

*August 17, 2023*

**Lexington High School Project**  
**School Building Committee Meeting #2**  
**August 17, 2:00 PM**



1. *Call to Order & Intro*
2. *Previous Topics & Meeting Minutes*
3. *Designer RFS process*
4. *IDP Project Targets and Goals*
5. *Article 97*
6. *Public Meeting*
7. *Upcoming Meetings*
8. *Q&A*
9. *Other Topics not Reasonably Anticipated*  
*48 hours prior to the meeting.*
10. *Public Comment*
11. *Adjourn*

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# Previous Meeting Minutes

- *Meeting minutes approval from 7/20/2023*

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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***

# 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 \*

# DSP Process / Members

## **Proposals Received on 8/16/23 @ 1pm**

1. *Finegold Alexander Architects and William Rawn Associates*
2. *HMFH Architects*
3. *Jonathan Levi Architects LLC and DLR Group*
4. *KBA*
5. *Perkins and Will*
6. *SMMA*



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# Lexington Integrated Building Design & Construction Goals Checklist

## **Questions & Clarifications:**

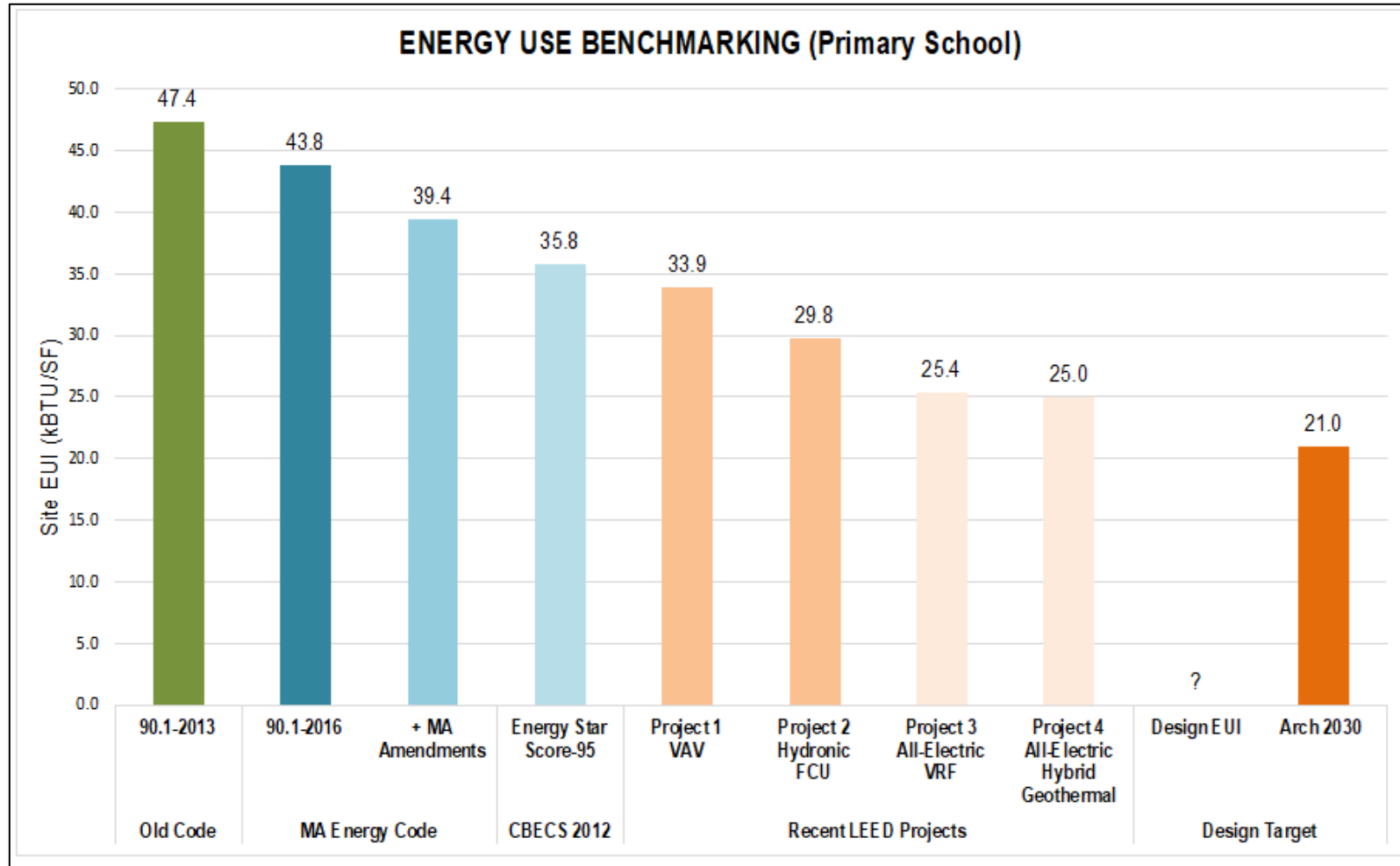
- 1) The policy calls for the Building to be designed to a particular resilience level consistent with the Town's Emergency Management plan. What level of resilience is required for LHS?
- 2) The Energy and Atmosphere section calls for the project to be 30% better than "ASHRAE 90.1 (Current)" What does the town see as current? Our recommendation would be to compare against current MA Code/Stretch Code/Opt-in code which references 90.1-2019?
- 3) In several locations the Policy says: "when cost effective". We need some guidance on what criteria shall be used for determining cost effectiveness?

# Lexington Integrated Building Design & Construction Goals Checklist

## **Project Goals to Establish Early:**

- 1) Resilience Level
- 2) LEED Certification – LEED Silver is required by MSBA. Do we want to go beyond that?
- 3) Energy Use Target – EUI before renewables
- 4) Overall Energy Use – is Net Zero Energy the goal?
- 5) Battery Storage – what is the approach?

# 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.

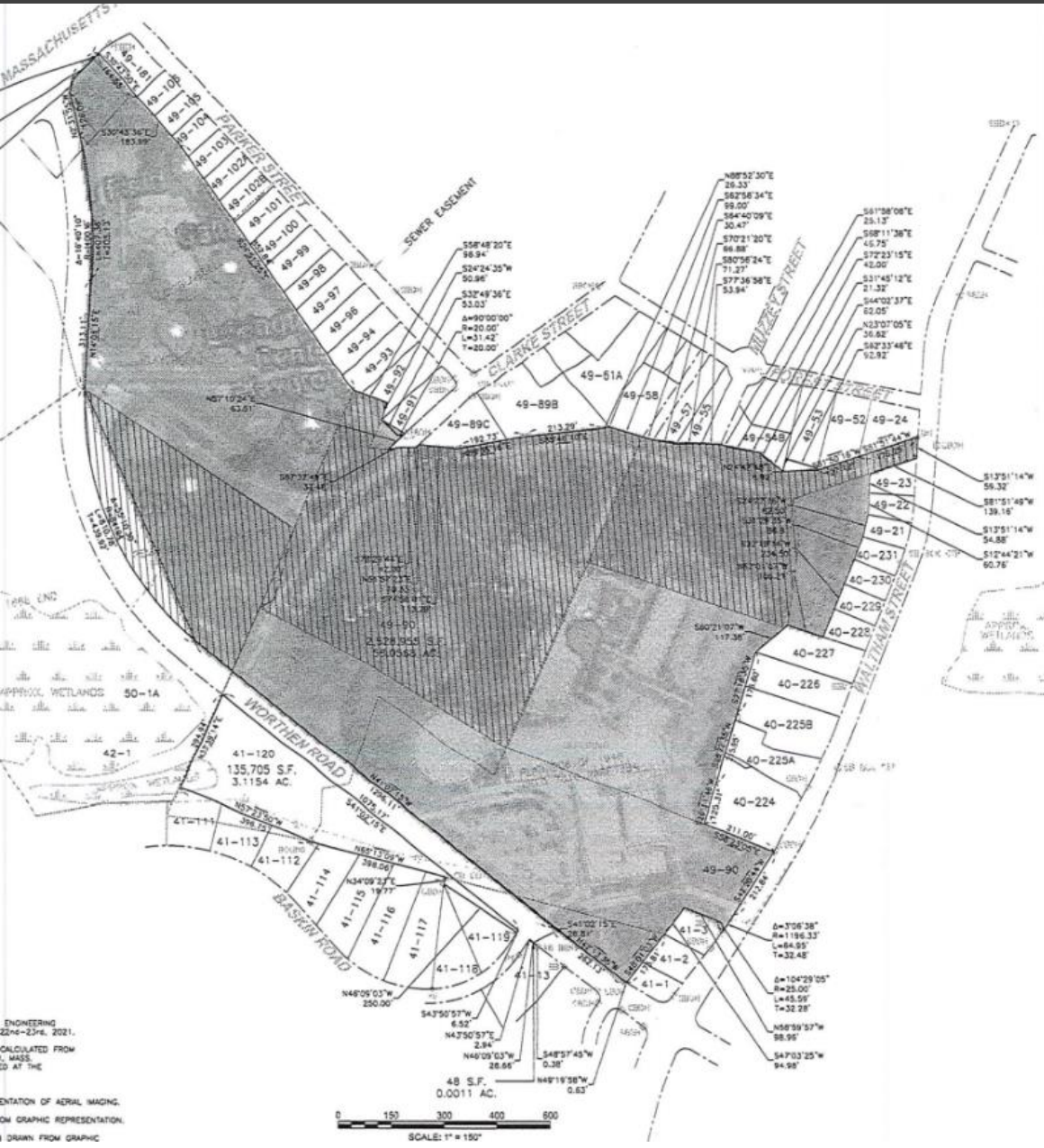
### EUI by Building Type

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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# Article 97



- Athletic fields and park fall under Article 97
- Any change in purpose requires
  - 2/3 Town Vote
  - 2/3 Legislative Vote
- Legislative process can typically take a year +/- and must begin after town meeting
- Any change in use needs to show that any Article 97 land will be replicated with equivalent resources

## Next Steps

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

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# Upcoming Meetings

Establish recurring day time for SBC. Propose 3<sup>rd</sup> Thursday of each month

- SBC #3 – **September 14, 2023**. DSP Update, Ed Program
- Community Meeting #1 – **September 14, 2023**. MSBA Process overview.
- SBC #4 – **October 12, 2023**. Kick off with Design team
- 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**
- SBC#9 – **March 21, 2024**
- SBC#10 – **April 25, 2024**
- SBC#11 – **May 16, 2024**

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**Cost Effective**

**Thoughtful**

**Collaborative**

**Detailed**

**Committed**

**Creative**

**Experienced**

**Proactive**