

SBAC Meeting
September 2, 2014

Attendees:

Town Board Representatives:
Renel Fredericksen – Board of Selectmen
Tim Christenfeld – School Committee
Jena Salon – School Committee
Carolyn Bottum – Council on Aging
Peyton Marshall – Finance Committee
Margaret Olson – Planning Board
John Snell – Green Energy
Dan Pereira – Recreation

SBAC Members -, Owen Beenhouwer, Becky McFall, Peter Sugar, Vin Cannistraro, Maggy Pietropaolo, Buck Creel, Ken Bassett
(absent - Doug Adams, Steve Perlmutter, Hathaway Russell, , Gary Taylor)

Dore & Whittier – Don Walter, Jon Richardson, Jason Boone
Also Present: Rob Jevon, Adam Greenberg

Members of the Lincoln Town Boards and Commissions were invited to attend this meeting with the team of architects from Dore & Whittier. The intent of the meeting was to initiate an ongoing conversation with board representatives with regard to the Lincoln School and the process of developing next step alternatives to address the needs of the school building.

The Dore & Whittier team posed questions to the attendees and opened it up for their responses.

D&W: What do you see as the goals and objectives of this study?

- This process is about building consensus in the town. Last time there was a lack of consensus around facility needs and costs, educational value, design, cost/benefit trade off, following the MSBA process or going it alone. What's most important is gaining broader consensus in the town.
 - Last time the focus was on financial viability. We had MSBA funding plus low lending rates but that wasn't enough. We must communicate what we are creating from an educational point of view. The value for education --Asthma down, absenteeism down (Hudson school)...
 - Last time, the message was now is a good time to build a school. The question was raised - do we need one? There is a strong design sense in the town. The conversation about the educational needs got off track.
 - Consensus is important. People like to feel a part of the process. Many people didn't feel that they had a chance to be a part of the process until the preferred option was decided upon and then it was a sell job. People like to be asked, don't like to be told.
 - The committee came to COA and this was appreciated. Would be happy to host sessions this time around.
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- There was a lack of belief that the facility really needed to be addressed and couldn't just be patched. We are a community of inclusivity.
 - There were questions about whether the bldg was maintained well along the way. Or, whether we stopped doing things because we were going to get a new school.

Approved 10/14/14

Questions of rehabbing and tearing down newer portions of the bldg. want value in buildings lasting.

- We never really built the consensus amongst the town boards. Boards didn't feel that they needed to align with this project. MSBA timeline drove things. The Town Boards need to get behind it or not and if not, how can we get them on. The Town Boards didn't get behind it, they said it's a school project and good luck and stood back to see what would happen.
- The project needs to come before the planning board and do a site plan review. This is where people come out to address the concerns.

D&W: We can take two approaches with boards, reps in one mtg like this and also meeting with whole boards. What have you seen work to build consensus?

- Have more than 1 plan presented
- Input will be used and they see the result
- This is our opportunity to weigh strategic alternatives
- Narrative is a powerful thing, previous project lacked narrative. Didn't create excitement. There was the notion that the SOI came out of thin air. The need and solution need to be communicated.

D&W: What Key Issues should the process explore?

- We need to know the solution is cost effective, energy efficient and green
There is a tension between these two objectives and the spread out design that is desired. Need to help the town navigate these trade offs.
 - With the preferred option, there was something for everyone not to like-- the cost, the superintendent, the design...
 - In the last process there was no opportunity to loop back and self-critique. Are we still on the right path?
 - Pull in people at the right time to make decisions about certain aspects of the building.
 - Last project felt overwhelming and rushed.
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- By the time the Town was invited into the process, there was only one option
 - The charrettes following the failed vote built consensus for maintaining the feel of the campus and design of the building
 - Don't lose sight of the whole campus. May not be as tied to the Hartwell part of the campus.
 - Priorities, preserve center field, single story building... L shape removed some of the objections.

**D&W: Community Center Parallel Study
Where are they in process?**

- There's been no specific site analysis. Architects are doing behind the scenes work. Talking about how to communicate with the Town.
- We're working on a charrette the week of Oct. 6
- Last time around couldn't address broader town issues because they were hampered by the MSBA process. These are still separate projects and uncoordinated.
- Multiple - pts about community center
- What's the footprint?
- Nothing is off the table
- The narrative must be a coherent narrative that represents the values of the town.

- What do the commissions see as constraints? Should determine what the constraints are.
- Should also understand the cost benefits of the constraints
- There is a thin line between narrative and sell

D&W: We plan to present options at SOTT. We support going to various boards. We can reach out to boards to ask about what the constraints are on site that can be considered.

Energy objectives - 2030 energy

- The goal is to reduce total facility energy consumption by 20%. Can't meet this until the school is worked on.

John Snell will forward documents on energy requirements

- Come see the planning board to show preliminary plans
- Determine borrowing capacity and impact of borrowing on taxes
- Assumes anything moved would be placed somewhere else
- The auditorium is used for Town Meeting. It is crucial in the life of the town.
- This end of the town should be considered as a town resource
- How can we enhance this part of the building for town use?
- A multigenerational community is important to the seniors
- Compromise, don't have a sense that there was much of this the first time around. Still need to understand what you get for your dollars.
- What do the essentials cost, what do educational improvements cost?

D&W:How do we get to a successful study?

- Explain the costs, show three different options and clearly explain the narrative and costs. Provide three coherent options with different sets of trade offs. What is the town willing to give up? Give people something concrete to respond to.
- Define what problem we are solving, if there are many prioritize.

D&W: That's the challenge. Is this a facility problem, educational problem, site problem? Different options will address different problems.

- SBAC1 attempted to identify the priorities
- No one in this room wants the cheapest thing. The previous project didn't pay enough attention to budget.
- We need to understand the baseline project. No one will want the baseline project.
- What will this mean for my kid? impact - phasing, swing space
- We need creativity in responding to the needs

All attendees were thanked for giving of their time and their input.

Respectfully submitted by Becky McFall