

FINAL MINUTES #1 / SBAC Charrette MEETING SEPT. 11, 2013 --(Hartwell MPR)

Committee Members Present: -- Steven Perlmutter (chair), Doug Adams, Ken Bassett, Owen Beenhouwer, Vince Cannistraro, Tim Christenfeld, Maggy Pietropaolo, Hathaway Russell, Peter Sugar, Gary Taylor

Also attending: Becky McFall, Jennifer Glass, Buck Creel, Michel Haines

Public attending : 14

Call to order by the Chairman @ 6:15pm

Minutes of last meeting (9/3/13) adopted, unanimously.

Charette introduction:

Steven summarized the Committee's structure, its working history -- educational needs formulated with the Superintendent, then study of the SOI filed with MSBA line by line on deficiencies and the school's overall needs, then the Committee analyzed those needs for priorities especially since the State may not sponsor Lincoln again. Two sub-groups studied possible pathways: namely for the L-shaped solution. Four (4) schemes were developed. For the Repairs-only group, several levels of approaches to the work were described. Everyone was invited to participate in the discussions.

Ken Bassett opened the presentations - with the hope to arrive tonight at 4 models or pathways (perhaps more) based on the 2 basic approaches, including of course just what are we getting with each. Costs will not be quoted except in general, for a more-vs.-less comparison.

4 ideas that seem to fall out of the previous 6.

Repair only -- within the building / \$6 - 7 M (to ensure that we do not trip the code issues).

Repair and remodel -- more included, more costly (including all code mandated work).

Repair/remodel plus some educational space improvements (MSBA help is a question) -
- but not as comprehensive as the full redevelopment

Comprehensive -- would include new cafeteria(s), breakout spaces, connector to Brooks, community entrance etc (everything in committee's list of high priorities???)

What might the MSBA support, in the lowest repair option(s) -- roofs, boilers, HVAC, envelope?? Important to discuss, perhaps later.

The ultimate question is what we get educationally.

FINAL MINUTES #1 / SBAC Charrette MEETING SEPT. 11, 2013 --(Hartwell MPR)

Tim Christenfeld opened discussion of the repairs subgroup work, which followed the Maguire Report line items, setting minimum necessary repairs, going up to other higher levels with more wide-ranging repairs but without space changes.

1. Repairs Minimum:

Reed Gym, upper pre-cast wall panels must be replaced, perhaps with less expensive concrete block.

Window walls and Roof: half of windows replaced in 1994 so OK, all others need replacement as well as entire roof of 135,000sf (\$2.5-3M according to the Maguire Report).

Misc. Electric system work, plus new switchgear for Brooks.

Boiler replacement, in above-grade location(s) -- current space is below grade and floods occasionally.

This series of repairs is not expected to trigger the code "thresholds" (sprinklers, alarms, structure, ADA). Cost are of course hard to predict, with inflation expected and other possible unexpected conditions that may be uncovered and in need of work. A separate but important question is whether or not Lincoln is prepared to set up a project small enough just to avoid the code issues.

Note that HVAC distribution systems might better go in the next level-up of repairs. Windows and wall improvements would mean our air quality would be lessened because of the reduction in air-infiltration (leakage around the windows and exterior doors), thus almost requiring the distribution up-grade at the same time.

Minimum repairs should be just that, necessary repairs only, not tripping code, with good searching out of minimum costs in each of the separate involved projects -- any desired physical and educational improvements would be faced later after further Town investigation on how much more to invest in the schools.¹

2. Repair and Remodel: essentially #1, plus more work.

Add to all of the basic #1 work the following:

HVAC distribution including replace unit ventilators (is this necessary? opinions differed)

Sprinkler System

ADA compliance

Other code compliances as necessitated by exceeding the 30% of assessed value

¹ As the work would be carried out in the upcoming years, inflation would probably increase the cost of this option. This may be countered by any future increased value of the school buildings, which are currently assessed at about \$22 million.

FINAL MINUTES #1 / SBAC Charrette MEETING SEPT. 11, 2013 --(Hartwell MPR)

Fix bathrooms, floors, carpet, auditorium seating, paint (but no space changes)

Probable range of these #2 costs²:

\$6.5M for #1

\$5.5M for code compliance work alone

\$11.7M the other ADDS in this scheme

TOTAL: roughly \$23.5M.

4. Comprehensive:

(Dealt with first, as scheme #3 would then be something of a what-could-we-do-without-or-perhaps-less-of, in order to reach a middle-ground cost level)

This scheme would be comprised of ALL of the #1 and #2 work, plus the following:

Cafeteria, probably one in both Smith and Brooks, planned as multi-function space in Brooks and maybe in Smith as well.

8th grade classroom wing out front of Brooks.

Link from Brooks to Reed Gym, with service space, tie to cafe, community lobby

Breakout spaces and other educational special rooms throughout the grade levels

New but fewer entries with secure administrative control of these

Altogether 16 or more new classrooms

3. Remodel, but less than #4, starting in a sense “ground-up”, ending hopefully with a reduced #4, i.e. less costly acceptable model

Note>>> that last week’s scheme with a single cafeteria in Smith is not a good scheme and should be retired. Each school should have its own cafeteria, with the main kitchen in Brooks and a warming kitchen to serve the one in Smith.

Include ALL the work under schemes #1 and #2, and then:

Essentially keep as much of Smith and the connector to Brooks as possible, remodeled with replacing systems and classrooms being kept to a minimum.

The only expansion (new construction) would be the Brooks connector to the Reed gym, with its Cafeteria/main kitchen, community lobby, service and administrative spaces, and the new grade-8 wing in front of Brooks.

The challenge is to find items that could be not done now and simply postponed to their real end-of-life -- especially interior work.

² These costs are guesstimates. The committee has no budget and, therefore, cannot obtain reliable cost estimates from a professional construction cost estimator.

FINAL MINUTES #1 / SBAC Charrette MEETING SEPT. 11, 2013 --(Hartwell MPR)

What of Media Center? What position for the administration centers? These are among the design questions to face later.

Committee needs to continue its work in seeing what can be dropped out of #4 to reach a viable #3 solution. But what could the Town support if no educational improvements are made? E.g. drop the idea of having cafeteria in Brooks and cafeteria in Smith -- No. Perhaps need to keep all old classrooms. This is the "sticky wicket" -- finding just what the Town is willing to spend yet achieve its goals in repairs and educational improvements.

The Superintendent stressed that cost, phasing, scale of the work are all complications. Breakout rooms are important, perhaps even a higher priority than the cafeterias, though that is a hard judgment to make. Breakouts are educationally important, probable priority grades 2-5 though valuable at all grade levels, and best if they serve more than one or two pupils, should serve 6-8 pupils.

Ken B. had a new try at a better description for the Repairs + Remodel scheme #3:

Save as much as possible while getting as much as possible.

Scheme #1-- priority work only

Selective interiors work -- very selective.

Code related work / priority only

Then:

Cafeteria/cafe in each school

Reed link

Breakouts? a number only to-be-determined

No demolition --

Or perhaps tear down poor 2nd grade classrooms and add 8th new grade wing

Comments were made to be sure to incorporate Lincoln's commitment to Energy 2030 in any design work, plus having N-and-S-facing classrooms for the best lighting and solar orientation and the possibilities of having future solar arrays and their roofs.

What of site improvements, most specifically playing fields, but also roadways, site circulation, stormwater control, and parking -- items all covered in the previous \$50M project?

Will the MSBA change its position on not being willing to support renovation of the oldest portions of the schools? To be seen....

FINAL MINUTES #1 / SBAC Charrette MEETING SEPT. 11, 2013 --(Hartwell MPR)

Note interim expenditures by the School Department maybe costing as much as 6-8M needed for immediate “repairs” to keep the school going, if the Town does not come to a clear action soon.

#1 and #2 may well have little appeal to the Town, with their not having educational improvements.

So perhaps # 4 is the scheme with MSBA support, and #3 will be what the Town might fall back to with or without MSBA participation.

Summary of Educational Benefits

Scheme #1--

Avoids catastrophic failures (e.g. having to close schools....)

Scheme#2--

#1 plus:

Air quality and climate control

Increased accessibility

Avoiding additional possible catastrophic failures

Additional safety

Scheme #3--

Still better air quality and climate control

Cafeterias, including multi-use space

Connection from Brooks to gym

Some interior improvements -- some breakout rooms, some other added spaces

Scheme #4

All breakout rooms desired

Specialized spaces and multi-use cafeteria / cafe

Safety as achieved through Reed connection ++++

Improved outdoor recreation

What can Townspeople really get excited about?

Committee is not charged to produce detailed plans, just possible pathways that the SC could support to go to the Town with for further action.

Choices should be made clear, perhaps orders of magnitude of investments: e.g. what is viability of each of the schemes, recognizing the future work that will be involved with some of the schemes?

FINAL MINUTES #1 / SBAC Charrette MEETING SEPT. 11, 2013 --(Hartwell MPR)

How many plans should the Committee ultimately send to the SC? Perhaps the more the better, to stimulate Townspeople and the future Building Committee?

Should the School Committee send out a new survey? Have a presentation to the Town?

We are only a step in the process -- School Committee will put their stamp on our report, take appropriate action.

#3 is the big question to face now:

#1 seems a non-starter except that in pushing the can down the road, we wait for ultimate MSBA approval.

#2 seems to cost \$23M -- is that acceptable? Can anything be squeezed out here?

#4 needs MSBA support, even at less than \$50M (unlikely?) -- can it get down to \$40M?

#3 falls in between, in the mid-\$30Ms, and it is unclear whether it would receive MSBA support, so it needs to be very well defined for the Town to find it acceptable. At this time, the make-up of any scheme 3 is unclear.³

NEXT MOVES for the Committee:

Refine 4 boxes

Implementation/ phasing

Approvals -- Conservation Commission

Community Use

Plan Refinement

Cost -- and the Committee will need funds to have an Architect and Estimator to produce adequate information for the Town -- by TM?

In two weeks then, we should address implementation and all its questions, with a closer study of #3 having been done by the L-shaped subgroup and #4 as well, and a reduced repair scheme #2.

Note: there will be no meeting next week.

Adjournment @ about 10:00pm.

Respectfully submitted by Owen Beenhouwer

³ The cost estimates in this paragraph are guesstimates. The committee has no budget and, therefore, cannot obtain reliable cost estimates from a professional construction cost estimator.