

January 22, 2024

Lexington High School Project
School Building Committee Meeting No. 7
January 22, 2024, 12:00 PM



1. Call to Order & Intro
2. Previous Meeting Minutes Approval (Vote Expected)
3. SSBC Update (10 minutes)
4. Designer Update (30 minutes)
 - Existing Conditions Update
 - Focus Group Discussion (Process)
 - Educational Visioning Update
 - Other Program Spaces (pool, fieldhouse, central offices, community space/ welcome center)
5. Evaluation Criteria (10 minutes)
6. Communications Working Group Update (10 minutes)
7. Article 97 Update (5 minutes)
8. Upcoming Meetings (10 minutes)
9. Other Topics not Reasonably Anticipated 48 hours prior to the meeting.
10. Public Comment (15 minutes)
11. Adjourn

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Previous Meeting Minutes

- Meeting minutes approval from 12/21/2023
- Meeting minutes approval from 1/8/2024

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SSBC Update

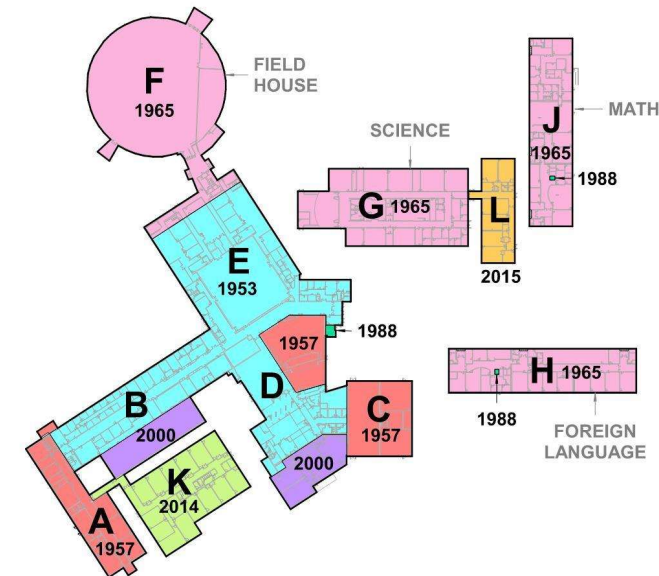
- Student Job Shadowing Memo
 - Introduce students to the roles and responsibilities of the OPM and Design team
 - Encourage students to explore these future job possibilities and perhaps internships in the future

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Designer Update

• Existing Conditions Investigations

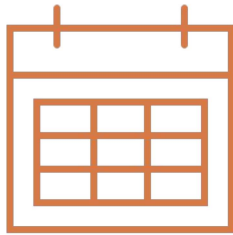
- Wetlands Flagging – field work completed 12/15
- Traffic Observations – performed on site 12/14 & 12/15
- Geotechnical Borings – field work completed 12/21 & 12/22
- Geothermal test boring well – will be completed during PSR phase, around 6/1
- Environmental acoustics baseline measurements – scheduled to be performed around 4/1
- Land survey – field work is nearing completion, CAD/office work currently underway, estimated first draft on 2/14
- Existing Building Architecture, Structure and Systems Review – SMMA team spent two days on site on 12/19 & 12/20, currently working on existing conditions report, first draft expected on 1/26



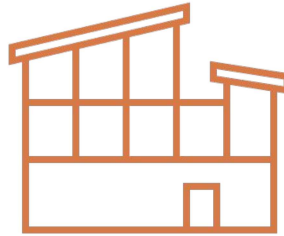
Existing
Conditions
Investigations



Curriculum and
Schedule Analysis



Precedents



Visioning

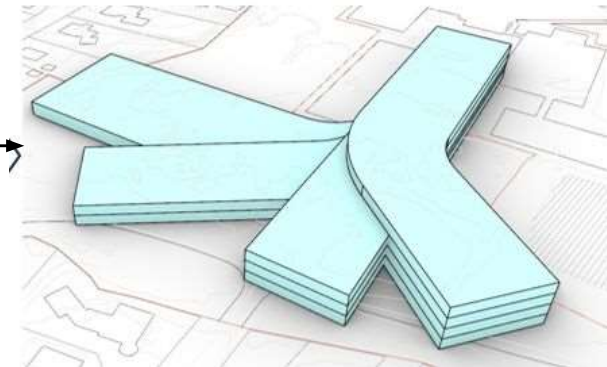
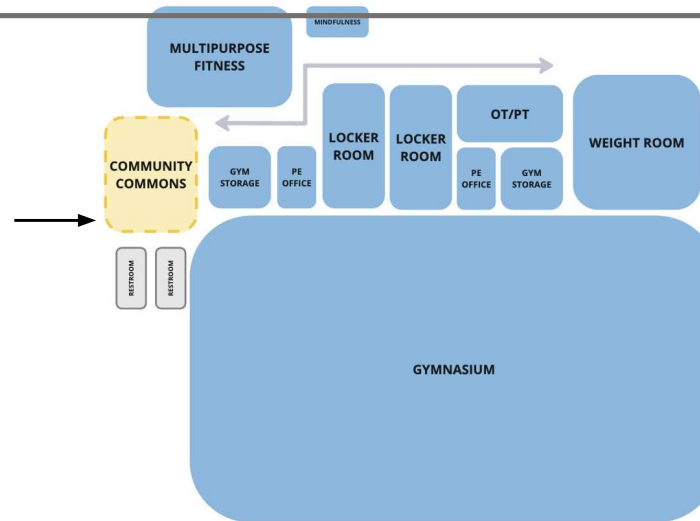
Focus
Groups



Educational
Programming
Meetings



SPACE SUMMARY		MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES				
<i>(List classrooms of different sizes separately)</i>				
Classroom - General	850	-	-	825 SF min - 950 SF max
Teacher Planning	100	-	-	
Small Group Seminar (20-30 seats)	500	-	-	
Science Classroom / Lab	1,440	-	-	3 x85% ut=20 Seats-1 per /day/student
Prep Room	200	-	-	
Central Chemical Storage Rm	200	-	-	
SPECIAL EDUCATION				
<i>(List classrooms of different sizes separately)</i>				
Self-Contained SPED	950	-	-	825-950 SF equal to surrounding classrooms
Self-Contained SPED Toilet	60	-	-	
Resource Room	500	-	-	1/2 size Genl. Clm.
Small Group Room	500	-	-	1/2 size Genl. Clm.



DESIGNER UPDATE

Focus Groups – Educational Planning & Equity

Meeting Dates

- Meeting #1 - January 25th , 1-3PM
- Meeting #2 - February 5th , 1-3 PM
- Meeting #3 - February 29th , 1-3 PM

Meeting Objectives

- Meeting #1 - Listen
- Meeting #2 - Respond
- Meeting #3 - Recommend

Meeting Focus

Review overall goals from educational planning perspectives, educational programming meetings and visioning sessions. As the design progresses, this group will also be involved with review of the following:

Plan Preview – follow up w/ refined layout

Furniture coordination (inc. budget)

Equipment coordination (inc. budget)

Technology coordination (inc. budget)

Name	Town or District Role
Cynthia Arens	Sustainable Lexington Committee – Chair
Barbara Adolf	ESL Teacher
Ariana Akram	METCO Social Worker
Andrew Baker	High School Principal
Tom Buckley	Special Ed Teacher
Julie Hackett	Superintendent of Schools
John Himmel	PBC Chair
Mike Horesh	Science Teacher
Nidhi Inamdar	Student
Suzanne Lau	
Kathleen Lenihan	SBC Chair
Deepika Sawhney	School Committee - Vice Chair
Sanjana Thesayi	LHS Student
Malakai St. Fleur	METCO Student
Mike Cronin	Lexington
Mark Barrett	Lexington

DESIGNER UPDATE

Focus Groups – Site, Safety & Security

Meeting Dates

- Meeting #1 - January 24th , 1-3PM
- Meeting #2 - February 9th , 1-3 PM
- Meeting #3 - March 5th , 1-3 PM

Meeting Objectives

- Meeting #1 - Listen
- Meeting #2 - Respond
- Meeting #3 - Recommend

Meeting Focus

Development of the site design for traffic, circulation, safety and security. Includes conversations about parking, driveways and circulation, fields, and offsite improvements and coordination with Town Departments.

Name	Town or District Role
Cynthia Arens	Sustainable Lexington Committee – Chair
Susan Barrett	Town Transportation Manager
Suzanne Barry	Select Board – Vice Chair
Mellisa Battite	Recreation Director
Joanne Belanger	Director of Public Health
Chris Bouchard	Project Engineer
Christian Boutwell	Recreation Committee - Vice Chair
Don Chisholm	Assistant Fire Chief
Ralph Clifford	Zoning Board of Appeals - Chair
Mark Connor	Tree Committee Co-Chair
Frederick DeAngelis	Recreation Committee – Chair
Carolyn Dooley	Campus Monitor
Lisa Giersbach	PBC
Julie Hackett	Superintendent of Schools
Philip Hamilton	Conservation Commission – Chair
Kristina Hankins	School Resource Officer
John Himmel	PBC Chair
Wendy Krum	PBC
Timothy Lee	Design Advisory Committee – Chair
Vincent Lerow	AV Technician
Marissa Liggiero	Lexington Engineer
John Livsey	Town Engineer
Ross Morrow	Lexington Engineer
Patricia Moyer	Tree Committee – Co-Chair
Karen Mullins	Conservation Director
Glenn Parker	Appropriation Committee – Chair
Joe Pato	Select Board - Chair
Dave Pinnsonnault	Director of Public Works
Todd Rhodes	Sustainable Lexington Committee- Vice Chair
Marie Saba	Nurse
Deepika Sawhney	School Committee - Vice Chair
Derek Sencabaugh	Fire Chief
Tom Shiple	Lexington Bicycle Advisory Board
Nancy Sofen	Tree Committee
Nishanth	Student
Veeragandham	
Dan Voss	Sustainable Lexington Committee
Mike Cronin	Lexington

DESIGNER UPDATE

Focus Groups – Exterior & Interior Design

Meeting Dates

- Meeting #1 - January 26th, 3:30 – 5:30PM
- Meeting #2 - February 14th, 1-3 PM
- Meeting #3 - April 1st, 1-3 PM

Meeting Objectives

- Meeting #1 - Listen
- Meeting #2 - Respond
- Meeting #3 - Recommend

Meeting Focus

Review exterior design concepts including composition of form and material selections such as brick, precast, metal panels etc. Review the design concepts of the large spaces such as the Gymnasium, Dining Commons and Media Center as well as a typical classroom, Administration, and typical corridors. Review of the products and materials selected for finishes such as flooring, tile, ceilings, wood paneling, paint colors etc.

Name	Town or District Role	E-m
Cynthia Arens	Sustainable Lexington Committee – Chair	cinc
Damian Barneschi	Visual Arts Teacher	dba org
Mark Connor	Tree Committee – Co-Chair	mar .com
Julie Hackett	Superintendent of Schools	jha
Jeff Harris	Comp Sci Teacher	jha
John Himmel	PBC Chair	jon
Rachel Jayson	Performing Arts Teacher	rjay
Wendy Krum	PBC	wgk
Timothy Lee	Design Advisory Committee – Chair	tim
Kathleen Lenihan	SBC Chair	katl om
Henrietta Mei	PBC	mei com
Todd Rhodes	Sustainable Lex Committee- Vice Chair	rho
Elizabeth Yan	Student	26s g
Luke Yung	Student	lgyu
Mike Cronin	Lexington	mcr v

DESIGNER UPDATE

Focus Groups – MEP Systems & Sustainable Design

Meeting Dates

- Meeting #1 - January 25th, 3:30 – 5:30PM
- Meeting #2 - February 12th, 1-3 PM
- Meeting #3 - April 3rd, 3:30 – 5:30 PM

Meeting Objectives

- Meeting #1 - Listen
- Meeting #2 - Respond
- Meeting #3 - Recommend

Meeting Focus

Selection of preferred MEP systems. The LEEDv4 Certification and energy/water performance compliance as mandated by MSBA, as well as the MA Energy (Stretch) Code compliance, including Solar PV installations. This will include security and access control systems. Review sustainable design features and components, which increase the energy efficiency and water reduction within the building, product selection for low and no VOC and renewable materials; and site design and landscape features which contribute to environmentally friendly design.

Name	Town or District Role	E
Cynthia Arens	Sustainable Lexington Committee – Chair	c
Susan Barrett	Town Transportation Manager	s
Chris Bouchard	Project Engineer	c
Philip Coleman	PBC	p
Julie Hackett	Superintendent of Schools	j
Wendy Heiger-Bernays	Board of Health - Chair	w
John Himmel	PBC Chair	j
Lin Jensen	Support, Resident	l
Vincent Lerow	AV Technician	v
Tina McBride	Support, Resident	t
Asa Mele	Student	2
Shawn Newell	Asst Director of Facilities	s
Glenn Parker	Appropriation Committee – Chair	g
Maggie Peard	Town Sustainability and Resilience Officer	n
Dave Pinsonnault	Director of Public Works	d
Todd Rhodes	Sustainable Lexington Committee- Vice Chair	t
Mark Sandeen	Select Board	m
Sophie Shaw	Student	2
Nancy Sofen	Tree Committee	n
Bernardo Streithorst	Student	2
Jillian Tung	Board of Health	j
Dan Voss	Sustainable Lex Committee	d
Dave Winger	Digital Learning Coach	d

Educational Visioning & Programming

Visioning

- Workshop #1 held on 12/5
- Workshop #2 held on 12/20
- Workshop #3 held on 1/10
 - Included a focus on sustainability
- Workshop #4 scheduled for 1/24

Programming

- Day #1 of meetings held on 12/11
- Day #2 of meetings held on 12/21
- Day #3 of meetings held on 1/5
- Day #4 of meetings held on 1/9
- Day #5 of meetings held on 1/10
- Day “#6” of meetings
 - Make-up mtgs on 1/18 & 1/19
 - Central Office mtg will be scheduled



The Following Spaces shall be categorically ineligible for Authority funding

- **Swimming Pools** – MSBA will only allow if separate project, separate funding, and ballot vote
- Skating Rinks
- **Field Houses** (Field houses have a track vs Gymnasium)
- **District Administrative Office Space** – MSBA may allow but will not participate
- Indoor Tennis Courts
- Other spaces as determined ineligible by MSBA

The Following Spaces are subject to size limits

- **Auditorium** shall be no more than **13,300 nsf** (based upon upper limit of **1,000 seats**)
- **Gymnasiums** – The district may choose to build a gymnasium and associated spaces, but in no event shall the gymnasium exceed **18,000 nsf**. The MSBA will participate in a gymnasium of up to **12,000 nsf** unless adjusted by the MSBA to increase teaching stations for enrollment and/or the educational plan.
- Areas in excess of the MSBA guidelines will be at the sole expense of the district;
- Community support must be demonstrated prior to MSBA approval of a district's proposed project scope and budget
- The MSBA will exclude from its grant the cost of the total gross square foot ("gsf") above guidelines for these areas. Total NSF over MSBA limits x 1.5* grossing factor. This amount will not change over the term of the grant even if the bids come in at a lower amount.

*Net square foot (NSF)

* Grossing factor to be determined at end of schematic design

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Categories:

- Diversity, Equity and Inclusion
- Cost and Schedule
- Educational
- Building
- Site
- Sustainability
- Construction Impacts / Cost
- Operational Cost
- Community

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Article 97 & The Public Lands Preservation Act (PLPA)

- Team Met with Tori Kim, MEPA Director, on 1/2/2024
 - Introduced the project and general schedule of feasibility and schematic design
 - Shared diagram of approximate existing uses within Article 97 portion of campus
 - Reviewed high level of PLPA and associated legislative process
 - Tori recommended the team meet with PLPA to clarify process and respond to questions and associated project implications
- Previously established Article 97 Working Group reconvening 2/23/2024 to develop goals and confirm cadence/schedule for future meetings



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Upcoming Meetings

- **Community Meeting No. 3 – February 13, 2024** Designer updates, timeline review, breakout discussion
- **SBC#8 – February 26, 2024** Accept existing conditions report, review concept massing studies
- **TBD Community Meeting No. 4 – March 6, 2024**
- **SBC#9 – March 18, 2024** Accept proposed space summary, accept site development requirements, review concept massing alternatives
- **TBD Community Meeting No. 5 – April 4, 2024**
- **SBC#10 – April 22, 2024** Review focus group MEP/sustainability design recommendations, refine MEP and sustainable design requirements
- **SBC#11 – May 20, 2024** Review draft PDP submission
- **SBC #12 – May 30, 2024** Approval of PDP

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Cost Effective

Thoughtful

Collaborative

Detailed

d

Committed

Creative

d

Experienced

Proactive