

Lexington High School Project

Community Forum #1

September 14, 2023, 6:30 - 8:30 PM



dW
DORE + WHITTIER

Project Team

School Building Committee

Julie Hackett

Superintendent of Schools

James Malloy

Town Manager

Joseph N. Pato

Select Board

Kathleen M. Lenihan

SBC Chair/School Committee

Michael Cronin

SBC Vice Chair/LPS Facilities Director

Mark Barrett

Public Facilities Project Manager

Jonathan A. Himmel

Permanent Building Committee

Charles Favazzo Jr.

Permanent Building Committee

Dore + Whittier Team

Michael Burton

Project Director

Brad Dore

Partner in Charge

Steve Brown

Senior Project Manager

Christina Dell Angelo

Project Manager

Michael Cox

Project Manager

Rachel Rincon

Assistant Project Manager

Aidan Place

Assistant Project Manager

John Albright

Onsite PM

Larry Erekson

On-site Project Rep

Dave Mentzer

Code, Design Review, Sustainability

Jason Boone

Ed Programming Review



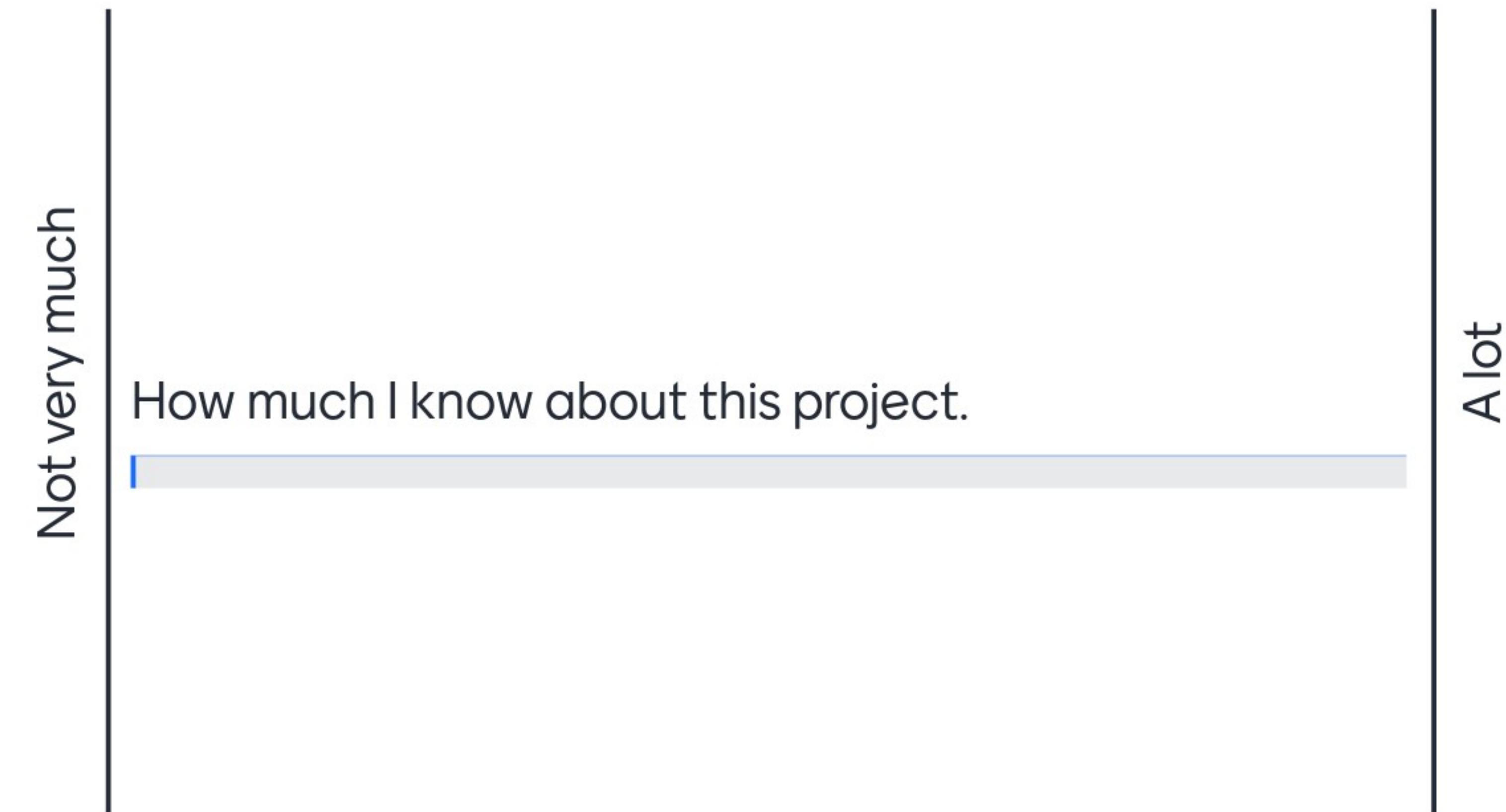
1. Welcome & Introductions
2. Community Participation (Menti)
3. Website
4. Project Team
5. MSBA process
6. Timeline
7. Designer procurement
8. Upcoming meetings
9. Community participation KLDI
10. Q&A
11. Adjourn

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Respond to this statement.



Project Website

Mentimeter



LPS Website

Project Updates

MSBA Process

School Building Committee

FAQs



Stay Informed

Links from:
Lexingtonma.org
Lexingtonma.gov
Lexington Public Schools

A New Vision for Lexington High School

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

lhsproject.lexingtonma.org

Owner's Project Manager

Question – What is an Owner's Project Manager (OPM)?

Answer – Under Massachusetts state law, if building **construction cost is estimated to be \$1.5 million or greater**, a qualified Owners Project Manager (OPM) is required to **represent the owner** and assume **project management responsibilities**.

A Request For Services (RFS) for OPM's was issued by the LHS Building Committee in March 2023. In May 2023, after interviewing multiple OPMs, D+W was selected.

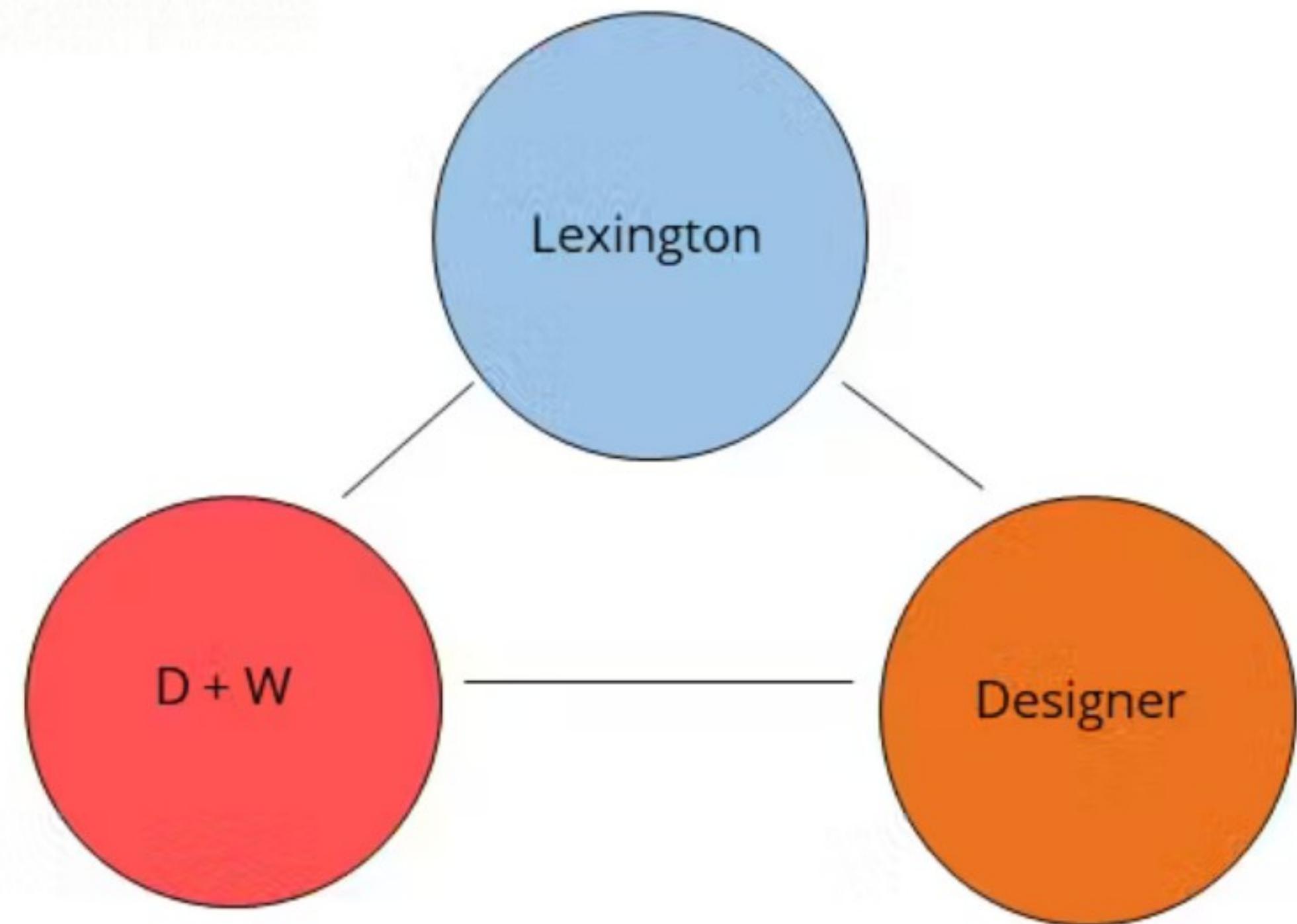
D+W specializes in Massachusetts public school projects and has worked in this community before, having been selected through similar competitive bid process to provide OPM services for the Maria Hastings Elementary School and the Lexington Police Station Projects.

Learn more about D+W on our website at <https://www.doreandwhittier.com/>

Project Team



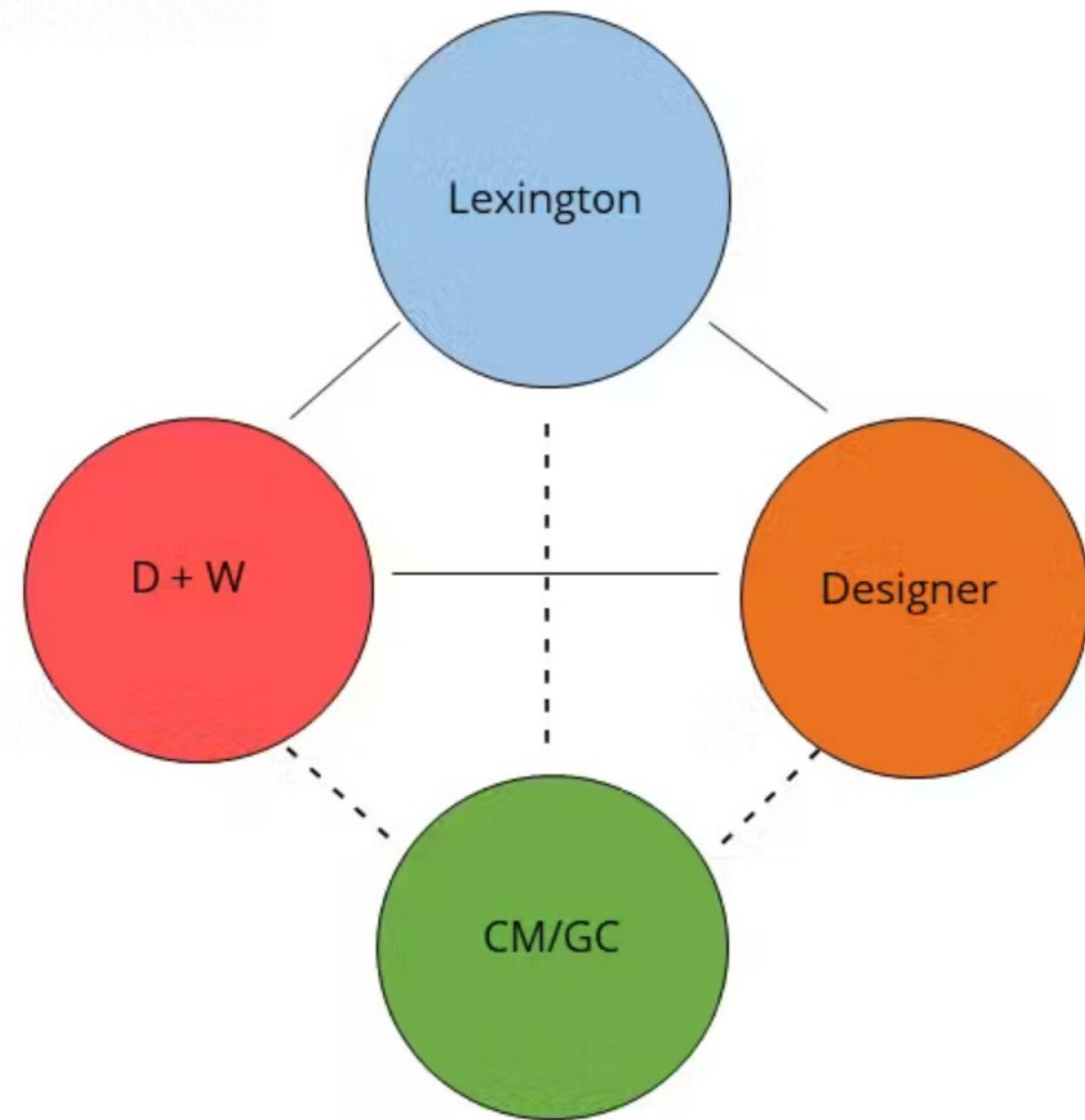
Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



Project Team



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

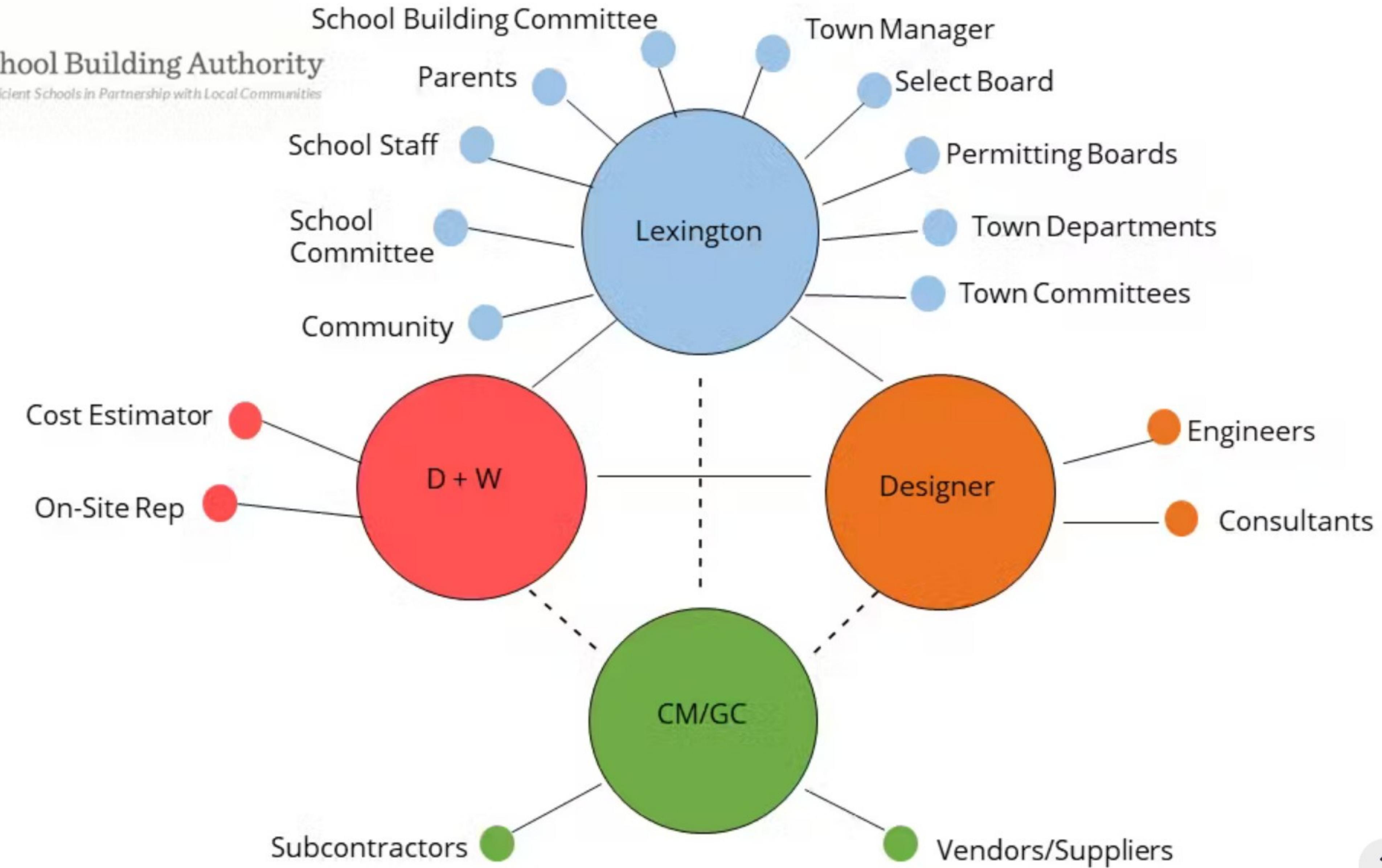


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Project Team



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



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MSBA Process



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Who is the Massachusetts School Building Authority (MSBA)?

A quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools.

The MSBA strives to work with local communities to create **affordable, sustainable, and energy efficient** schools across Massachusetts.

Collaborating with municipalities to equitably invest in finding the right-sized, **most fiscally responsible and educationally appropriate solutions** to create safe, sound, and sustainable learning environments.

MSBA Process



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Where do MSBA grant funds come from? How are they issued?

The MSBA has a dedicated revenue source of 1% from the state's 6.25% annual sales tax collections.

Grant funds are issued to the district using a "pay-as-you-go" reimbursement system for the duration of the project.

More than \$16.6 billion issued to-date to cities, towns, and regional school districts for school construction projects.



MSBA Process

How does MSBA determine the level of financial support for projects?

Reimbursement rates are calculated based on a formula that is established in M.G.L ch.70B § 10

The formula starts all districts at a **base rate of 31%** (of eligible costs).

The base rate may be adjusted based on three socioeconomic factors:

- *Community Income Factor*
- *Community Property Wealth Factor*
- *Community Poverty Factor*

MSBA Process

What is Lexington's reimbursement estimated to be?

On top of the base rate, there are additional incentives for sustainability.

An additional 1.8% reimbursement is anticipated based on the Town's maintenance program data submitted to the MSBA.

Base: 31%

Maintenance Prog: 1.8%

Sustainability: 4% (Potential)

Estimated Total: 36.8%

*** Reimbursement rates are applied to eligible project costs ***



MSBA Process

What does “eligible project cost” mean?

The MSBA uses a **total project budget** template to apply and calculate their funding policies to determine the grant amount

The MSBA's reimbursement rate is applied to “eligible project costs” to determine the MSBA's participation on each budget line-item.

There are funding caps on certain budget items, as well as “categorically ineligible” items that the MSBA will not participate in.

These caps and ineligible costs will have an impact to the final (or “effective”) reimbursement.

Maria Hastings E.S. Example:

MSBA reimbursement rate **35.79%**

“Effective” reimbursement rate ~**25%**

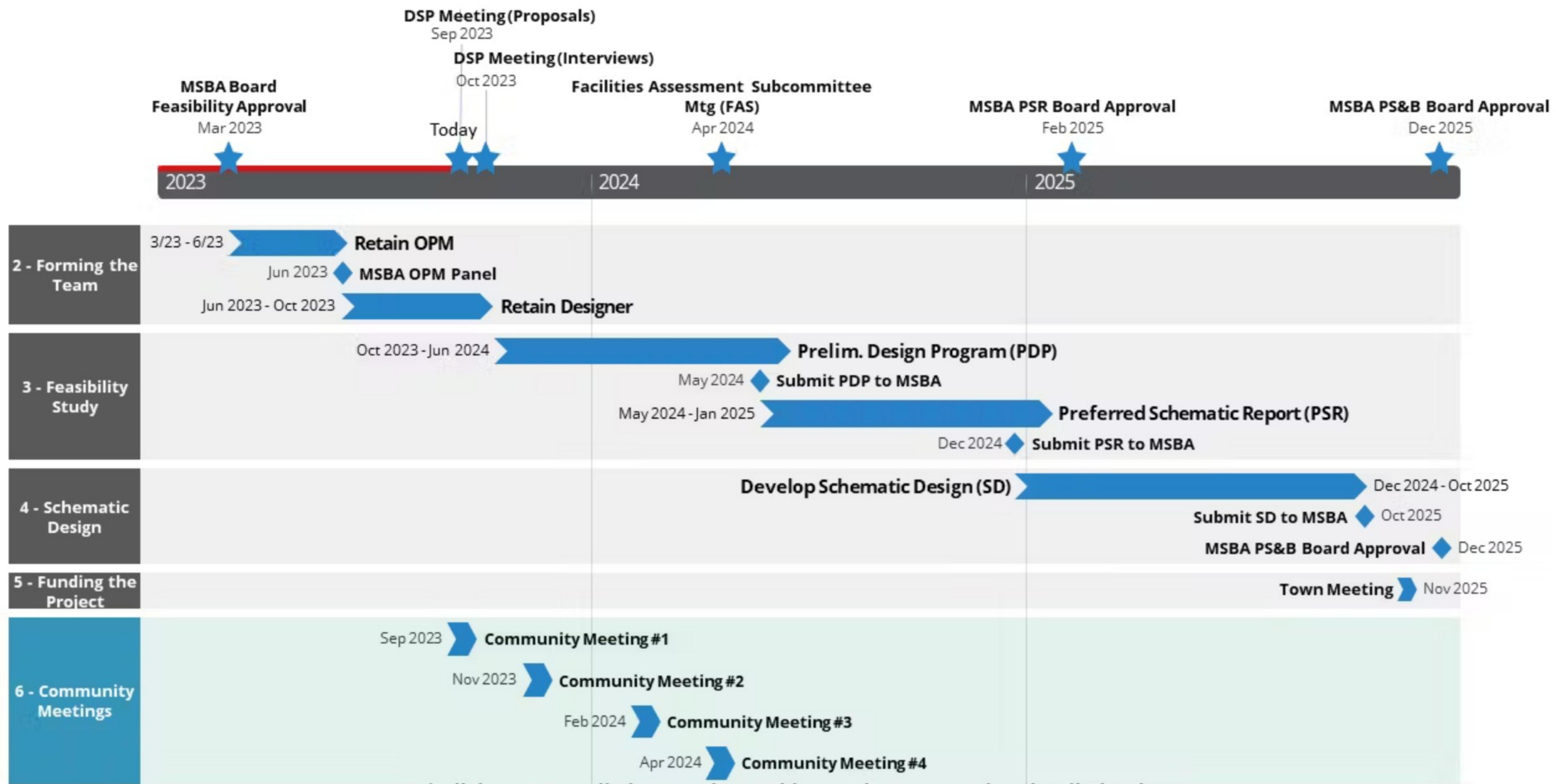


MSBA Process



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Feasibility & Schematic Timeline



Designer Procurement Timeline

- June 22, 2023: Ad placed in “Designer Services” section of Central Register
- June 28, 2023: Ad appears in Central Register
- August 16, 2023: Applications due to District
- **September 12, 2023:** DSP Applications Review
- **October 3, 2023:** DSP Interviews

Proposals

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



Upcoming Meetings

- SBC #3 – September 14, 2023. DSP Update, Ed Program
- **Community Forum #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 Forum #2 – November 2023. Design team intro, previous community feedback**
- SBC#6 – December 21, 2023. Designer update, timeline review
- SBC#7 – January 18, 2024
- SBC#8 – February 15, 2024
- **Community Forum #3 – February 2024**
- SBC#9 – March 21, 2024
- SBC#10 – April 25, 2024
- **Community Forum #4 – April 2024**

What word or short phrase best describes your vision for this project?

Waiting for responses ...



K

keep

L

lose

D

dream

I

innovate



LEXINGTON
PUBLIC SCHOOLS

Keep

**What do you love about LHS
that you hope never changes?**

Waiting for responses ...



LEXINGTON
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LOSE

What are those things about LHS that drive you CRAZY?

What are those things that you wish didn't exist or that we didn't do?



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Dream

How can we take what exists and do it better?

What do you wish we could improve about the current building and/or
teaching & learning?



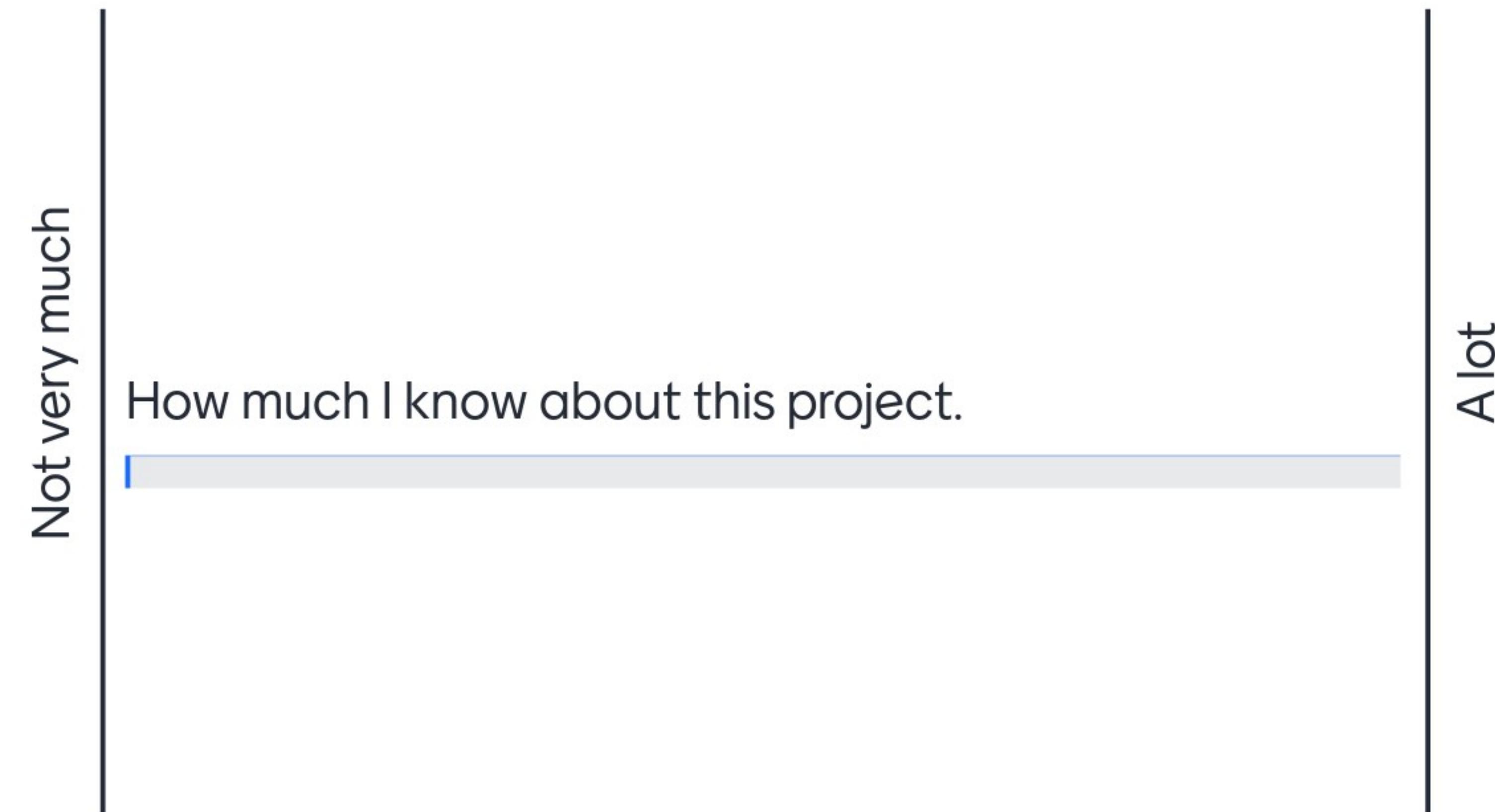
LEXINGTON
PUBLIC SCHOOLS

Innovate

How can we innovate and try something that's never been done before in a new and improved LHS?

What new structures, methods, ideas, and/or products should we consider in our plans for a new LHS?

Respond to this statement.





Cost Effective

Thoughtful

Collaborative

Detailed

Committed

Creative

Experienced

Proactive

Project Website

Mentimeter



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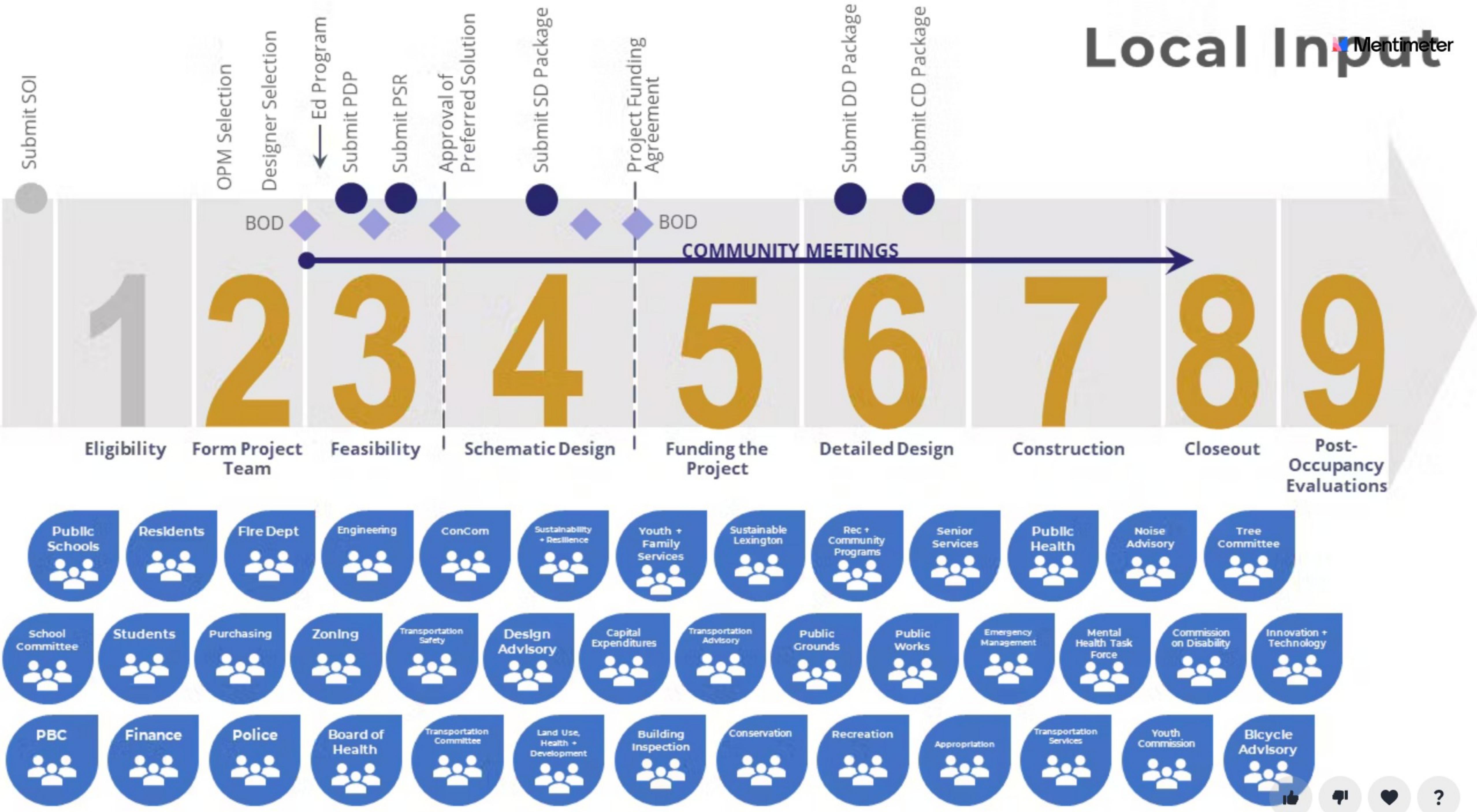
What else should the Town and the District consider as it undertakes this project?

Waiting for responses 



Local Input

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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 – Snoqualmie, WA | NAC Architecture](#)
 - [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](#)

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 stakeholders.

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 communications. Ensuring **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."



Core Team + In-House Resources + Consultants

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Mike Burton
Project Director



Brad Dore
Partner in Charge



Steve Brown
Senior Project Manager



Christina Dell Angelo
PM - Process



Michael Cox
PM - Controls



Rachel Rincon
Asst. PM



Aidan Place
Asst. PM



John Albright
On-Site PM



Larry Erekson
On-Site Project Rep



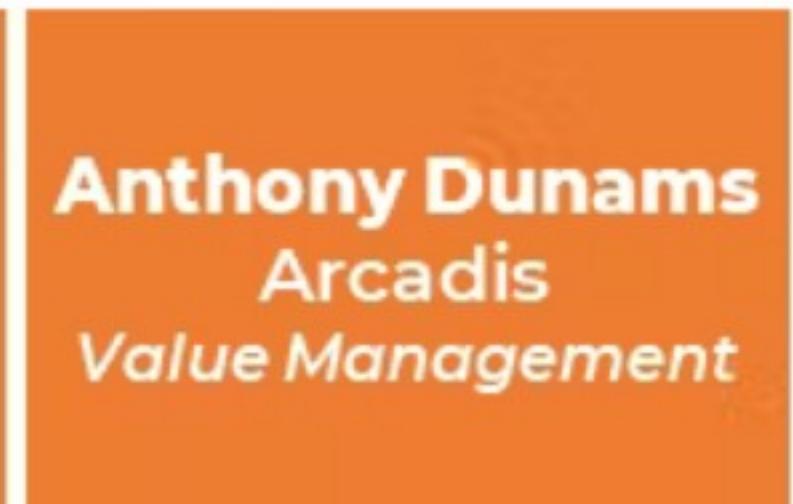
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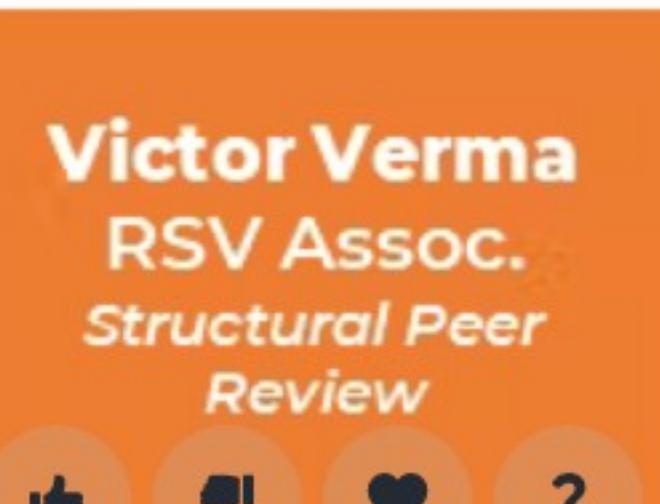
Peter Bradley
*PM&C
Cost Estimating*



Anthony Dunams
*Arcadis
Value Management*



**Chris Schaffner
Erik Ruoff**
*The Green Engineer
Sustainable/Renewable
Energy Consultant*



Victor Verma
*RSV Assoc.
Structural Peer
Review*

