

School Building Advisory Committee Minutes (DRAFT)
October 7, 2014
Hartwell Multi-Purpose Room

SBAC Members Present: Becky McFall (Co-chair), Owen Beenhouwer, Vin Cannistraro, Maggy Pietrapaolo, Gary Taylor, Buck Creel, Tim Christenfeld and Steven Perlmutter

SBAC Members Absent: Doug Adams (Co-Chair), Ken Bassett, Hathaway Russell, Peter Sugar

Dore & Whittier ("D&W") Members Present: Don Walters, Jon Richardson and Emily Rae

Other Persons Present: Renal Frederickson, Jennifer Glass, Adam Greenberg, Brooks Mostue

The meeting was called to order at approximately 7:10 p.m.

D&W Presentation on What It is Doing to Get Ready for the 10/16/14 Public Forum

1) At this stage, D&W envisions the following format for the 10/16/14 Public Meeting:

- a. Introduction/overview of meeting – D&W
- b. Presentation of Lincoln's Educational Vision and how it relates to a school building project – Superintendent McFall
- c. Presentation of initial conceptual options – D&W
- d. Small group examination of options – all attendees
- e. Reporting out from small groups – D&W

2) D&W presented a slide which attempted to summarize the values any school building project should embrace. It intends to use this slide at the 10/16/14 Public Forum. Members of SBAC felt that this slide omitted some important values, including the importance of maintaining the open space on the school campus. There was also concern expressed about the meaning of the school campus being a major center for civic life in the town. Although there was general agreement that the school campus is a center for civic life in town, it was mentioned that the schools and the town have to make sure the campus is not overburdened. It was generally thought that this issue would be addressed as part of both the SBAC and Community Center planning processes. In response to the slide omitting some important values relating to the school project, the Superintendent mentioned that she has a document generated from the school charettes which speaks to the relevant values. She offered to provide D&W with a copy of this document. It is anticipated that D&W will revise its "values" slide based on the feedback received at this meeting and the document to be submitted to it by the Superintendent.

The Initial Conceptual Options Which D&W Intends to Present at the 10/16/14 Public Forum

1) D&W current thinking is to present the following four conceptual options.

- a. A "do nothing" option
- b. A "repair only" option

- c. An “L-Shape” renovation option
- d. A new school option.

SBAC expressed many concerns about this approach. These concerns are described below in the paragraphs which describe each of these options. Within these paragraphs, changes in what D&W will present are noted.

2) The “Do Nothing” Option

Under this option, the school department would only address needs as they arose, probably every two years over a period of 30 years. D&W does not see this as a viable option for the schools because the buildings need work. It also recognizes that this “kick the can down the road” approach is not fiscally responsible because the cost of fixing what will need to be addressed over 30 years would exceed the cost of presently floating a 30 year bond to cover these costs (i.e. “the cost of the tail”). SBAC also questioned why something which is not realistic should be presented as an option. D&W believes this option is a good place to start because it would never recommend it and the town should hear why.

3) The Repair Only Option

There was much discussion about the scope of this option. Some members of SBAC thought the scope of this option was too limited. Others thought it might be limited to just the most important repairs. The former emphasized “cost of the tail” if the work is limited because that work is going to have to be addressed in the future. The latter recognized the merit of the “cost of the tail” position but thought that it might be beneficial to present something between the “do nothing” option and a full repair option. D&W agreed to present two “repair only” options. One would only cover the currently most needed repairs. The other would be a full capital improvement plan.

4) The L-Shaped Renovation Option

D&W presented the two L-Shaped options presented to MSBA after the failure of the “Preferred Option to see whether either of these plans would relieve Lincoln from having to reapply for MSBA funding. Since the MSBA found these plans to be “new plans,” it informed Lincoln that it would have to reapply for MSBA funding. SBAC pointed out to D&W that it, for some reason, was not including within this option the SBAC Plan included in the SBAC November 21, 2013 report. It appears that this was an inadvertent oversight by D&W. It mentioned that it should be presented as an option within this category. SBAC said that it could include all three of these plans as options within this category if it wanted to.

D&W agreed that, no matter which L-Shaped plans are used, there should be two options shown under this category. One would only show all the “Facilities Related Work. The other would show all the “Facilities Related Work “plus all the “Educational Improvement “work.

5) The New Construction Option

D&W showed a slide of the new Hanscom Middle School as an example of an option in this category. SBAC did not think this was a good idea for a number of reasons, including that it is not realistic to build that building on the Lincoln site. There was also concern expressed about floating the idea of a new school past the town. These concerns

were rooted in the cost of such a new building, whether it could be built without encroaching on the open space in the Center Field and where it could be built. In sum, there was concern about presenting the town with an option that may not be realistic. D&W thought it might be useful to present this as a conceptual option only, so that the town could understand the relative costs of new construction and renovation. It was not decided at this meeting whether this option should be presented at the 10/16/14 Public Forum.

6) Other Points Raised on this Topic

a) There was general agreement that no matter what options are presented at the 10/16/14 Public Forum, D&W needs to present cost estimates with each option, since it was represented to the public that some cost estimates would be ready by the time of this meeting. The cost estimates are important because the public is going to want to know the relative cost of the options or components within those options before it can give SBAC meaningful feedback on the options and their components at the 10/16/14 meeting. D&W mentioned that it thought it would have some cost estimates in advance of the 10/16/14 meeting.

b) SBAC expressed concern about the slides D&W is intending to use to depict the options discussed above. The concern is that they are confusing and not easily understood by the public. The concern is that they would not lead to meaningful feedback from the public on what components they support and do not support. (This concern was echoed by a member of the public who attended this meeting.) In response to this concern, it was suggested that instead of just showing drawings of various plans, D&W prepare a list of the major components (not every component) which might be included in a various option in order to assess the level of support for each of these components. (Some of these major components are identified and discussed in the SBAC 11/21/14 Report at pages 12-22.) It was pointed out that before such components are presented to the public it would have to be informed why these components are viewed as worthy of consideration by the public. It was suggested that the Superintendent might be able to do this during her presentation.

c. There was a concern raised about whether we are ready for the Public Forum on 10/16/14. The concern is on two levels. The first is that, based on the discussion at this meeting, it seems that we are still not sure what will be presented at that forum. D&W said that it will continue to work on the presentation for the 10/16/14 meeting. It also suggested scheduling an SBAC meeting for 10/14/14 so that it can update the committee on its planning for the forum based on the feedback it received at this meeting. It was agreed that there will be an SBAC meeting next Tuesday, 10/14/14 at the usual time in the usual place. The second level of concern is related to the first because the Public Forum may not be able to be properly publicized until we know what is going to occur at the 10/16 Public Forum. It was thought that, even though a number of details need to be worked out, we have a clear enough level of clarity on what will occur at the forum. It was also reported that, in order to draw a respectable crowd and keep the momentum of the school project going forward, a town-wide mailing will go out sometime this week and a banner advertising the form will be hung over Lincoln Road this week.

Approval of Minutes

It was agreed that approval of the minutes of the 9/2, 9/9, 9/16 and 9/30 meetings would be put off until the 10/14/14 meeting of the committee.

Adjournment

A motion to adjourn was made by Becky McFall. It was seconded by Tim Christenfeld. The motion passed unanimously. The meeting was adjourned at approximately 9:45 p.m.

Respectively Submitted By

Steven P. Perlmutter