

Lexington High School

School Building Committee Meeting

02/24/2025



smma dw

DORF + WHITTIER

- 1 Call to Order
 - 2 Vote on Previous Meeting Minutes 12:00 – 12:05
 - 3 MSBA Update 12:05 – 12:10
 - 4 Design Meetings Update 12:10 – 12:20
 - 5 Proposed Space Layouts & Circulation 12:20 – 12:30
 - 6 Confirm Future Expansion GSF 12:30 – 12:45
 - 7 Identify Spaces to be Air Conditioned 12:45 – 12:50
 - 8 Add/Reno Field House, 146m or 200m, Scope & Constructability 12:50 – 1:20
 - 9 Mass Timber vs. Structural Steel 1:20 – 1:35
 - 10 Confirm Maximum Assembly Size in Gym/Field House 1:35 – 1:45
 - 11 Community Submissions 1:45 - 1:50
 - 12 Public Comment 1:50 – 1:55
 - 13 Reflections & Action Items 1:55 – 2:00
- Adjourn 2:00

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MSBA Update

- Preferred Schematic Report comments received on 2/11/2025
- Town of Lexington and Project Team will respond by 2/25/2025

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Design Meetings Update / January 27th

Safety & Security Features

- q Entry sequence & access
- q After-hours access diagram
- q Lockdown procedures & locations
- q Extent of security glazing
- q Safety & security technology
- q Site security features

Electrical Design Features

- q Extent of doors to have electronic locks
- q Distributed Antenna Systems
 - q Cellular repeater system
 - q Two-way radio needs
- q Mass Notification System

Design Meetings Update / February 3rd

Town Shelter Requirements

- q Level 2 – Gymnasium & Field House
- q Level 3 – Remainder of Building

HVAC Design

- q Identify 3 HVAC systems to be studied
- q Identify systems required to be supported on Standby Power
- q Ventilation basis of design CO₂ level PPM

Plumbing Design

- q Electric water heaters vs. domestic heat pump with electric backup

Electrical Design

- q Generator load list and size of diesel generator
- q Electrical service calcs
- q Lighting control system preferences
- q Lightning protection systems vs prevention system

Design Meetings Update / February 10th

Building Design

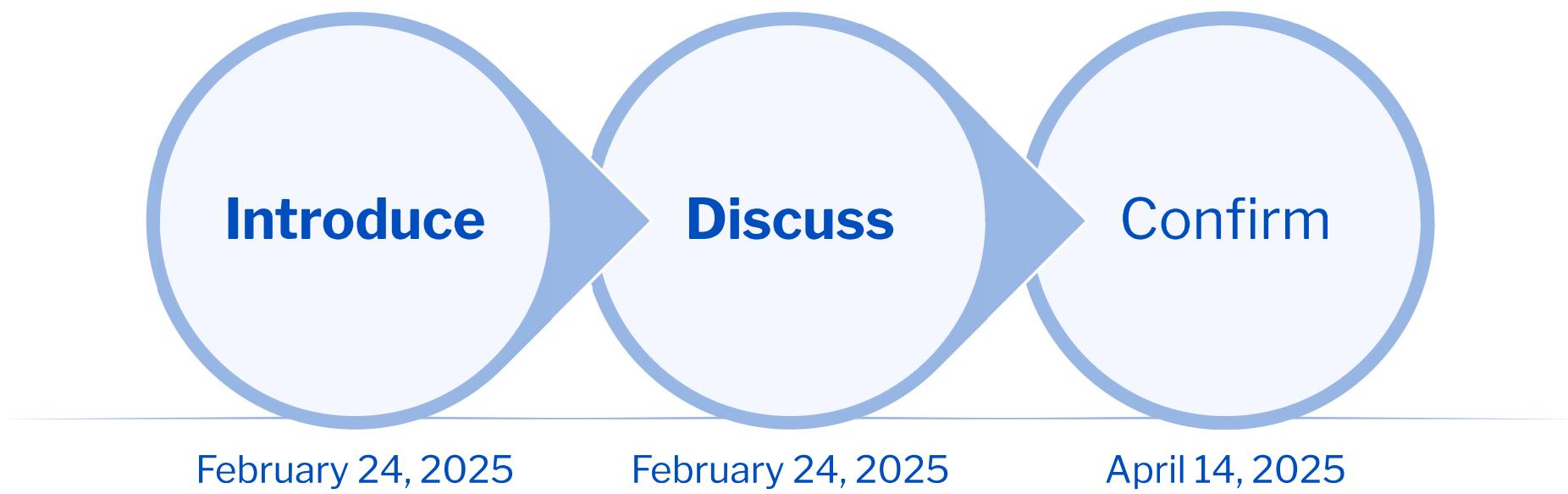
- q Mass timber vs. structural steel
- q Add/Reno field house – scope & constructability
- q Design of building entrances

Building Floor Plan Review

- q Proposed space layouts and circulation
- q Location of and access to Central Office
- q Elevators – count, usage, control & roof access
- q Future expansion GSF

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Proposed Space Layouts & Circulation

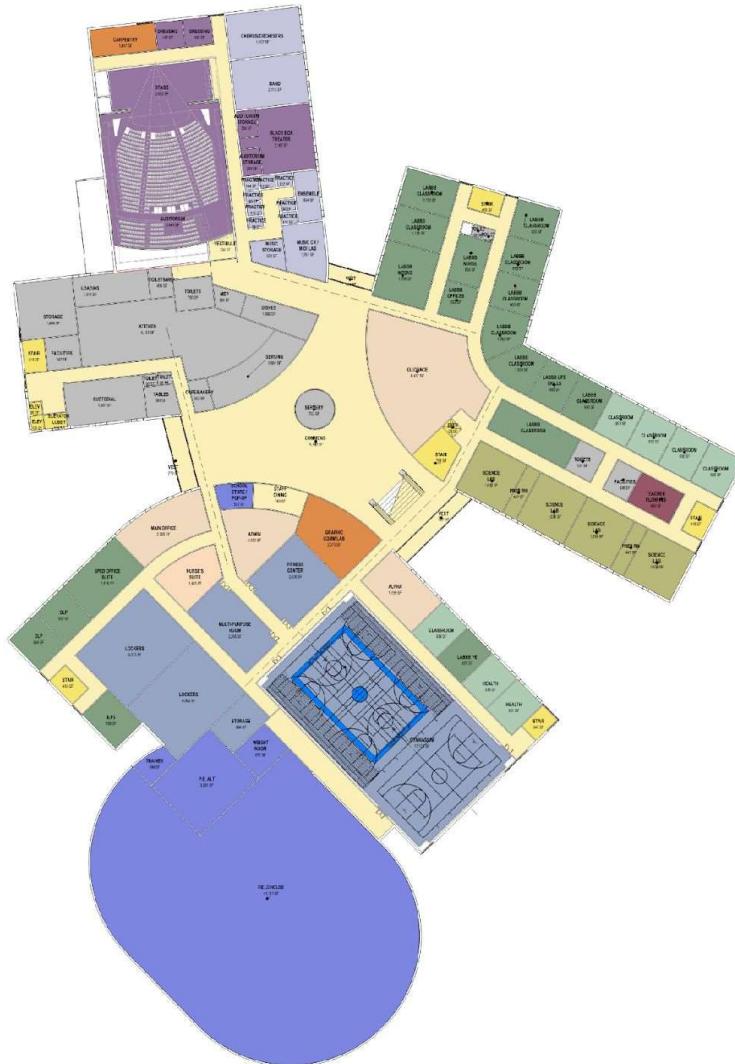


Building Floor Plan Review / Proposed space layouts and circulation

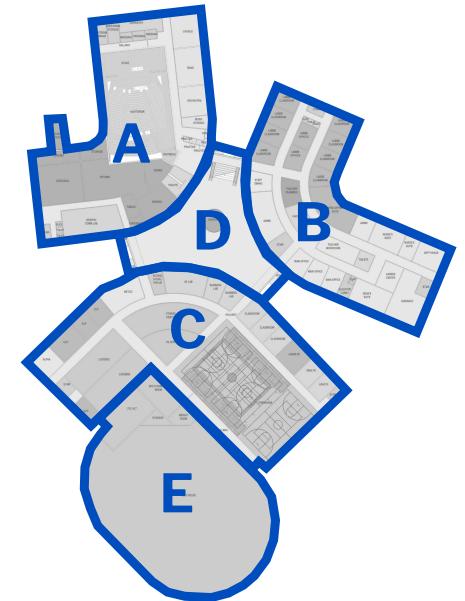
- Core Academic
- Science
- Teacher Planning & Small Group
- Admin, Guidance, ALPHA, METCO, Central Offices
- Auditorium / Drama
- Art & Music
- Media Center
- Vocation & Technology
- Physical Education
- Special Education
- Medical
- Kitchen, Restrooms, Custodial
- Commons
- Circulation
- Vertical Circulation
- Rooftop Open Space
- Other
- Expansion



LEVEL 1



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KEY PLAN

Building Floor Plan Review / Proposed space layouts and circulation

- Core Academic
 - Science
 - Teacher Planning & Small Group
 - Admin, Guidance, ALPHA, METCO, Central Offices
 - Auditorium / Drama
 - Art & Music
 - Media Center
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 - Expansion

LEVEL 2



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DORE + WHITTIER

2/24/2025

13

Building Floor Plan Review / Proposed space layouts and circulation

- Core Academic
 - Science
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 - Admin, Guidance, ALPHA, METCO, Central Offices
 - Auditorium / Drama
 - Art & Music
 - Media Center
 - Vocation & Technology
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DORE + WHITTIER

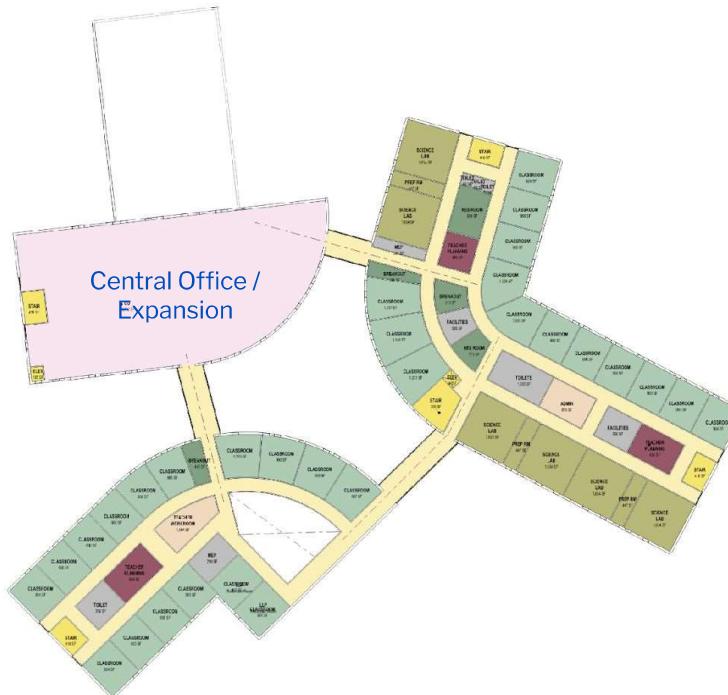
LEVEL 3

2/24/2025

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Building Floor Plan Review / Proposed space layouts and circulation

- Core Academic
- Science
- Teacher Planning & Small Group
- Admin, Guidance, ALPHA, METCO, Central Offices
- Auditorium / Drama
- Art & Music
- Media Center
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LEVEL 4



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2/24/2025

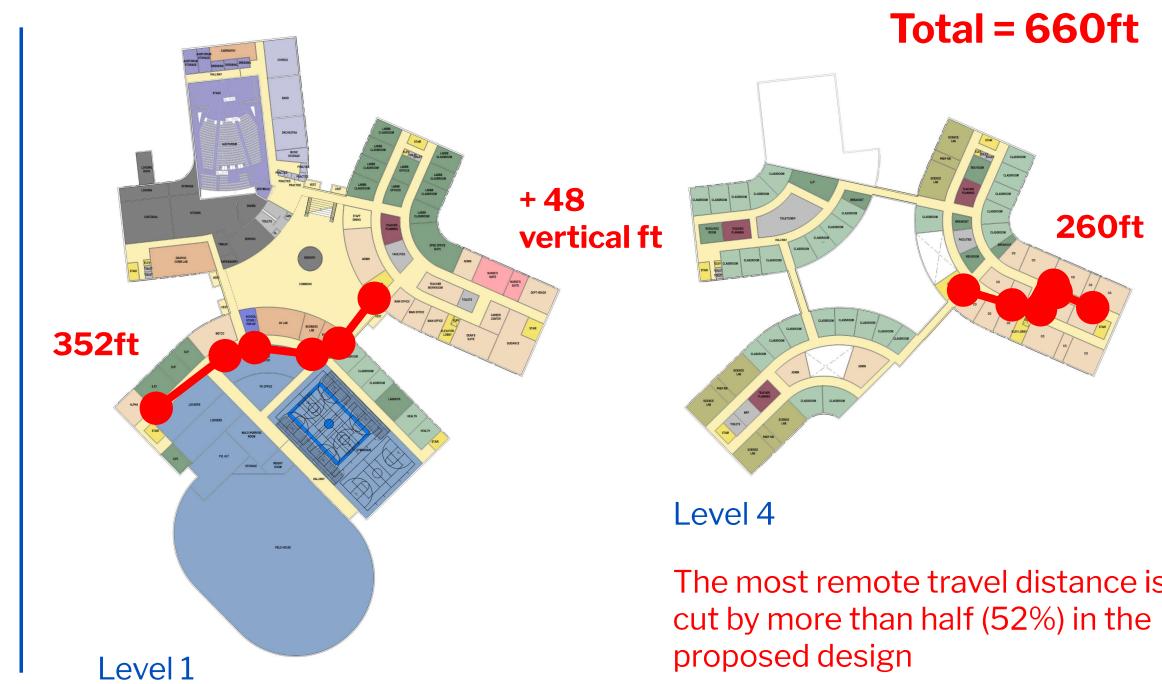
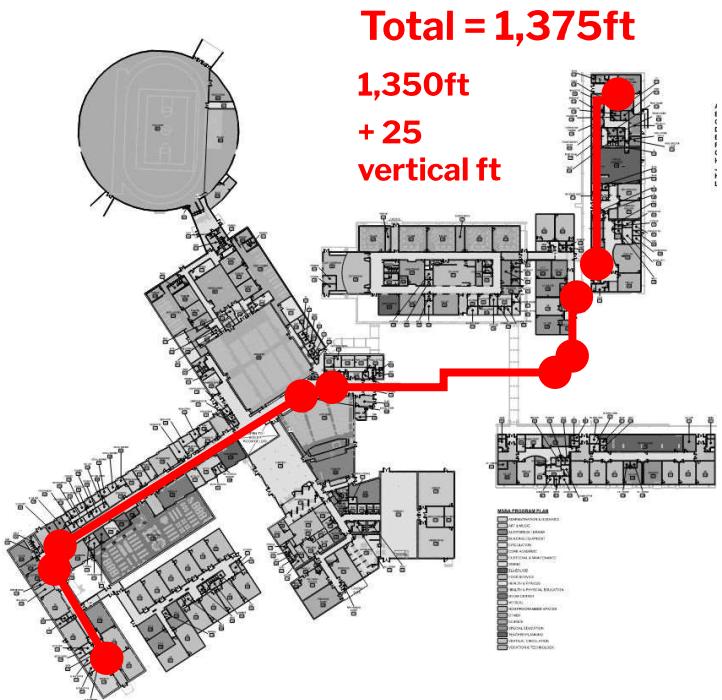
15

Travel Times

Existing Travel Time (Level 2 Building A to Level 2 Building J)

= **5.5 minutes** at an average adult walking speed

= **7 minutes** at a slower pace simulating an overcrowded condition between classes



Proposed Building Travel Time (Level 1 C Wing to Level 4 B Wing)

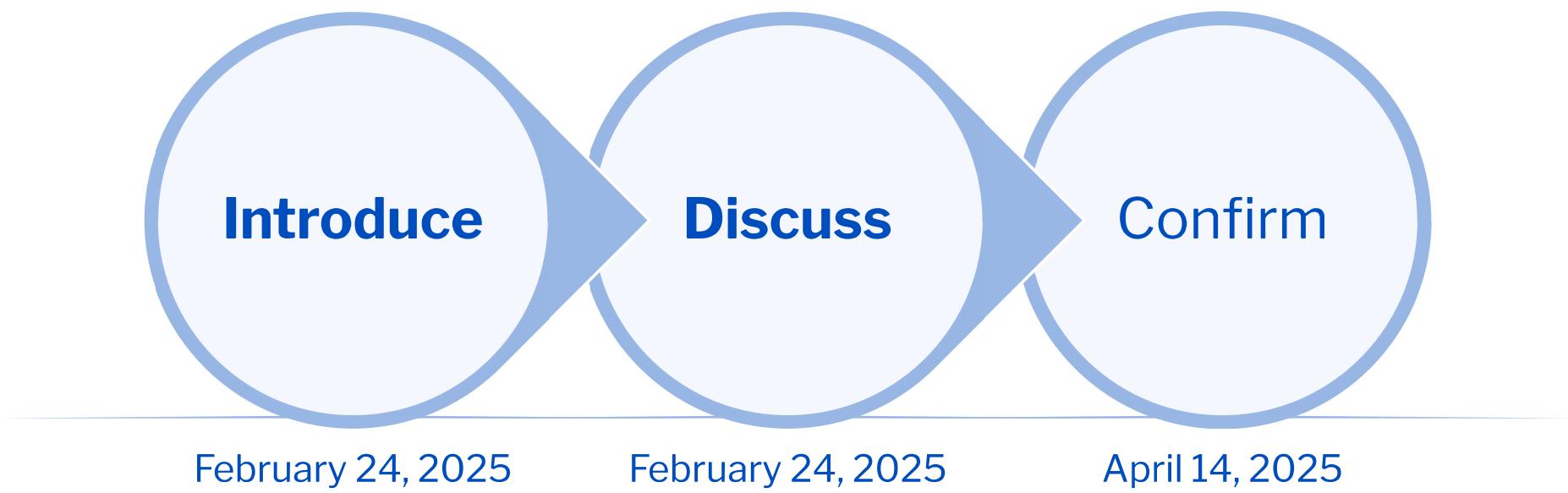
= **3.5 minutes** at an average adult walking speed



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Confirm Future Expansion GSF



Building Floor Plan Review / Future expansion GSF

Design Enrollment: **2,395 students**

Upper Limit of Future Expansion*: **3,000 students**

Total Future Expansion Need: **605 students**

Capacity of Central Office Conversion to Classrooms: **322 students (14 classrooms)**

Remaining Expansion GFA Needed: **283 students (~13 classrooms)**

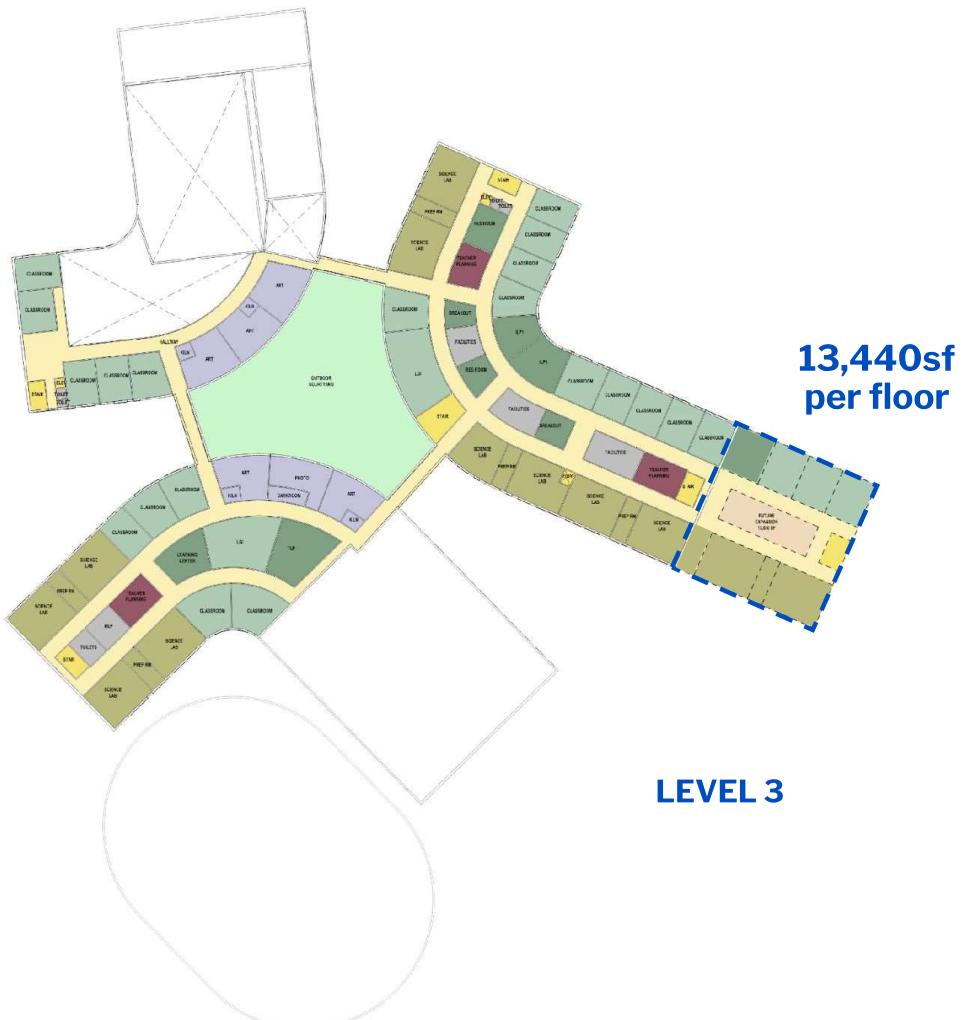
* Per SBC's PSR Preferred Concept Statement 11/12/2024



Building Floor Plan Review / Future expansion GSF

Option 1 – 53,760 GSF

- Adds (4) full Gen Ed Classroom bays per floor Total 16
- Adds (2) Science Labs and (1) Prep Room per floor Total 8/4
- Adds an egress stair at end of wing
- Allows space for exit from internal egress stair
- Includes internal zone for support space, toilets
- Additional Capacity: **552 students**
- Total Capacity at 85% Utilization: **3,269 students**
(target + 269 or 9%)



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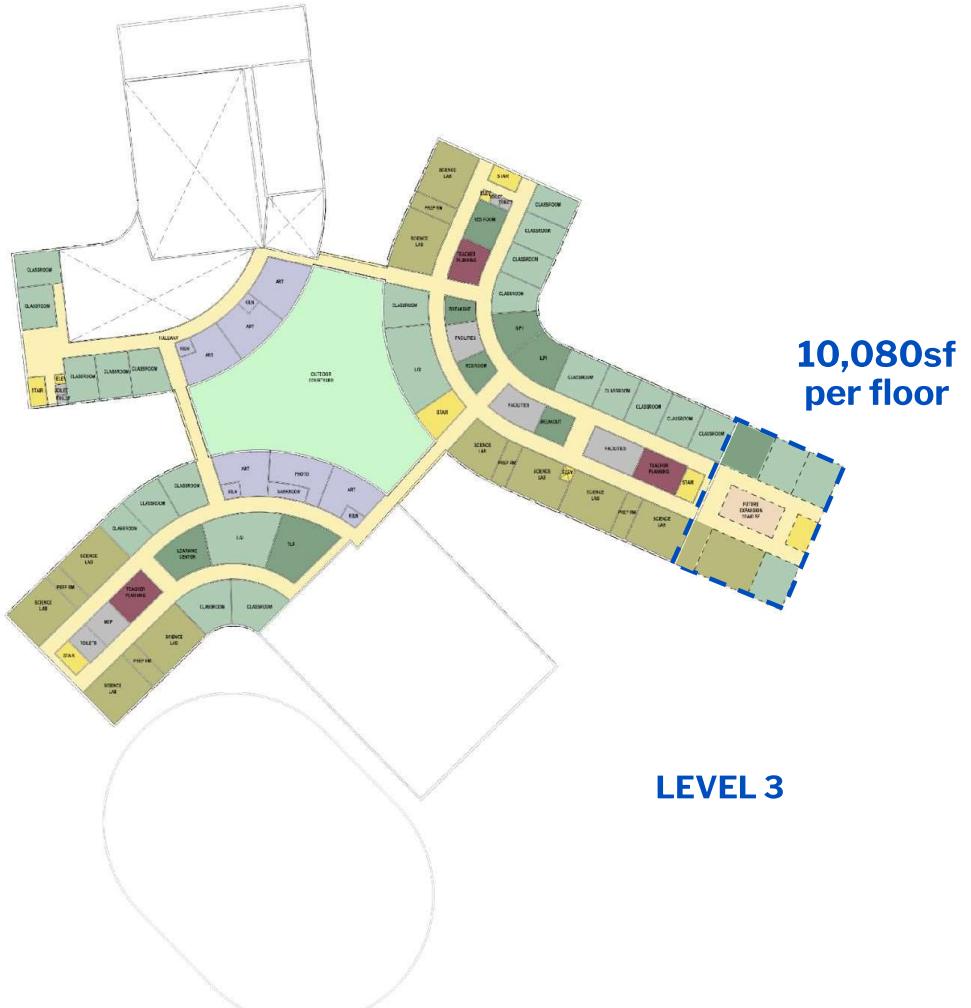
2/24/2025

20

Building Floor Plan Review / Future expansion GSF

Option 2 – 40,320 GSF

- Adds (4) full Gen Ed Classroom bays per floor Total: 16
 - Adds (1) Science Lab and (1) Prep Room per floor Total: 4/4
 - Adds an egress stair at end of wing
 - Allows space for exit from internal egress stair
 - Includes internal zone for support space, toilets
-
- Additional Capacity: **552 students**
 - Total Capacity at 85% Utilization: **3,177 students**
(target + 177 or 6%)



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2/24/2025

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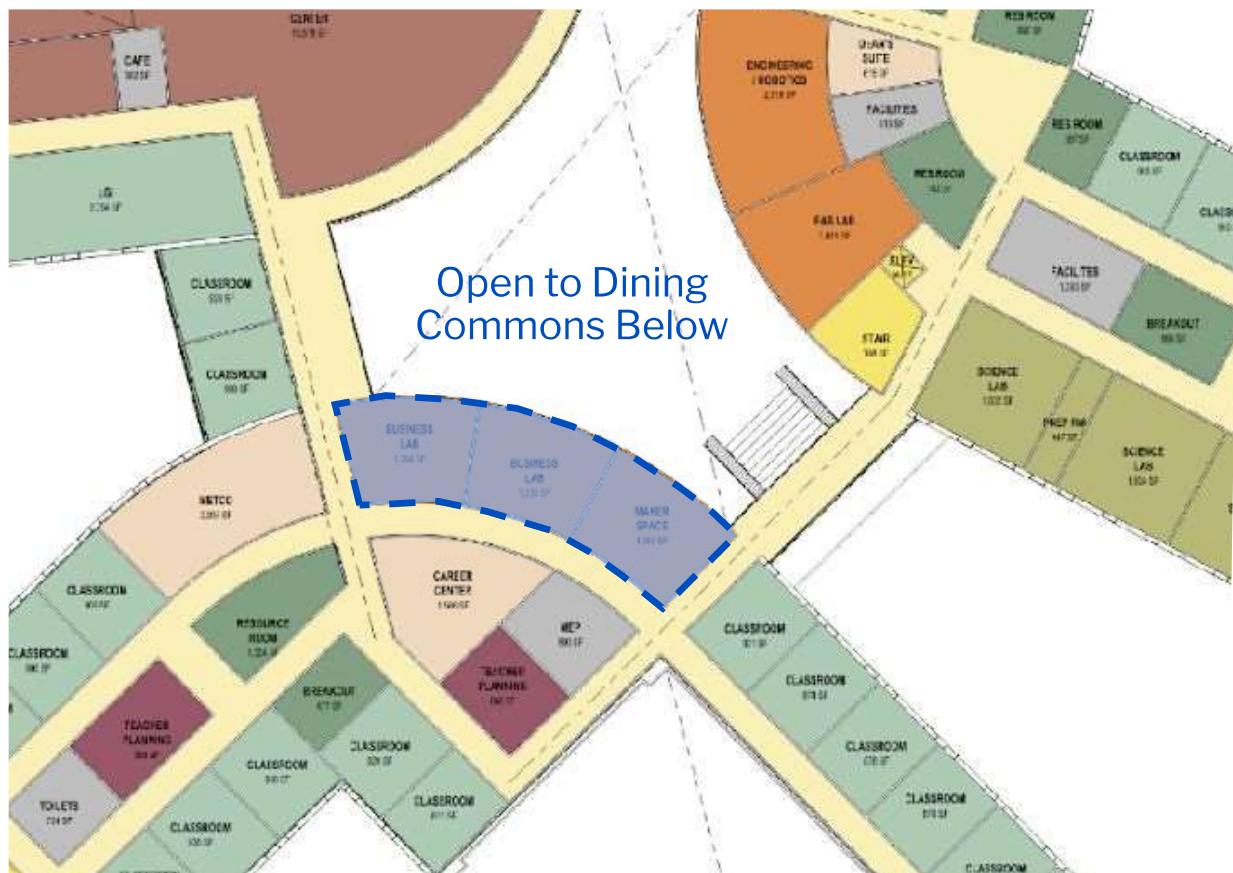
Building Floor Plan Review / Future expansion GSF

Potential Future Conversion to Dining
for 200 Students (600/3 seatings)

Displaces 4 classroom bays or 92 students – may be offset in Wing B expansion options

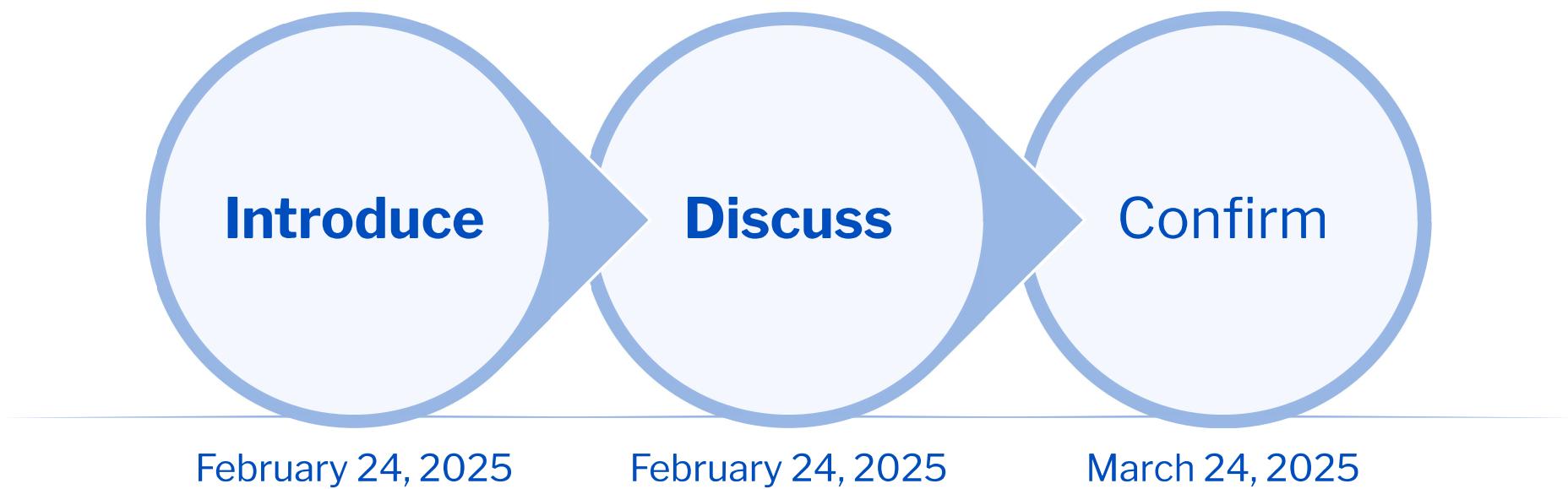
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Identify Spaces to be Air Conditioned



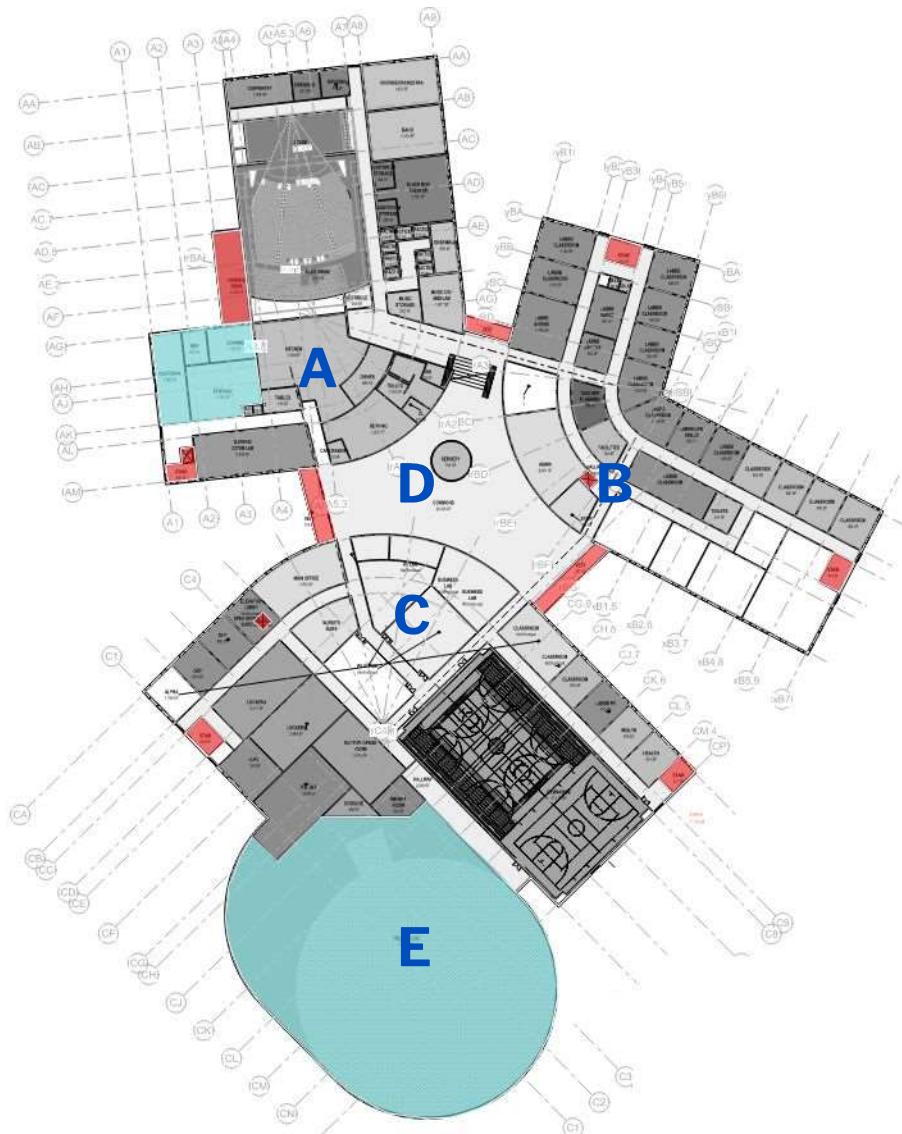
Identify Spaces to be Air Conditioned

1

Not Air Conditioned

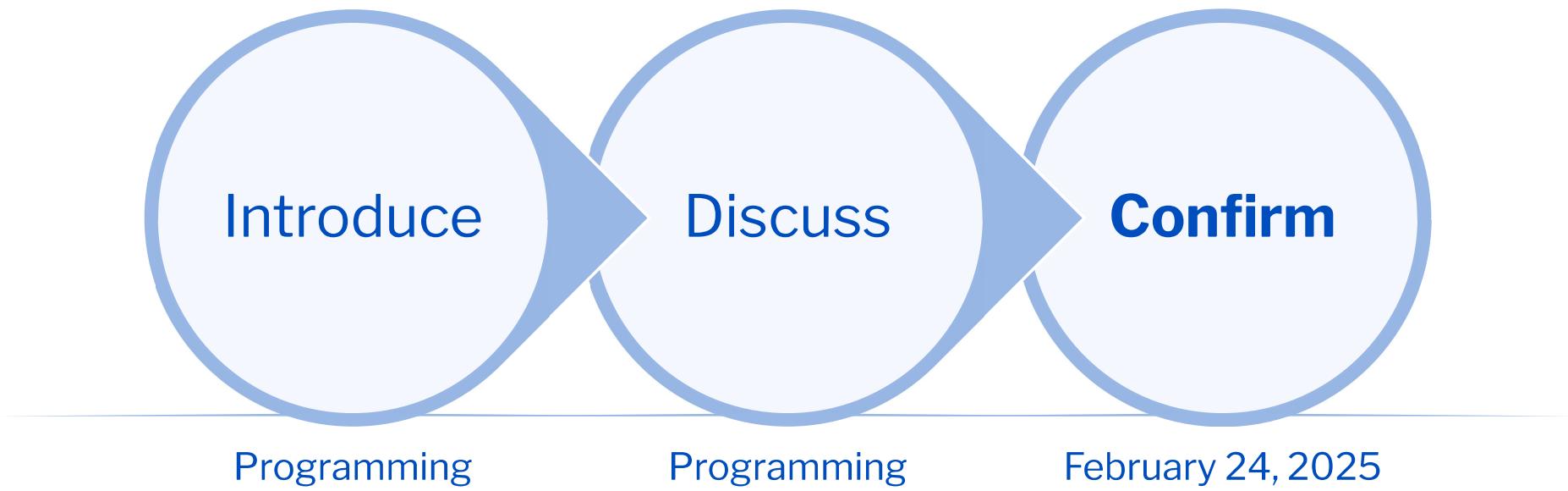
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May Be Air Conditioned



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Decide Between 146M or 200M track in Field House



Field House Programming Meeting Takeaways:

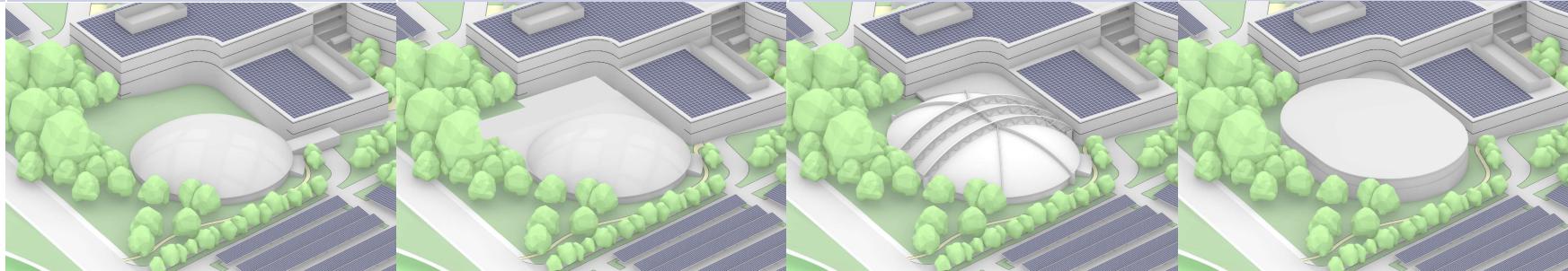
1. Safety is a major concern and should be considered as part of every decision
2. Providing space for programs that don't have sufficient space in the existing field house (i.e. trainers, weight room, cheer, etc.) is a priority
3. Flexibility of space to accommodate the number of different groups utilizing the field house is a priority
4. Strong preference for 146-meter track from athletics coaches and trainers. Track coaches still preferred a 200m track.
5. Unanimous preference for 146-meter track among athletic director, principal, PE coordinator, and recreation dept.
6. Track coach requested consideration of a banked track if 146-meter track is pursued.
7. A few individuals expressed a preference for Option B (trainers and AD) as it would compartmentalize uses in a way that would enhance safety, scheduling and monitoring.

Add/Reno Field House Scope & Constructability



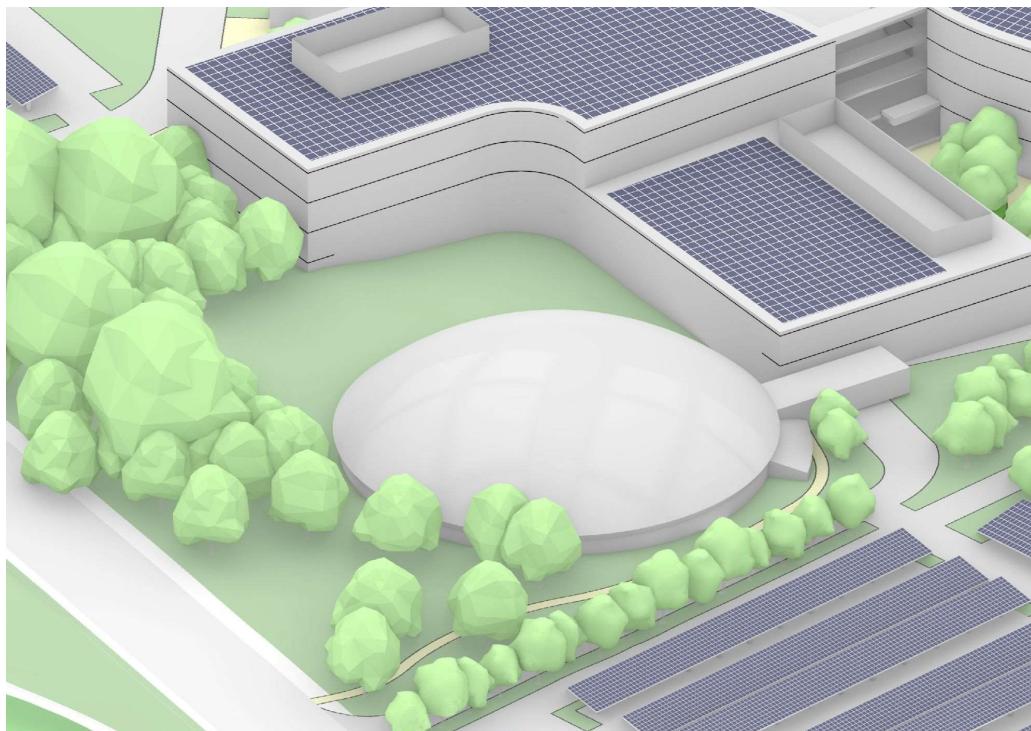
Field House Scope & Constructability / Option Summary

	Option A	Option B	Option C	Option D
Project Cost	\$26,625,000	\$42,625,000	\$57,191,000	\$54,338,000
Footprint	34,400 GSF	48,000 GSF	48,000 GSF	48,000 GSF
Approach	Renovation	Reno + Addition	Reno + Addition	Reno + Addition



Field House Scope & Constructability

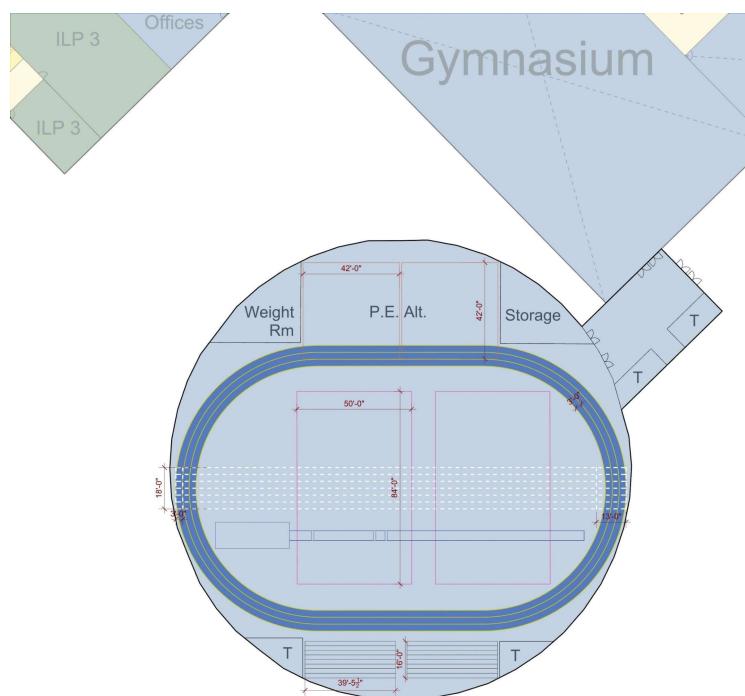
▪ Option A: Renovation Only (34,400 GFA)



- New slab on grade
- New exterior enclosure:
 - Brick veneer cavity wall
 - 8" Mineral Wool Insulation
 - AVB on existing concrete walls
 - Triple-pane clerestory glazing
 - New HM doors
 - Membrane roofing on 10" insulation
- New MEP systems
- New lighting and PA systems
- (2) new scoreboards
- Retractable bleachers for 400 seats
- Interior finishes: Resilient athletic flooring, rubber flooring at PE Alt and Weight Room, wall paint and wall pads

Option A.1 / Renovation Only

	Option A.1
Project Cost	\$26,625,000
Footprint	34,400 GSF
Track Size	146m
Lane Count	3
Straightaway Length	55m*
Multipurpose Courts	2-3
Bleacher Count	400 shown
Weight Room	679 sf
PE Alternative	3,300 sf



Additional Program:

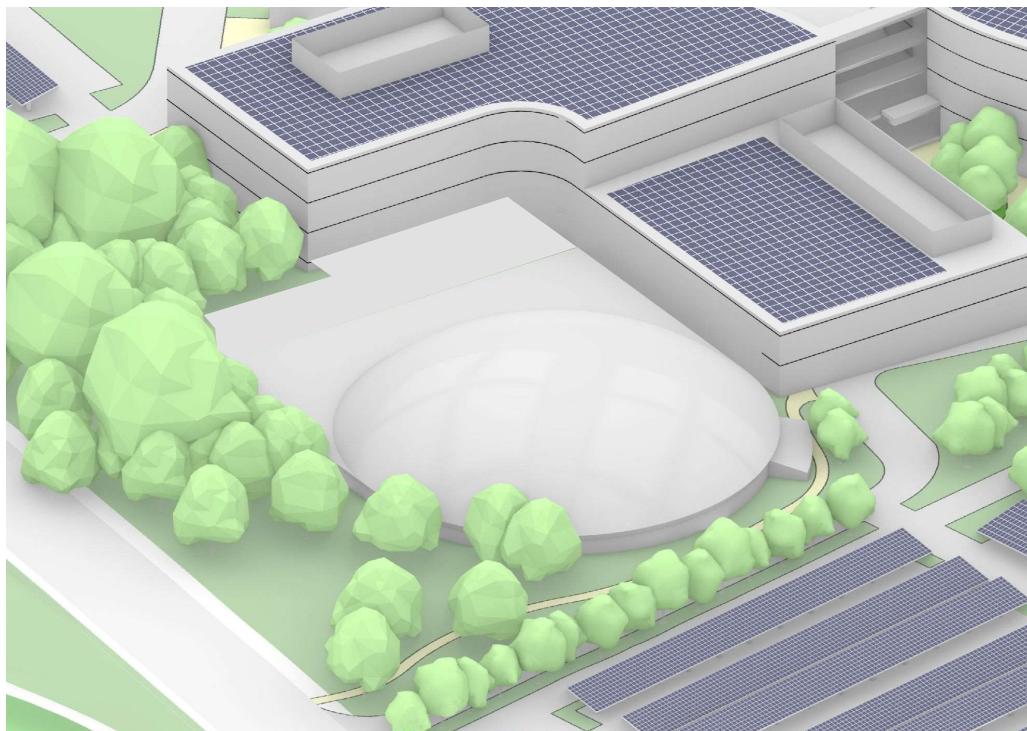
- Toilets
 - Storage

1. Minimum safe run-out length to be determined. Drawing shows only 13' with 55m straight track*
 2. 4 lanes possible if using less than regulation radius.
 3. 3 courts possible if overlapping track and portable long jump pit
 4. PE Alt room does not accommodate (2) regulation 42'x42' wrestling mats
 5. Existing roof structure does not allow for goals, wrestling mats, batting cage, etc. to be hung from rafters
 6. ~~Slight increases of storage and toilet areas possible~~

Field House Scope & Constructability

- **Option B: Renovation + Addition (48,000 GFA)**

- Renovate existing 34,400 GFA Field House
- Add 13,600 GFA New Construction Addition on Grade with Flat Roof

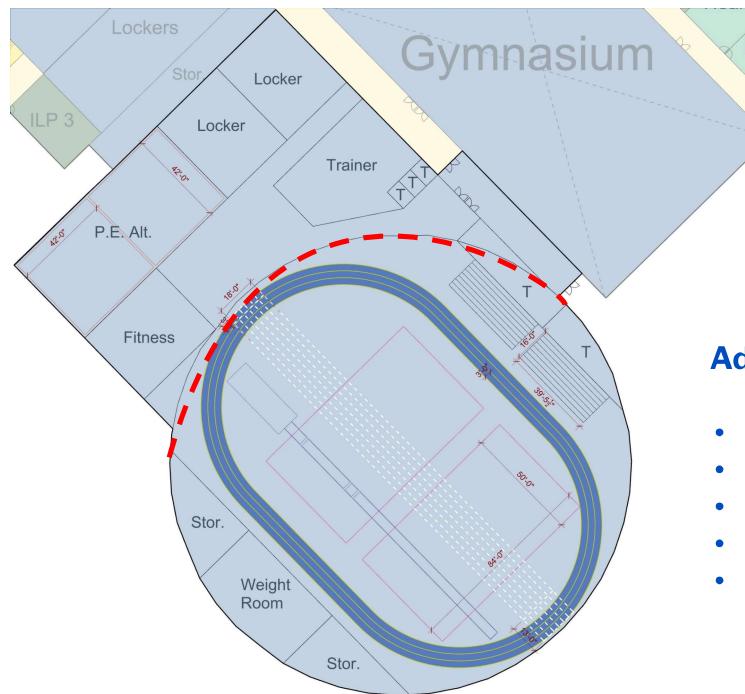


- New slab on grade
- New exterior enclosure on existing Field House same as Option A.
- Addition to be steel framing with same exterior enclosure on 6" metal studs and sheathing.
- Expansion joint between Field House and School
- New MEP systems
- New lighting and PA systems
- (2) new scoreboards
- Retractable bleachers for 400 seats
- Interior finishes: Resilient athletic flooring, rubber flooring at PE Alt and Weight Room, wall paint and wall pads

Option B / Renovation + Addition

- § Renovate existing 34,400 GFA Field House
- § Add 13,600 GFA New Construction Addition on Grade with Flat Roof

	Option B
Project Cost	\$42,625,000
Footprint	48,000 GSF
Track Size	146m
Lane Count	3
Straightaway Length	55m
Multipurpose Courts	2-3
Bleacher Count	400
Weight Room	1,600 sf
PE Alternative	3,500 sf



Additional Program:

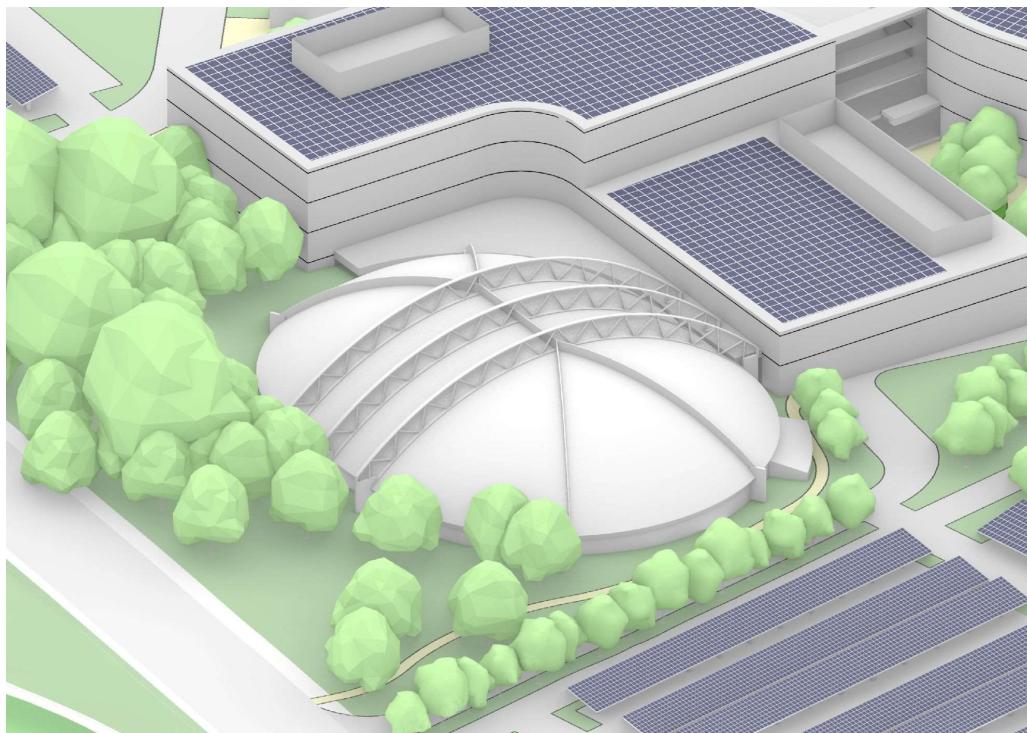
- Fitness Room – 1,600 sf
- Locker Rooms - (2) 1,500 sf
- Trainer's Room – 1,900 sf
- Toilets – 1,000 sf
- Storage – 1,700 sf

1. Minimum safe run-out length to be determined. Drawing shows only 13' with 55m straight track*
2. 3 courts possible if overlapping track and portable long jump pit
3. Increased PE Alt. size from 3,300 sf existing
4. Increased Weight room size from 679 sf existing
5. Existing roof structure does not allow for goals, wrestling mats, batting cage, etc. to be hung from rafters

Field House Scope & Constructability

- **Option C: Renovation + Addition (48,000 GFA)**

- Renovate half of existing 34,400 GFA Field House
- Add 30,800 GFA New Construction Addition to Extend Domed Roof

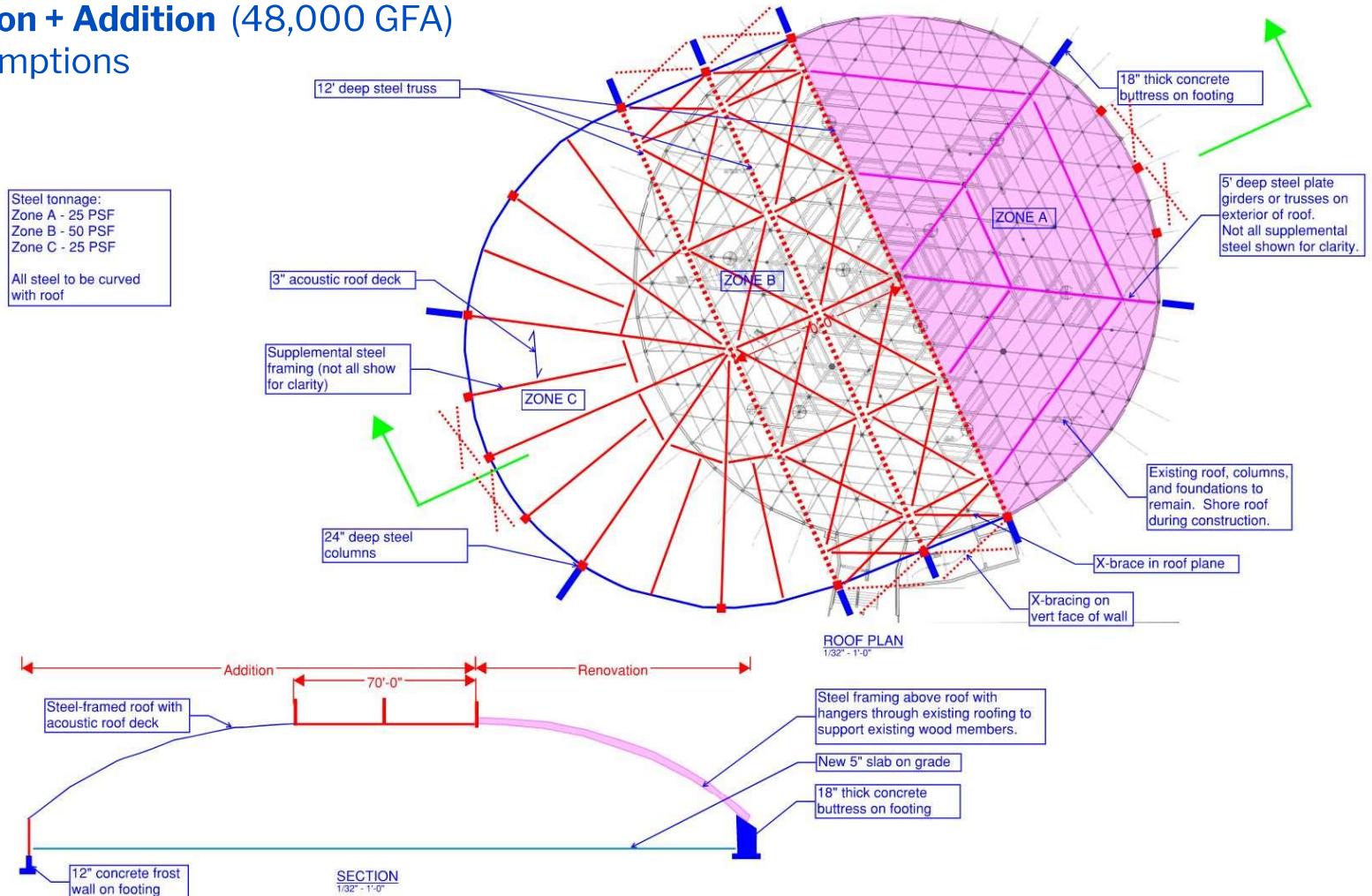


- New slab on grade
- New exterior enclosure on existing Field House similar to Option A. Backup wall at expanded areas to be 8" CMU.
- New roof structure
- Existing dome structure requires temporary shoring
- Expansion joint between Field House and School
- See following slide for Structural assumptions

Field House Scope & Constructability

- Option C: Renovation + Addition (48,000 GFA)

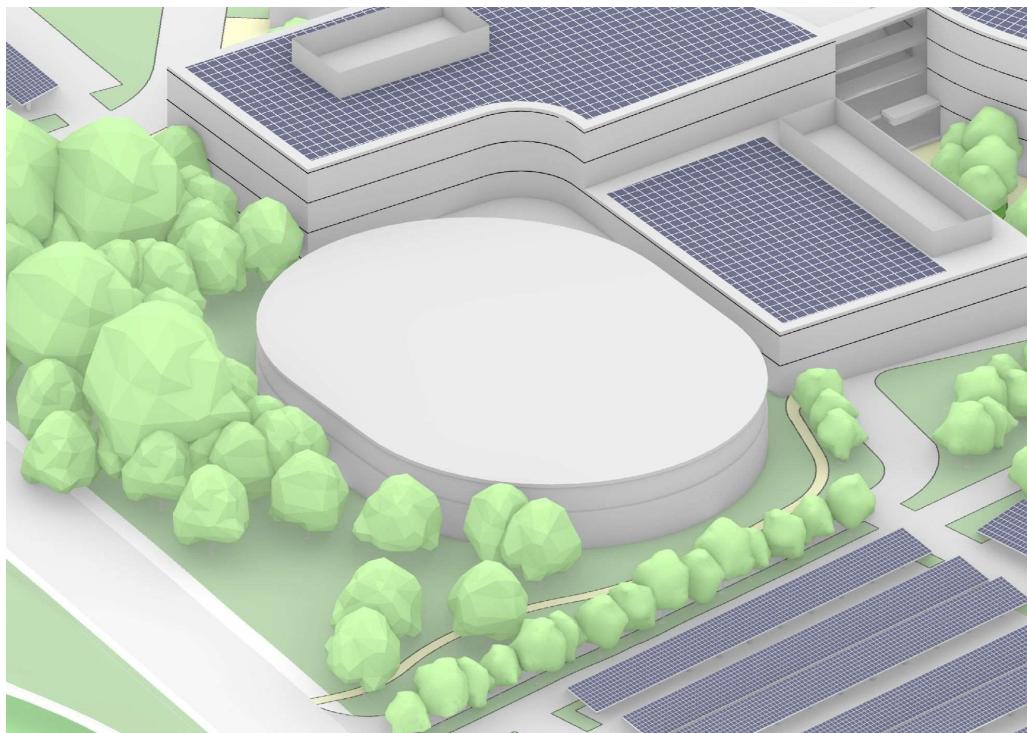
- Structural Assumptions



Field House Scope & Constructability

- **Option D: Renovation + Addition (48,000 GFA)**

- Retain half of existing Field House foundations
- Extend Building to enclose 48,000 GFA, similar to Option C, but with Flat Roof

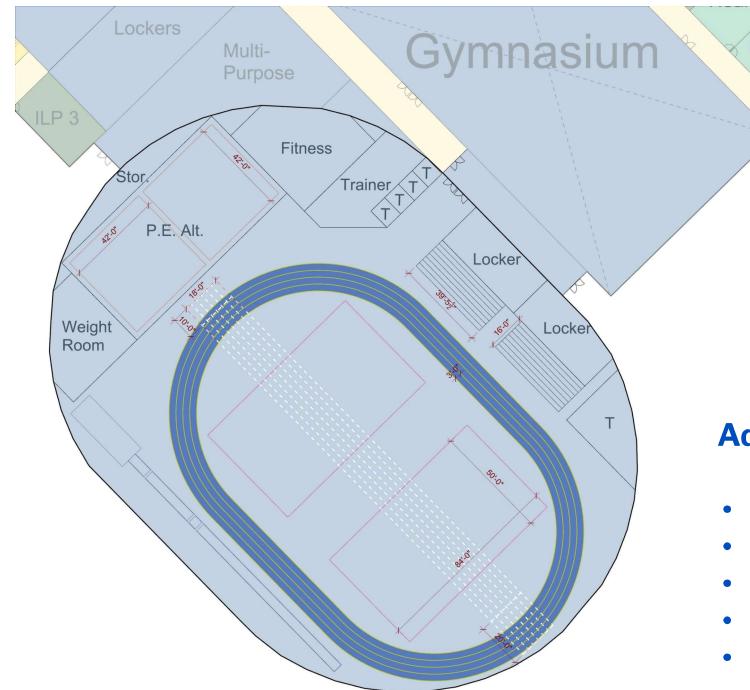


- New slab on grade
- New exterior enclosure same as Option A, with 8" CMU backup at new walls
- New roof structure with 10' deep steel trusses spaced at 12' o.c.
- Existing dome structure requires temporary shoring
- Expansion joint between Field House and School
- See following slide for Structural assumptions

Option C.1 & D.1 / Renovation + Addition

- Retain half of existing Field House foundations
- Extend Building to enclose 48,000 GFA, Option D similar to Option C, but with Flat Roof

	Option C/D.1
Project Cost	\$57,191,000/ Option D \$54,338,000
Footprint	48,000 GSF
Track Size	146m
Lane Count	4
Straightaway Length	55m
Multipurpose Courts	2-3
Bleacher Count	400
Weight Room	1,200 sf
PE Alternative	3,500 sf



Additional Program:

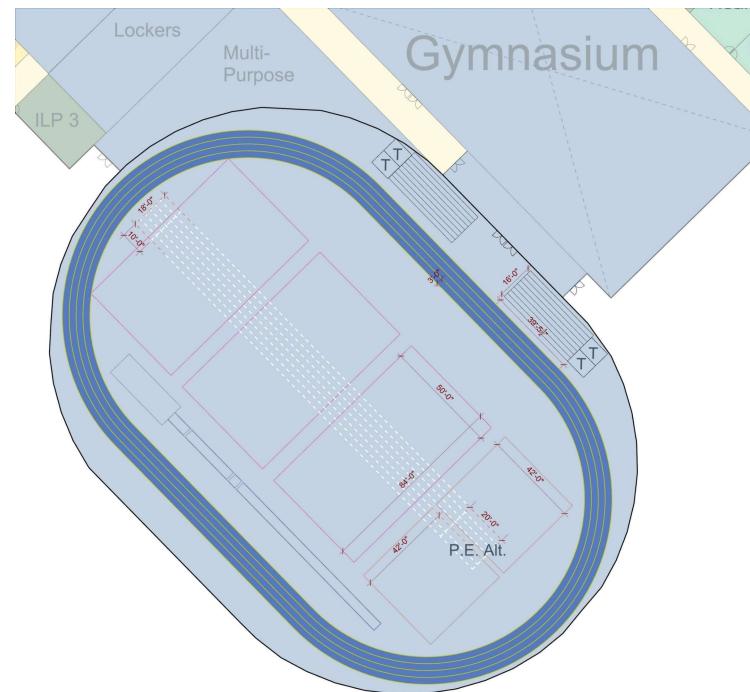
- Fitness Room – 1,600 sf
- Locker Rooms - (2) 900 sf
- Trainer's Room – 1,000 sf
- Toilets – 800 sf
- Storage – 700 sf

1. 3 courts possible if overlapping track
2. Increased PE Alt. size from 3,300 sf existing
3. Increased Weight room size from 679 sf existing
4. All new roof structure allows for goals, wrestling mats, batting cage, etc. to be hung from rafters

Option C.2 & D.2 / Renovation + Addition

- Retain half of existing Field House foundations
- Extend Building to enclose 48,000 GFA, Option D similar to Option C, but with Flat Roof

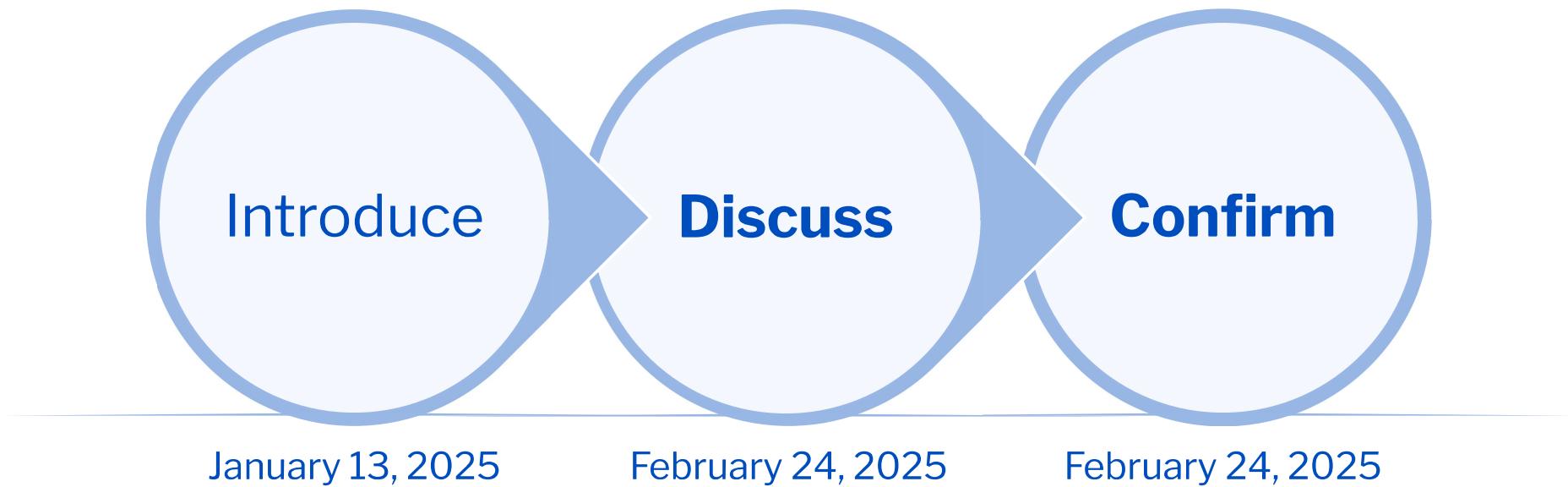
	Option C/D.2
Project Cost	\$57,191,000/ Option D \$54,338,000
Footprint	48,000 GSF
Track Size	200m
Lane Count	4
Straightaway Length	55m
Multipurpose Courts	3-4
Bleacher Count	400
Weight Room	None
PE Alternative	Area within track



1. PE Alt. located within track footprint shows overlay of (2) regulation 42'x42' wrestling mats
2. All new roof structure allows for goals, wrestling mats, batting cage, etc. to be hung from rafters

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Mass Timber vs. Structural Steel



Mass Timber / Town Questions

Q1: Acoustics seem to be a big issue (i.e. noise transfer between spaces)

A: Mass timber floor assemblies: typically lower Noise Reduction Coefficient (NRC) rating vs. standard concrete floor on metal deck:

- Gypcrete topping with an acoustical underlayment included at to match the NRC of a concrete on deck floor.
- Gypcrete and underlayment already accounted for in the estimated project costs for mass timber.

Q2: Do the costs account for the amount of the newly exposed infrastructure and what that may mean in terms of needed mitigation (i.e. fireproofing, aesthetics). Are there savings or adds there?

A: Costs and visuals:

- The added costs for mass timber account for the fireproofing reduction savings.
- Exposed MEP infrastructure: assuming program spaces may still have a finish ceiling, while feature spaces and possibly hallways expose the mass timber structure.
- Strategic use of ceiling clouds or finished enclosures for mechanical equipment to be considered, pending cost impacts

Q3: Can embodied carbon be presented in a measurable, easy to understand unit. Compared to 1 year of current school emissions for example?

A: A comparative impact may be provided.

- Embodied carbon is measured in carbon dioxide equivalent (kgCO₂eq) over a 30-year life cycle.
- Operational carbon (school emissions) are annual. They may be accumulated over 30 years for the purpose of the comparison.



Mass Timber / Town Questions

Q4: What are the warranties, life cycle costs, and maintenance requirements?

A:

- Warranties vary by manufacturer but generally covers the structural integrity of the projects.
- Life cycle costs: recent studies concluded that wood buildings are fully capable of having long lifespans. However, it is found that there is no relationship between structural material and average service life.
- The durability and maintenance of mass timber will vary based on exposure. There are options for coatings that can be used for greater durability and longevity.

Q5: Are there any savings if finishes are not needed where mass timber would remain exposed?

A: See response to question #2 on the previous slide for exposed ceiling design approach

- Exposed mass timber assumes a \$15/sf savings, not including potential costs such as acoustic clouds or fabric panels.

Q6: What is the base cost of steel/concrete versus mass timber?

A:

- Steel and concrete structure: \$24,636,380, plus the \$2,186,389 spray and intumescent fireproofing totals to \$26,822,769.
- Mass timber structure incremental costs:
 - Option A – all mass timber: \$24,000,000 incremental costs.
 - Option B – Hybrid (steel columns): \$19,000,000
 - Option C – Gym/Dining/Media only: \$2,000,000



Mass Timber / Town Questions

Q: Where does the mass timber come from? What country? (i.e. tariffs)?

A: Mass Timber is mostly sourced in the U.S. and Canada. Both Eastern and Western forests of each country provide for mass timber.

- When considering embodied carbon, it would be best to source from the Eastern Forests, as the Western Forests Timber imposes higher transportation carbon emissions.
- The potential tariffs on the Canadian wood, in addition to the already existing tariffs, will have costs impact.
- Conversely, the higher demand on the sourced U.S. timber may trigger higher costs on US sourced timber.
- Steel and aluminum will also be subject to tariffs. Similar to wood, U.S. steel/aluminum production demand will increase, with the likeliness of costs potentially increase across the board due to limited production capacity.

Q: Provide a cost per SF for mass timber to help potentially deciding on where it could be used in specific spaces.

A:

- The cost for a full building mass timber structure is roughly \$54/sf.
- The cost for more limited usage of mass timber beams over steel columns and bracing is roughly \$45/sf.



Other Wood or Wood-Look Finishes in Lieu of Mass Timber



smma dw

2/24/2025

45

Mass Timber vs. Structural Steel

CONFIRM

PSR Cost Estimate Considerations

Option A (Mass timber used for the entire structure)

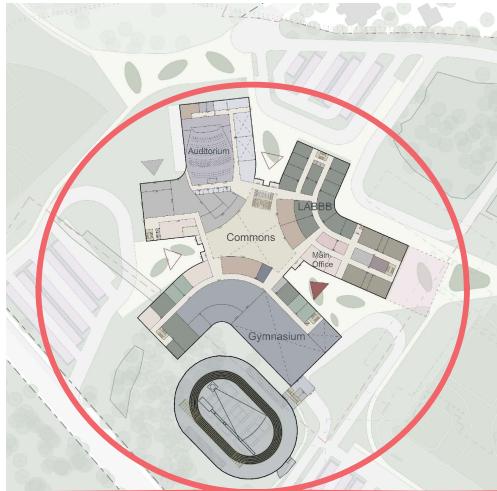
Est. Total Project Cost = \$24,000,000

Option B (Hybrid system – all mass timber except steel used for columns)

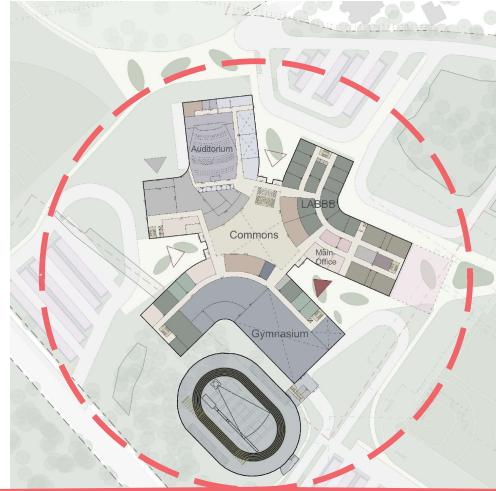
Est. Total Project Cost = \$19,000,000

Option C (Mass timber used at the Gymnasium, Dining Commons and Media Center only)

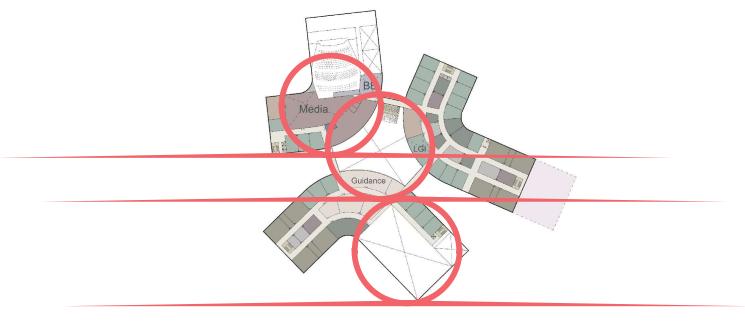
Est. Total Project Cost = \$2,000,000



Level 1



Level 1



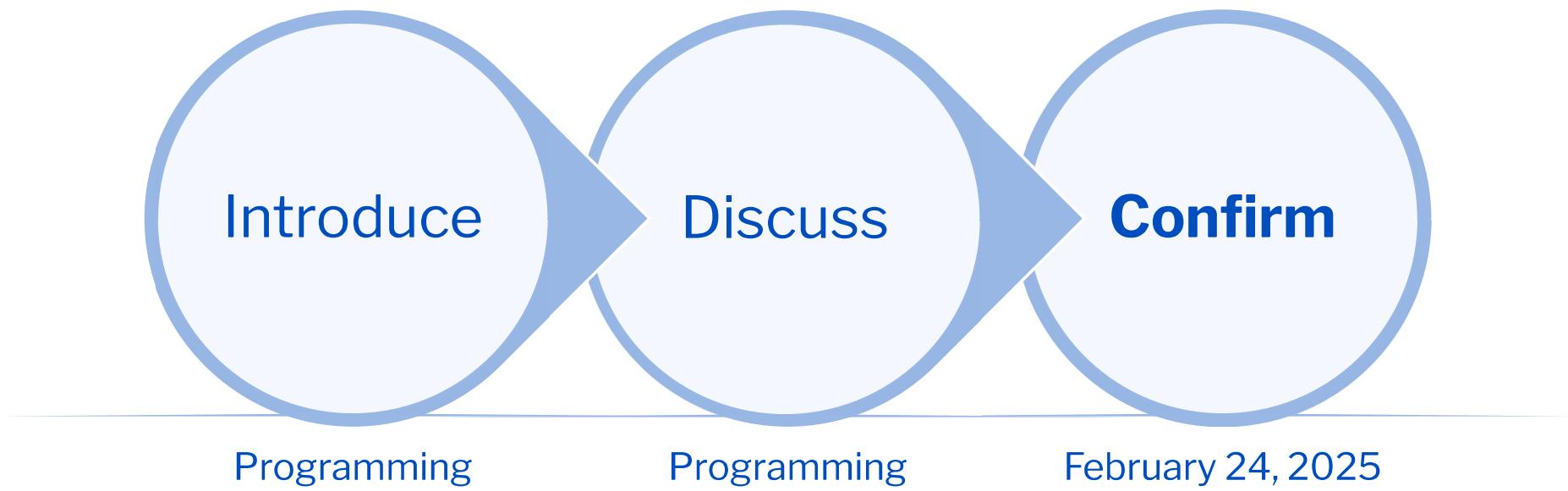
Level 2



smma dw
DORF + WHITTIER

- 1 Call to Order
 - 2 Vote on Previous Meeting Minutes 12:00 – 12:05
 - 3 MSBA Update 12:05 – 12:10
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 - 5 Proposed Space Layouts & Circulation 12:20 – 12:30
 - 6 Confirm Future Expansion GSF 12:30 – 12:45
 - 7 Identify Spaces to be Air Conditioned 12:45 – 12:50
 - 8 Add/Reno Field House, 146m or 200m, Scope & Constructability 12:50 – 1:20
 - 9 Mass Timber vs. Structural Steel 1:20 – 1:35
 - 10 Confirm Maximum Assembly Size in Gym/Field House 1:35 – 1:45
 - 11 Community Submissions 1:45 - 1:50
 - 12 Public Comment 1:50 – 1:55
 - 13 Reflections & Action Items 1:55 – 2:00
- Adjourn 2:00

Confirm Maximum Assembly Size in Gym/Field House

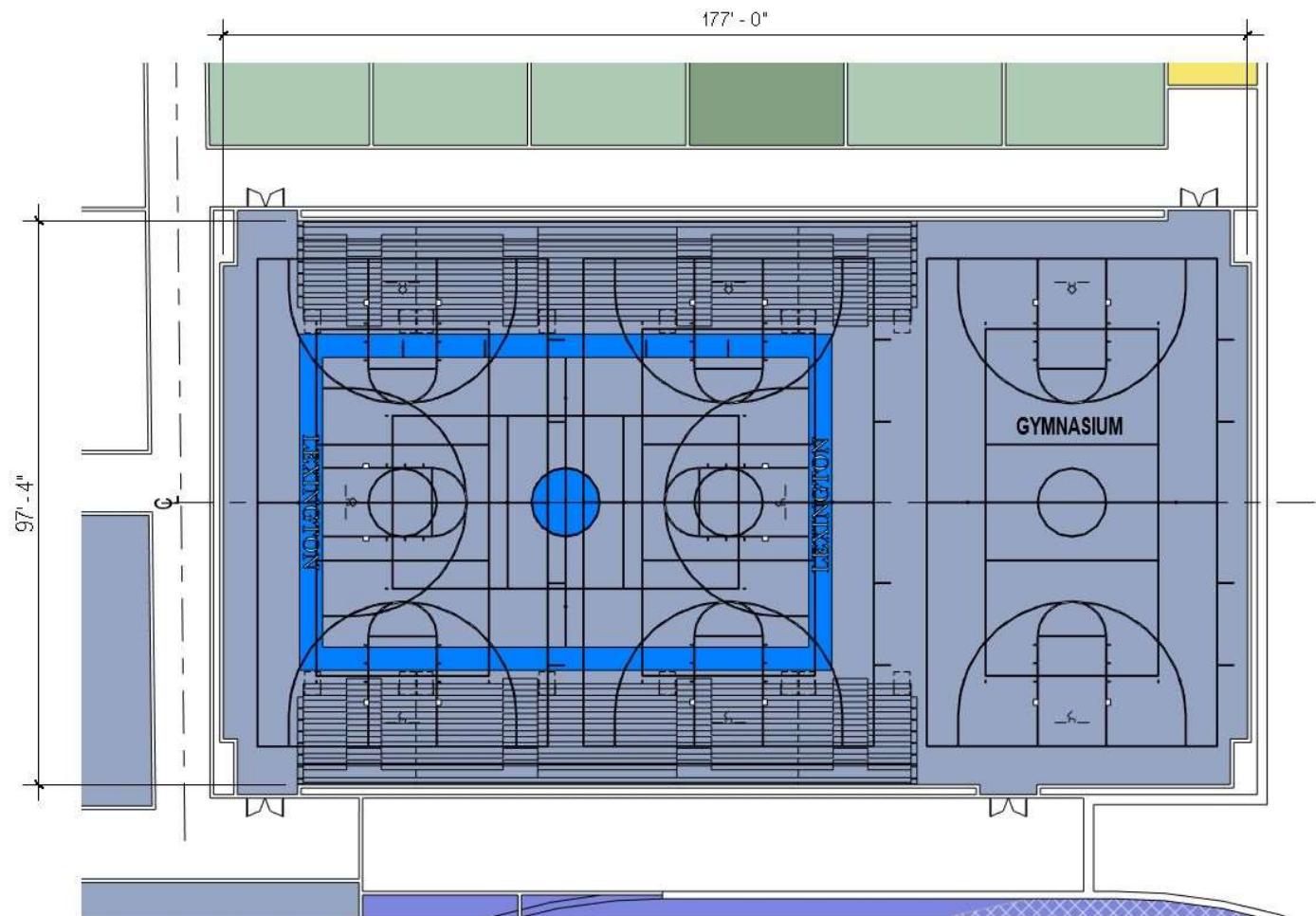


Confirm Maximum Assembly Size in Gym/Field House

Option 1

Bleachers off-center
from competition court

All doors at side walls

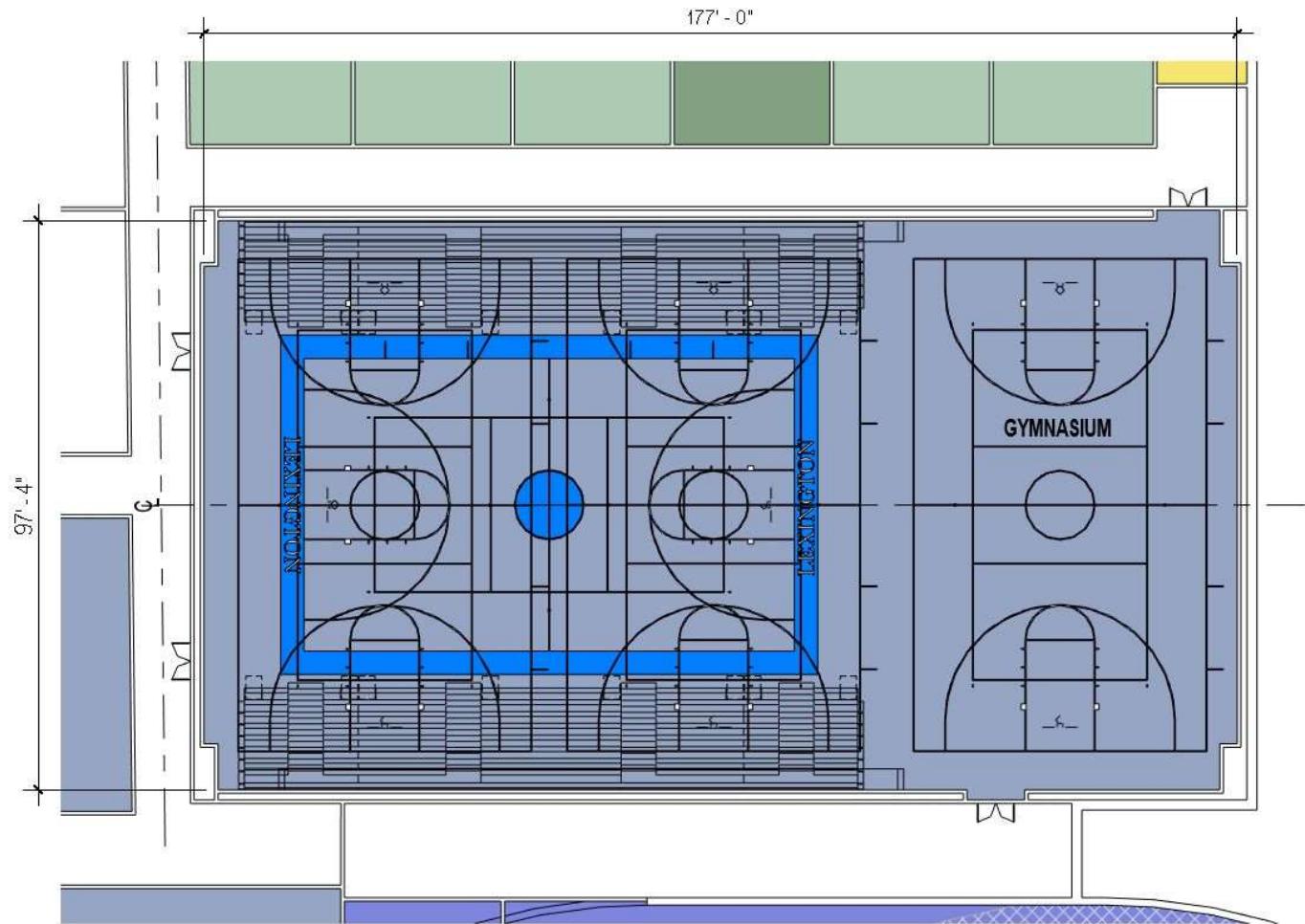


Confirm Maximum Assembly Size in Gym/Field House

Option 2

Bleachers centered on competition court

Main entry doors at end wall



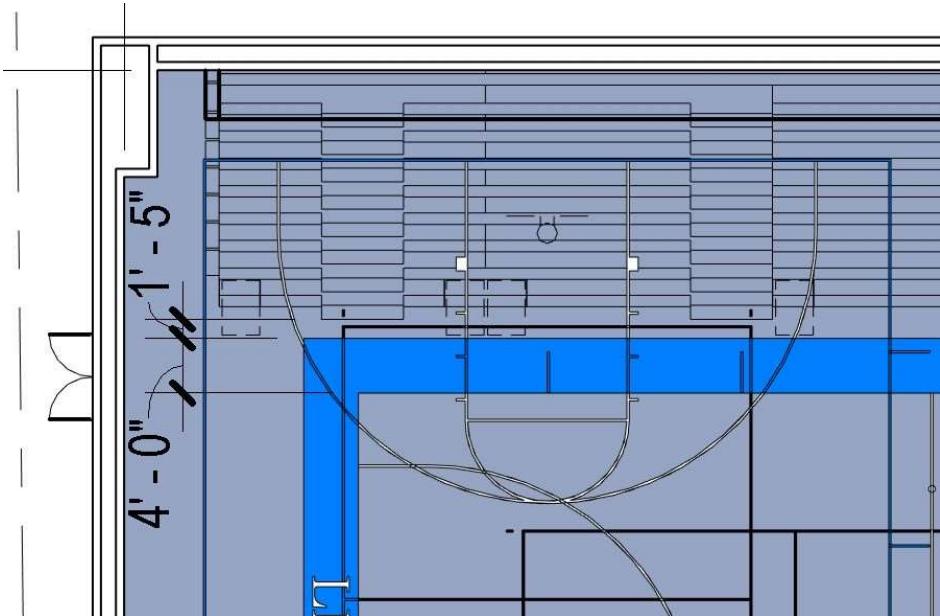
Confirm Maximum Assembly Size in Gym/Field House

CONFIRM

1,068 Seats on 9 tiers

1'-5" from outer edge of
sideline to edge of bleacher
steps

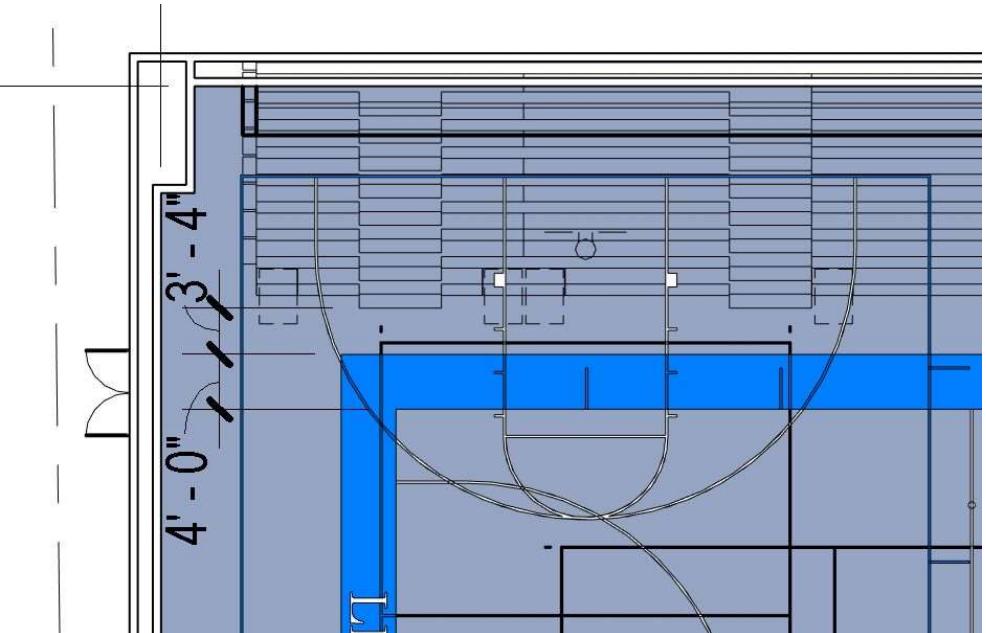
4'-0" sideline



1,016 Seats on 8 tiers

3'-4" from outer edge of
sideline to edge of bleacher
steps

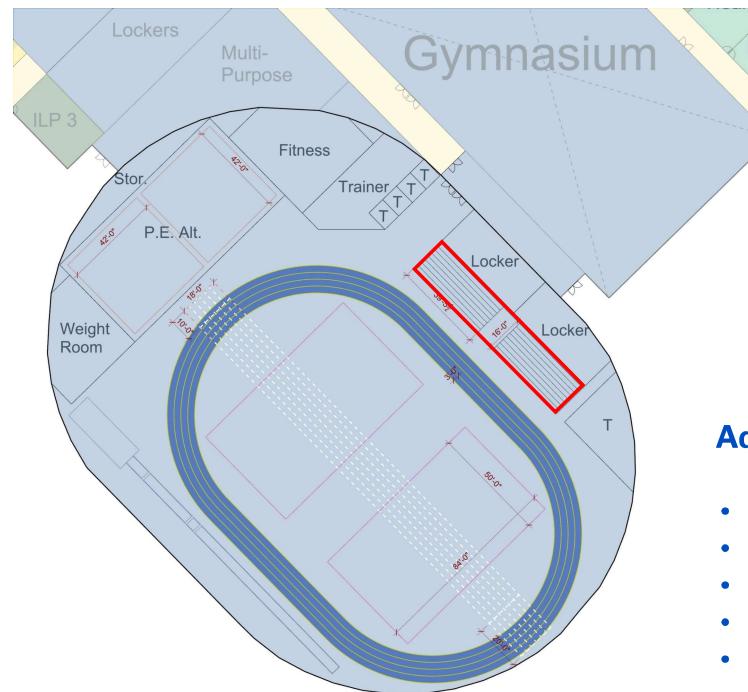
4'-0" sideline



Confirm Maximum Assembly Size in Gym/Field House

CONFIRM

	Option C/D.1
Const. Cost Option C Option D	\$45,753,000/ \$43,470,000
Footprint	48,000 GSF
Track Size	146m
Lane Count	4
Straightaway Length	55m
Multipurpose Courts	2-3
Bleacher Count	400
Weight Room	1,200 sf
PE Alternative	3,500 sf



Additional Program:

- Fitness Room – 1,600 sf
- Locker Rooms - (2) 900 sf
- Trainer's Room – 1,000 sf
- Toilets – 800 sf
- Storage – 700 sf

1. 3 courts possible if overlapping track
2. Increased PE Alt. size from 3,300 sf existing
3. Increased Weight room size from 679 sf existing
4. All new roof structure allows for goals, wrestling mats, batting cage, etc. to be hung from rafters

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Thank you

Preferred Option C.5B Bloom

smma

SBC Preferred Option

C.5B Bloom



- Total Project Cost \$662,000,000
- After MSBA Contribution **\$562,000,000**

Considerations:

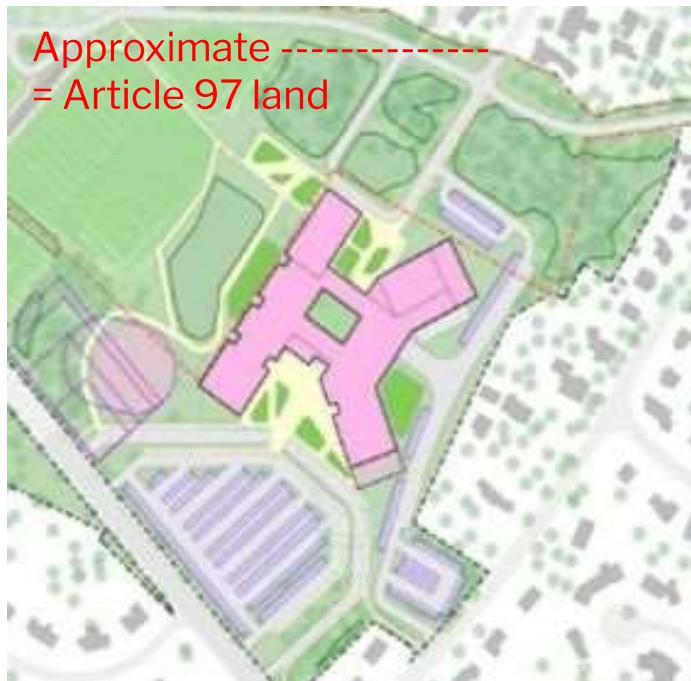
- Fully addresses **Education Program and adjacencies**
- Includes MSBA funding (Approx. \$100M)
- Article 97 land swap required
- Impact to Students/Staff - **Low**
- Move into new building Fall 2029
 - Site complete 2030
- Includes Central Offices
- Includes desired parking (onsite)
- Includes Addition/Renovation to Field House
- Does **not** require modulars

D. 2 Weave (not selected)

smma

SMMA Proposed Option

D.2 Weave



Considerations:

- Fully addresses **Education Program and adjacencies**
- Includes MSBA funding (Approx. \$100M)
- **Article 97 Land swap required**
- Impact to Students/Staff - **High**
- Move into new building 2031
 - Site complete 2032
- Includes Central Offices
- Includes desired parking (onsite)
- Includes Addition/Renovation to Field House
- Requires Modulars

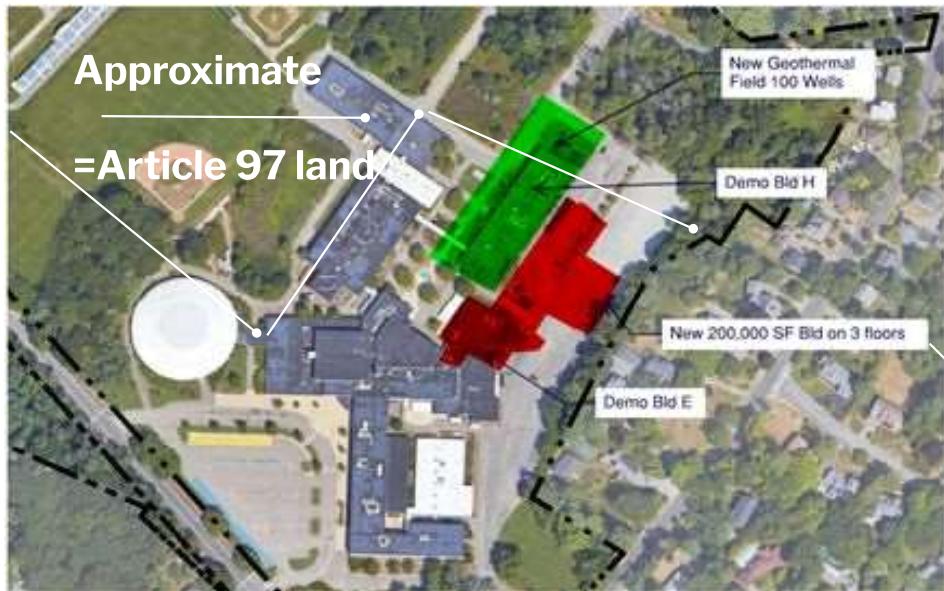
- Total Project Cost \$734,710,000
- After MSBA Contribution **\$634,710,000**

Community Submissions

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Community Submissions

2015 SMMA Master Plan Phased New/Reno



- Phase 1 Project Cost \$594,608,000
- Phase 2 Project Costs (assumed) \$210,990,000
- **Total Project Cost \$862,565,000**
- After zero MSBA Contribution \$862,565,000

Considerations:

- Phase 1 - Does **not** address **Educational Program, adjacencies/efficiencies**
- Phase 1 &2 - **Loss of MSBA Funding (\$100 million)**
- Phase 1 - Article 97 Land swap required
- Phase 1 & 2 - Impact to Students/Staff- **HIGH**
- Phase 1 & 2 - Completion likely **not before 2035**
- Phase 1 - Requires full code upgrade to the attached existing building
- Phase 1 - Field house receives Code upgrades only
- Phase 2 - Assumes all renovated areas from Phase 1 are replaced with Phase 2.
- Phase 1 -Upgrades to MEP's assumed
- Phase 1 - Does not address Central Office
- Phase 1 -Parking (approx. 200 spaces) would need to be replicated on fields -Cost not included
- Phase 2 -Location for addition would require **additional loss of fields**
- Phase 1 - **Modulars required** at least for Commons II during the code upgrade to all existing during. Costs included for Commons II only
- Phase 1 - Requires gas and water main relocation

Community Submissions

Thrive .1 (without Modular Classrooms)



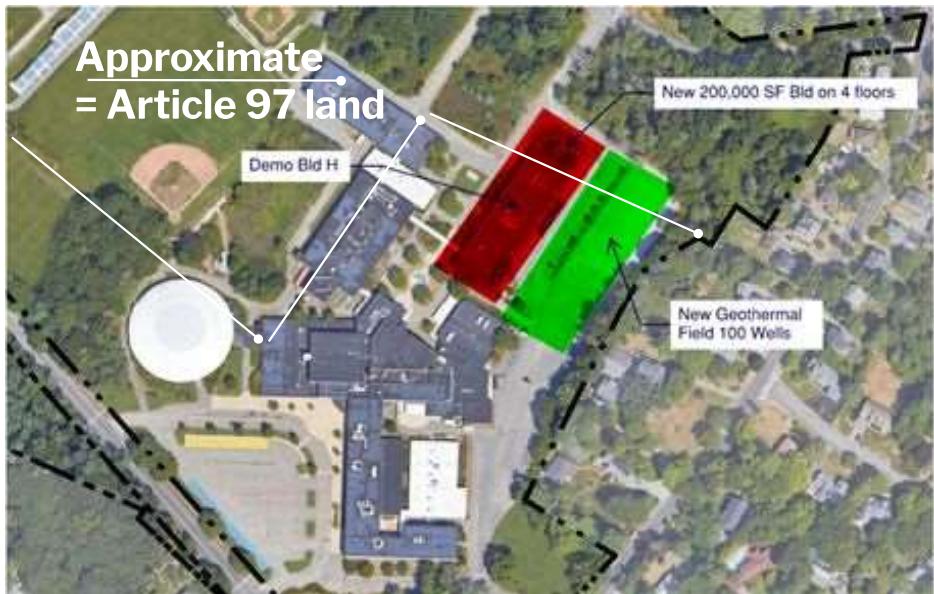
- Phase 1 Project Cost \$297,759,000
- Phase 2 Project Costs (assumed) \$552,914,000
- **Total Project Cost \$850,673,000**
- After zero MSBA Contribution \$850,673,000

Considerations:

- Phase 1 - Does **not** address **Educational Program adjacencies/efficiencies**
- Phase 1 & 2 - **Loss of MSBA Funding (\$100 million)**
- Phase 1 - Article 97 Land swap **required**
- Phase 1 & 2 - Impact to Students/Staff- **HIGH**
- Phase 1 & 2 - Completion likely **not before 2035**
- Phase 1 - Required ADA only upgrades to existing building and Field House
- Phase 2 - Assumes all renovated areas from Phase 1 are replaced with Phase 2.
- Phase 1 - Retains existing MEP systems (at end of useful life) as is and increasing annual maintenance budget. Costs not included for maintenance.
- Phase 1 - Does not address Central Office
- Phase 1 - Parking (approx. 200 spaces) would need to be replicated on fields -Cost not included
- Phase 2 - Location for addition would require **additional loss of fields**
- Phase 1 & 2 - Assumes no Modulars
- Phase 1 - Requires gas and water main relocation

Community Submissions

Thrive .2 (with Modular Classrooms)

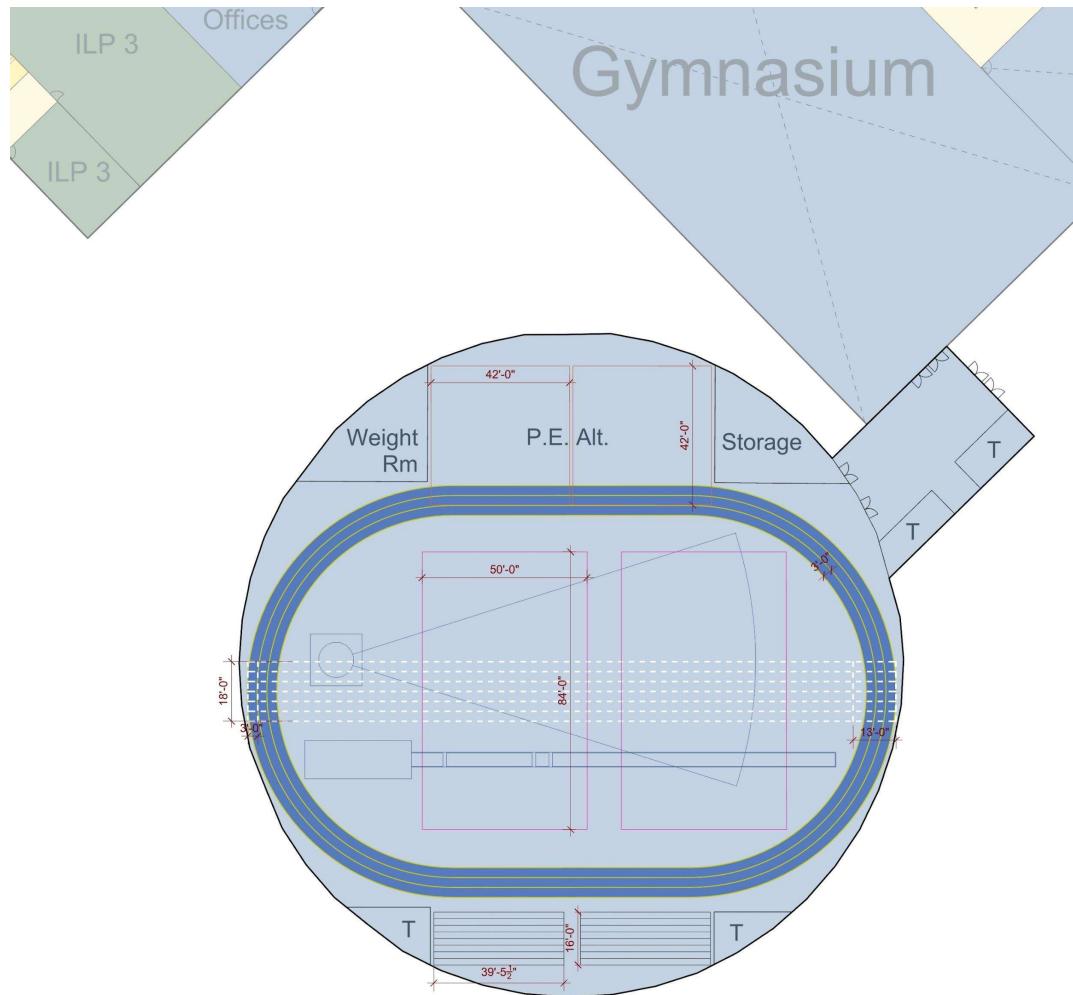


- Phase 1 Project Cost \$314,015,000
- Phase 2 Project Costs (assumed) \$552,914,000
- **Total Project Cost \$866,929,000**
- After zero MSBA Contribution \$866,929,000

Considerations:

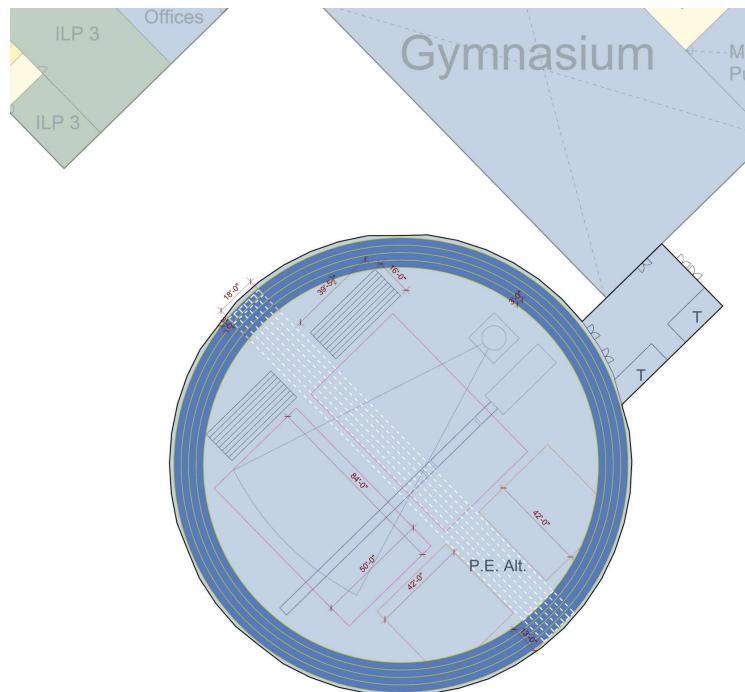
- Does **not** address **Educational Program adjacencies/efficiencies**
- **Loss of MSBA Funding (\$100 million)**
- Phase 1 - Article 97 Land swap **required**
- Phase 1 & 2 - Impact to Students/Staff- **HIGH**
- Phase 1 & 2 - Completion likely **not before 2035**
- Phase 1 - required ADA only upgrades to existing building and Field House
- Phase 2 - Assumes all renovated areas from Phase 1 are replaced with Phase 2.
- Phase 1 - Retains existing MEP systems (at end of useful life) as is and increasing annual maintenance budget. Costs not included for ongoing maintenance.
- Phase 1 - Does not address Central Office
- Phase 1 - Parking (approx. 200 spaces) would need to be replicated on fields -Cost not included
- Phase 2 - Location for phase 2 addition would require **additional loss of fields**
- Phase 1 -Includes Modulars
- Phase 2 – May require Modulars, costs not included
- Phase 1 Requires gas and water main relocation

Option A.1 / Renovation Only



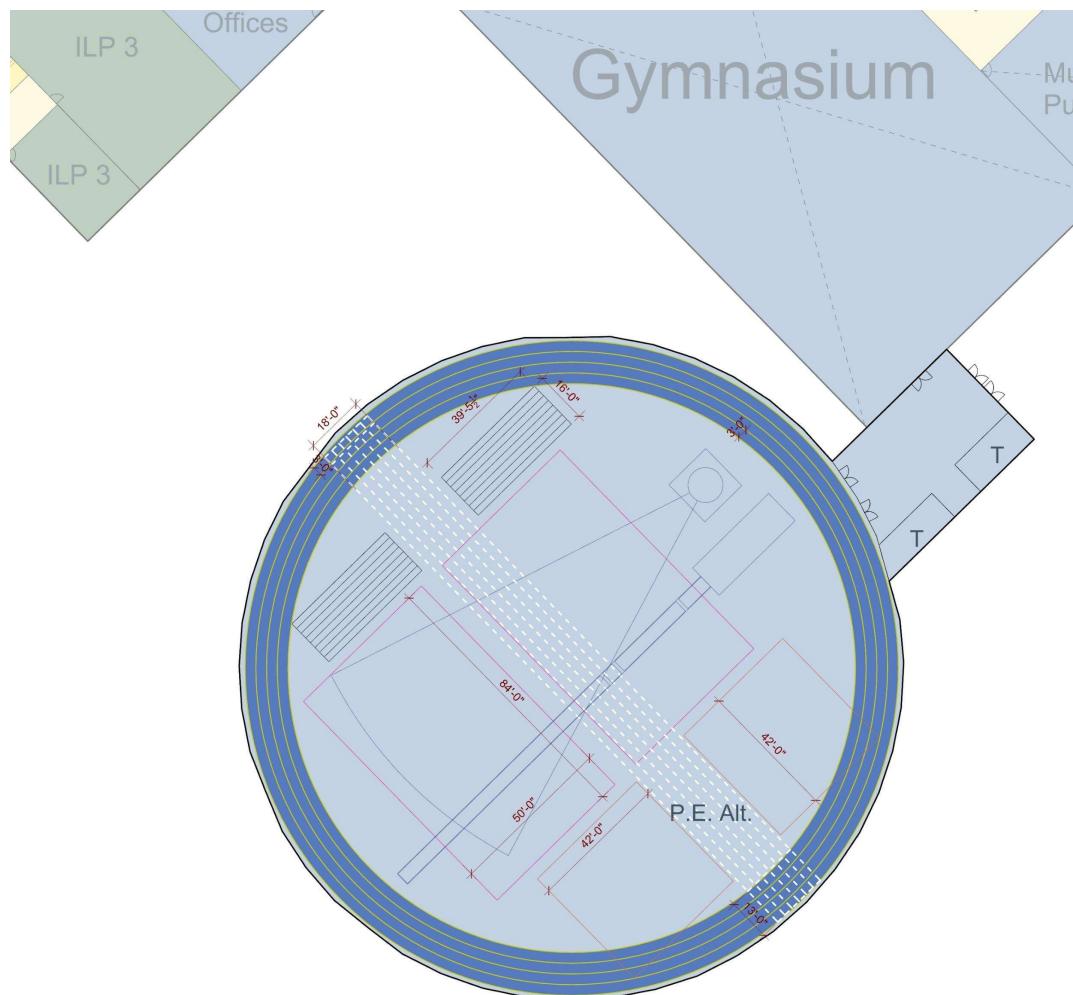
Option A.2 / Renovation Only

	Option A.2
Construction Cost	\$21,300,000
Footprint	34,400 GSF
Track Size	165m
Lane Count	4
Straightaway Length	55m*
Multipurpose Courts	2-3
Bleacher Count	400
Weight Room	None
PE Alternative	Area within track

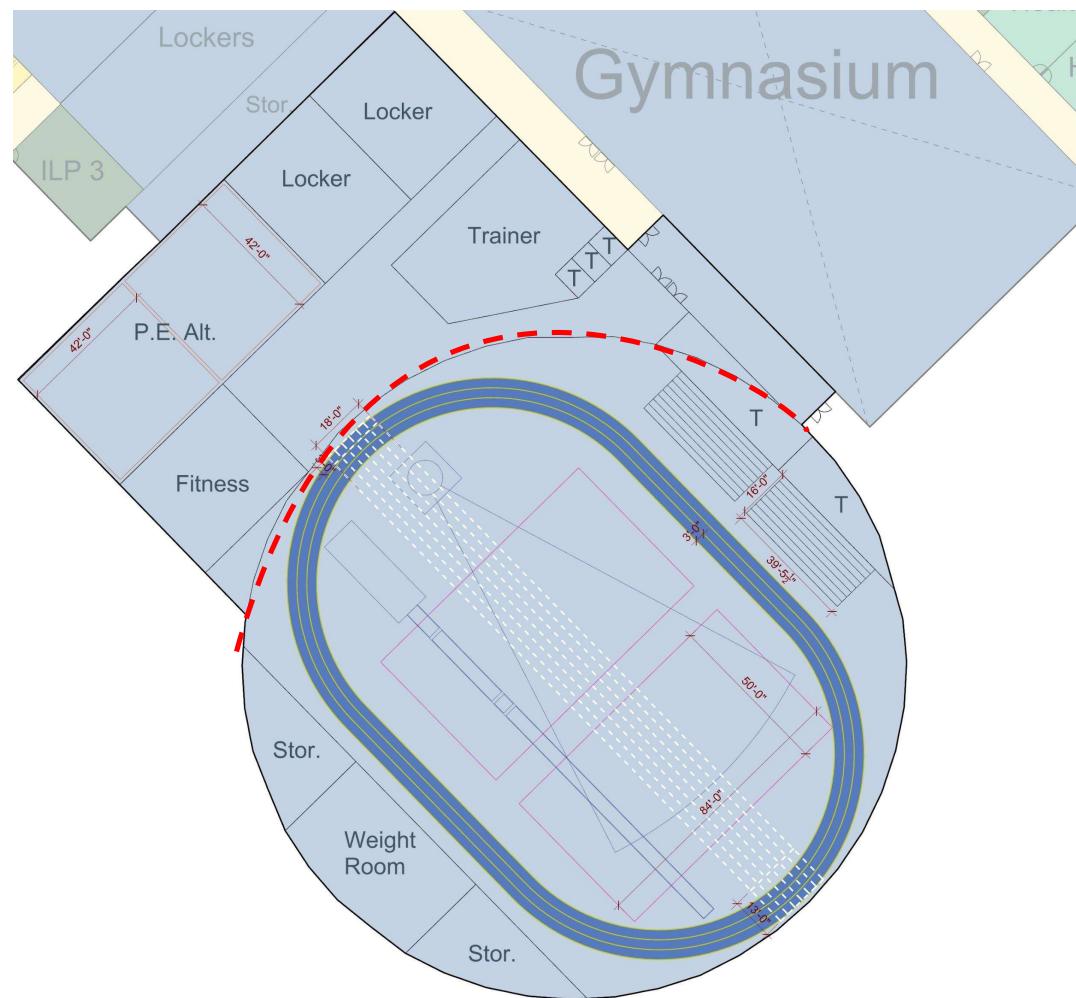


1. Minimum safe run-out length to be determined. Drawing shows only 13' with 55m straight track*
2. 3 courts possible if overlapping track and portable long jump pit
3. PE Alt. located within track footprint shows overlay of (2) regulation 42'x42' wrestling mats
4. Existing roof structure does not allow for goals, wrestling mats, batting cage, etc. to be hung from rafters

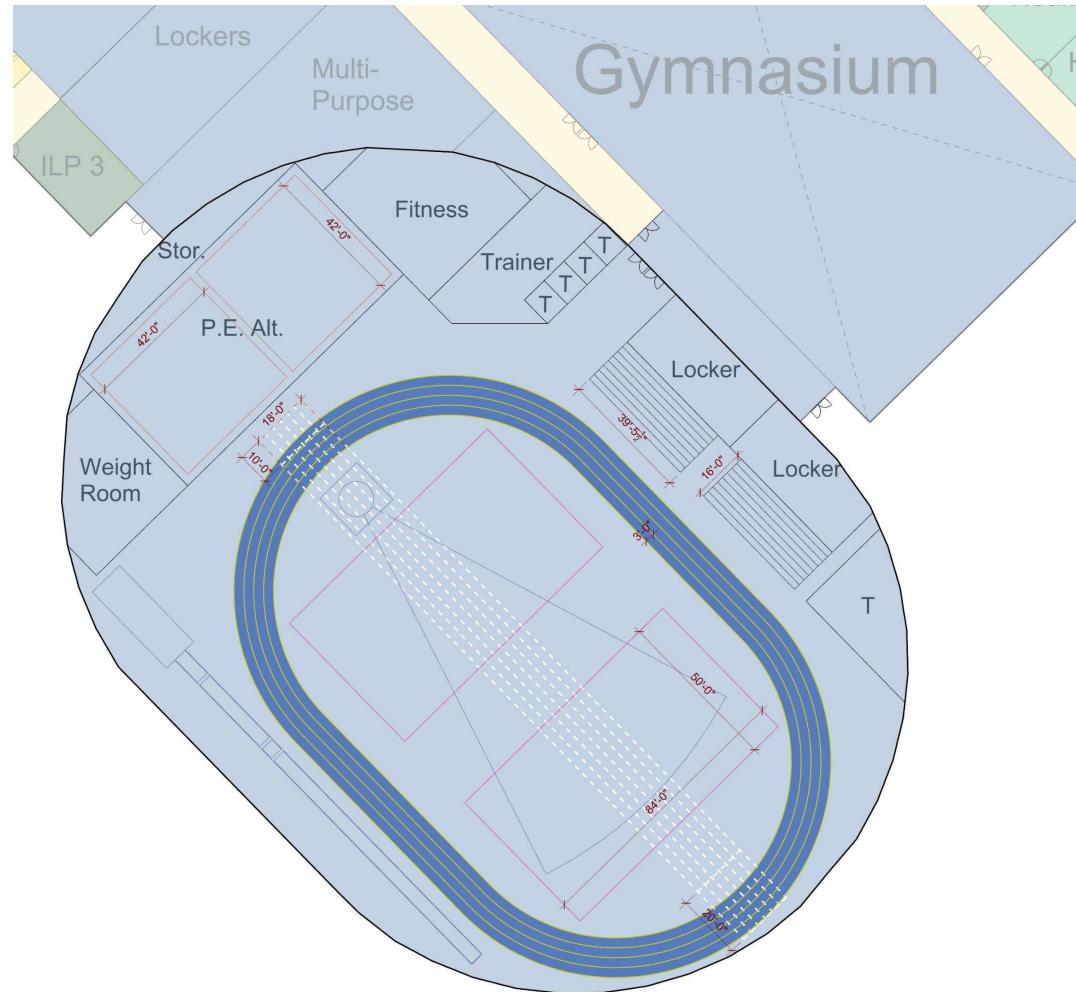
Option A.2 / Renovation Only



Option B / Renovation + Addition



Option C.1 & D.1 / Renovation + Addition



Option C.2 & D.2 / Renovation + Addition

