
PART 1: INTRODUCTION

SUMMARY OF PREFERRED SOLUTION

The preferred schematic approved by the MSBA Board of Directors on February 15, 2017 is a new Hastings School for kindergarten through grade 5 located at 7 Crosby Road. After a review of multiple options, this option provides the most educationally appropriate and cost effective solution of the options considered. It is the preferred option for the following reasons:

- The new elementary school will provide the educational spaces in compliance with MSBA square foot guidelines rather than a renovation/addition option.
- Provides ideal adjacencies for clusters/grades which greatly contribute to the success of Professional Learning Communities and is the core to the team teaching approach.
- Utilizes the geometry of the site very efficiently while maximizing the quantity of open space dedicated to outdoor activities.
- The new elementary school is the most cost effective solution and educationally sound when taking into consideration all the factors of construction duration and impact on site during construction.
- Is contextually appropriate to the surrounding residential neighborhood.

LOCAL PROCESS OVERVIEW

The local process began in March 2015 when the School District submitted a Statement of Interest to the MSBA for the Hastings Elementary School. The MSBA invited the Town of Lexington to participate in a Feasibility Study for this project at the Authority's January 27, 2016 Board Meeting. The Hastings School Building Committee (SBC) was appointed and was approved by the MSBA on March 16, 2017. The SBC voted to appoint the Town's Designer Selection Committee for the selection of the OPM on April 14, 2017.

The search for an Owner's Project Manager (OPM) began in February 2016. The Town selected Dore & Whittier Project Managers (DWPM) in April 2016. On August 3, 2017 the MSBA confirmed this selection and on August 12, 2017 DWPM entered into a contract with the Town.

The OPM worked with the Town, SBC and MSBA to select a designer. The RFS for designer services was issued on August 17, 2016 and proposals were received on September 7, 2016. The SBC in collaboration with the MSBA Designer Selection Panel reviewed the submitted proposals. At the September 27, 2016 meeting of the MSBA Design Selection Panel, DiNisco Design was selected as the Architect for the project.

The SBC voted to approve the proposed New Hastings Elementary School located at 7 Crosby Road as the Preferred Solution and the Preferred Schematic Report Submission to the MSBA on December 22, 2016. The MSBA Board approved the District to proceed into Schematic Design on February 15, 2017.

The SBC voted to proceed with Chapter 149a, Construction Manager at Risk construction methodology. The CM procurement resulted with Walsh Brothers, Inc. being selected as the CM@R for the Hastings Elementary School Project.

The SBC formed a Working Group comprised of representatives from the School Building Committee, School Department (including the Hastings School Principal) and Public Facilities Department. This group meets with the project team bi-weekly to expedite the design and review of important project issues. The project team has also met separately with the School Department Directors, Public Facilities, the Town’s Development Review Team, Engineering and the Traffic Safety Group to name a few. The project team and District also visited three area MSBA elementary school projects to evaluate precedents and gather design ideas.

In addition to the bi-weekly meetings the School Building Committee has met at a minimum on a monthly basis to review Hastings Elementary School project. These public meetings are listed on the table below.

The SBC, with full support of the School Committee and Board of Selectmen, voted to approve the proposed New Hastings Elementary School located at 7 Crosby Road the MSBA Schematic Design submission on June 14, 2017.

For a comprehensive schedule of the meetings held throughout the Schematic Design please refer to SECTION 4 | LOCAL ACTIONS AND APPROVALS.

The meeting presentation materials, meeting minutes and summary materials as they relate to the Hastings Elementary school project are available locally for public review at:

<http://www.lexingtonmultipleprojects.com>

The SBC held five (5) meetings regarding the Hastings Elementary school project since the MSBA Board of Directors approved the District to proceed into Schematic Design on February 15, 2017. Meeting minutes for the meetings listed below are attached hereto.

Meeting Date	Time	Group	Location	Topic
March 9, 2017	7:00 PM	Lexington School Building Committee	Public Facilities Building	Review of solar studies, neighbor impacts and sustainability
April 6, 2017	7:00 PM	Lexington School Building Committee	Public Facilities Building	Geo-Thermal Review
May 11, 2017	7:00 PM	Lexington School Building Committee	Public Facilities Building	Review of early packages, security updates and massing and elevation updates
June 5, 2017	7:00 PM	Lexington School Building Committee	Public Facilities Building	Review of SD Estimate Reconciliation
June 14, 2017	7:00 PM	Lexington School Building Committee	Public Facilities Building	Vote to approve Schematic Design

INTRODUCTION

In addition to the SBC meetings listed above, the District held seventeen (17) public meetings with the Working Group, School Committee, Board of Selectmen, Lexington Historic Commission, PTA / Community, Abutters, Conservation Commission, Commission on Disabilities and the Development Review Team at which the Project was discussed. These meetings include:

Meeting Date	Time	Group	Location	Topic
February 17, 2017	7:30 AM	Working Group Meeting: Design Review	Public Facilities Building	Review of on-going Design Updates
February 27, 2017	7:00 PM	Selectmen's Meeting	Town Offices	Building Project Update
February 28, 2017	7:00 PM	Abutter Meeting	Hastings Elem School	Building Project Update
March 1, 2017	7:30 AM	Working Group Meeting: Design Review	Public Facilities Building	Review of on-going Design Updates
March 2, 2017	6:00 PM	Commission on Disability Meeting	Town Offices	Accessibility & Compliance
March 15, 2017	7:00 PM	Lexington Historic Commission	Town Offices	Historic Site Review
March 29, 2017	7:30 AM	Working Group Meeting: Design Review	Public Facilities Building	Review of on-going Design Updates
March 30, 2017	7:00 PM	PTA and Community Meeting	Hastings Elem School	Building Project Update
April 12, 2017	7:30 AM	Working Group Meeting: Design Review	Public Facilities Building	Review of on-going Design Updates
May 3, 2017	7:30 AM	Working Group Meeting: Design Review	Public Facilities Building	Review of on-going Design Updates
May 17, 2017	7:30 AM	Working Group Meeting: Design Review	Public Facilities Building	Review of on-going Design Updates
May 23, 2017	7:00 PM	Lexington School Committee	Town Offices	Building Project Update
May 31, 2017	7:30 AM	Working Group Meeting: Design Review	Public Facilities Building	Review of on-going Design Updates
June 6, 2017	7:00 PM	Lexington School Committee	Town Offices	Vote to approve Total Project Budget
June 8, 2017	7:00 PM	Abutter Meeting	Hastings Elem School	Building Project Update
June 12, 2017	6:30 PM	Conservation Commission Meeting	Town Offices	Wetlands and Site Review
June 15, 2017	7:00 PM	PTA and Community Meeting	Hastings Elem School	Building Project Update

TOTAL PROJECT BUDGET & STEPS NECESSARY FOR FUNDING

Educators and School Administrators have all been actively participating in the space planning needs of the new Hastings Elementary School educational program. The town of Lexington is a collaborative community with many committee and town department input to identify key elements of the project scope. As the various groups provide input to this project, the project team kept the School Committee and the School Building Committee informed of the requested project scope. During this town wide inclusionary process, several components of the current project have been expanded (i.e. geothermal wells) that have caused the budget to grow from PSR. These added scope components are supported by the local governing committee's in Lexington.

The Schematic Design estimate reconciliation meetings were held on June 1st and 2nd. At the conclusion of that reconciliation the Town of Lexington's Department of Public Facilities agreed with the Design team to carry the AM Fogarty Project Estimate as it seemed to be more in line with Trade Bidder numbers from other projects and the scope identified. The Walsh Brothers estimate was not embraced at this stage in the process as representative of the Public School Building market in Massachusetts.

The Lexington School Committee and School Building Committee have both voted publically in support of the project design at a total project cost of \$65.28 million

The detailed Project Budget can be found in SECTION 12 – TOTAL PROJECT BUDGET of this submittal.

The Town will be putting the Hastings Elementary School project to the voters for approval in the form of a town-wide referendum within 120 days of the MSBA Board vote on PS&B.

UPDATED PROJECT DESCRIPTION

The project has not appreciably deviated from the Feasibility Study Submission to the MSBA. One item that increased the cost of the project is the inclusion of a geothermal system as part of the project. However, this does not alter the design or function of the school. The project details are as follows:

New Elementary School

Grades:	Kindergarten – grade 5
# Students:	645 students
Site:	7 Crosby Road
Total Site Acreage:	14.3 acres
Gross SF:	110,000 GSF
Total Project Budget:	\$65,279,418
Alternates	No Alternates being considered for this project
Early Bid Packages:	An early site package to occur Summer of 2018. Early foundations / steel package to occur Fall of 2018.
Construction Type:	Chapter 149a
LEED-S:	LEED-S v4 Silver Certification

MSBA PREFERRED SCHEMATIC REPORT REVIEW / RESPONSE

The MSBA Preferred Schematic Report Review dated January 24, 2017 and the corresponding response dated February 6, 2017 are appended to this Section.

VISUAL AIDS

Electronic presentation materials suitable for the MSBA Board of Directors meeting may be found on the attached CD in the folder labeled Presentation Material. The following graphics are included:

- Schematic Design Floor Plans
- Schematic Design Site Plan
- 3 Dimensional Building Models

We trust these are satisfactory for the MSBA Board of Directors meeting. If larger, higher resolution images or a different format is preferred please advise.

ANDERSON KREIGER

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Direct fax: 617-621-6651

February 21, 2017

VIA ELECTRONIC DELIVERY

Carl Valente
Town Manager
1625 Massachusetts Avenue
Lexington, MA 02420

Re: Mariah Hastings School, Lexington, Massachusetts

As you may be aware, Anderson & Kreiger LLP, as Town Counsel to the Town, has been asked to assess whether there are any easements filed with the Middlesex South District of the Land Court encumbering the property that would have an effect on the proposed design and construction of the new Hastings School. Based on the title report that has been provided to us from Marsh, Moriarty, Ontell & Golder and our review of the easements provided on the certificate of title on file with the Land Court, including that certain Easement dated July 24, 1995 and filed with the Land Court as Document Number 979368 (the “Electric Easement”) and that certain Easement dated December 17, 1956 and filed with the Land Court as Document Number 314497 (the “Sewer Easement”), it is our opinion that neither of the filed easements will have a negative effect on the proposed construction. A summary of our findings is discussed below.

Sewer Easement

The Sewer Easement was granted by the Town to a predecessor owner of the property as an appurtenant right to the predecessor’s remaining land, which at the time was west of Route 128. The location of the easement is ten feet (10’) wide along the northerly portion of the property running east to west. While the location of the Sewer Easement shown on the plan attached to the easement runs under the building footprint for the proposed new school, we feel that the risk to the Town is low that the existing owner of the benefitted land would need to drain sewage underneath Route 128 or that it would construct a sanitary sewer pipe within the easement area to do so. Additionally, pursuant to the Restatement (Third) of Property (Servitudes) § 4.8(3), which has been adopted as law in Massachusetts, unless expressly denied by terms of easement, the owner of a servient estate (in this case the Town) is entitled to make reasonable changes in location or dimensions of the easement, at the servient owner’s expense, to permit normal use or development of the servient estate. Accordingly, given that there is no prohibition in the easement against the Town relocating the easement, the Town is entitled to move the easement area at any time so long as the changes do not significantly lessen the utility of the easement, increase the burdens on the owner of the easement in its use and enjoyment, or frustrate the


purpose for which the easement was created. In the unlikely event that a successor owner of the appurtenant property elects to utilize the Sewer Easement, the Town can thus relocate it to an area of the property unaffected by the proposed construction.

Electric Easement

The location of the easement area shown on the plan annexed to Electric Easement is at the northeast corner of the property encumbering approximately 107 ± square feet. This area is not part of the footprint for the new school and therefore will not have an impact on the construction.

Please feel free to contact me should you have any questions regarding the foregoing.

Sincerely,


Stephanie Dubanowitz

cc: Patrick Goddard (via electronic delivery)
Mina Makarious (via electronic delivery)

06 February 2017

Mercy Muya
Project Coordinator
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

Reference: Hastings Elementary School
Lexington, MA

Subject: MSBA Review Comments for Module 3 -
Preferred Schematic Report

Dear Ms. Muya:

Below are our responses to the comments from MSBA to Mr. Carl F. Valente dated January 24, 2017:

Attachment 'A' - Module 3 Preferred Schematic Report Review Comments

3.3 PREFERRED SCHEMATIC REPORT

Overview of Preferred Schematic Submittal	Complete	Provided; Refer to comments following each section	Not Provided; Refer to comments following each section	Receipt of District's Response; To be filled out by MSBA Staff
OPM Certification of Completeness and Conformity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Table of Contents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.1 Introduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.2 Evaluation of Existing Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.3 Final Evaluation of Alternatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.4 Preferred Solution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.5 Local Actions and Approval Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



3.3.1 INTRODUCTION

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Overview of the process undertaken since submittal of the Preliminary Design Program that concludes with submittal of the Preferred Schematic Report, including any new information and changes to previously submitted information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Summary of updated project schedule, including				
	a) Projected MSBA Board of Directors Meeting for approval of Project Scope and Budget Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Projected Town/City vote for Project Scope and Budget Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Anticipated start of construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Target move in date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Summary of the final evaluation of existing conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Summary of final evaluation of alternatives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Summary of District's preferred solution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	A copy of the MSBA Preliminary Design Program project review and corresponding District response	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

- 3, 4) The Introduction described how, as further detailed in the Final Evaluation of Alternatives, the District's Preferred Option is construction of a new school on the existing site, for the following reasons:
- Although the code upgrade / renovation (Option 1) has a lower project cost, this option provides significantly less building area than needed to comply with the educational program for a design enrollment of 645 students. This is confirmed by the existing conditions analysis and proposed space summary spreadsheet that indicates the existing building provides about 46% of the needed space after the existing portable classrooms are removed.

- The addition / renovation (Option 2) complies with most of the District needs stated in the educational program. However, there are compromises in the building's function that are the result of the configuration of the existing facility. In addition, due to the condition of the existing building and extended construction duration required for a phased & occupied construction, the project costs for this option exceed the costs of the new building option.
- The new construction (Option 3) complies with the District needs stated in the educational program. Spatial adjacencies comply with the needs of the educational program, and, because the existing facility can function during construction of the new facility, the resulting project costs for this option are lower than the addition / renovation option. Three variations of the new building design were analyzed; Options 3A and 3B are located on the lower and middle portion of the site at the existing ball field and Option 3C is in the wooded area on the north side of the site. The submittal states that Option 3C was selected for the following reasons:
 - solar orientation of the classroom wing is optimized,
 - site traffic circulation provides a longer vehicular stacking drive,
 - open space on the site is maximized,
 - the existing wooded area provides a buffer to the adjoining residential properties,
 - the residential properties are farther from the proposed building on the north side of the site; and,
 - the existing ball field can remain in place for this option.

No further review comments for this section.

3.3.2 EVALUATION OF EXISTING CONDITIONS

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	A narrative of any changes resulting from new information that informs the conclusions of the evaluation of the existing conditions and its impact on the final evaluation of alternatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	If changes are substantive, provide an updated Evaluation of Existing Conditions and identify as final. Identify additional testing that is recommended during future phases of the proposed project and indicate when the investigations and analysis will be completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

- 1) Phase 1 Environmental Site Assessment- The Phase 1 report noted that no environmental conditions or environmental issues were identified on the site, and no action recommended. The report provided information that an UST was removed on August 7, 2013 and soil tests reported no contamination. As previously noted in the PDP review, all costs associated with contaminated soil abatement costs will be ineligible for reimbursement. Please acknowledge.

Response: Understood.

Title search & easement - The submittal notes that the town is currently conducting a property title search and that research is ongoing to verify the extent of a sewer easement on the property, which reportedly can be terminated. Please note that MSBA cannot execute a Project Funding Agreement until all regulatory agency approvals are final. Please acknowledge.

Response: Lexington is currently working on getting the appropriate documentation to verify that there are no issues associated with the site or the placement of the building on the site as shown.

No further review comments for this section.

3.3.3 FINAL EVALUATION OF ALTERNATIVES

Include at least three potential alternatives, with at least one renovation and/or addition option.
 Include the following for each alternative where appropriate:

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	An analysis of each prospective site including:				
	a) Natural site limitations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Building footprint(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Athletic fields	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Parking areas and drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Bus and parent drop-off areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Site access and surrounding site features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Evaluation of the potential impact that construction of each option will have on students and measures recommended to mitigate impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Conceptual architectural and site drawings that satisfy the requirements of the education program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	An outline of the major building structural systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The source, capacities, and method of obtaining all utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	A narrative of the major building systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	A proposed total project budget and a construction cost estimate using the Unifomat II Elemental Classification format (to as much detail as the drawings and descriptions permit, but no less than Level 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Permitting requirements and associated approval schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Proposed project design and construction schedule including consideration of phasing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Completed Table 1 – MSBA Summary of Preliminary Design Pricing spreadsheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

- 1f) The submittal notes that the District and design team intend to perform a traffic impact assessment for the new school. In the response to these comments, please provide an update as to the schedule and status of this assessment.

Response: This will occur during Schematic Design. It will be included with the SD Submission.

- 3) The District continued analysis of three options in the Final Evaluation of Alternatives as follows: Upgrade (Option 1), Renovation / Addition (Option 2) and New Construction (Option 3). As explained in the PDP submittal, all options are located on the existing site due to lack of sites elsewhere in Lexington. Three variations of the new construction option were presented in site plan diagrams (Options 3A, 3B and 3C). The submittal includes detailed floor plans for Options 1, 2 and the preferred new construction Option 3C, but none were provided for the other new construction options 3A and 3B.

Since detailed floor plans were not provided for Options 3A or 3B that could substantiate how one configuration better supports the Educational Plan, and the pricing table shows them all as the same cost, it is unclear what supporting information the District used to select this new construction option over the other new construction options, other than the explanation summarized above. In the District's response to this review, please provide the basis for that selection and any other supporting information, including floor plans for Options 3A and 3C.

Response: Option 3A is the same floor plan layout as Option 3C except rotated to accommodate the site. Option 3B is the Estabrook School floor plan layout extrapolated for the Hastings population. Option 3A supports the educational plan with the required adjacencies and relationships, however it does not adequately address the site program requirements such as adequate queuing of cars on site, maximizing open usable space as well as solar orientation. Option 3B does not support the educational program as well as the other floor plan layout due to the long and linear organization of spaces. In addition, the location of the building diminishes the usable open space even further; queuing of vehicles is not realized on site and the solar orientation is East/West, which contradicts a siting requirement for the building.

No further review comments for this section.

3.3.4 PREFERRED SOLUTION

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Educational Program				
	a) Summary of key components and how the preferred solution fulfills the educational program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Design responses including desired features and/or layout considerations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Proposed variances to, and benefits of, any changes to the current grade configuration (if any) and a related transition plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Preferred Solution Space Summary				
	a) Updated MSBA Space Summary spreadsheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Itemization and explanation of variations from the initial space summary (and MSBA review) included in the Preliminary Design Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Preliminary NE-CHPS or LEED-S scorecard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Conceptual floor plans of the preferred solution, in color that are clearly labeled to identify educational spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Clearly labeled site plans of the preferred solution including, but not limited to:				
	a) Structures and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Site access and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Parking and paving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Zoning setbacks and limitations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Easements and environmental buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Emergency vehicle access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Safety and security features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) Athletic fields and outdoor educational spaces (existing and proposed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Site orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	An overview of the Total Project Budget and local funding including the following:				
	a) Estimated total construction cost	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
	b) Estimated total project cost	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Estimated funding capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) List of other municipal projects currently planned or in progress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) District's not-to-exceed Total Project Budget	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Brief description of the local process for authorization and funding of the proposed project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Estimated impact to local property tax, if applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	h) Completed MSBA Budget Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Updated Project Schedule including the following projected dates:				
	a) Massachusetts Historical Commission Project Notification Form	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) MSBA Board of Directors meeting for approval to proceed into Schematic Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) MSBA Board of Directors meeting for approval of project scope and budget agreement and project funding agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Town/City vote for project scope and budget agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Design Development submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) MSBA Design Development Submittal Review (include required 21-day duration)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) 60% Construction Documents submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) MSBA 60% Construction Documents Submittal Review (include required 21-day duration)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) 90% Construction Documents submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	j) MSBA 90% Construction Documents Submittal Review (include required 21-day duration)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	k) Anticipated bid date/GMP execution date	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
	l) Construction start	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	m) Move-in date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	n) Substantial completion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

5b) In development of the site plan design in the next phase of the project, consider adding a pedestrian sidewalk from the Crosby road site entrance directly to the building entrance.

Response: We continue to develop the site design. We will have a clear pedestrian access to the school at the next submission.

6g) In the District's response to this review, provide the estimated impact to local property tax.

Response: The gross impact on the home of median value in FY21 of \$3,021,409 in debt service, assuming residential share of total value remains as it is in FY17 and assuming the home of median value in FY21 is \$831,000 which is the current (FY17) home of median value, is estimated at \$216. The Board of Selectmen is expected to vote to apply Capital Stabilization funds to reduce the impact of this additional debt service on the taxpayer.

7a) MHC Project Notification Form - The PDP submittal noted that the Maria Hastings Elementary School is listed on the Lexington Comprehensive Cultural Resources Survey and an Inventory Form B has been submitted to the Massachusetts Historical Commission ("MHC"). In the schedule submitted with the subsequent submittals, please include the timeline associated with filing the Project Notification Form and obtaining MHC approval. The District should keep the MSBA informed of any decisions and/or proposed actions and should confirm that the proposed project is in conformance with Massachusetts General Law 950, CRM 71.00. Please acknowledge.

Response: Understood. We will be meeting with Lexington Historic Commission in March and submit a PNF to MHC towards the end of Schematic Design when we have a final design.

7 f, h, j) The schedule provides 15 working days for these reviews. Verify that this schedule complies with the required 21 calendar days required by MSBA.

Response: The 21-day MSBA review duration is currently represented as 15 working days in the schedule.

7k) In the subsequent submittal please provide a revised schedule that includes the anticipated bid date/GMP execution date.

Response: Schedule has been updated and attached.

No further review comments for this section.

3.3.5 LOCAL ACTIONS AND APPROVALS

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Signed Local Actions and Approvals Certification(s):				
	a) Submittal approval certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Grade reconfiguration and/or redistricting approval certificate - <i>Not Applicable</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Provide the following to document approval and public notification of school configuration changes associated with the proposed project: - <i>Not Applicable</i>				
	a) A description of the local process required to authorize a change to the existing grade configuration or redistricting in the district	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) A list of associated public meeting dates, agenda, attendees and description of the presentation materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Certified copies of the governing body (e.g. School Building Committee) meeting notes showing specific grade reconfiguration and/or redistricting, vote language, and voting results if required locally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) A certification from the Superintendent stating the District's intent to implement a grade configuration or consolidate schools, as applicable. The certification must be signed by the Chief Executive Officer, Superintendent of Schools, and Chair of the School Committee.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

No further review comments for this section.

Additional Comments:

Facilities Assessment Subcommittee ("FAS") meeting:

Additional observations regarding the District's Preferred Solution were discussed in the January 18, 2017 FAS meeting, including:

- The District and design team clarified their selection of the new building Option 3C, and advantages of that option over the other new building options, as follows:
 - Option A (this is a rotated version of Option 3C)- less than optimal site circulation/ queuing space; requires fill for the little league field to be on the sloped portion
 - Option B (this shows that same footprint & floor plan as the Lexington Estabrook ES project) - Not the correct solar orientation; width of the site at that portion limits the ability for double loaded corridors; not ideal site circulation/ queuing space
 - Option C- preferred solar orientation; maximizes useable flat open space by using a corner of the site that is currently undeveloped; best site circulation/ queuing scenario
- The OPM / design team stated that the basis of design is very similar between new build options, so the cost would be very similar
- Discussions included the configuration of the core areas of the building, with some anticipated developments regarding layout of the stage, media center/ library, kitchen and receiving, and gymnasium. Once the final organization of these spaces is finalized, submit an updated space summary and floor plans to the MSBA.

Response: Understood.

- The District / design team is considering an internal greenhouse similar to Estabrook. The MSBA does not object to the District adding a greenhouse to the proposed project, however, eligibility for MSBA reimbursement of this area will be determined in the following Project Scope and Budget phase of the Feasibility Study.

Response: Understood.

Please provide a response to the discussion at the January 18, 2017 FAS meeting as part of the response to these review comments.

Attachment 'B' - Module 3 Preferred Schematic Space Summary Review

The MSBA review comments are as follows:

- **Core Academic** – The District is proposing a total of 31,650 net square feet (nsf) which exceeds the MSBA guidelines by 3,800 nsf. The proposed area in this category has not changed since the Preliminary Design Program submittal, including 2 general classrooms above MSBA guidelines, an ELL classroom, and various project areas. Space utilization for these classrooms is included in the submittal. The educational program notes need for 5 classrooms per grade, resulting in a total of 25 general classrooms and 5 kindergarten classrooms. MSBA accepts these variations from guideline with no further comment.
- **Special Education** – The District is proposing a total of 12,013 net square feet (nsf) which exceeds the MSBA guidelines by 4,463 nsf. The proposed area in this category has decreased by 12 nsf since the Preliminary Design Program submittal. Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education (DESE). The District should provide this information for this submittal with the Schematic Design Submittal. Formal approval of the District's proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA.

Response: Understood.

- **Art and Music** – The District is proposing a total of 5,000 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. No further comments.
- **Health and Physical Education** – The District is proposing a total of 6,300 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. No further comments.
- **Media Center** – The District is proposing a total of 3,700 nsf which exceeds the MSBA guidelines by 128 nsf. The proposed area in this category has not changed since the Preliminary Design Program submittal. This is due to the inclusion of a 200 nsf instructional tech staff office as described in the PDP submittal. MSBA will continue to evaluate eligibility of excessive area in this category in the subsequent Project Scope and Budget submittal.

Response: Understood.

- **Dining and Food Service** – The District is proposing a total of 8,460 nsf which exceeds the MSBA guidelines by 1 nsf. The proposed area in this category has not changed since the Preliminary Design Program submittal. The MSBA accepts this variation to guidelines. No further comments.
- **Medical** – The District is proposing a total of 610 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. No further comments.

- **Administration and Guidance** – The District is proposing a total of 2,630 nsf which is 1 nsf below the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. The MSBA accepts this variation to guidelines. No further comments.
- **Custodial and Maintenance** – The District is proposing a total of 2,245 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. No further comments.
- **Other** - The District is proposing a total of 500 nsf which exceeds the MSBA guidelines by 500 nsf. The proposed area in this category has not changed since the Preliminary Design Program submittal. This area is for an existing 500 nsf extended day program. The MSBA does not object to the District adding this area to the proposed project, however, the associated area will be deemed ineligible for reimbursement.

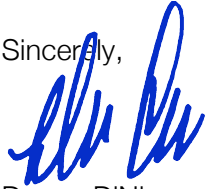
Response: Understood.

- **Total Building Net Floor Area** – The District is proposing a total of 73,108 nsf which exceeds the MSBA guidelines by 8,391 nsf. The proposed area has decreased by 12 nsf since the Preliminary Design Program submittal. Refer to the comments in each space category above. MSBA will continue to evaluate eligibility of area in the subsequent Project Scope and Budget submittal.
- **Total Building Gross Floor Area** – The District is proposing a total of 110,000 gsf which exceeds the MSBA guidelines by 16,475 gsf. The proposed area has not changed since the Preliminary Design Program submittal. Eligibility of gross square feet will be determined by the eligible net square feet determined in the Project Scope and Budget phase multiplied by a grossing factor of 1.5 (in no case shall the grossing factor for new construction exceed a grossing factor of 1.5).

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.

We trust these responses have adequately addressed the concerns and comments of the MSBA for the Hastings Elementary School Preferred Schematic Report submission. If any additional information is required, please do not hesitate to let us know.

Sincerely,



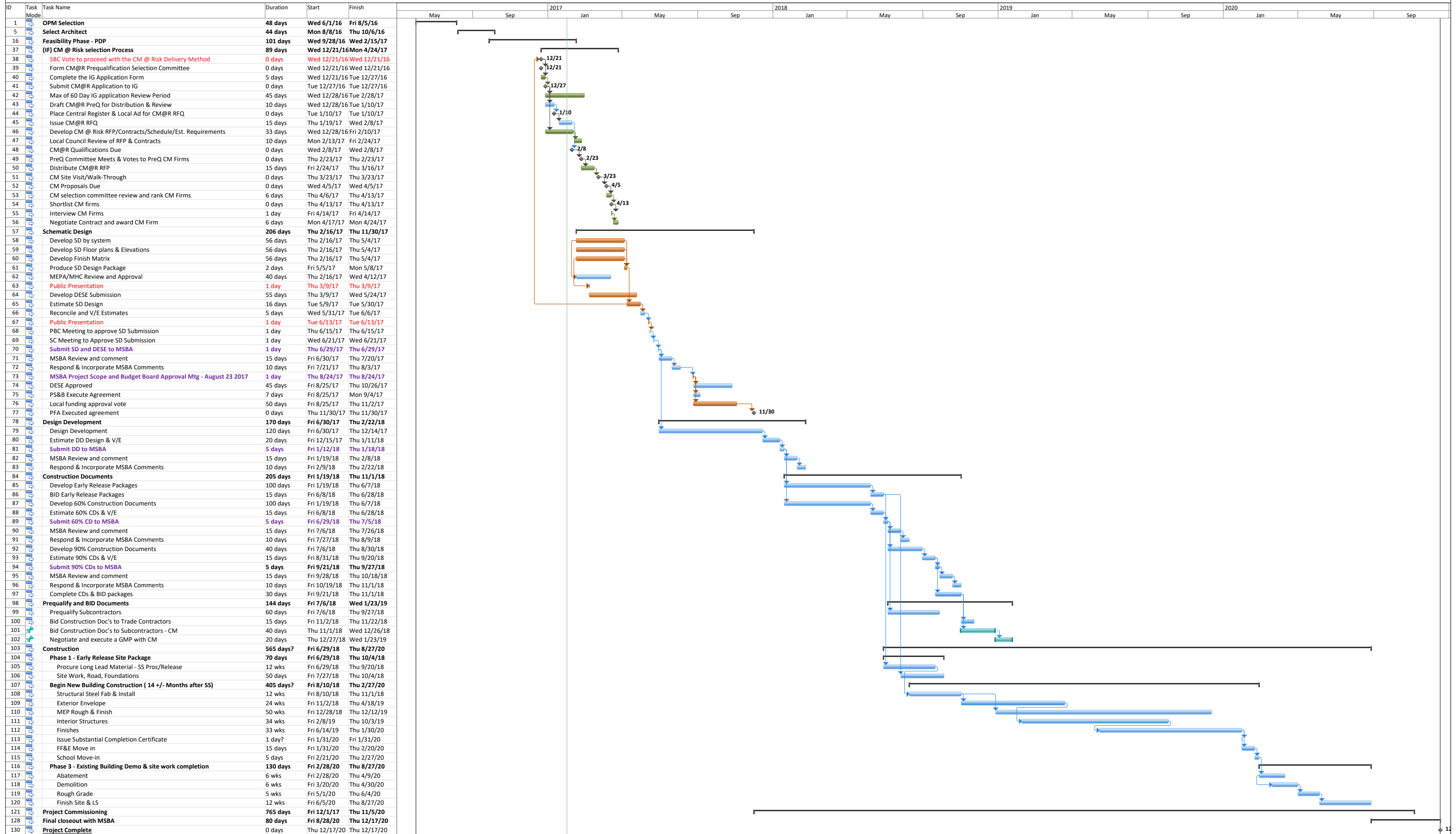
Donna DiNisco
DiNISCO DESIGN

DJC/meh

cc: Suzanne E. Barry, Chair, Lexington Board of Selectmen
Patrick Goddard, Director of Public Facilities, Town of Lexington
William J. Hurley, Chair, Lexington School Committee
Dr. Mary Czajkowski, Superintendent, Lexington Public Schools
Louise Lipsitz, Principal, Maria Hastings Elementary School
Trip Elmore, Owner's Project Manager, Dore & Whitter Management Partners, LLC

Enclosures: Maria Hastings Elementary School Feasibility & Schematic Design Timeline 2/1/17 - SD Submission

Maria Hastings Elementary School Feasibility & Schematic Design Timeline 2/1/17 - SD Submission



Project: Maria Hastings Elementa
Date: Wed 2/1/17

█ Task
 ◆ Milestone
 ▬ Project Summary
 ▬ External Milestone
 ◆ Inactive Milestone
 ▬ Manual Task
 ▬ Manual Summary Rollup
 ▬ Start-only
 ▬ Deadline
 ▬ Manual Progress
 ▬ Progress

▬ Split
 ▬ Summary
 ▬ External Tasks
 ▬ Inactive Task
 ▬ Inactive Summary
 ▬ Duration-only
 ▬ Manual Summary
 ▬ Finish-only
 ▬ Progress

