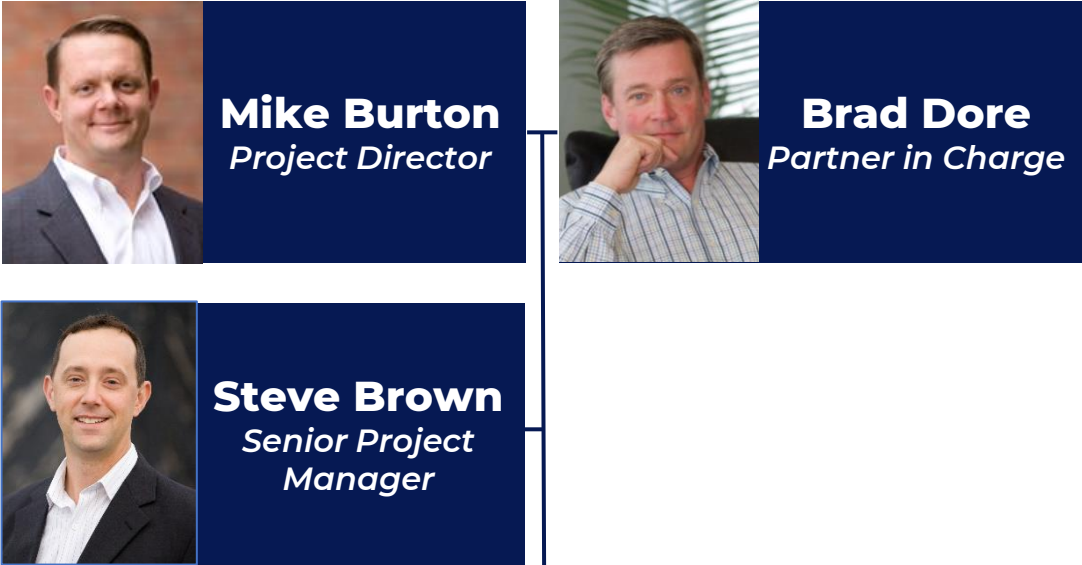
Lexington High School Project
School Building Committee Meeting #1
July 20, 2:00 PM



1. *Call to Order & Intro*
2. *Dore & Whittier Introductions*
3. *Previous Topics & Meeting Minutes*
4. *Designer RFS process*
5. *Schedule Timeline*
6. *IDP*
7. *Educational Program*
8. *Goal Setting*
9. *Website*
10. *Article 97*
11. *Lessons learned from Hastings and LPD*
12. *Upcoming Meetings*
13. *Q&A*
14. *Other Topics not Reasonably Anticipated
48 hours prior to the meeting.*
15. *Public Comment*
16. *Adjourn*

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Core Team + In-House Resources + Consultants



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Previous Meeting Minutes

- *Meeting minutes approval from 5/4/2023*

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Designer Procurement Timeline

- . *RFS due to MSBA: June 6, 2023*
- . *MSBA review comments received by June 16, 2023*
- . *Ad placed in “Designer Services” section of Central Register: June 22, 2023*
- . *Ad appears in Central Register: June 28, 2023*
- . *Designer walkthrough: TBD week of 7/10/2023*
- . *Applications due to District: August 16, 2023*
- . *Applications due to the MSBA: August 24, 2023*
- . *DSP Applications Review: **September 12, 2023***
- . *DSP Interviews: **October 3, 2023***

Firms in Attendance for the Walkthrough

- *NADAAA Inc.*
- *Finegold Alexander*
- *IMEG*
- *SMMA*
- *Langan*
- *KBA*
- *Vantage Technology*
- *RFS Engineering*
- *Fuss & O'Neill*
- *Rider Levett Bucknall*
- *Peer Consulting*
- *CDW Consultants*
- *JLA/DLR Group*
- *Machado Silvetti*
- *Geo Engineers*
- *William Rawn Associates*
- *Bala*
- *Copley Wolff*
- *D21 Architects*
- *HMFH Architects*
- *Stefura Associates*
- *Perkins + Will*
- *R.W. Sullivan Engineering*
- *B+AC Structural*

DSP Process / Members

Jim Malloy - CEO

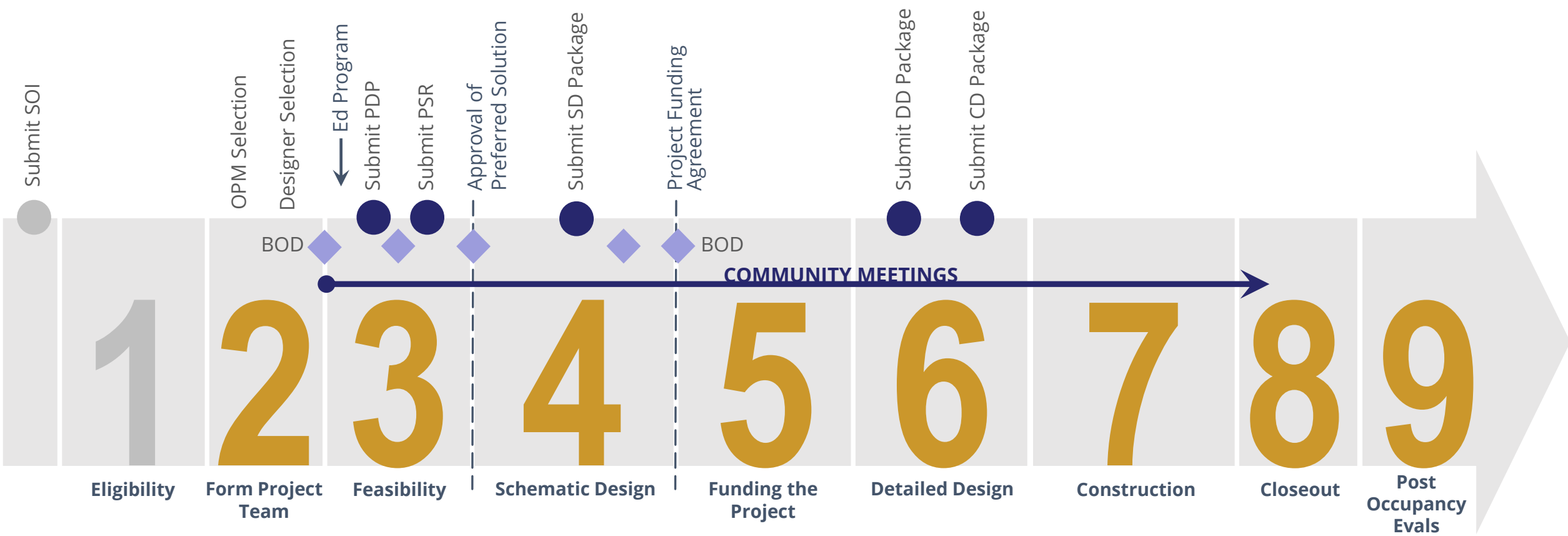
Julie Hackett – Superintendent

Mike Cronin – SC Designee (Voted on 6/13/23)

- Christine B. Verbitzki, AIA, MSBA Designee, Registered Architect, Chair
- Beth McDougal, AIA, MSBA Designee, Registered Architect, Vice-Chair
- Russell Bartash, MA Building Trades Council Designee
- Karl Brown, AIA, MSBA Staff, Registered Architect
- Greg Brunell, MSBA Staff
- Veatriki Dagkalakou, MSBA Staff
- David Eisen, FAIA, Boston Society of Architects Designee, Registered Architect
- John S. Ferrante, Associated General Contractors of Massachusetts Designee
- Barbara Hansberry, MSBA Executive Director Designee
- Richard Hudson, MSBA Staff
- Leo F. Peters, FACEC, Professional Engineer
- Rachel E. Shanley, PE, LEED, MSBA Designee, Professional Engineer
- Diane Sullivan, MSBA Staff
- Kenneth Wertz, Public Member
- John F. Jumpe Jr., Professional Engineer, MSBA Staff *

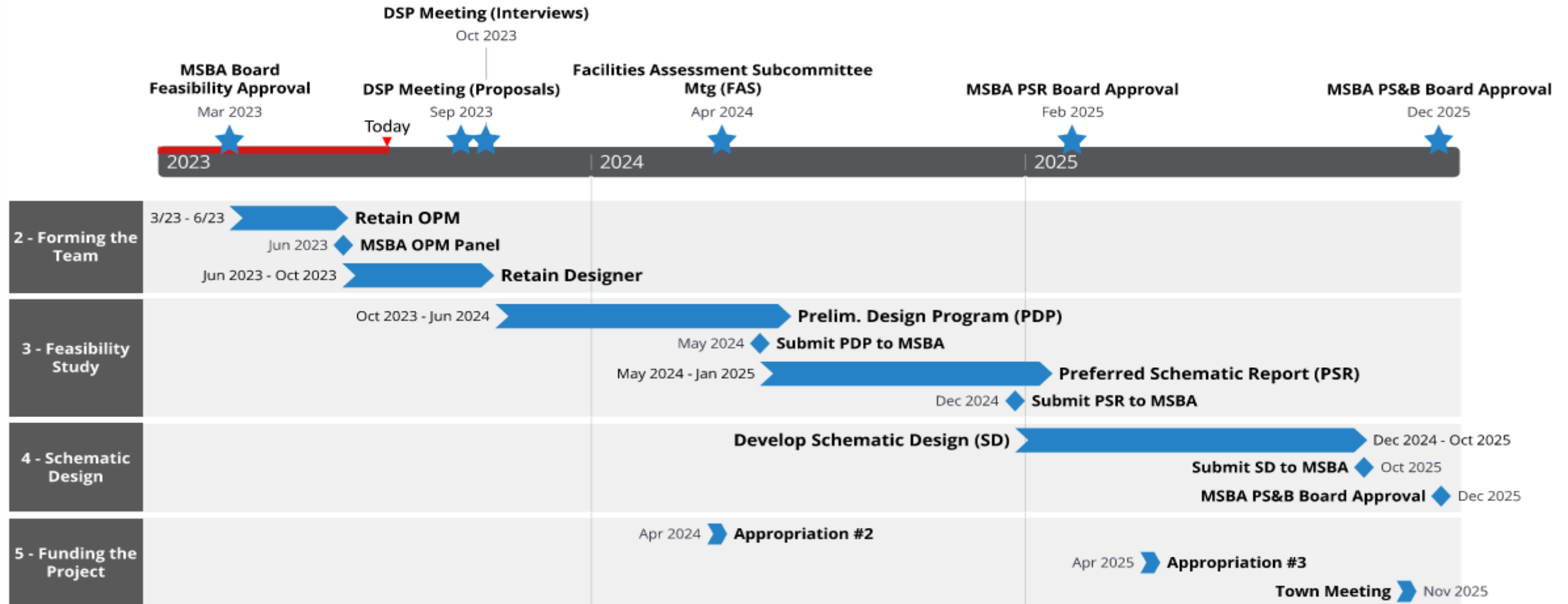
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Schedule Timeline



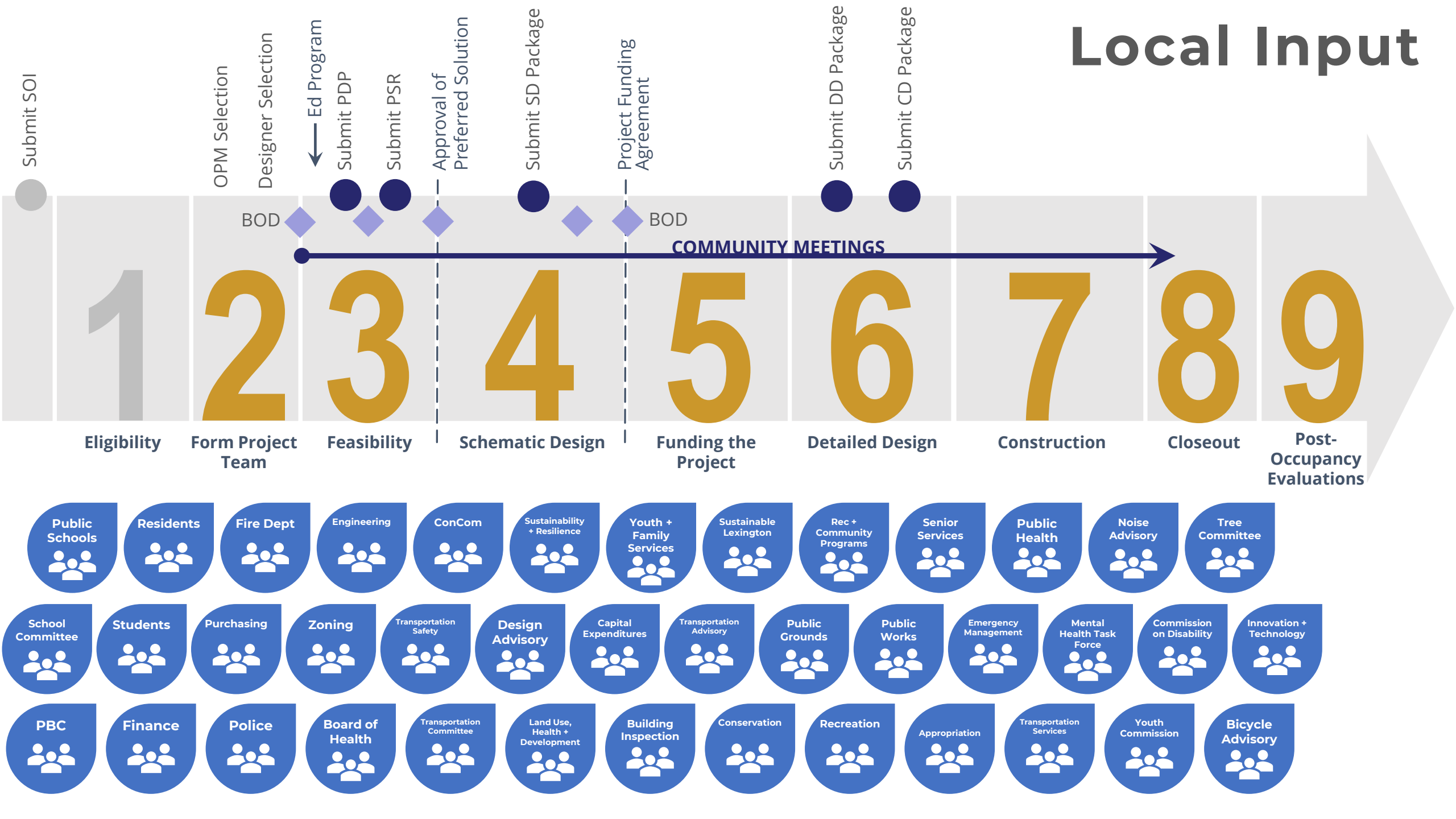
Schedule Timeline

Feasibility & Schematic Timeline



** All dates are preliminary and are subject to change as project details develop*

Local Input



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Lexington Integrated Building Design & Construction Goals Checklist

Team would like to confirm and clarify the process for following the checklist

Integrated Building Design and Construction Goals Checklist

Consult Lexington's Integrated Building Design and Construction Policy for other requirements for New Construction and Major Renovation -Town Buildings

This document is based on scope features defined in LEED 4.0 with additions / modifications driven by Town of Lexington requirements:

Economic evaluation of design alternatives will be carried out in accordance with the economic evaluation approach included in the Lexington Sustainable Action

Project Name:

Lexington High School

Project Address:

Project Phase:

Report Date:

Resilience Level

(Circle appropriate level per the Town's Emergency Preparedness and Response Plan maintained by the Town's Fire Chief

Level 1: Public Safety (Police, Fire, Public Services) No interruption of essential services;

Level 2: Town Shelter -- Full electrical and thermal power necessary for life safety, food prep / refrigeration, lighting, internet connectivity ^ charging stations;

Level 3: Continued Operation -- Smart load reduction in emergencies, mobile or on-site backup generation to carry load for continued operation;

Level 4: Asset Preservation -- Provide power to hold building temperature, provide light & manage building systems

Source	Explanation
1 LEED 4.0_()	Standard LEED items with standard LEED requirements and definitions (LEED Ref#)
2 LEED 4.0_()	Standard LEED items with specific Lexington definitions (LEED Ref #). Strive to achieve maximum points on these items
3 LEX_()	Specific Lexington requirements (Lex1 through Lex5)

Lex Goal	Explanation
1 Required	Lexington requires this outcome / scope item to be included in the base case project design.
2 Strive to Achieve	These Items represent focused Lex Goals and should be evaluated & reported on for discussion/implementation. What in particular is req'd vs strive to achieve
3 Ev & Report	Evaluate the applicability of this item to the project/site and report on benefits and impacts of implementation

LEED SCORING				LEXINGTON MASTER - SCOPE CHECKLIST				
Expected Points		Max Points		Source	Scope Item / Feature / Outcome	Lex Goals	Comments	Cost Impact Scale
Y	?	N						
0	0	0	0	Integrative Process				
			1	LEED 4.0	Integrative Process	Required	TGE June23: Will require early energy analysis that may go beyond typical MSBA-required scope. Should clearly note that meeting this standard is a required for Lex.	
0	0	0	0	Resilience				

Lexington Integrated Building Design & Construction Goals Checklist

General comments/questions:

- 1) A session should be set up to satisfy the requirement that, *“the project stakeholders shall establish specific targets for the project that consider each of the Integrated Building Design and Construction Goals Checklist”*, which must be *“approved by the School Committee and the Board of Selectmen”*.
- 2) Are there examples of or a template for the “end of Project Phase Report” required from the design team?
- 3) The Policy calls for regular updates (every three years or sooner). We believe last update was 6/21/23.

Specific Checklist Items - Confirm or clarify:

- 1) The policy calls for the Building to be designed to a particular resilience level consistent with the Town’s Emergency Management plan. What level of resilience is required for LHS?
- 2) The Energy and Atmosphere calls for the project to be 30% better than “ASHRAE 90.1 (Current)” What does the town see as current? New Stretch code references 90.1-2019, but 90.1-2022 was recently published. Might it be better to tie performance to MA Code/Stretch Code/Opt-in code?
- 3) Confirm requirement for at least 20% onsite renewables. Other Lexington projects have used 3rd party ownership (PPA models), confirm this is still a valid approach.
- 4) Demand response requirements have been informally met on past projects - projects have not entered into utility demand response programs. Confirm same approach here.
- 5) Energy storage: Policy says “when cost effective”. Can we get some guidance on what criteria shall be used for determining cost effectiveness?

Recommended changes:

- 1) Standard should outline required energy analysis to meet Integrative Process and TEDI requirements. For LHS we must have all this work done in the SD phase, before we go to MSBA for approval. Specifically want to reference TEDI in the requirements.

NEW MSBA Green Schools Requirements

Previous vs. NEW

1

(Assumes LEED compliance path)

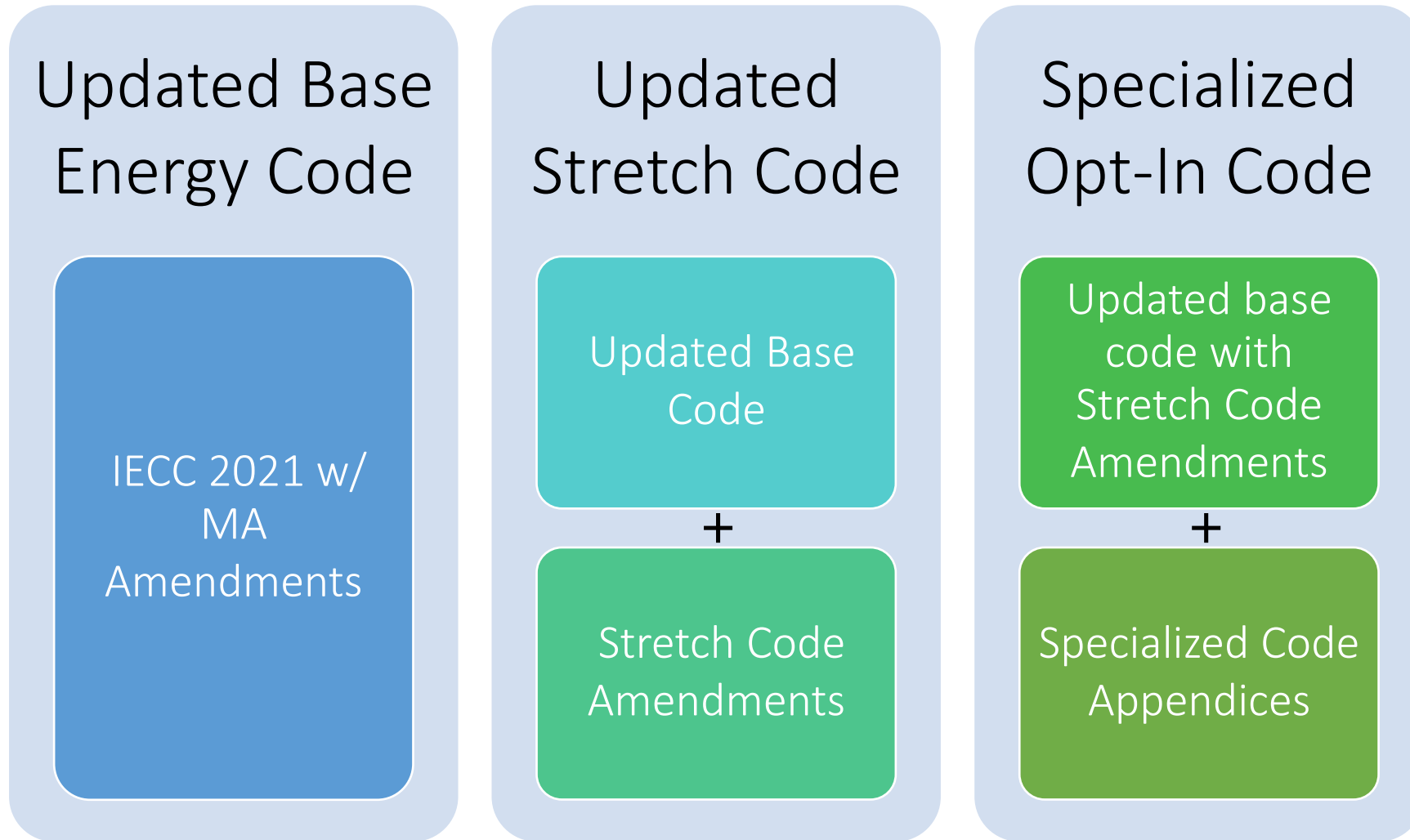
Previous 2022 Policy MSBA Green Schools Requirements Minimum requirements for ALL MSBA projects (no additional reimbursement)	NEW Approved on 6/21/23 MSBA Board mtg: MSBA Green Schools Requirements Minimum requirements for ALL MSBA projects (no additional reimbursement)
Achieve a minimum of LEED-Schools v4 “Certified” certification (40 points)	Achieve a minimum of LEED-Schools v4 “Silver” certification (50 points)
Exceed the MA Energy Code by 10% (IECC 2018)	Meet the minimum energy efficiency requirements described in the MA DOER “Stretch Code Green Community” standards.
Earn minimum three points (of seven available) from LEED-Schools v4 categories: <ul style="list-style-type: none">• MR Building Product Disclosure and Optimization – Material Ingredients• IEQ – Low Emitting Materials• IEQ – Indoor Air Quality Assessment	Earn minimum three points (of seven available) from LEED-Schools v4 categories: <ul style="list-style-type: none">• MR Building Product Disclosure and Optimization – Material Ingredients• IEQ – Low Emitting Materials• IEQ – Indoor Air Quality Assessment
Achieve Enhanced Commissioning credit <ul style="list-style-type: none">• Paid for by MSBA	Achieve Enhanced Commissioning credit <ul style="list-style-type: none">• Paid for by MSBA

NEW MSBA Green Schools Requirements Previous vs. NEW

2

cont.

MSBA Green Schools Requirements (current): Requirements for additional reimbursement of the Estimated Basis of Total Facilities Grant:	MSBA Green Schools Requirements (approved 6/21/23): Requirements for additional reimbursement of the Estimated Basis of Total Facilities Grant:
For an add'l 2% additional funding	For an add'l 3% additional funding
Meet minimum requirements <u>and</u> exceed MA Energy Code by 20% (IECC 2018) <ul style="list-style-type: none">• (14 pts) against the LEED v4 baseline (ASHRAE 90.1- 2010) for Optimize Energy Performance credit	Meet minimum requirements <u>and</u> meet the minimum energy efficiency requirements described in the MA DOER "Opt-in Specialized Code" standards
	For an add'l 1% additional funding
	Earn a minimum of five points (from seven points available) from the following three LEED-Schools v4 categories listed at item 3 above



<https://www.mass.gov/info-details/stretch-energy-code-development-2022#new!-release-of-final-code-language-for-stretch-code-update-and-new-specialized-stretch-code->

Stretch Code – Compliance Paths

Prescriptive

- *Non-residential buildings or portions thereof*
- *Up to 20,000 SF*

Targeted Performance

- *Dormitory, Fire Station, Library, Office, School, Police Station, Post Office or portions thereof*
- *Over 20,000 SF*
- *Average Ventilation Rate of 0.5 cfm/sf or less*

Relative Performance

- *Buildings not required to use Option 2*

Stretch Code Compliance Pathway

Stretch Code Mandatory Code Requirements (in addition to IECC 2021)	Targeted Performance
C402.1.5 - Envelope Backstop	✓
C402.3 - Rooftop Solar Ready	✓
C402.5 - Air Leakage Testing	✓
C402.7 - Thermal Bridge Derating	✓
C403 - Building Mechanical System w/ Energy Recovery	✓
C404 - Service Water Heating	✓
C406 - Additional Efficiency Measures	✓
EV Parking (check zoning!)	✓

... and schools must follow the Targeted Performance Pathway (aka TEDI)

Zero Energy Pathway

- Annual net zero energy on from 1st year of construction.
- Zero energy only with on-site (usually PV) generation.
- Meet minimum efficiency requirements prior to renewable offsets.
- May achieve HERs 0 or Phius ZERO certification for multifamily residential buildings.

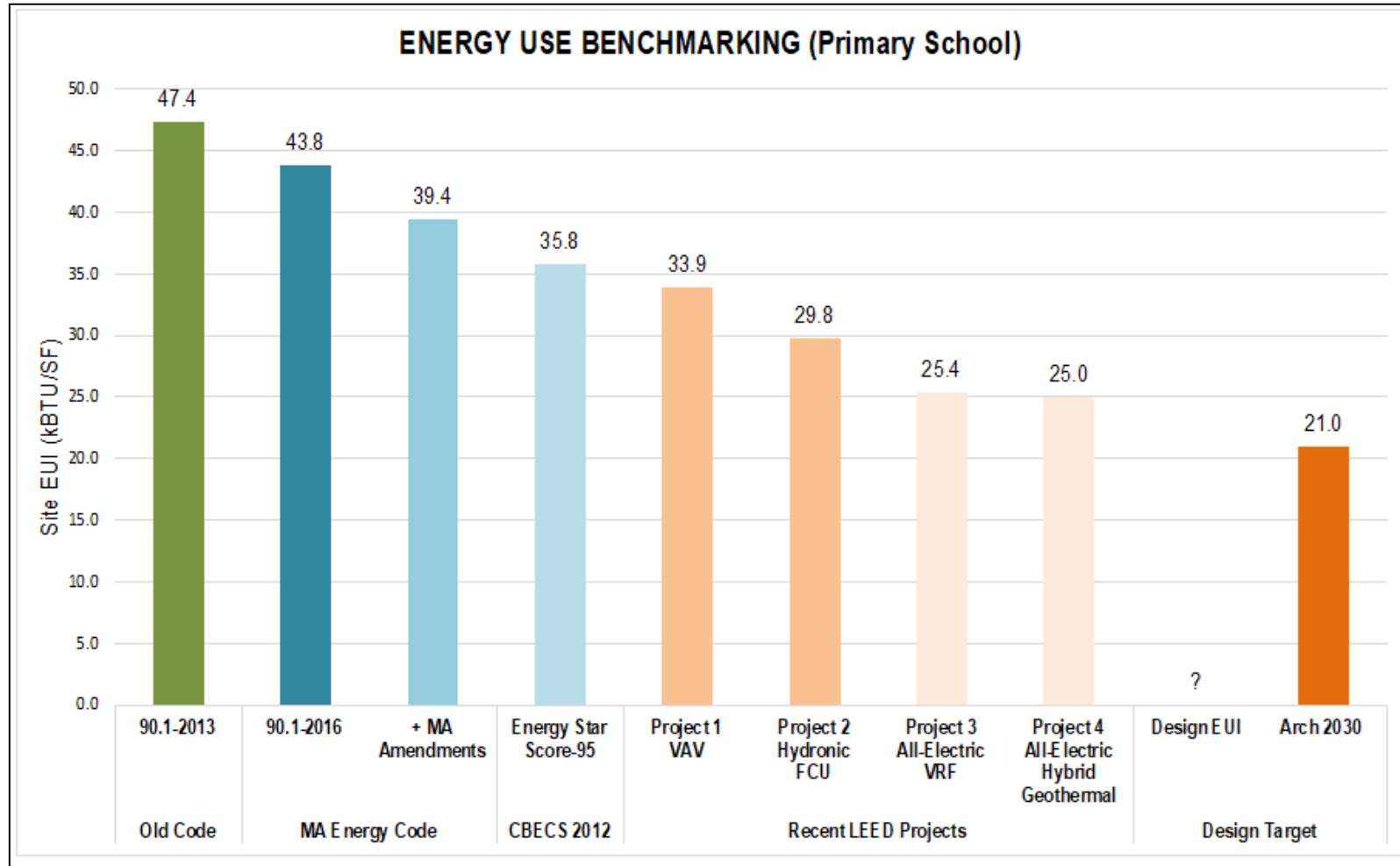
All-Electric Pathway

- All space heating, water heating, cooking equipment, and drying equipment powered by electricity and meets minimum efficiency standards
- Can also use Passive House Compliance Pathway
- If R-use permitting before Jan 2024, HERS ≤ 45

Mixed Fuel Pathway

- Meet minimum efficiency requirements, solar development, and pre-wiring for future electrification
- Two solar development options:
 - Not less than 1.5 W/sf for each sf of 3 largest floors
 - Not less than 75% of Potential Solar Zone Area

EUI Target Setting





Commercial New Construction or Major Renovation

Path 1: Net Zero and Low EUI Buildings

Eligibility Requirements

1. Target an ultra-low site EUI. Net zero level EUI targets are shown in the table below.
2. Minimum of 10,000 square feet (sf) of heated and cooled space
3. Engage Mass Save Sponsors early in your project's design (concept or feasibility) but before 100% Design Development.

EUI by Building Type

Building Type	Net Zero Level EUI Targets
Hotel	35
K-12	25
Library	30
Office	30
Fire/Police Station	35
Other sectors	25 or site specific

EUI TARGETS	INCENTIVES			
	Payable at End of Construction		Payable at End of 1 yr. Post Occupancy Period	
	Construction Incentive	Space Heating Heat Pump*	Post Occupancy Incentive	Certification Incentive
VARY BY PROJECT TYPE	Either \$1.50/sf or \$2.00/sf (depending on EUI target)	Air Source Heat Pumps: \$800/ton Variable Refrigerant Flow (VRF): \$1,200/ton Ground Source Heat Pumps: \$4,500/ton	\$1.50/sf	\$3,000

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Educational Program

The District will work with the Designer to document the existing educational program offered by the District and to define the proposed educational activities. The Preliminary Design Program must include documentation of the District's existing educational program, and new or expanded educational specifications if applicable. While developing the Educational Program, the District and the Designer should review the Educational Profile Questionnaire that was completed by the District during Eligibility Period. The Preliminary Design Program must include the process of collaboration, outcomes, and documentation of support among the stakeholders.

Based upon the District's Educational Program as described above and the agreed-upon enrollment, the District, working with its Designer, must complete the Initial Space Summary to identify the educational spaces the District believes are needed to deliver its educational program. Once agreed upon by the MSBA, this Initial Space Summary will help inform the development of alternatives to be studied, upon which the most educationally appropriate and cost effective solution may be recommended.

Educational Program

Project Example Resources

- [A4LE McConnell Awards](#)
 - This is a collection of award-winning buildings based on their educational planning process and the architectural outcome.
 - Select a year. For all the finalists, there are both PDFs of their award submittals and a short documentary video. For all the non-winning entries (which can be valuable resources, too) there are PDFs of their award submittals only.
 - Relevant Projects
 - [Grant High School Modernization – Portland, OR | Mahlum Architects](#)
 - [2021 Mount Si High School – Snoquailmie, WA | NAC Architecture](#)
 - [2019 Canyonview High School – Waddell, AZ | DLR Group](#)
 - [South Melbourne Primary School – Melbourne, Victoria, Australia | Hayball](#)
- [Academies of Loudoun – Leesburg, VA | Stantec](#)
- [Academies of Loudoun – Leesburg, VA | Stantec - Video](#)

Other Resources

- [Design Patterns for Creative Learning Environments – Fielding International](#)

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SBC Goals

Step 1 – Project Goals

- *Ensure the fair representations of the school district and the community at large during the decision-making process. Also, be transparent and actively and frequently engage and inform all stake holders.*

Step 2 – Gathering SBC Member Project Goals

- *Questionnaire*

Step 3 – Combining SBC Member Project Goals

- *Compile responses*

Step 4 – Creating Project Goals Statements

- Example: *“The goal of the Lexington High School Building Project as set forth by the School Building Committee is a well-designed, site-specific project that supports the educational program; creates collaborative, flexible spaces; and incorporates technology for continuing the educational excellence.*

Step 5 – Publishing the Project Goals on the Website

SBC Goals

"Designing/building a school that **meets the needs** of the district and the taxpayers."

"**Cost** efficiency -- the Essex Elementary School will be next so both towns have to see that this can be done within a **reasonable** budget and in a way that does not prevent/preclude or substantially delay a future redo of EES"

"**Balance!** I want a good learning environment for students and staff that does not **cost** so much it is called Taj Mahal."

"**Educational program** for students -- innovative and current to prepare students for a dynamic and ever-changing world"

"**Design** and **cost** are the two top items of most importance. Because of the constrained site conditions, the building layout and configuration are of paramount concern to assure the **mandates of the Ed program** are met."

"Building what we need (not more than we need), on time and on **budget**; Ensuring that design meets educational needs; Ensuring that we go to the towns knowing that we will get a YES vote for Construction"

"Budget, **sustainability** (maintenance and green construction) and a final product that will be serviceable, both physically and programmatically, for many years."

"To strike a compromise: between **program** and **cost**; energy efficiency and simplicity; design and pragmatism."

"**21st Century learning**, architecture conducive to learning and collaboration, cost efficiency, scheduling"

"**Excellence of the overall project**, resolving any political differences between Essex and Manchester regarding cost, keeping the existing auditorium, not reducing size of the existing gymnasium"

"Being proactive on **budget management** and **quality construction**. Sensitivity to needs of multiple constituencies. Timely follow up from partners (OPM, Designer, Contractor). Detailed record keeping."

"A building designed to support **21st century learning**, a building process that is sensitive to the needs of the current school while in operation, **flexibility** of design (ie. grade level configurations can change from year to year), traffic flow/patterns, parking, etc."

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Project Website



[LPS Website](#)

[Project Updates](#)

[MSBA Process](#)

[School Building Committee](#)

[FAQs](#)



Stay Informed

A New Vision for Lexington High School

Joy in learning; curiosity in life; and compassion in all we do.

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MASSACHUSETTS

SEWER EASEMENT

CLARK STREET

WORTHEN ROAD

BASKIN ROAD

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- ## Next Steps

- Review timeline for project with Article 97 process
- Schedule meeting with Article 97 subcommittee
- Begin Community outreach

1. *Call to Order & Intro*
2. *Dore & Whittier Introductions*
3. *Previous Topics & Meeting Minutes*
4. *Designer RFS process*
5. *Schedule Timeline*
6. *IDP*
7. *Educational Program*
8. *Goal Setting*
9. *Website*
10. *Article 97*
11. *Lessons learned from Hastings and LPD*
12. *Upcoming Meetings*
13. *Q&A*
14. *Other Topics not Reasonably Anticipated
48 hours prior to the meeting.*
15. *Public Comment*
16. *Adjourn*

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Upcoming Meetings

Establish recurring day time for SBC. Propose 3rd Thursday of each month

- SBC #1 – **July 20, 2023**. OPM Kickoff, DSP Process, timeline
- SBC #2 – **August 17, 2023**. Designer proposal discussion, DSP process
- SBC #3 – **September 14, 2023**. DSP Update, Ed Program
- Community Meeting #1 – **September 14, 2023**. MSBA Process overview.
- SBC #4 – **October 19, 2023**. Kick off with Design team
- SBC#5 – **November 16, 2023**. Designer Work plan and schedule review
- Community Meeting #2 – **November 2023**. Project Team intro, review MSBA Process
- SBC#6 – **December 14, 2023 (TBD)**. Designer update, timeline review

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Cost Effective

Thoughtful

Collaborative

Detailed

Committed

Creative

Experienced

Proactive