June 20, 2023

Burlington Fox Hill Elementary School Project

School Building Committee Meeting #10

June 20, 2023, 6:00 PM

DORE + WHITTIER

DINISCO DESIGN
architects + planners

SBC Meeting Agenda – June 20, 2023, 6:00PM

1. *Call to Order & Intro*
2. *Approval of May 30th, 2023 Meeting Minutes*
3. *Working Group Update*
4. *Review of Educational Program & Space Summary*
5. *Criteria Matrix Review*
6. *Design Concepts Review*
7. *Upcoming Milestones/Dates*
8. *Other Topics not Reasonably Anticipated 48 hours prior to the meeting*
9. *Public Comment*
10. *Next meetings*
11. *Adjourn*

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Previous Meeting Minutes

1. *May 30th, 2023, Minutes*

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Working Groups

- *Executive Working Group*
  - *6/16-Reviewed upcoming SBC Meetings*
- *Communications Working Group*
  - *6/15-Discussed Distribution of Community Meeting Flyer*
- *Sustainability Working Group*
  - *6/1-Reviewed SBC goals*

School Building Committee Meeting

BURLINGTON ELEMENTARY SCHOOL

Burlington, MA

June 20, 2023

DINISCO DESIGN

MSBA Process

Module 3 Activities - Feasibility Study:

Submit Preliminary Design Program (PDP)

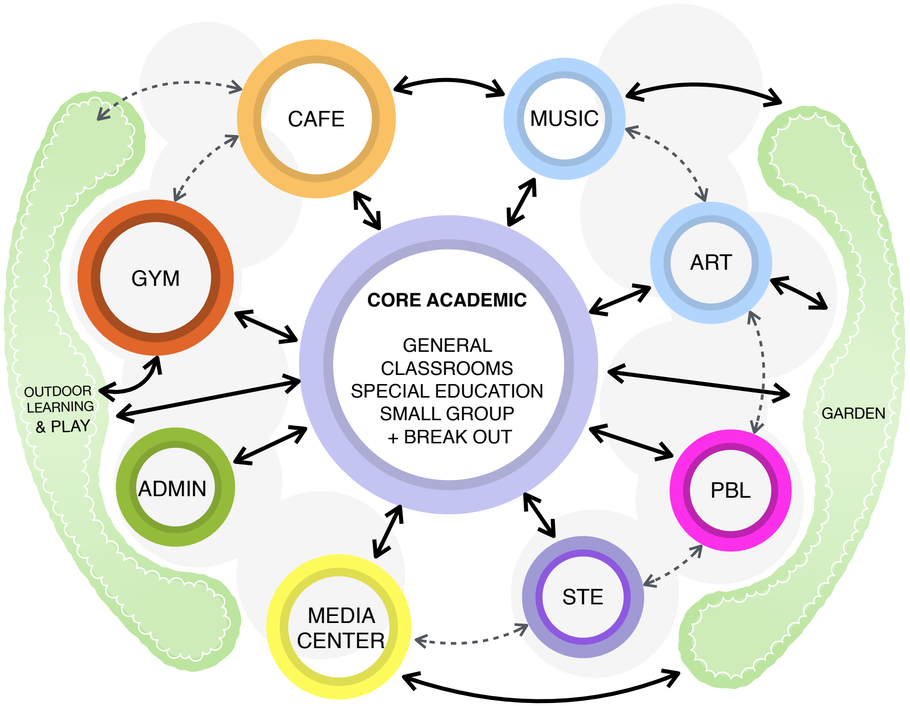
- Educational program and Space Summary
- Existing conditions report
- Establish design parameters
- Develop and evaluate alternates

Preferred Schematic Report:

- Summarize the process and conclusions of the Preliminary and Final Evaluation of Alternatives
- Cost comparison table
- Document District's selection and recommendation of the most cost effective and educationally appropriate preferred solution to the MSBA
- Submit Preferred Schematic Report (PSR)

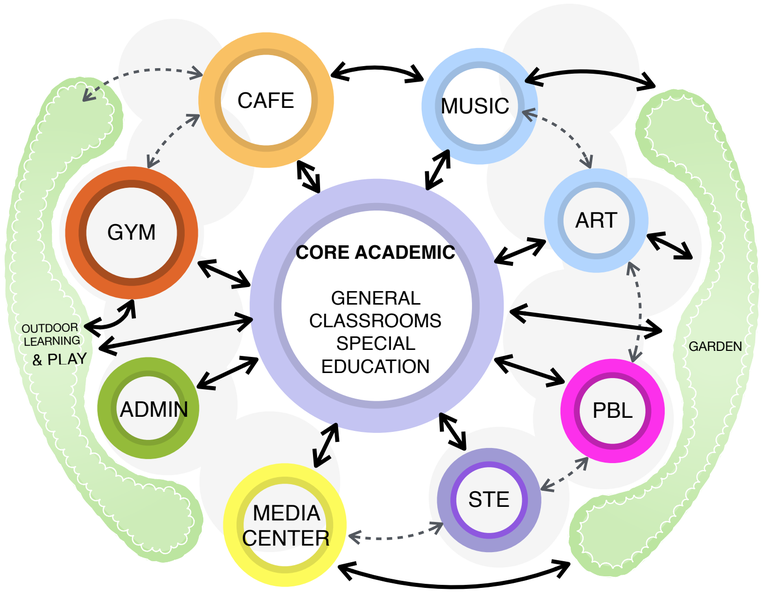
MSBA Process | Educational Program

- Identifies special education programs offered district-wide
- Identifies programs to be offered within the “new” Fox Hill School
- Identifies programmatic spatial relationships and adjacencies
- The program defines the space needs and total square footage for the project



MSBA Process | Educational Program

- Grade & School Configuration Policies
- Class Size Policies
- School Scheduling Method
- Teaching Methodology and Structure
- Teacher Planning
- Pre-Kindergarten Program
- Kindergarten Program
- Lunch Programs
- Technology Instruction Policies & Program Requirements
- Visual Art Programs
- Music/Performing Arts Programs
- Physical Education Programs
- Special Education Programs
- Vocations and Technology Programs
- Core Academic Space Narrative
- Transportation Policies
- Functional & Spatial Relationships and Key Programmatic Adjacencies
- Security & Visual Access Requirements



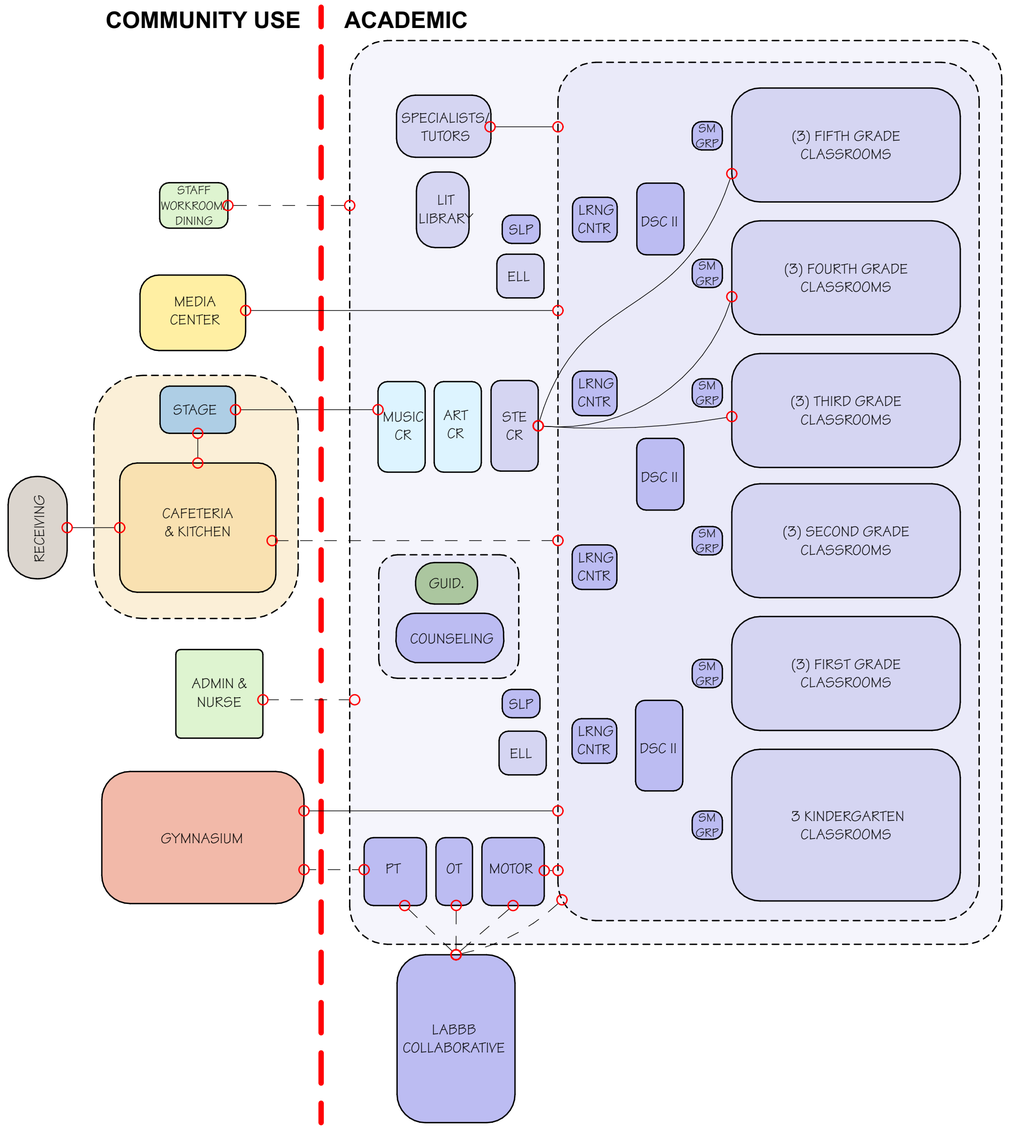
Preliminary Space Summary | Update

Program	Fox Hill Existing Conditions	Fox Hill Only @ MSBA Standards (325 Students)	Combined Fox Hill + Pine Glen School @ MSBA Standards (640 Students)	Comments
Core Academic	24,815 NFA	23,150 NFA	46,300 NFA	Includes general classrooms, STE classroom, ELL, literacy + math specialists, tutors
Special Ed.	4,485 NFA	15,225 NFA[1]	24,325 NFA[2]	Includes LABBB program, DSC, support spaces (SLP, BCBA, Learning Centers, Small Group / Reading, OT/PT, Team Chair, Psychologist, Adjustment Counselor, etc.)
Art/Music	2,160 NFA	2,500 NFA	5,000 NFA	
Health & PE	4,170 NFA	7,300 NFA	7,300 NFA	Full size gym supports MIAA HS basketball court
Media Center	1,365 NFA	2,130 NFA	3,550 NFA	
Dining (Cafe, Kitchen, Stage, Teacher Dining)	6,610 NFA	5,567 NFA	8,413 NFA	
Medical / Admin	1,790 NFA	2,855 NFA	6,150 NFA	
Custodial / Main	860 NFA	1,925 NFA	2,240 NFA	
Other	0 NFA	0 NFA	0 NFA	
Sub Total Program	46,255 NFA	60,652 NFA	103,278 NFA	
Total Gross Sq. Ft. (GSF) (Gross SF / NFA = 1.5)	64,400 GSF	90,978 GSF	154,917 GSF	

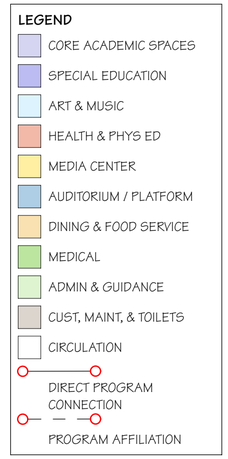
NFA = Net Floor Area

Notes:
1. Fox Hill Only includes LABBB program, DSC II, and support spaces
2. Combined Fox Hill + Pine Glen includes LABBB program, DSC I, DSC II and support spaces

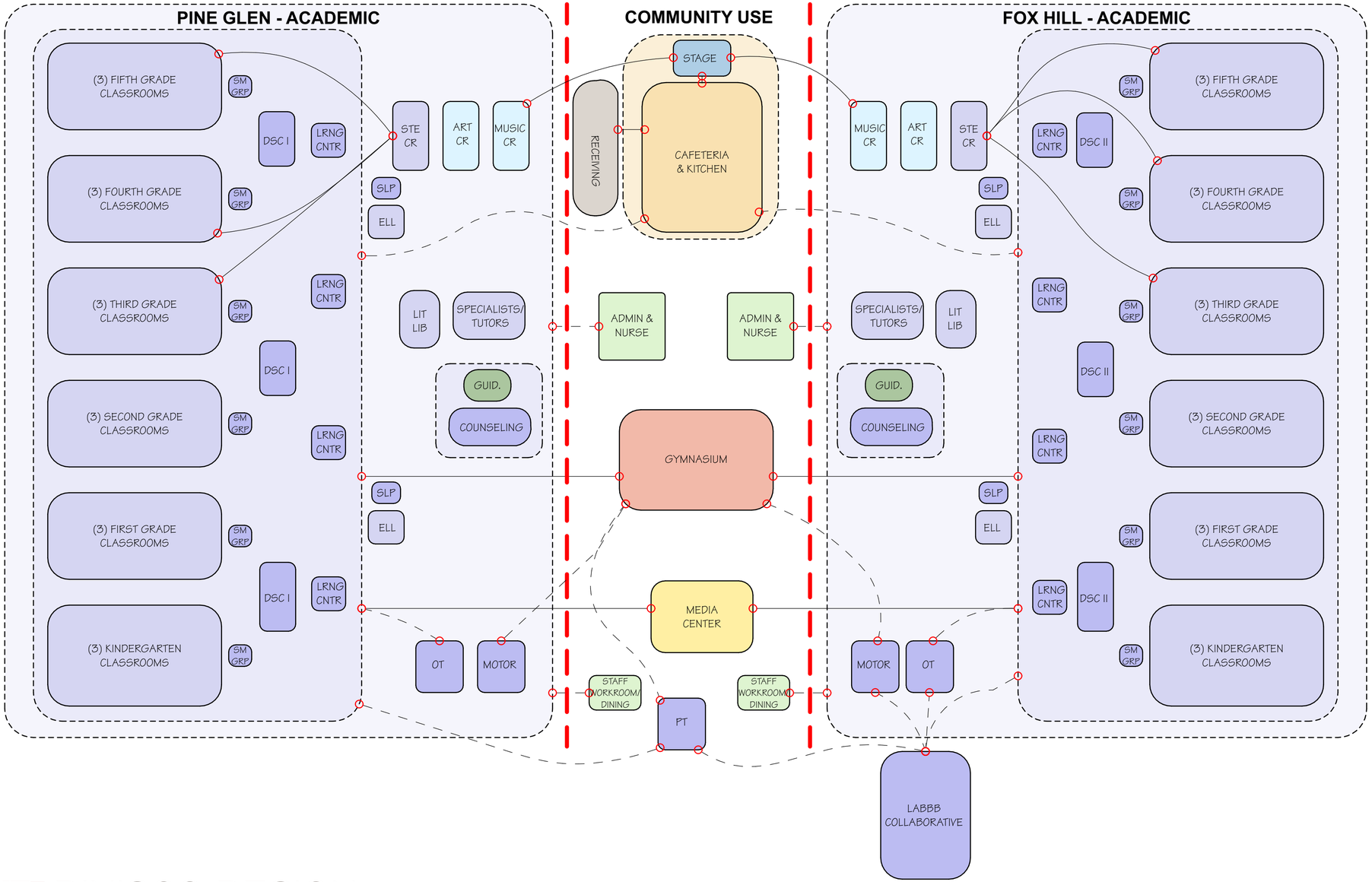
Spatial Relationships | Fox Hill School Only - 325 Students



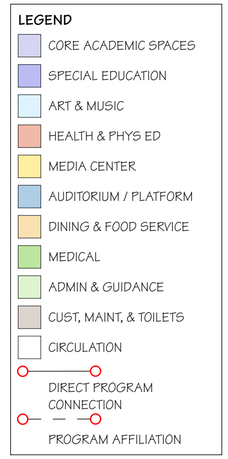
- Create optimum adjacencies between programs
- Classrooms clustered by grade
- Integrated student support
- Integrated Special Education
- Vertical and horizontal collaboration
- Zoned for after school / community use



Spatial Relationships | Fox Hill and Pine Glen School - 640 Students



- Create optimum adjacencies between programs
- Two separate schools sharing cafeteria, gymnasium and media center in one facility
- Classrooms clustered by grade
- Integrated student support
- Integrated Special Education
- Vertical and horizontal collaboration
- Zoned for after school / community use



Traffic and Safety | Preliminary Traffic Study Findings

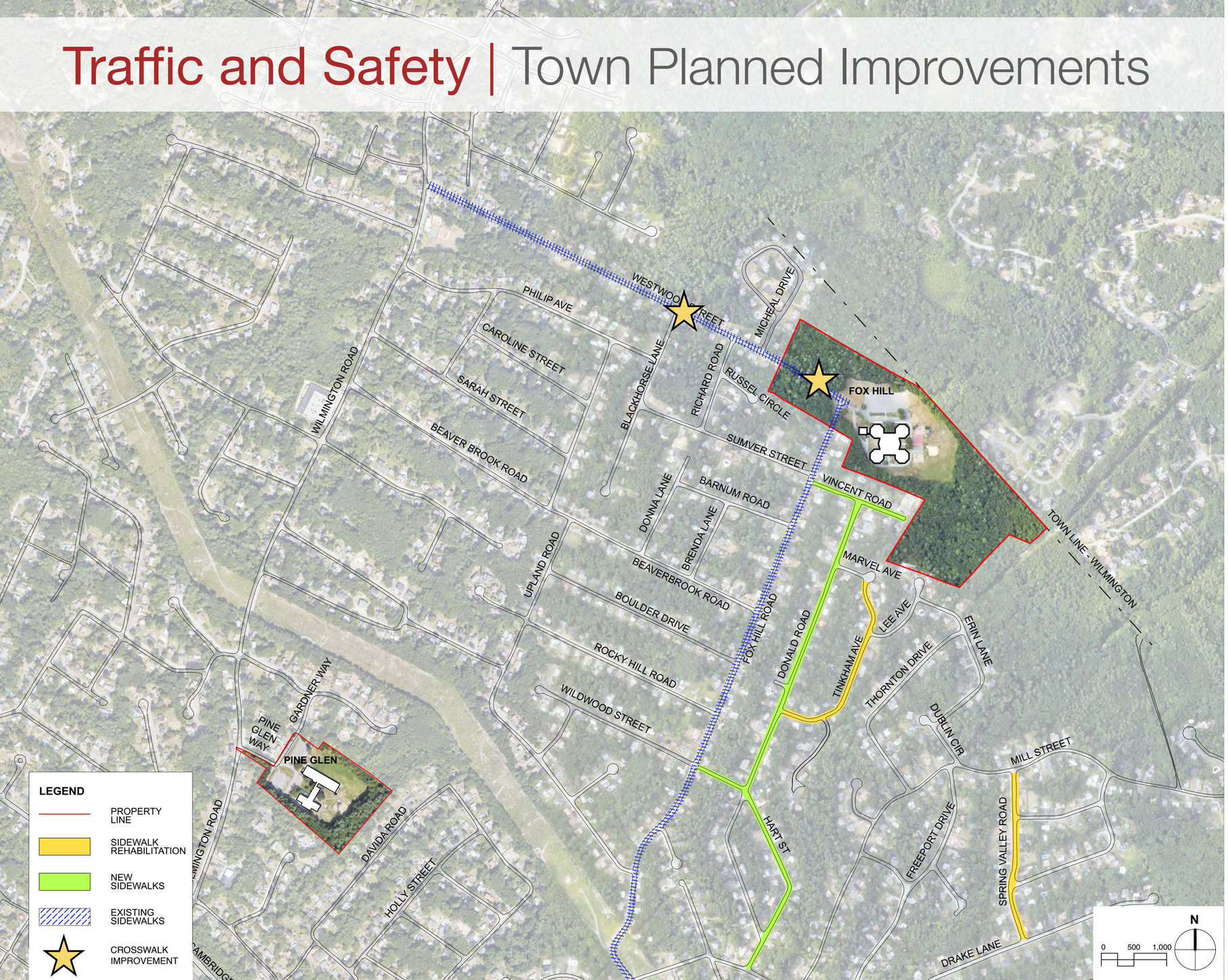
Traffic Study (Intersections - Fox Hill/Westwood and Westwood/Wilmington)

- Data collection and counts include vehicles, bicycles and pedestrians
- Intersections are highly graded for level of service
- Average traffic speed is 30-32 mph
- Longest traffic queue is 2 cars
- Vehicle Crash Data Review - 6 total over the last 5 years (3 of them single car incidents)

Safety Improvement Recommendations

- Update school zone and crosswalk signage and striping to meet current standards
- Add crosswalks and signage at Fox Hill / Vincent, and Westwood / Richard
- Widen existing sidewalks to 8 feet to accommodate bikes and walkers
- Create buffer space between sidewalks and roadways
- Add traffic calming measures (chicanes, chokers, curb extensions, median islands, narrow travel lanes, speed hump or tables)

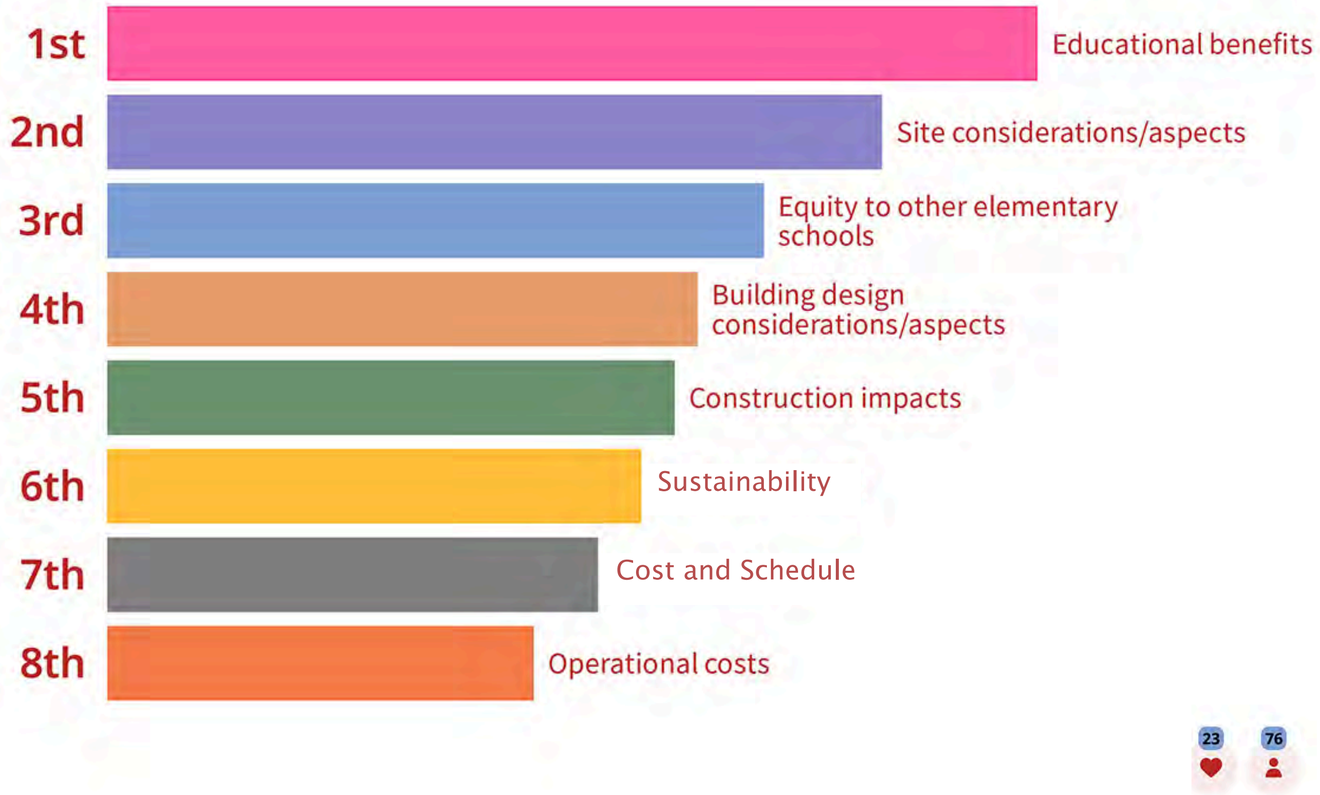
Traffic and Safety | Town Planned Improvements



- New signs and lines at Fox Hill School (DPW)
- Flashing lights at crosswalks, pending (Safe Routes to School)
- Updated signage at mid block crosswalks and re-striping (DPW)
- New sidewalks - 2029-2030 (Town Capital Project)
- Rehab existing sidewalks - 2023-2026 (DPW)

Community Input | Updated Priorities and Criteria

Ranked Priorities for the School



Sustainability Working Group | Meeting Summary

Burlington is Designated Green Community

- Stretch Energy Code - New buildings required to be 10% more energy efficient than the updated base energy code (2019 ASHRAE 90.1 appendix G)
- Reduce overall municipal energy use by 20%

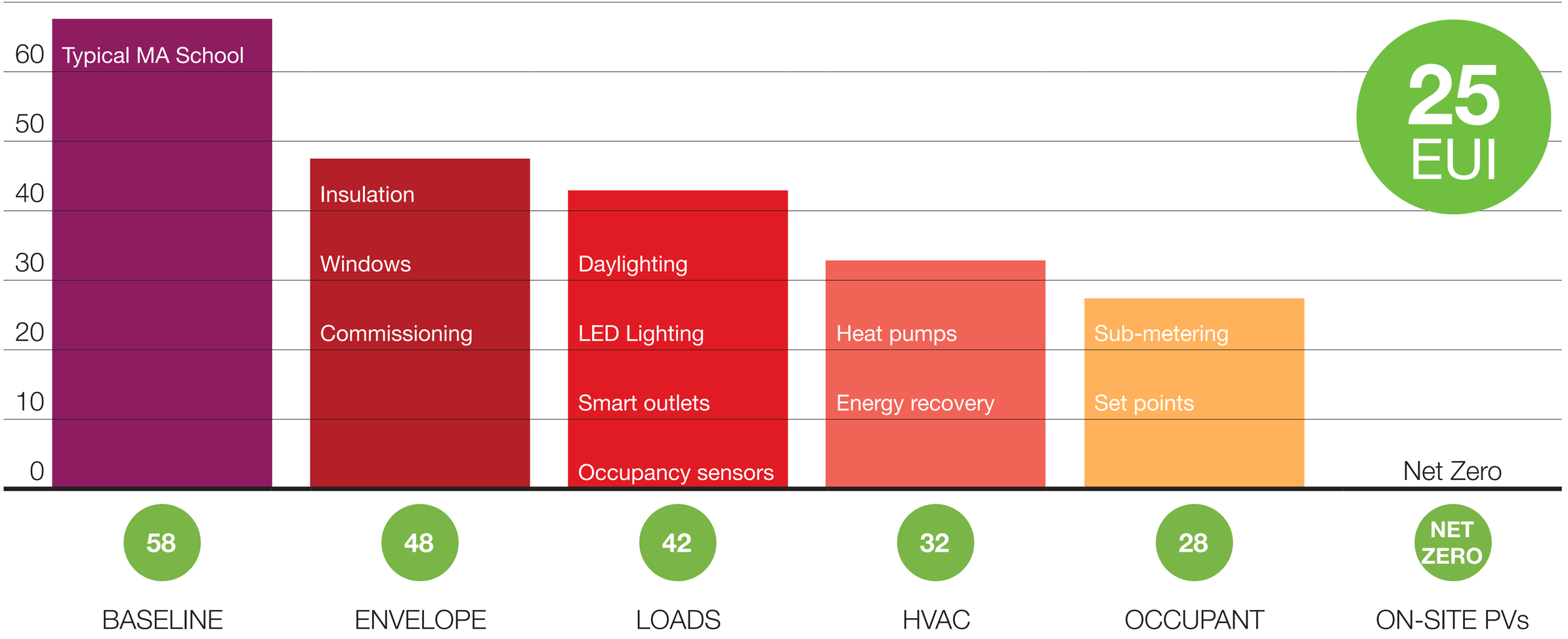
Building Code Updates

- New 780 CMR (Mass. State Building Code 10th Edition) adopts 2021 IECC (International Energy Conservation Code) effective July 1, 2023.
- 2021 IECC has more stringent requirements for building envelope performance than current IECC (2015)
- New Stretch Energy Code effective July 1, 2023 further increases the energy efficiency requirements

Sustainability Working Group | Meeting Summary

- Net Zero Energy (NZE) and Triple Net Zero (Energy, Water and Waste)
- Rainwater Harvesting System to be considered
- All electric building vs gas building to be considered.
- Mechanical systems to be further studied
  - Gas heat and electric cooling
  - Air source heat pumps (ASHP) - VRF or air to water heat pump
  - Ground source heat pumps (GSHP) - Geothermal system
- BPS Facilities Department to make final recommendation of mechanical systems. (systems must be easy to maintain)

Path to Net Zero | Designing a High Performance Building



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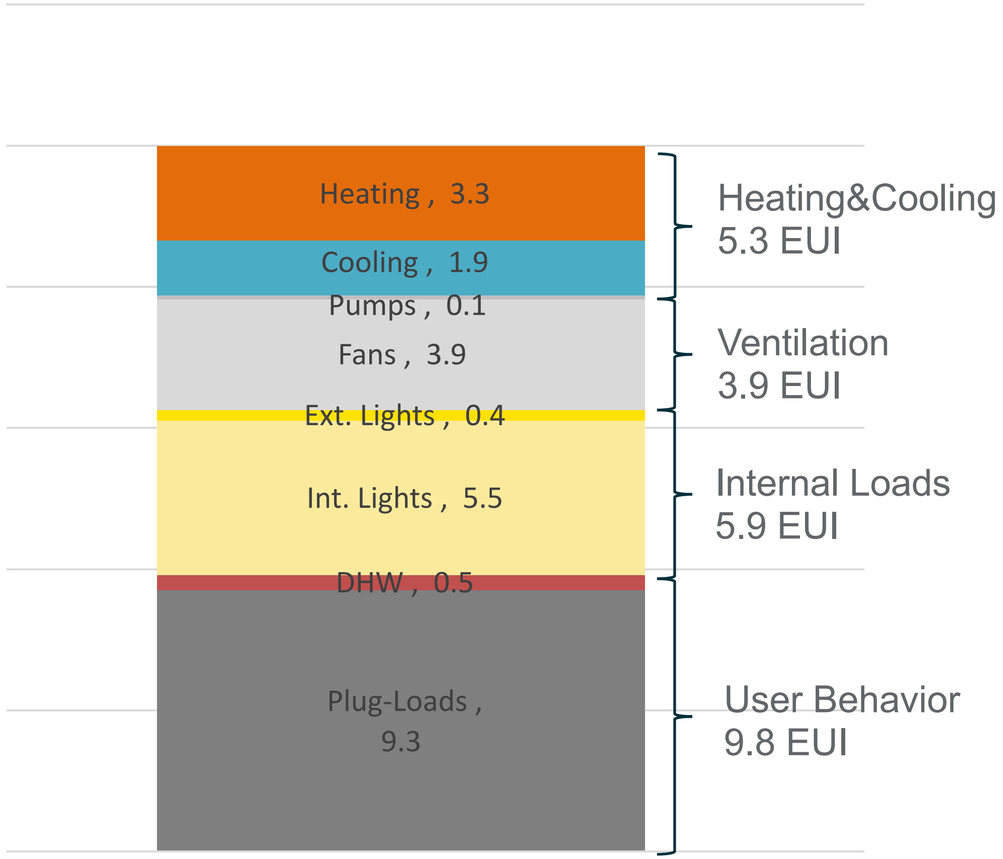
EUI - Energy Use Intensity - KBTU/sf/year

Path to Net Zero | 25 EUI Target

Strategies

- Reduce energy demand
  - Reduce plug and lighting load and improve envelope
- Harvest site energy
  - Building orientation, daylighting
- Maximize efficiency
  - Efficient equipment (ie GSHP) and heat recovery
- Renewable energy
  - Generate enough energy on site to meet all energy demands of the facility



Typical ZNE School Energy End Uses

PDP Options | Required to be evaluated

Alternative	Description	Location	# of students	# of classrooms	Solution
Option No. 1	Code Upgrade / Repair Only	Fox Hill School	325 Students	3 classrooms / grade	Fox Hill Only
Option No. 2	Addition / Renovation	Fox Hill School	325 Students	3 classrooms / grade	Fox Hill Only
Option No. 3	New Construction	Fox Hill School	325 Students	3 classrooms / grade	Fox Hill Only
Option No. 4	Code Upgrade / Repair Only	Fox Hill School	640 Students	2 x 3 classrooms /grade	Combined Fox Hill & Pine Glen
Option No. 5	Addition / Renovation	Fox Hill School	640 Students	2 x 3 classrooms /grade	Combined FHES + PGES building with independent schools
Option No. 6	New Construction	Fox Hill School	640 Students	2 x 3 classrooms /grade	Combined FHES + PGES building with independent schools
Option No. 7	Addition / Renovation	Pine Glen School	640 Students	2 x 3 classrooms /grade	Combined FHES + PGES building with independent schools
Option No. 8	New Construction	Pine Glen School	640 Students	2 x 3 classrooms /grade	Combined FHES + PGES building with independent schools

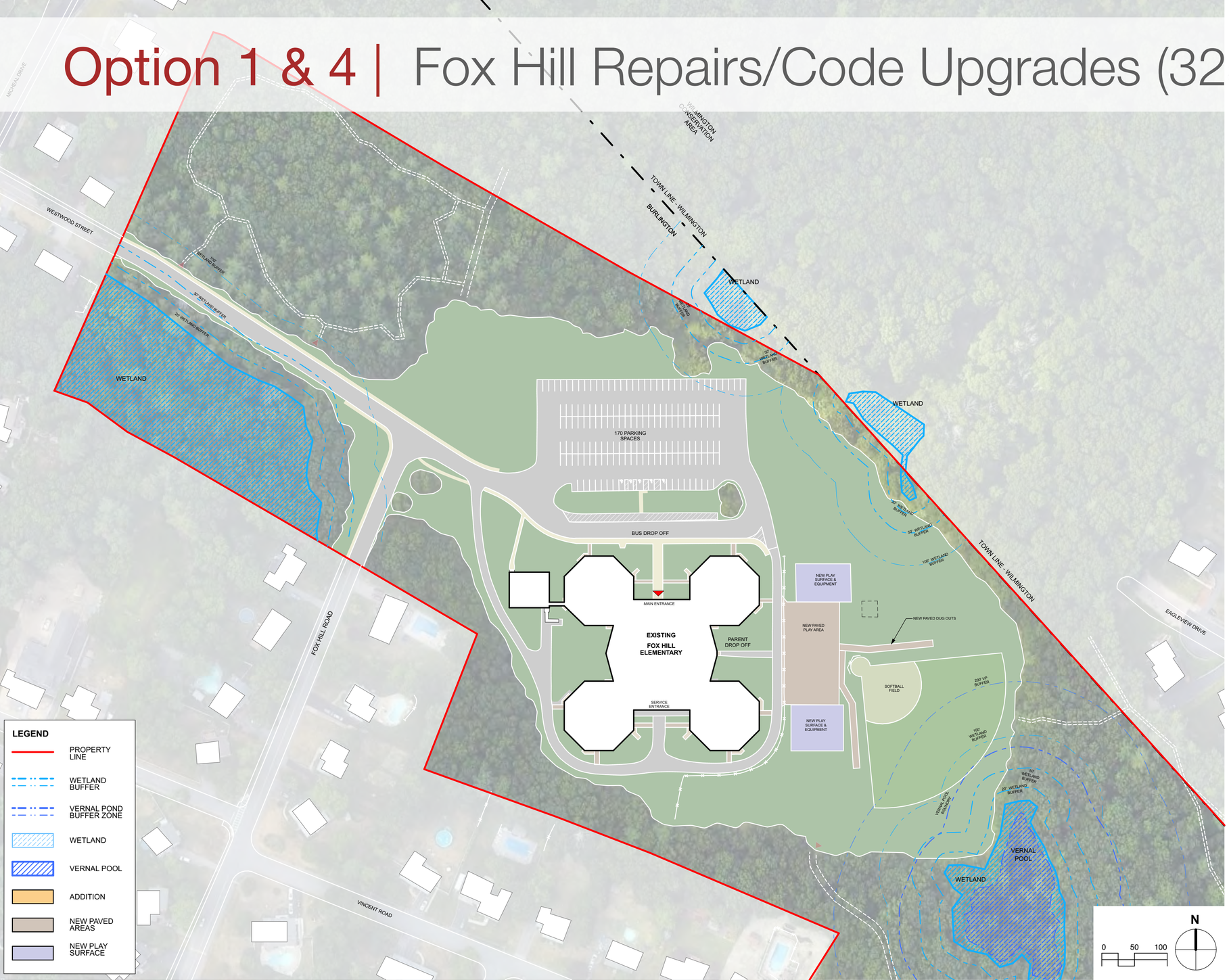
PDP Cost Estimate | "Basis of Design" at Fox Hill

	Options 1 and 4 Code Upgrade/Repairs Only 325/640 students	**Option 2 and 5 Addition/Renovation 325/640 students**	**Option 3 and 6 Demo/New Constn 340/640 Students**
	64,400 GSF	101,400 GSF/156,000 GSF	91,000 GSF/ 155,000 GSF
	Phased occupied construction	School vacated, students relocated to swing space.	New construction on occupied site
Building Scope of Work	• MAAB interior renovations • New interior finishes • Structural repairs • Envelope improvements • Upgrade existing electrical system • Replace fire alarm system • Replace existing unit ventilator system and gas boilers with VRF system. • New fire protection system • Renovate kitchen space, provide new kitchen equipment <u>Site:</u> General site improvements for MAAB compliance	• MAAB interior renovations & space mining in existing spaces to remain • Structural repair/upgrades for existing building areas that remain • New interior finishes • New 3-stop elevator • Envelope Improvements • Replace fire alarm system • New switch gear, feeders; new generator • Upgrade existing tech cabling • Replace HVAC system gas fired HVAC system w/ chilled beams. <u>Alternate pricing</u> for geothermal wells. • New fire protection system • Renovate and expand kitchen, provide new kitchen equipment <u>Demolition</u>: • Modulars • Abate existing school, selective demolition <u>Addition</u>: New cafetorium, kitchen, stage classrooms & mechanical space <u>Site:</u> Improvements for MAAB compliance New playgrounds, fields, site lighting, stormwater system	Construction of new three story (or two story) structure on site while existing school remains operational. • HVAC System: Gas heating with electric AC <u>Provide Alternate pricing</u> Ground source heat pumps with geothermal wells • New foundations: Conventional spread footings <u>Demolition:</u> • Modulars • Abate existing school, selective demolition <u>Site:</u> Sitework to be completed after demolition.

PDP Cost Estimate | "Basis of Design" at Pine Glen

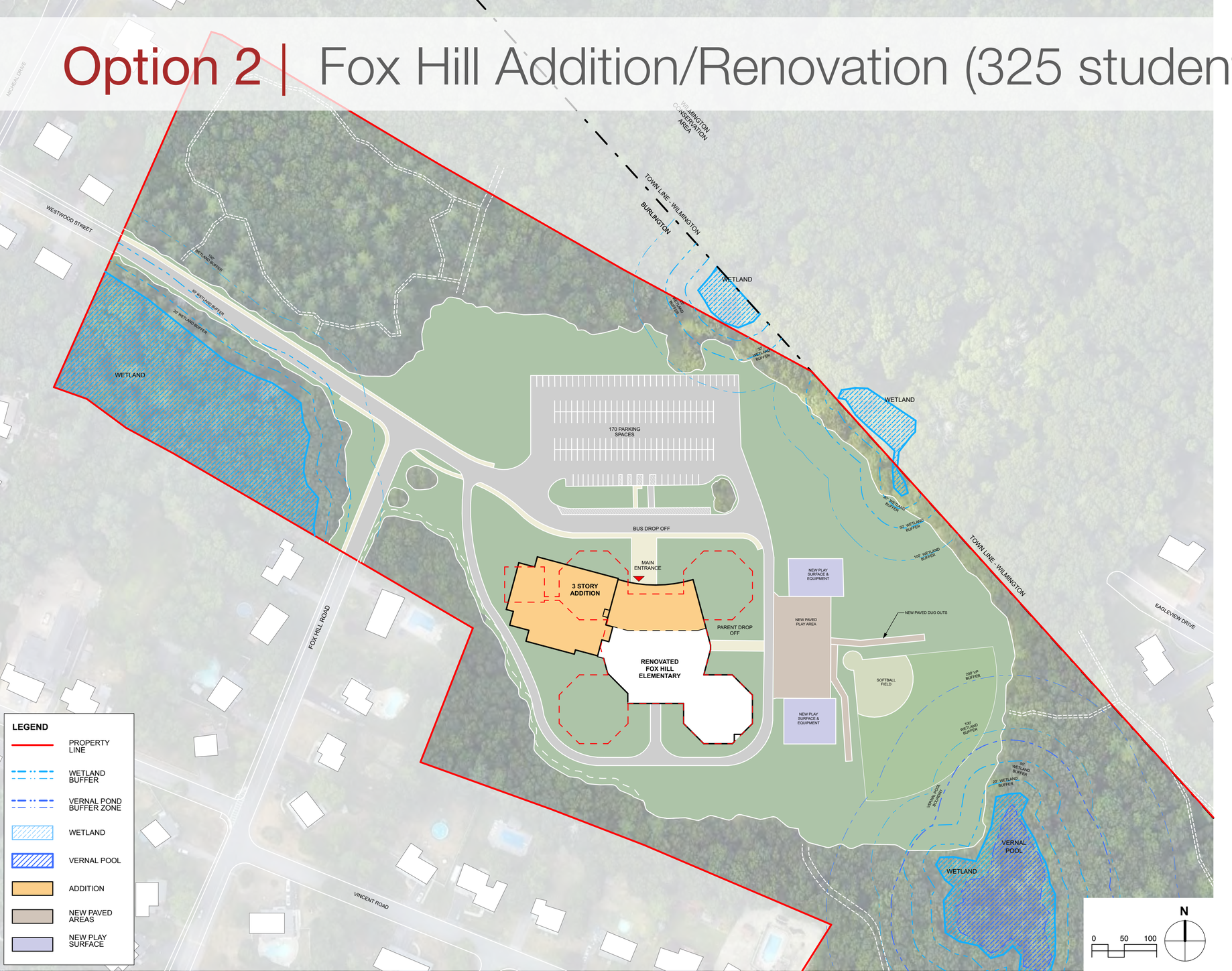
	Option 7 Addition/Renovation 640 students	Option 8 Demo/New Constn 640 Students	Option 9 (Non-MSBA) Demo/New Constn 325 Students
	164,400 GSF (Reno: 40,000 SF , Addition: 124,400 SF)	155,000 GSF	83,000 GSF
	School occupied during construction. Demo and renovation to occur after move into new wing.	New construction on occupied site	New construction on occupied site
Building Scope of Work	• MAAB interior renovations & space mining in existing spaces to remain • Structural repair/upgrades for existing building areas that remain • New interior finishes • New 5-stop elevator, due to existing split level layout. • Envelope Improvements • Replace fire alarm system • New switch gear, feeders; new generator • Upgrade existing tech cabling • Replace HVAC system gas heating with electric AC (chilled beams) • New fire protection system • Renovate and expand kitchen, provide new kitchen equipment <u>Demolition</u>: • Abate existing school, selective demolition <u>Addition</u>: New cafetorium, kitchen, stage classrooms & mechanical space <u>Site:</u> Improvements for MAAB compliance New playgrounds, fields, site lighting, stormwater system	Construction of new three story structure on site while existing school remains operational. • HVAC System: Gas heating with electric AC <u>Provide Alternate pricing:</u> Ground source heat pumps with geothermal wells • New foundations: Conventional spread footings <u>Demolition:</u> • Existing school building when new school is completed <u>Site:</u> Sitework to be completed after demolition	Construction of new three story structure on site while existing school remains operational. • HVAC System: Gas heating with electric AC <u>Provide Alternate pricing:</u> Ground source heat pumps with geothermal wells • New foundations: Conventional spread footings <u>Demolition:</u> • Existing school building when new school is completed <u>Site:</u> Sitework to be completed after demolition

Option 1 & 4 | Fox Hill Repairs/Code Upgrades (325/640 students)



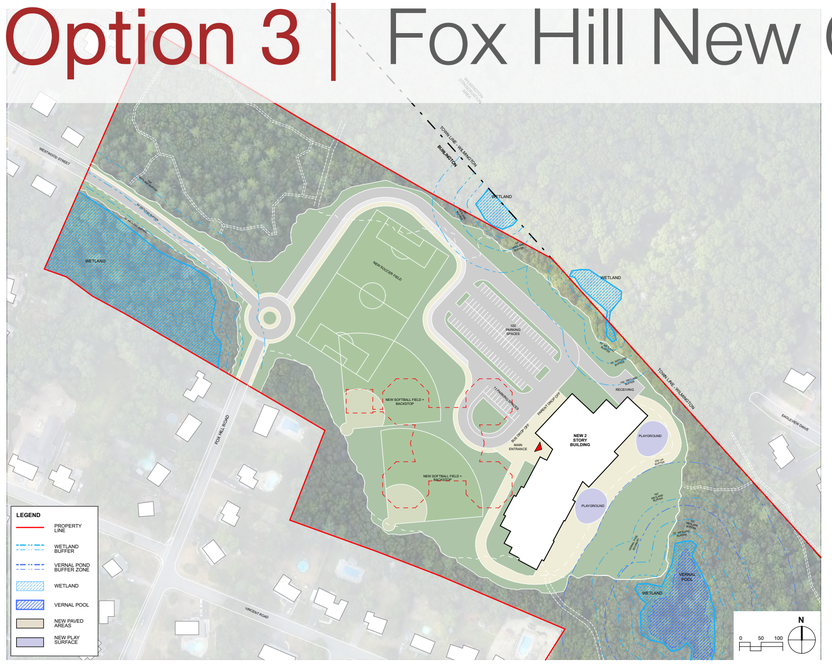
- Existing single story building 64,400 GSF to remain
- Phased occupied construction for repairs/code upgrades
- Upgrades include improvements for:
  - life-safety
  - building code compliance
  - accessibility compliance
  - mechanical, electrical, plumbing and fire protection systems replacement/installation
  - envelope replacement
- Does not meet educational program
- Pine Glen remains as is

Option 2 | Fox Hill Addition/Renovation (325 students) | Conceptual

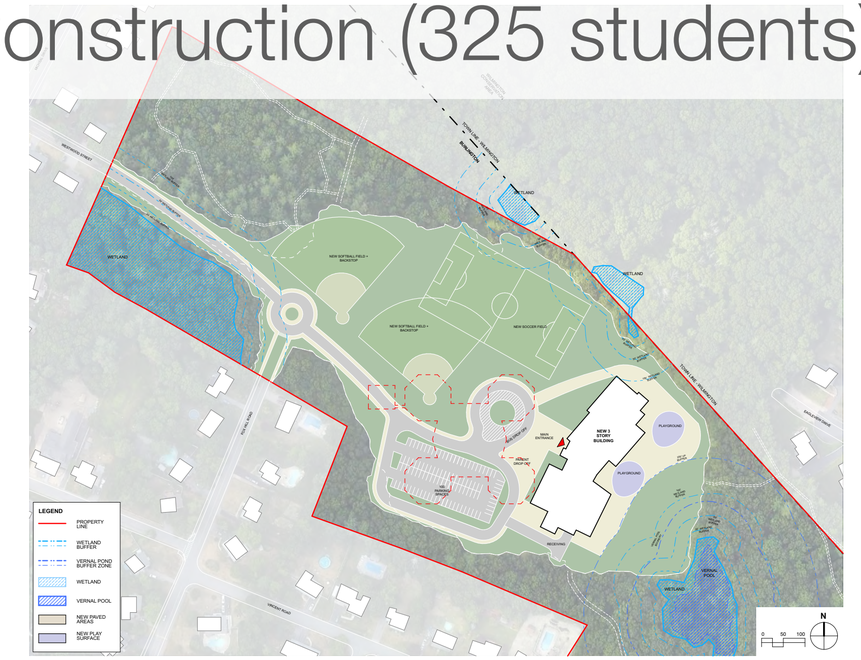


- Existing building to be partially demolished
- Proposed three story addition
- Requires building to be vacated for addition/renovation
- Meets educational program
- Pine Glen remains as is

Option 3 | Fox Hill New Construction (325 students) | Conceptual



Two-story building on eastern part of the Fox Hill site



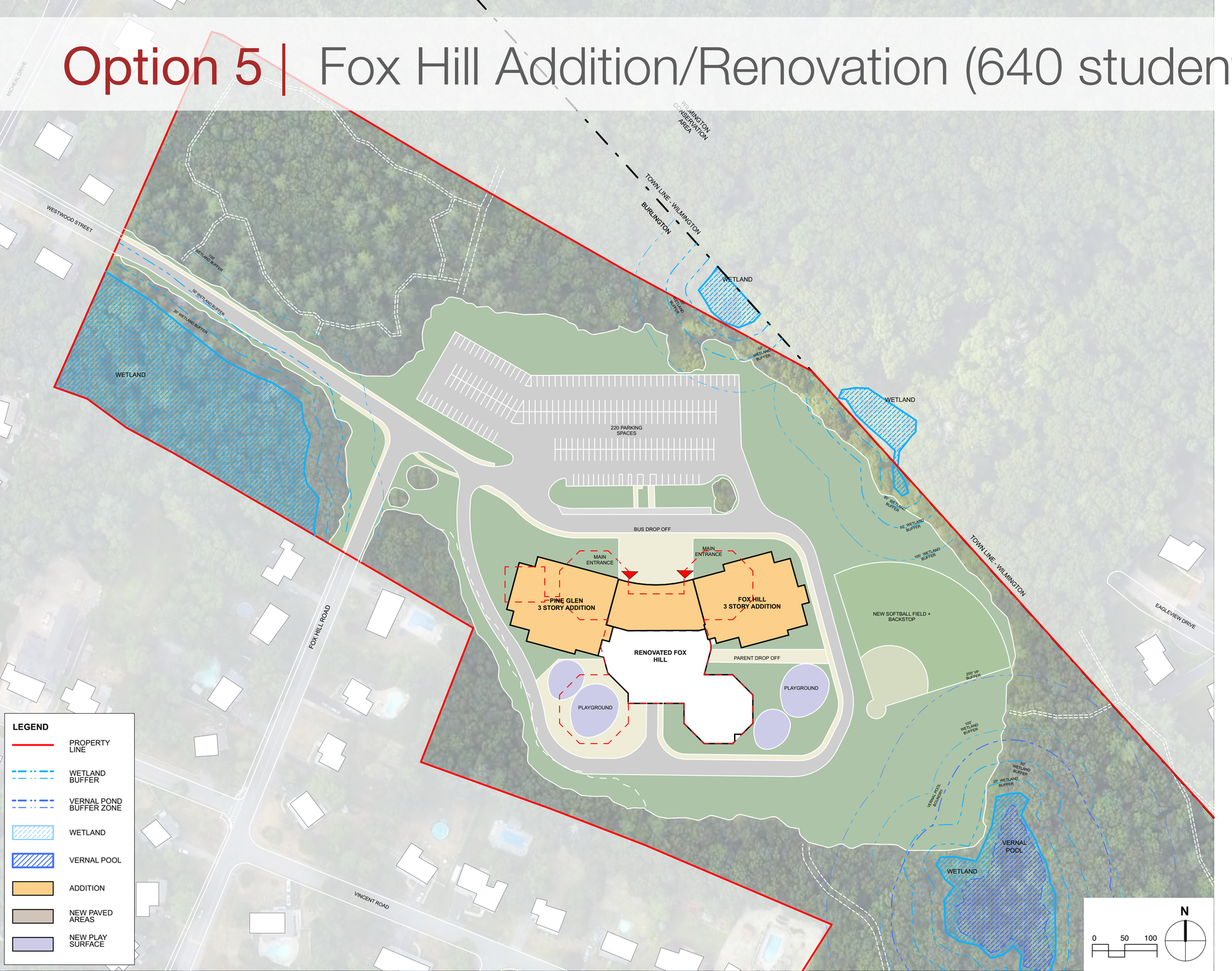
Three-story building on eastern part of the Fox Hill site

Two-story building on northern part of the Fox Hill site

Three-story building on northern part of the Fox Hill site

- Proposed building 91,000 GSF
- Existing school remains operational during construction
- Existing building to be demolished after new building is complete
- Meets educational program
- Pine Glen remains as is

Option 5 | Fox Hill Addition/Renovation (640 students) | Conceptual



- Proposed building 156,000 GSF
- Existing building to be partially demolished
- Requires building to be vacated for addition/renovation
- 25,000 GSF of existing building to be renovated, 131,000 GSF 3-story building addition
- Meets educational program
- Pine Glen becomes available for alternative use such temporary student space during HS construction project, BECC, other

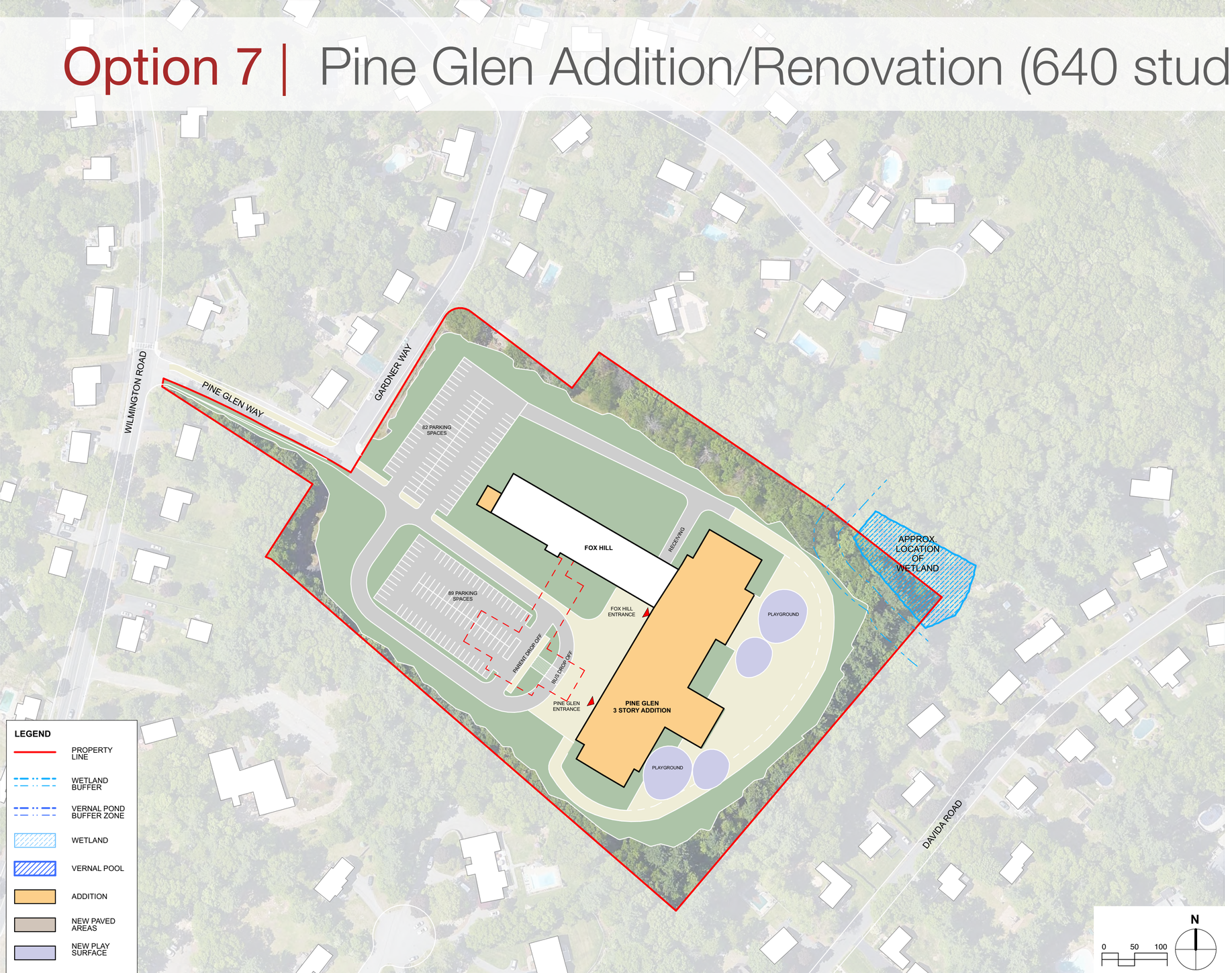
Option 6 | Fox Hill New Construction (640 students) | Conceptual

- Proposed 3-story building 155,000 GSF
- Existing school remains operational during construction
- Existing building to be demolished after new building is complete
- Meets educational program
- Pine Glen becomes available for alternative use such temporary student space during HS construction project, BECC, other

Three-story building on norther part of the Fox Hill site

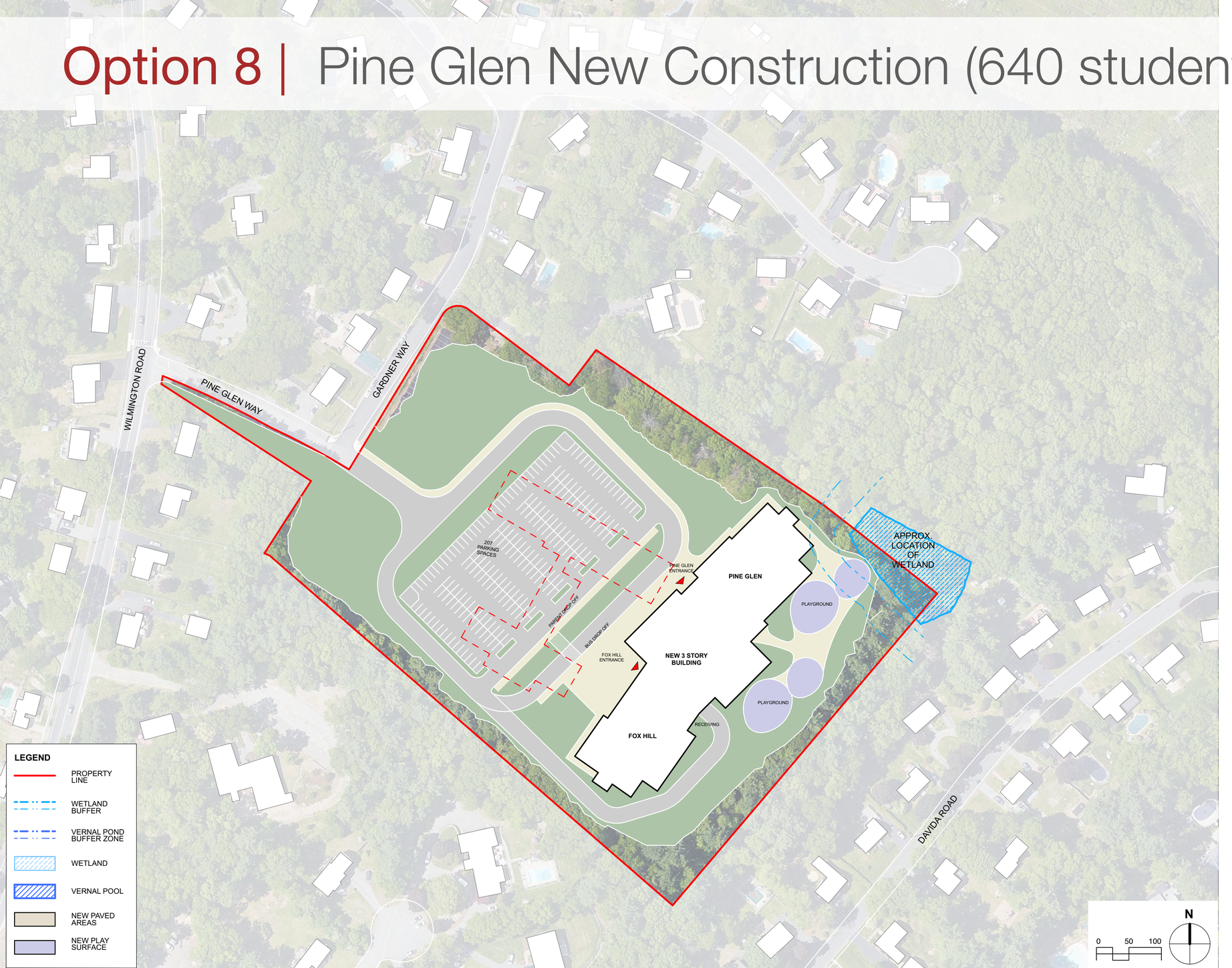
Three-story building on eastern part of the Fox Hill site

Option 7 | Pine Glen Addition/Renovation (640 students) | Conceptual



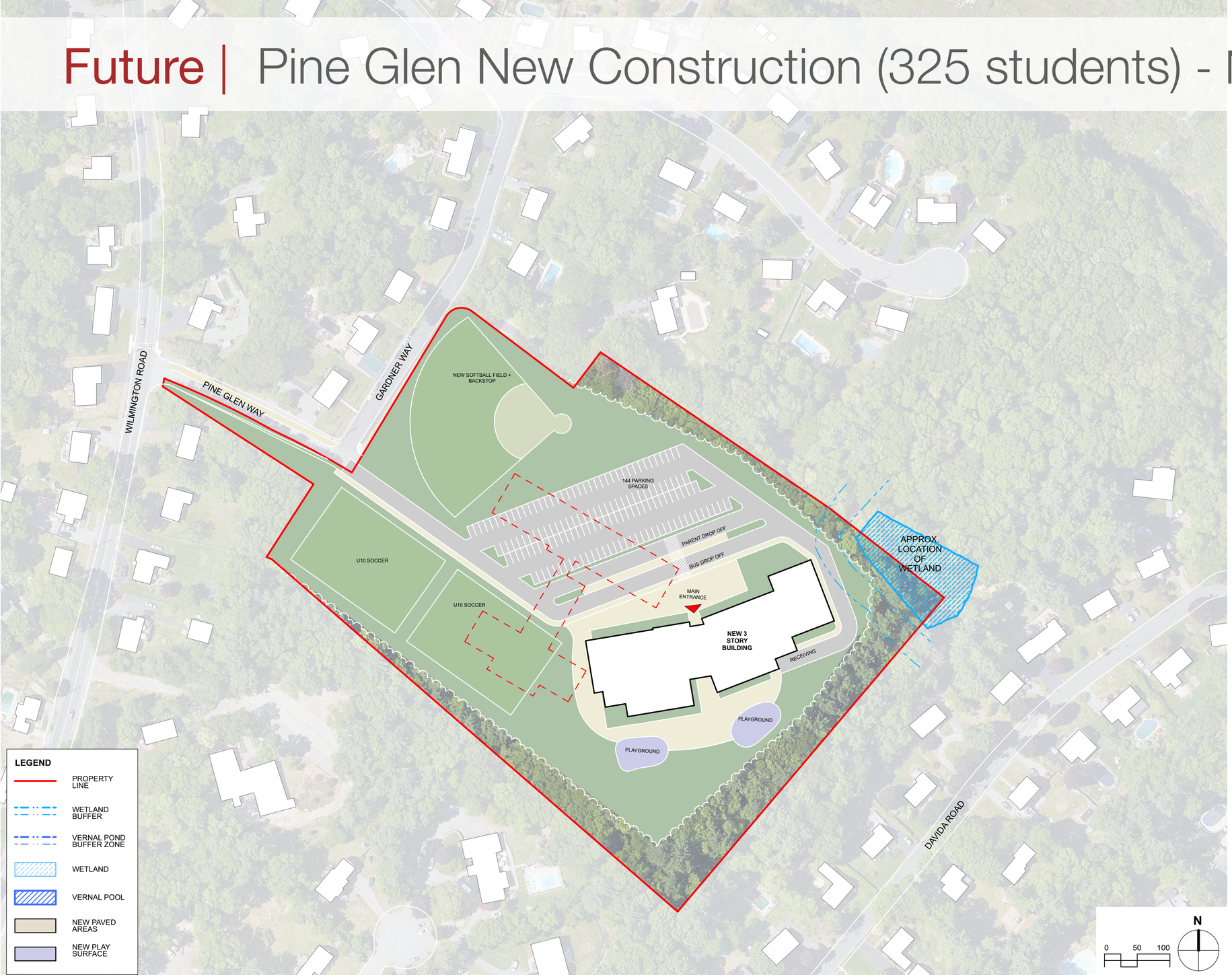
- Proposed building 164,400 GSF
- Existing building to be partially demolished
- Does not require building to be vacated for addition/renovation
- 48,000 GSF of existing building to be renovated, 112,000 GSF 3-story building addition
- Meets educational program
- Site extremely limited, cannot accommodate queuing and play fields
- Fox Hill becomes available for alternative use such temporary student space during HS construction project, BECC, other

Option 8 | Pine Glen New Construction (640 students) | Conceptual



- Proposed 3-story building 155,000 GSF
- Existing school remains operational during construction
- Meets educational program
- Existing building to be demolished after new building is complete
- Site extremely limited, cannot accommodate queuing and site amenities
- Fox Hill becomes available for alternative use such temporary student space during HS construction project, BECC, other

Future | Pine Glen New Construction (325 students) - Non MSBA | Conceptual



- Proposed 3-story building 83,000 GSF
- 3 classroom per grade, K-5
- Meets educational program
- Existing school remains operational during construction
- Existing building to be demolished after new building is complete
- Cost of project solely borne by Town of Burlington

Preliminary Criteria Matrix | Updated Priorities and Criteria

Fox Hill Elementary School - Burlington, MA — **Options and Evaluation Matrix**

● Favorable ⊙ Neutral ○ Unfavorable

	Evaluation criteria based upon priorities	Proposed Concepts							
		Option 1 Fox Hill School Only (325 Students)	Option 2 Fox Hill School Only (325 Students)	Option 3 Fox Hill School Only (325 Students)	Option 4 Fox Hill School Site (640 Students)	Option 5 Fox Hill School Site (640 Students)	Option 6 Fox Hill School Site (640 Students)	Option 7 Pine Glen School Site (640 Students)	Option 8 Pine Glen School Site (640 Students)
		Code Upgrades + Repairs no addition	Renovation + Addition	Full demo + new construction	Code Upgrades + Repairs no addition	Renovation + addition	Full demo + new construction	Renovation + addition	Full demo + new construction
Concept Facts									
1	Size of site (acres)	37.90 ac	37.90 ac	37.90 ac	37.90 ac	37.90 ac	37.90 ac	11.80 ac.	11.80 ac.
2	Usable size of site (acres)	17.90 ac	17.90 ac	17.90 ac	17.90 ac	17.90 ac	17.90 ac	9.6 ac.	9.6 ac.
3	Site environmental (wetlands, etc)	20.00 ac	20.00 ac	20.00 ac	20.00 ac	20.00 ac	20.00 ac	2.20 ac	2.20 ac
4	Classroom count	18	18	18	18	36	36	36	36
5	Building gross square feet (GSF)	64,400 SF	100,000 SF	92,000 SF	64,400 SF	160,000 SF	152,000 SF	160,000 SF	152,000 SF
6	Net Zero Capability								
Equity to Other Elementary Schools									
1	Equity between Fox Hill and Pine Glen								
2	Equity among all elementary schools								
Cost and Schedule									
1	Project Cost, $million								
2	Cost to the Town								
3	District's annual operating expenses								
4	Allows students to move in to new school 2028								
5	Requires swing space								
Educational									
1	Meets educational program for all students + design enrollment								
1	Size of spaces								
2	Optimizes configuration and adjacency of teaching spaces								
3	Educational program flexibility								
4	Provides outdoor learning opportunities								
5	Provides flexibility for future growth								
6	Provides flexibility for fluctuation of grade cohort sizes								
7	Allows for efficient program design layout								
8	Minimizes school disruption								
Building									
1	Allows for a contextually sensitive design								
2	Allows efficient attainment of Green School/Stretch Code requirements								
3	Optimizes use of natural light and daylighting								
4	Optimizes connection of outdoor/indoor space, integration with site								
5	Meets ADA requirements efficiently								
6	Addresses all outdated elementary schools								

Fox Hill Elementary School - Burlington, MA — **Options and Evaluation Matr**

● Favorable ⊙ Neutral ○ Unfavorable

	Evaluation criteria based upon priorities	Proposed Concepts							
		Option 1 Fox Hill School Only (325 Students)	Option 2 Fox Hill School Only (325 Students)	Option 3 Fox Hill School Only (325 Students)	Option 4 Fox Hill School Site (640 Students)	Option 5 Fox Hill School Site (640 Students)	Option 6 Fox Hill School Site (640 Students)	Option 7 Pine Glen School Site (640 Students)	Option 8 Pine Glen School Site (640 Students
		Code Upgrades + Repairs no addition	Renovation + Addition	Full demo + new construction	Code Upgrades + Repairs no addition	Renovation + addition	Full demo + new construction	Renovation + addition	Full demo + new construction
Site									
1	Maximizes efficient utilization of site								
2	Provides additional space for Town recreation								
3	Optimizes outdoor program space and green space								
4	Optimizes safety and efficiency of on site drop off								
5	Separates safe circulation of bus, vehicle, pedestrian and bike access								
6	Provides sufficient parking for teachers, staff + visitors								
7	Improves off site traffic impact								
8	Improves pedestrian safety and access								
9	Allows for future expansion								
Sustainability									
1	Ease of maintenance / maintenance costs								
2	Site requirements								
3	Cost								
4	Optimizes solar (PV) opportunities								
5	Minimizes embodied carbon footprint with building reuse								
6	Achieves Town goal for fossil free building HVAC systems								
7	Optimizes building orientation								
8	Allows efficient attainment of Green School/Stretch Code requirements								
9	Optimizes building envelope thermal performance								
Construction impacts / cost									
1	Building construction cost								
2	Site construction cost								
3	Construction Duration impact								
4	School disruption impacts								
5	Construction impacts on abutters								
Operational costs									
1	Life Cycle Cost Analysis (LCCA)								
2	Annual Operating Cost								
3	Cost for solar as it relates to operating cost (annual)								
Community									
1	Provides additional community/school asset								

School Building Committee Meeting

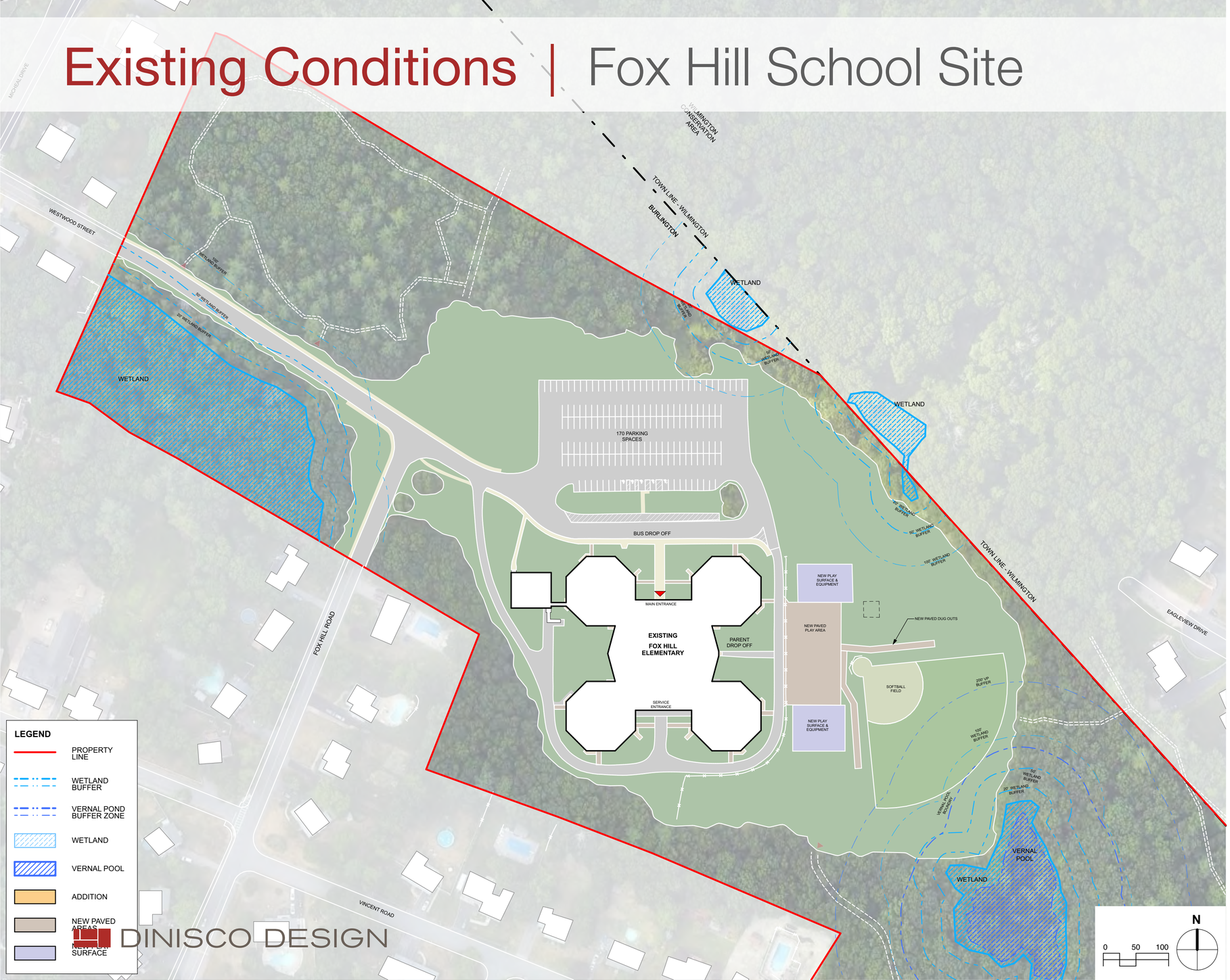
BURLINGTON ELEMENTARY SCHOOL

Burlington, MA

June 20, 2023

DINISCO DESIGN

Existing Conditions | Fox Hill School Site



- 37.9 Acre site — 17.9 acres usable area, limited by wetlands and vernal pool. Some rock outcroppings are located at the southeast corner of the site (south of existing school)
- 64,400 GSF existing building
- Relatively high ground water in select areas of the site
- Rock removal may be required
- ANRAD (Abbreviated Notice of Resource Area Delineation) filings and conservation commission approvals will be required in both Burlington and Wilmington

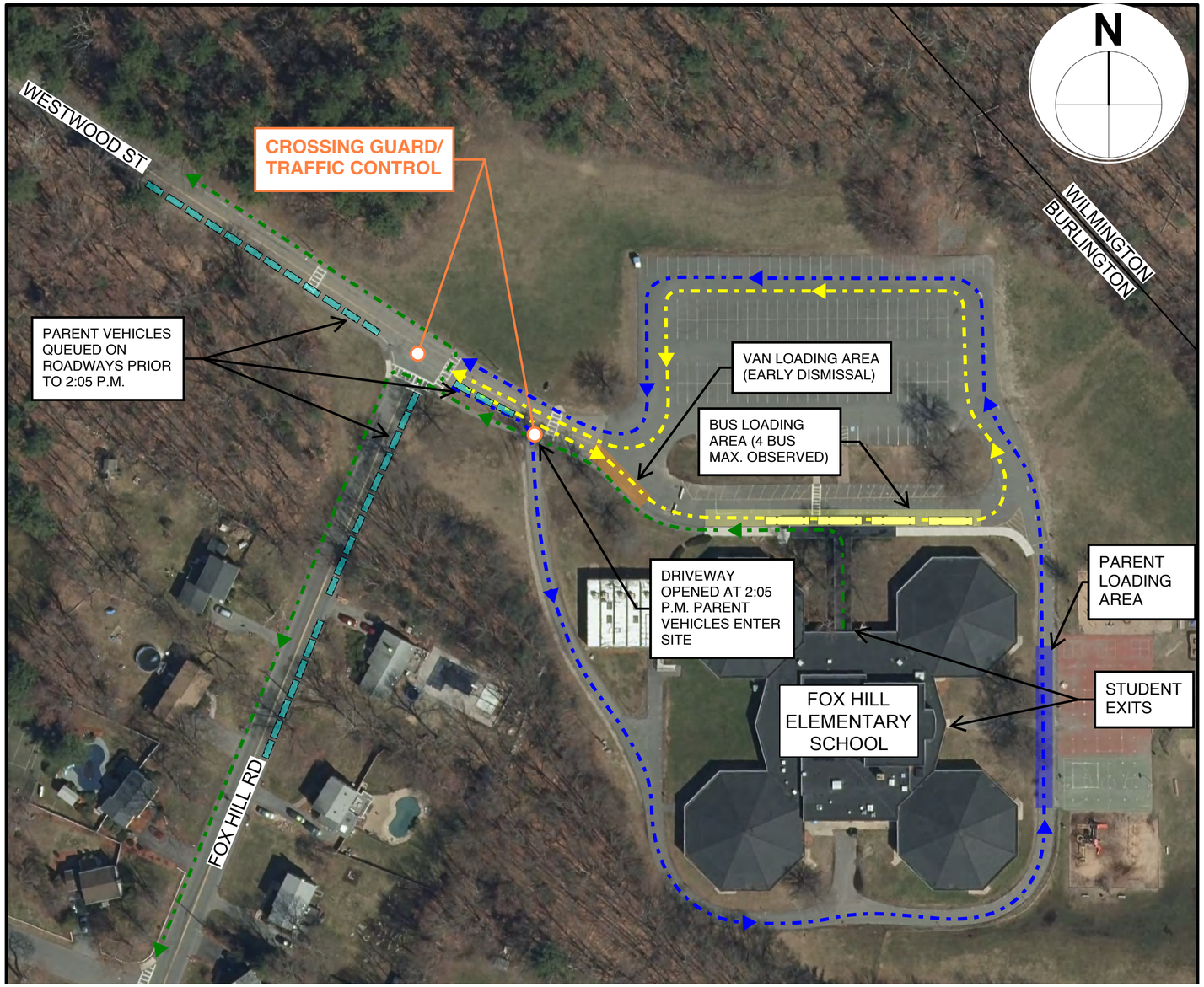
Existing Conditions | Fox Hill Traffic Study - Arrival

- Parents drop off at loop road surrounding the school on the south side - there were no cars observed to be queuing beyond the loop at arrival times
- Parent drop off positions the driver side adjacent to the building entrance. It is preferable to have the passenger side of the vehicle adjacent to the building entrance
- There are no accessible sidewalk ramps on north side of crosswalk between Westwood Street and Fox Hill Road
- Accessible sidewalk ramps at intersections do not have detectable warning plates
- Signing and striping at multiple locations are faded and difficult to read/illegible
- Signage requires updating

LEGEND

- School Bus Van Loop
- Parent Drop-Off Loop
- Walker/Biker Route

Existing Conditions | Fox Hill Traffic Study - Dismissal

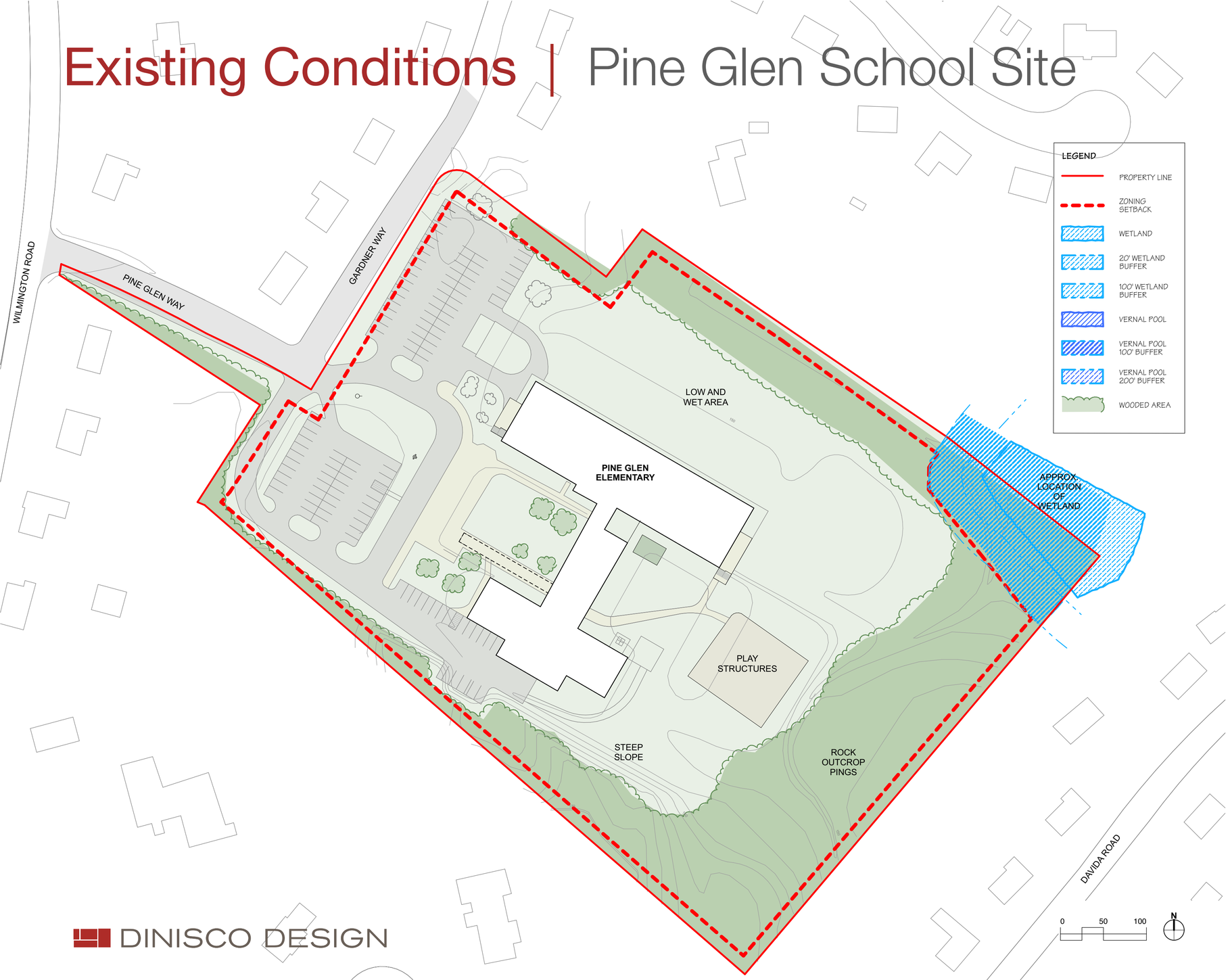


- Vehicle queues were observed along Westwood Street and Fox Hill Road prior to opening of gate to the drop off /pick up loop. Neither road has shoulders to allow vehicles to pull off the travel lane
- Parents were observed arriving at the school at least 30 minutes before dismissal
- The gate (chain) is typically not opened until 5 minutes prior to dismissal so that children using the playground can safely cross the driveway to head back to the school
- Once the gate was opened, parent queuing did not extend beyond the drop off/pick up loop

LEGEND

- School Bus Van Loop
- Parent Drop-Off Loop
- Walker/Biker Route
- Parent vehicle queue prior to 2:04 pm

Existing Conditions | Pine Glen School Site



- 11.8 Acre site — 9.6 acres usable area, limited by wetlands and rock outcroppings
- 58,000 GSF existing building
- Presumed high water table
- Poorly draining soils
- Rock removal will be required
- ANRAD filing and conservation commission approval may be required

* No formal investigations performed. Based upon visual observations only

SBC Meeting Agenda – June 20, 2023, 6:00PM

1. *Call to Order & Intro*
2. *Approval of May 30th, 2023 Meeting Minutes*
3. *Working Group Update*
4. *Review of Educational Program & Space Summary*
5. *Criteria Matrix Review*
6. *Design Concepts Review*
7. *Upcoming Milestones/Dates*
8. *Other Topics not Reasonably Anticipated 48 hours prior to the meeting*
9. *Public Comment*
10. *Next meetings*
11. *Adjourn*

Invoices for Approval

- *Dore + Whittier Invoice No. 08 in the amount $30,062.50 (Vote)*
- *DiNisco Invoice No. 9817 in the amount of $29,545.00 (Vote)*
- *DiNisco Invoice No. 9818 for Existing Conditions Survey in the amount of $39,934.08 (Vote)*
- *DiNisco Invoice No. 9819 for Wetlands/ANRAD in the amount of $445.50 (Vote)*

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Next Meetings

- *June 26th, 2023 School Committee Meeting @ 7:00pm (approve educational program and space summary)*
- *June 28th 2023 School Building Committee @6:00pm (Review Cost Estimates)*
- *July 11th, 2023 Community Meeting No. 2 @ 7:00pm (update on concepts, criteria and options)*
- *July 13th, 2023 School Building Committee Meeting @6:00pm (Approve PDP and submit to MSBA)*

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Cost Effective

Thoughtful

Collaborative

Detailed

Committed

Creative

Experienced

Proactive

DORE + WHITTIER