

Welcome to State of the Town!

The School Building Advisory Committee (SBAC) looks forward to the State of the Town as an opportunity to share the work it has done to date, answer questions from citizens, and to gather feedback about the pathways the SBAC is developing.

The charge of the SBAC is to develop, and present to the Town, a range of renovation solutions and cost estimates. Based on feedback from the community, this has been done from a bottom-up approach, looking at the scope and costs of over 140 individual components. Some of these components are easily definable as programmatic needs (cafeteria/multi-use spaces, small group spaces), while the rest fall into a category that may appear mundanely physical (i.e. temperature and air quality control, new roofs, updated electrical infrastructure, meeting accessibility requirements), but which would have a positive impact on the educational environment. Our Design Team from Dore & Whittier has been asked to take these components and develop a series of choices that are viable projects.

Today's presentation will, by necessity, be brief and is designed to give an overview of the range of possible renovations. We hope you will join us at SBAC Public Forum #3 on Tuesday, December 2nd (7pm, location TBA) for an in-depth discussion about the choices. At the Forum we will be asking community members for input on which pathways they think we should develop. In addition to thinking about the scope of renovation and/or new construction, the Town will need to consider whether we should apply again for state (MSBA) funding. This decision will be made at Town Meeting on March 28, 2015.

Also on the agenda at State of the Town is a discussion about how to address the facilities needs of the Council on Aging and the Parks & Recreation Department, and whether residents support developing plans for a community center. This conversation intersects with the Lincoln School renovation discussion as one of the locations being considered by the Community Center Study Committee (CCSC) is the Hartwell Pods area of the school campus. If the Town indicates that it wants to pursue the concept of a community center on the school campus, the School Committee and SBAC will welcome the opportunity to work with the CCSC.

A Brief History of Lincoln School Renovation Discussions:

- **1994:** Some renovation to the Smith School. The "link" (Library and 4th/5th grade classrooms) is built connecting the Smith and Brooks schools; Kindergarten classrooms are built. Brooks is not renovated.
- **2003:** The Lincoln Public Schools (LPS) presents a number of repair projects to the Capital Planning Committee (CapCom). CapCom asks LPS for a holistic study of Lincoln campus facility needs.
- **2004:** LPBA Architects finds significant needs, and development of a master plan is recommended.
- **2007:** A Master Plan Study of the Lincoln campus is completed by SMMA Architects. Repair and renovation options range from \$33M to \$65M.
- **2008:** Based on cost estimates from SMMA study, the Board of Selectmen and Finance Committee endorse the School Committee's submission of a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA); the SOI outlines facilities and programmatic needs.
- **2009:** The MSBA invites LPS into the Feasibility Study phase; \$650K is approved in 2010 at Town Meeting and in a ballot vote.
- **2012:** The Town funds an independent study of needs and costs, resulting in the Maguire Report; The MSBA commits \$21M to LPS pending a 2/3 vote of approval at a Special Town Meeting and a majority vote at the ballot. The project receives a majority, but not the required 2/3 vote; MSBA funding is withdrawn.
- **2013:** Community outreach begins to determine reasons the project failed to garner a 2/3 majority; School Committee and Town Moderator establish the School Building Advisory Committee (SBAC I) to look at a range of renovation options; SBAC I issues a report in November 2013.

- **2014:** Based on community feedback, School Committee does not resubmit an SOI to the MSBA; at Town Meeting, School Committee asks for funding to hire a consultant to provide cost estimates based on the work of the SBAC I. Town Meeting asks that the SBAC be re-convened (SBAC II) to oversee the work of the consultant; SBAC II begins work late spring.

SBAC II Work: Summer 2014

During the past summer, the SBAC drafted a Request for Qualifications, interviewed applicants, and hired the firm of Dore & Whittier as a consultant. Based on the work of the SBAC and feedback from the community over the past 18 months, D&W was charged with providing cost estimates for the component parts of needed repairs and renovations. They were also asked to consider a range of pathways that begins with an identification of the most urgent repairs and continues through comprehensive options that address facilities and programmatic needs. The SBAC asked D&W to consider several community values as they began their work:

- A desire to keep the current feel of the school and green space intact, and to consider solutions that maintain the “L-shape” of the school.
- A desire to reuse as much of the building as possible.
- A desire to ensure that solutions are cost effective and offer value for the money spent.

SBAC II Work: Fall 2014

The first of four public forums was held on September 16. At the forum, attendees were given the opportunity to discuss topics such as basic facilities needs (roof, windows, insulation, plumbing, electrical systems), safety and security, accessibility, the layout of the campus, and programmatic needs. Time was spent ranking these priorities. At the forum, the SBAC received feedback that it would be helpful to hear more from Superintendent McFall about her educational vision for the Lincoln Public Schools. As a result, Dr. McFall developed a presentation for the SBAC with the aim of presenting it at the next public forum.

On October 16, the second public forum was divided into two parts. First was Dr. McFall's presentation on educational vision. The presentation and her slides are posted at www.lincnet.org. The second part was a presentation of renovation options from Dore & Whittier. The solutions ranged from those that address basic structural and facilities needs to more comprehensive solutions that include renovations focused on supporting the educational vision. The projected costs of these solutions ranged from \$38 million to \$68 million. Feedback from those attending indicated an interest in getting as much educational value out of the renovations as possible. For some, this meant a desire to do the most complete renovation possible with some new construction as needed. For others, there was interest in knowing what the most stripped down repairs would cost, and whether there could be a project costing less than \$38 million that paired basic repairs with some educational features.

Subsequent to the second forum, Dore & Whittier presented a list of cost estimates for over 140 repair items. D&W prioritized the list into immediate, near-term and deferrable categories and asked the members of the SBAC to go through the list and do their own ranking of each item. D&W used this input to determine what a “de minimus” project might look like, acknowledging that once a certain amount of work is performed, the building must be brought up to current safety and accessibility standards.

Next Steps

Using the feedback from State of the Town, Dore & Whittier will further refine the options in preparation for the third public forum. The goal of that forum will be to narrow down the set of choices in preparation for the March 28, 2014 Town Meeting.

Public Forum #3 will be held on December 2nd at 7:00pm, location TBA.

Glossary of School Building Project Terms

CONSTRUCTION TERMS

Building Envelope: Windows, roof, and walls. The discussion and decisions center on the energy efficiency of each of these components.

Capital Improvements:

Immediate Needs: Existing buildings are not required to be brought into compliance with current codes except when new work is performed and under certain conditions based on "code triggers." Therefore, none of the needs in this category are required in order to occupy the building, but have been identified as critical to the occupation of the school. Most items in this category are related to building systems that are expected to fail in the near future and whose failure would result in further damage to the building, would require emergency repairs, and/or result in an inability to occupy a portion of the facility until the issues are resolved. Other items in this category are related to life safety.

Near Term Needs: Members of the SBAC and Design Team believe these items are necessary to continue to occupy the facility for the long-term future (approximately 25-30 years).

Deferrable Needs: Members of the SBAC and the Design Team believe these items are also necessary to continue to occupy the facility for the long-term future. These items, however, could be deferred further into the future.

Code Triggers: Buildings are expected to be brought up to current safety and accessibility codes when work is done that is either above a dollars-spent or percentage-improved basis. Different codes have different trigger points.

"de minimis" project: The smallest viable project that addresses immediate needs.

Escalation to the Mid-Point of Construction: An accounting/estimation method that looks at the construction time-frame and predicts costs based on what they will be midway through the project. This is used by contractors to offset possible cost increases over the life of the project.

FF&E (Furniture, Fixtures, and Equipment): All the movable pieces in the building that have no permanent connection to the structure or utilities.

MEP's: Mechanical, Electrical, Plumbing systems.

- Mechanical = Heating, air exchange and filtration, dehumidification and/or cooling
- Electrical = Wiring, outlets/switches, lighting fixtures
- Plumbing = Piping for sinks, toilets, drinking water, kitchen facilities, locker room showers, science room emergency showers; plumbing fixtures.

Phasing: The costs and logistics associated with moving students into temporary spaces or facilities during renovation/construction; includes costs associated with mobilizing contractors and supervising work.

Project Cost: The total cost of a building project including design and engineering work, materials, and labor. It is comprised of "hard" and "soft" costs:

- Hard Costs: Materials and labor.
- Soft Costs: Design work, engineering studies, project management, and inspections.

CODE TERMS

Accessibility: For a building to be fully accessible, the following kinds of components must be addressed: plumbing fixtures at heights accessible from a wheelchair; width of doorways; thresholds between rooms; doors to the outside must be level with the ground; a certain number of parking spaces must be within prescribed distances from doors; ramps and/or elevators to change levels.

Life/Safety Codes:

- Buildings over 7500 sq.ft. are required to have a sprinkler system.
- There are new state recommendations about security practices; current entrances and separation of the Reed Gym from the building do not easily allow for the kinds of controls that are recommended.

Lincoln's Energy By-Law: At the 2008 Town Meeting, Lincoln voted to establish a Town Facilities Energy Performance Standard. The by-law is as follows:

Clause 1: Any town-owned buildings to be constructed or town-owned buildings undergoing major renovations shall be designed, to the extent practicable, as set forth below in Section II, so that the fossil fuel-generated energy consumption of the buildings is reduced, as compared with such energy consumption by a similar building with no fossil fuel-generated energy consumption reduction measures in fiscal year 2003 (as measured by Commercial Buildings Energy Consumption Survey or Residential Energy Consumption Survey data from the Energy Information Agency), by the percentage specified in the following table: *(on back)*

YEAR	% FOSSIL FUEL REDUCTION
2008	50
2010	55
2015	65
2020	80
2025	90
2030	100

Clause II: Any Town entity acting as the project proponent for construction of a new building or renovation of an existing building subject to the performance standard set forth herein, or the Town entity responsible for coordinating the design and construction or renovation of such a building, if such entity is different, may petition the Selectmen to adjust downward the applicable percentage reduction requirement by certifying in writing that meeting such requirement would be technically impracticable in light of the entity's specified functional needs for that building. Upon receipt of such a petition, the Selectmen may, in its sole discretion, adjust downward the applicable percentage reduction requirement. If the Selectmen is the project proponent, as described above, prior to taking any action to adjust downward the applicable percentage requirement, the Selectmen shall hold a public hearing for which at least one week's notice is published in a newspaper of general circulation in the Town.

Clause III: This standard shall take effect 180 days following enactment.

Seismic Code: Massachusetts is in an active earthquake zone, resulting in augmented structural requirements.

Snow Load Code: Structural requirements that account for the weight of snow on roofs; particularly relevant for flat roofs that are subject to drifting.

EDUCATION TERMS:

Authentic Learning:

- Learning has a **purpose** that creates engagement and understanding of why a task is being carried out.
- Students have an intended **audience** that will view their work, provide feedback and partner in the learning process.
- Students make **connections** between learning and the wider world. Students use authentic skills and processes.

Flexible Spaces: Rooms of varying sizes that are available to teachers and students. Small rooms for group work (either supported by a teacher or independent); rooms that can hold an entire grade; spaces for project work.

Hubs: A space shared by multiple classrooms that can be used for independent work, art or projects, and as a meeting place for more than one class. Hubs provide additional learning space adjacent to classrooms taking the place of hallways that provide minimal educational purpose.

Neighborhoods:

Optimal Acoustic and Visual Environments: Rooms and mechanical systems are designed to make it as easy to hear as possible. Flooring and wall patterns are designed in consideration of those with visual impairments.

Programmatic Needs: Space or infrastructure needs that relate directly to delivering the educational program.

OTHER:

MSBA (Massachusetts School Building Authority): The state agency that awards funding for school renovation/building projects. An outline of how it works:

- For a particular school, Towns submit a "Statement of Interest" (SOI) to the MSBA. The SOI outlines the facilities and programmatic needs of the school. The SOI is co-signed by the School Committee, Board of Selectmen, and the Superintendent.
- After receiving all the SOI's, the MSBA evaluates them and chooses which ones to accept into the funding "pipeline." For the past 5-6 years, over 200 SOI's have been submitted annually. The MSBA generally invites about 4-5 comprehensive projects per year to begin the process.
- If invited, Towns must vote to fund a Feasibility Study and Schematic Design, which generally costs about 10% of the projected total Project Cost.
- The Feasibility Study takes about 12 months, during which the Town and the MSBA work together to review possible solutions. A "preferred option" is chosen by the Town, approved by the MSBA, and developed in greater detail. Detailed cost estimates are conducted and the MSBA determines the maximum amount it is able to contribute to the project. (This is based on a series of criteria including the wealth of the Town, the energy efficiency of the proposed project, new construction vs. renovation, etc.)
- The Town votes on the preferred option. The project must receive both a 2/3 majority at a Town Meeting vote, and a majority vote at the ballot.
- Design work is completed, construction drawings created, the project is put out to bid.