

# ***Annual Town Meeting***

*03/25/2019*

**ARTICLE #36: IMPLEMENT AN OUTCOMES BASED  
APPROACH TO TOWN BUILDING PROJECTS**

# Warrant Article #36 is a Resolution

*To see if the Town will vote to request the Selectmen and School Committee adopt an outcomes-based, high performance building policy for operation of existing Town buildings and design and operation of all new Town building and renovation projects.*

## Funds Requested

*None !*

# Bottom Line – Up Front

-> 8,300+ Students and Town Employees work and learn in our Town buildings.

-> 70% + Town Budget.

-> 10 Year \$400,000,000 + investment in facilities.

## The Policy of 2005 needs a refresh

- Does not address existing buildings
- Explicitly define the outcomes we are looking for
  - Must measure performance

**Broad based support: BOS – Town Staff – Key Committees**

# Article 36 – A Resolution

**High Performance**



Ensure focus on:

**Health (\$)**

**Energy / Efficiency (\$)**

**Resilience (\$)**

with our current buildings and  
future building projects

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**Outcomes Based**



**Setting Targets and  
Measuring against  
them**

# Targets and Outcomes - Example

Water Quality

Air Quality

Energy Consumption

Renewables

Toxics

Resilience

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# Measure / ID the Gaps

Lexington Building Performance Dashboard - ABBREVIATED - ILLUSTRATIVE ONLY																									
Category	Topic	Description	Target	New Hastings	Bowman	Bridge	Estabrook	Fiske	Harrington	Clarke	Diamond	New LCP	Cary Library	Town Offices	Cary Hall	Hadley Building	Police Station	Fire Station	LHS A&H	LHS Science	LHS Language	LHS Math	LHS Mods	LHS - Field House	Central Office
Health & Cognitive Performance	Water Quality	Water tested annually	Lead < [ ] µg/L .....etc																						
	Toxics - Red List	All Red List items removed from premises (Y/N)	(Y)																						
	Indoor Air Quality	Multiple measures, eg CO2 concentration	600ppm																						
Energy	Energy Use	(BTU/Square Foot/Year)	35,000	Green	Yellow	Red	Green	Green	Yellow	Red	Yellow	Green	Yellow	Red	Red										
	Renewables	Actual Annual Renewable Energy Production (% of total usage)	20%	Green	Green	Red	Green	Red	Red	Green	Red	Green	Green	Red	Red										
	Energy Cost	\$/BTU	[ ]\$/BTU																						
Resilience	Resilience Level	Can the building meet its requirements - Resilience Level 1-4	Level 1 - Level 4																						
	Back up Generator	Yes / No -> Successful Test System Size	Yes 500 kW																						
	Mobile Generator Support	Yes / No -> Successful Test System Size	Yes																						

ILLUSTRATIVE ONLY

# Progress

- Great work in recent months advancing the **Integrated Building Design [and Construction] Policy**
  - ✓ Setting outcomes
  - ✓ Measuring against those targets
  - ✓ New Construction and Renovation
  - ✗ Operating buildings
- Operating buildings represent the majority of our buildings, the majority of our budget and the majority of our health impact.
- Stakeholders recommend creation of an outcomes based Building Performance Policy to address operating facilities.

**The motion for this Article is a  
Resolution**



# Warrant Article #36 - Motion

- MOTION: Resolved, that the members of Town Meeting request the Board of Selectmen and the School Committee work with Town Staff and the appropriate committee(s) to develop and adopt the following two policies:
  - A. The ongoing Integrated Building Design Policy for New Construction and Renovation of Town Buildings; and
  - B. A Building Performance Policy for Existing Town Buildings

**Broad based support**

**- We ask for your vote on Warrant Article #36 -**