

February 26, 2024

Lexington High School Project

School Building Committee Meeting No. 8

February 26, 2024, 12:00 PM



1. Call to Order & Intro**2. Previous Meeting Minutes Approval (Vote Expected) (5 minutes)**

- 1/22/24 Meeting Minutes
- 1/29/24 Meeting Minutes
- 2/5/24 Meeting Minutes
- 2/12/24 Meeting Minutes

3. Design Update

- Accept Existing Conditions Report (Vote Expected) (5 minutes)
- Intro to Space Summary (10 minutes)
- Review Concept Massing Studies (30 minutes)

4. Evaluation Criteria (10 minutes)**5. Communications Working Group Update (10 minutes)****6. Schedule Working Group Update (10 minutes)****7. Upcoming Meetings (10 minutes)****8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting (5 minutes)****9. Public Comment (10 minutes)****10. Adjourn**

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Previous Meeting Minutes

- Meeting minutes approval from
 - 1/22/24
 - 1/29/24
 - 2/5/24
 - 2/12/24

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Lexington High School

School Building Committee Meeting

02.26.2024



dw
DORE + WHITTIER

SMMA

PDP Design Workflow

Existing
Conditions
Investigations

Curriculum and
Schedule Analysis

Educational
Programming
Meetings

Visioning

Focus Groups



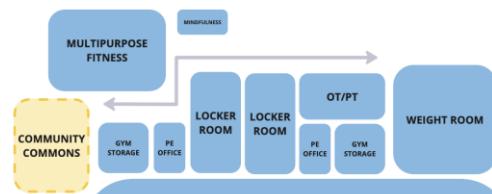
Photo credit to Vikram Anantha, Lexington High School, Class of 2024.
**THE EDUCATIONAL PLAN
FOR LEXINGTON HIGH SCHOOL**

ROOM TYPE	ROOM NFA ¹	# OF RMS	ar
CORE ACADEMIC SPACES			
(List classrooms of different sizes separately)			
Classroom - General	850		
Teacher Planning	100		
Small Group Seminar (20-30 seats)	500		
Science Classroom / Lab	1,440		
Prep Room	200		
Central Chemical Storage Rm	200		
SPECIAL EDUCATION			
(List classrooms of different sizes separately)			

Summary of
Spaces

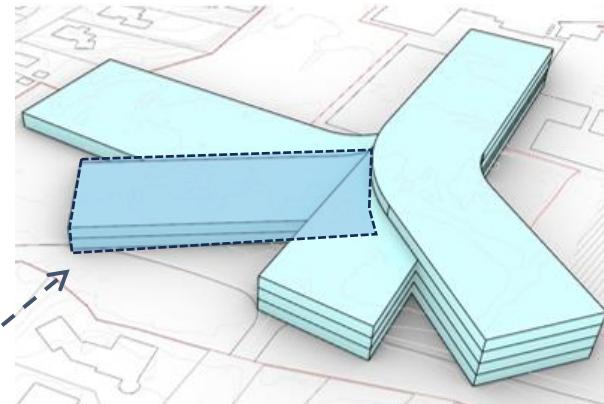


Site Analysis



GYMNASIUM

Program Adjacency
Diagramming



Massing/Site
Concepts

Right-Sized and Ready for the Future

DRAFT Proposed Space Summary - Lexington High School

Baseline School ONLY (Renovated Field House, No Pool, No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
CORE ACADEMIC			96,854	
SPECIAL EDUCATION			22,675	
Collaborative Program Spaces (LABBB)				
ART & MUSIC			13,027	
VOCATIONS & TECHNOLOGY			6,697	
HEALTH & PHYSICAL EDUCATION			55,255	
MEDIA CENTER			8,912	
AUDITORIUM / DRAMA			13,233	
DINING & FOOD SERVICE			15,783	
MEDICAL			1,222	
ADMINISTRATION & GUIDANCE			15,273	
CUSTODIAL & MAINTENANCE			4,018	
OTHER			125	
Total Building Net Floor Area (NFA)			253,074	
Proposed Student Capacity / Enrollment		Current Pop.	2,315	
NON-PROGRAMMED SPACES				
Other Occupied Rooms (List rooms separately below)				
Remaining ³				
Total Building Gross Floor Area (GFA) ²			352,000	
Grossing Factor (GFA / NFA)			1.39	

¹ Individual Room Net Floor Area (NFA)
Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² Total Building Gross Floor Area (GFA)

Includes the entire building gross square footage measured from the outside face of exterior walls.

³ Remaining

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
CORE ACADEMIC	0	117,390			117,390			
SPECIAL EDUCATION	0	35,025			35,025			
Collaborative Program Spaces (LABBB)								
ART & MUSIC	0	15,390			15,390			
VOCATIONS & TECHNOLOGY	0	11,960			11,960			
HEALTH & PHYSICAL EDUCATION	31,021	33,250			64,271			
MEDIA CENTER	0	13,890			13,890			
AUDITORIUM / DRAMA	0	17,300			17,300			
DINING & FOOD SERVICE	0	19,520			19,520			
MEDICAL	0	2,100			2,100			
ADMINISTRATION & GUIDANCE	0	17,695			17,695			
CUSTODIAL & MAINTENANCE	0	3,522			3,522			
OTHER	0	600			600			
Total Building Net Floor Area (NFA)	31,021	287,642			318,663			
Proposed Student Capacity / Enrollment								
% of GFA	2,979	% of GFA	143,821	% of GFA	146,800			
-	8.7618%	-	33.3333%	-	31.5385%	146,800		
Total Building Gross Floor Area (GFA) ²	34,000		431,463		465,463			
Grossing Factor (GFA / NFA)	1.10		1.50		1.46			

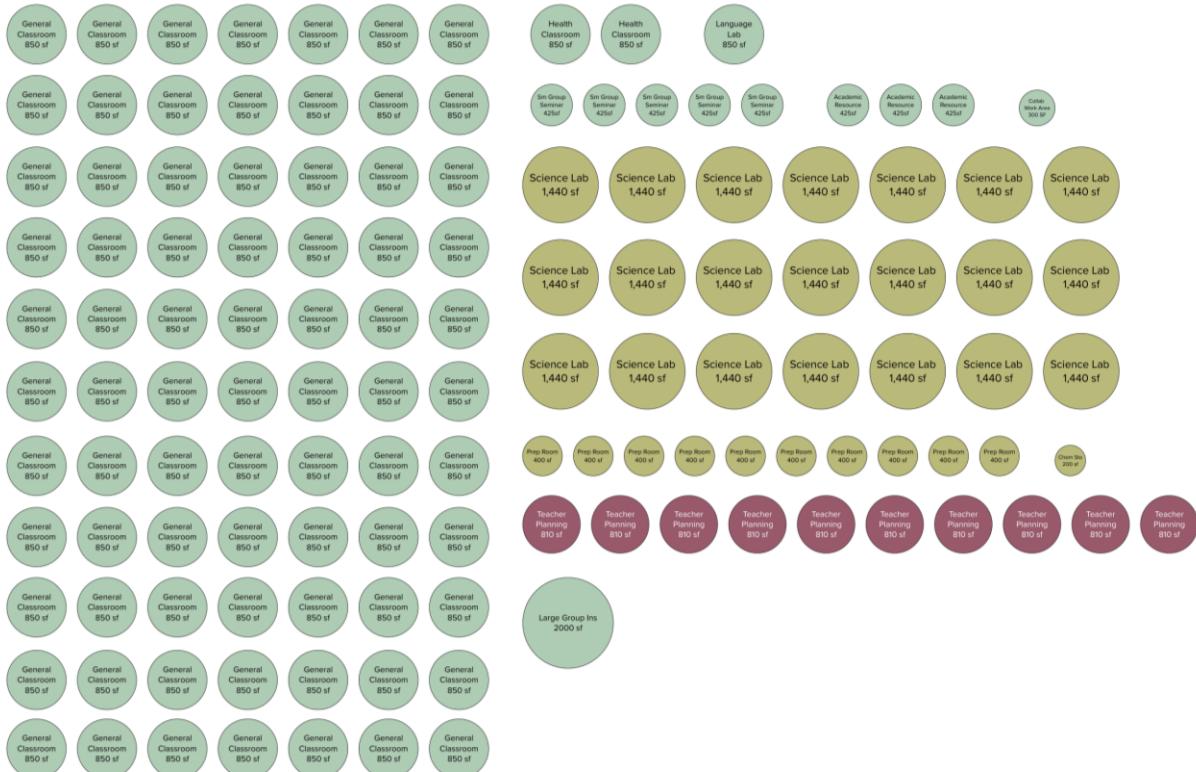
Additional	Central Office	27,450
New Field House (net add over renovated FH)		2,000
GFA	494,913	

MSBA GUIDELINES (DO NOT MODIFY) <i>(Refer to Educational Facility Planning for additional information)</i>			SMMA COMMENTS
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
-750			
118,140			Science Lab Guidelines
23,160			Special Education spaces require DESE review and approval.
9,925			
24,480			
29,612			Excess PE Spaces Policy
14,869			
10,400			Excess Auditorium Spaces Policy
17,868			
1,810			
7,464			
3,421			
0			
261,149			Total Building Net Floor Area (NFA)
2,395			Enter Total Enrollment
			Complete this category with Schematic Design Submittal
376,015			Total Building Gross Floor Area (GFA) ²
1.44			Grossing Factor (GFA / NFA)

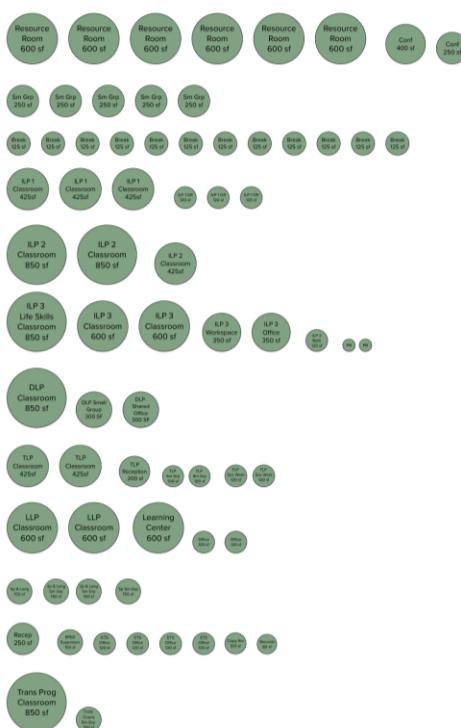
LBF notes	6,000 SF for 18,000 SF Gym
Add'l MSBA reimbursement not possible	267,149
	1.50 Grossing Factor
	400,723 GFA

Right-Sized and Ready for the Future

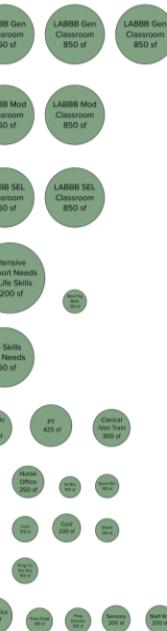
Core Academic



Special Education

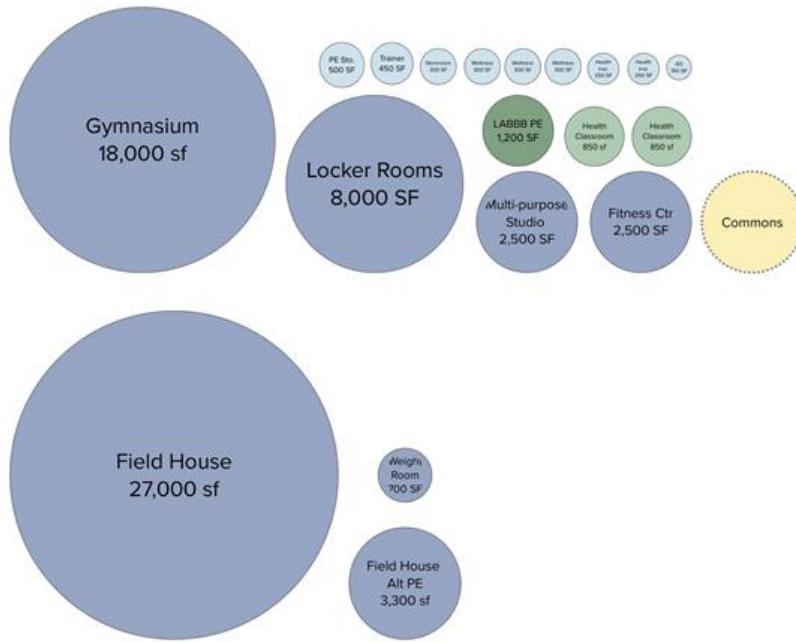


LABBB

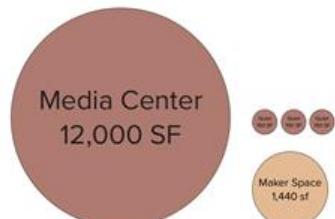


Right-Sized and Ready for the Future

Health and Wellness



Media Center



Medical



Main Office/Admin



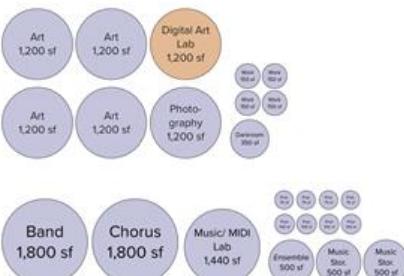
Custodial and Maintenance



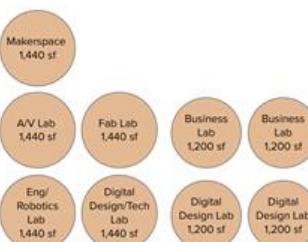
Other



Art and Music



Vocational/Technology



Dining and Food Service



Guidance

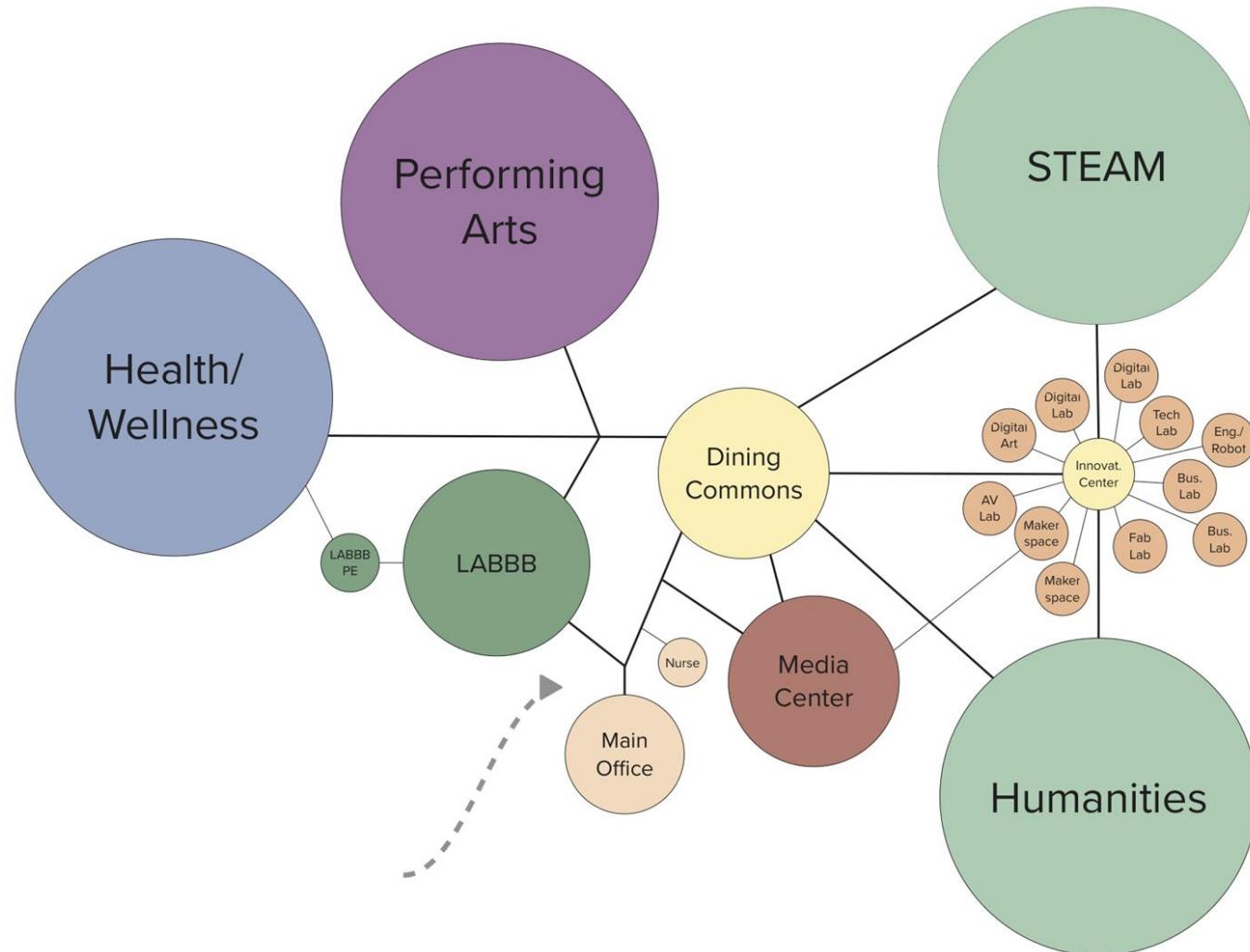


ALPHA



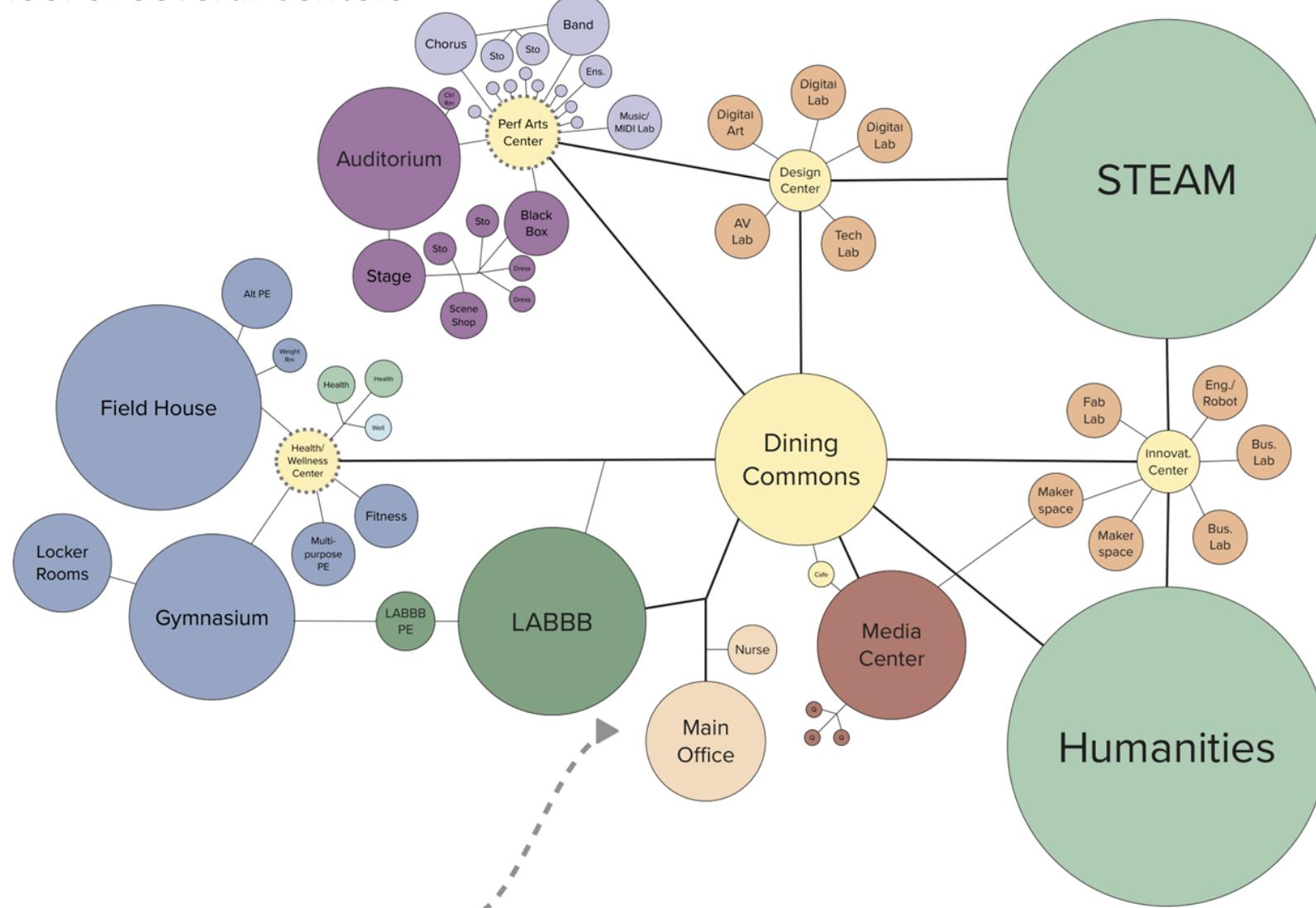
Adjacencies for Next-Generation Learning

One Central Innovation Center



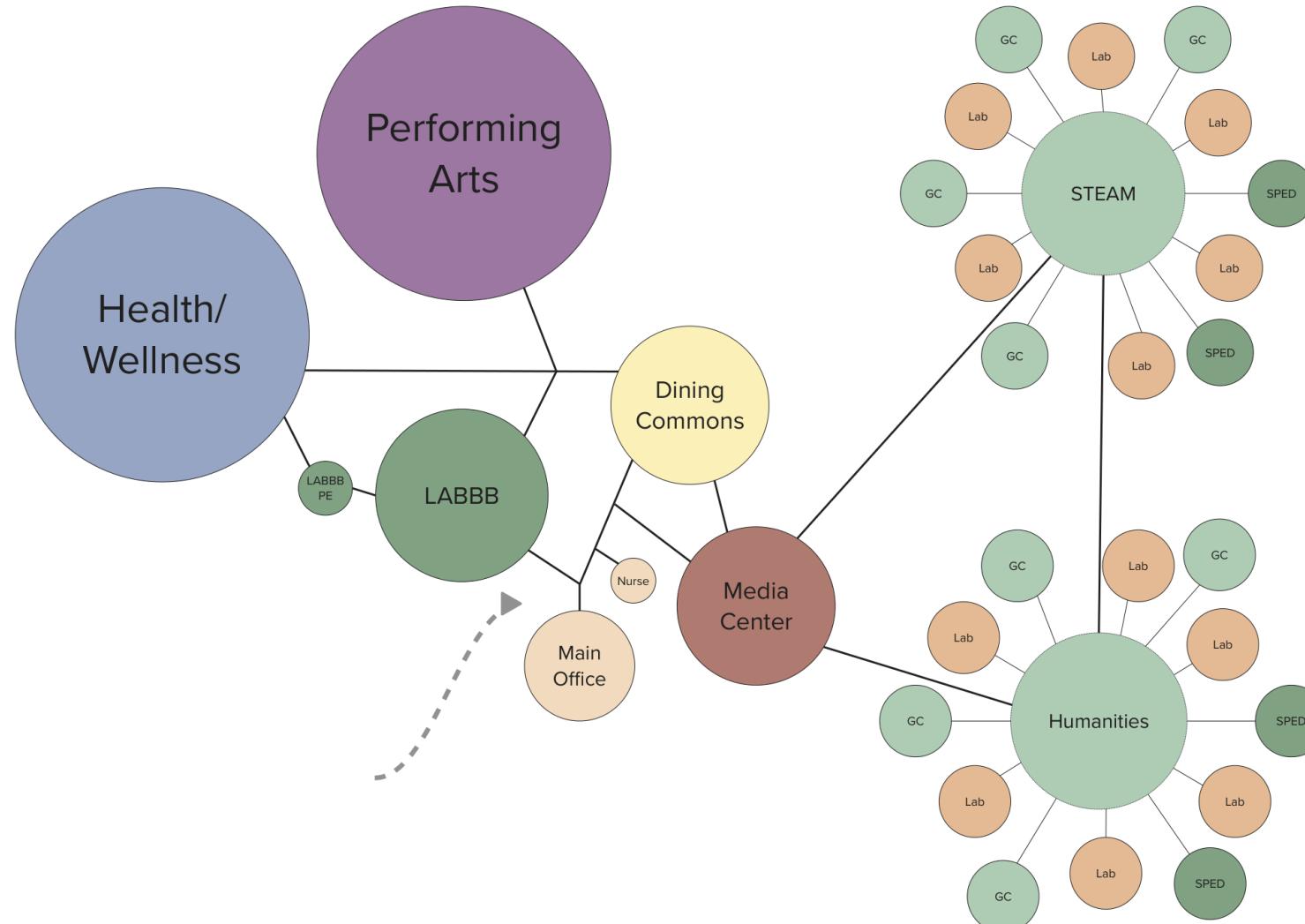
Adjacencies for Next-Generation Learning

School of Several Centers



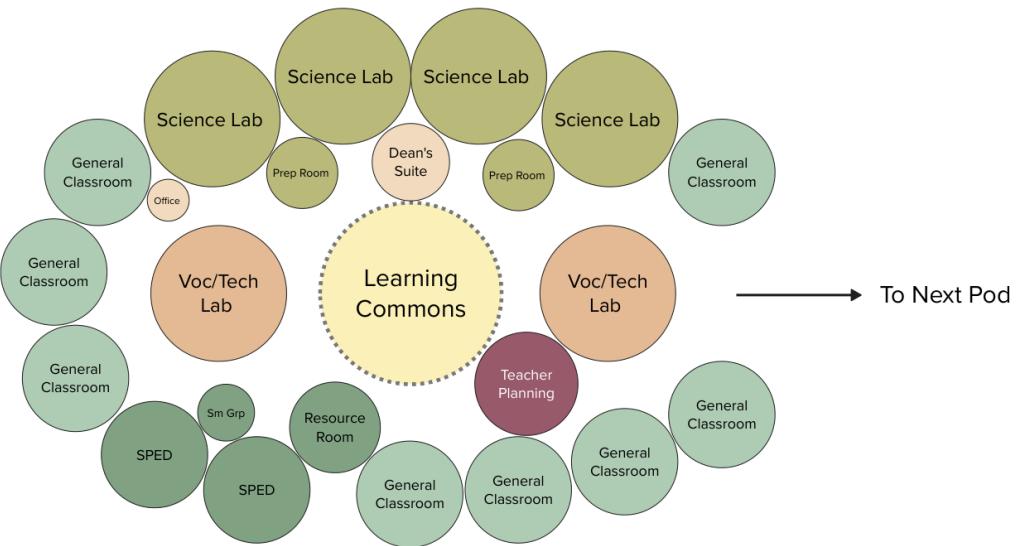
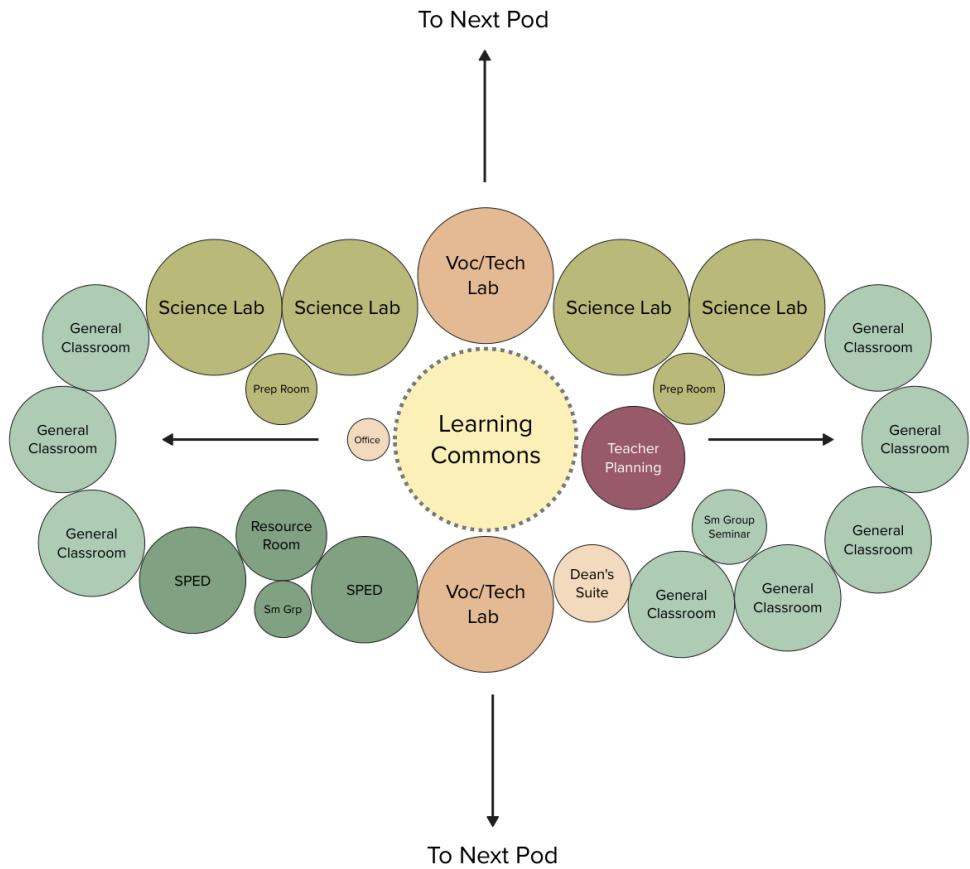
Adjacencies for Next-Generation Learning

Distributed Labs



Adjacencies for Next-Generation Learning

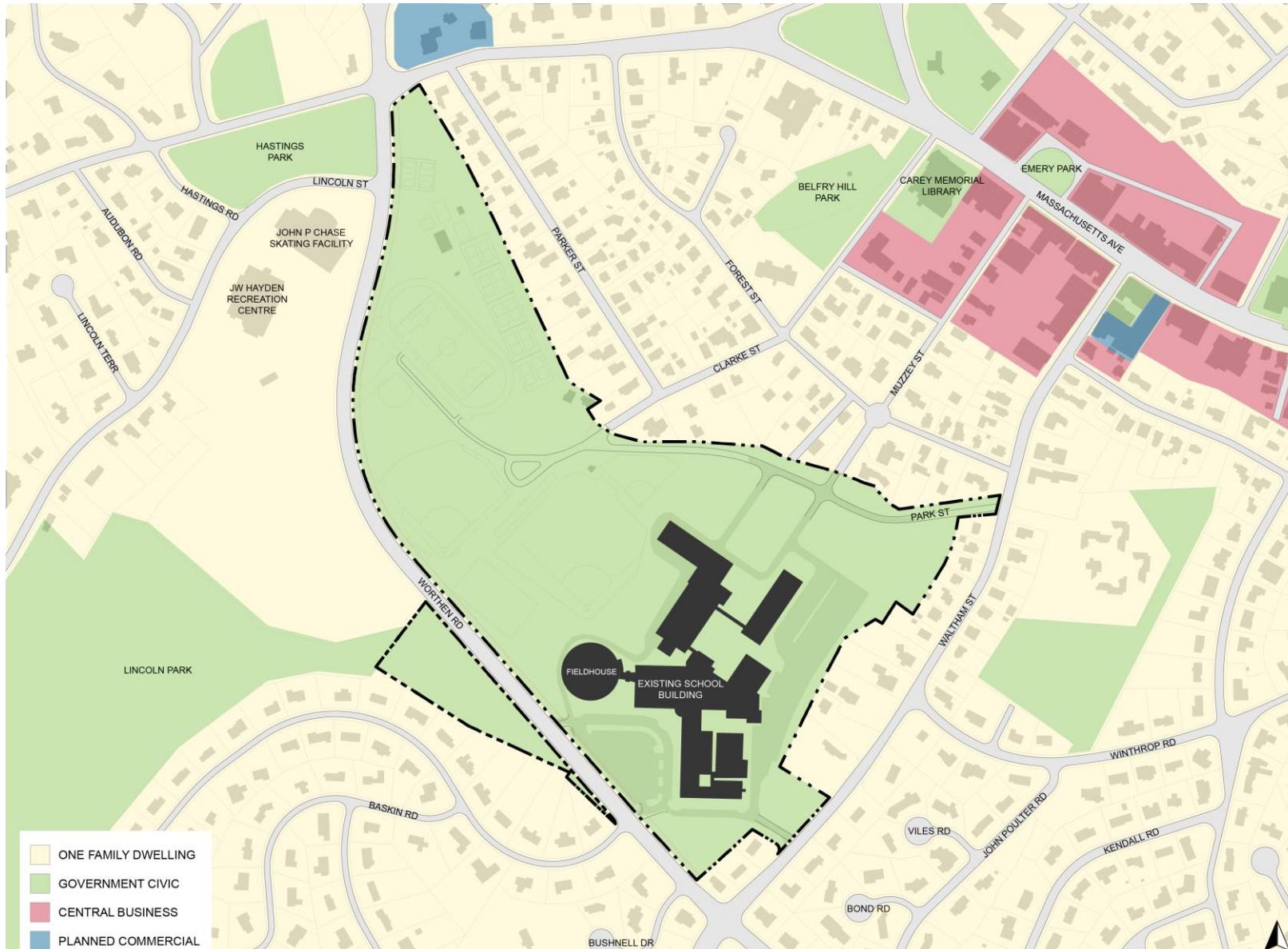
Classroom Neighborhoods



A Campus for Everyone



Zoning



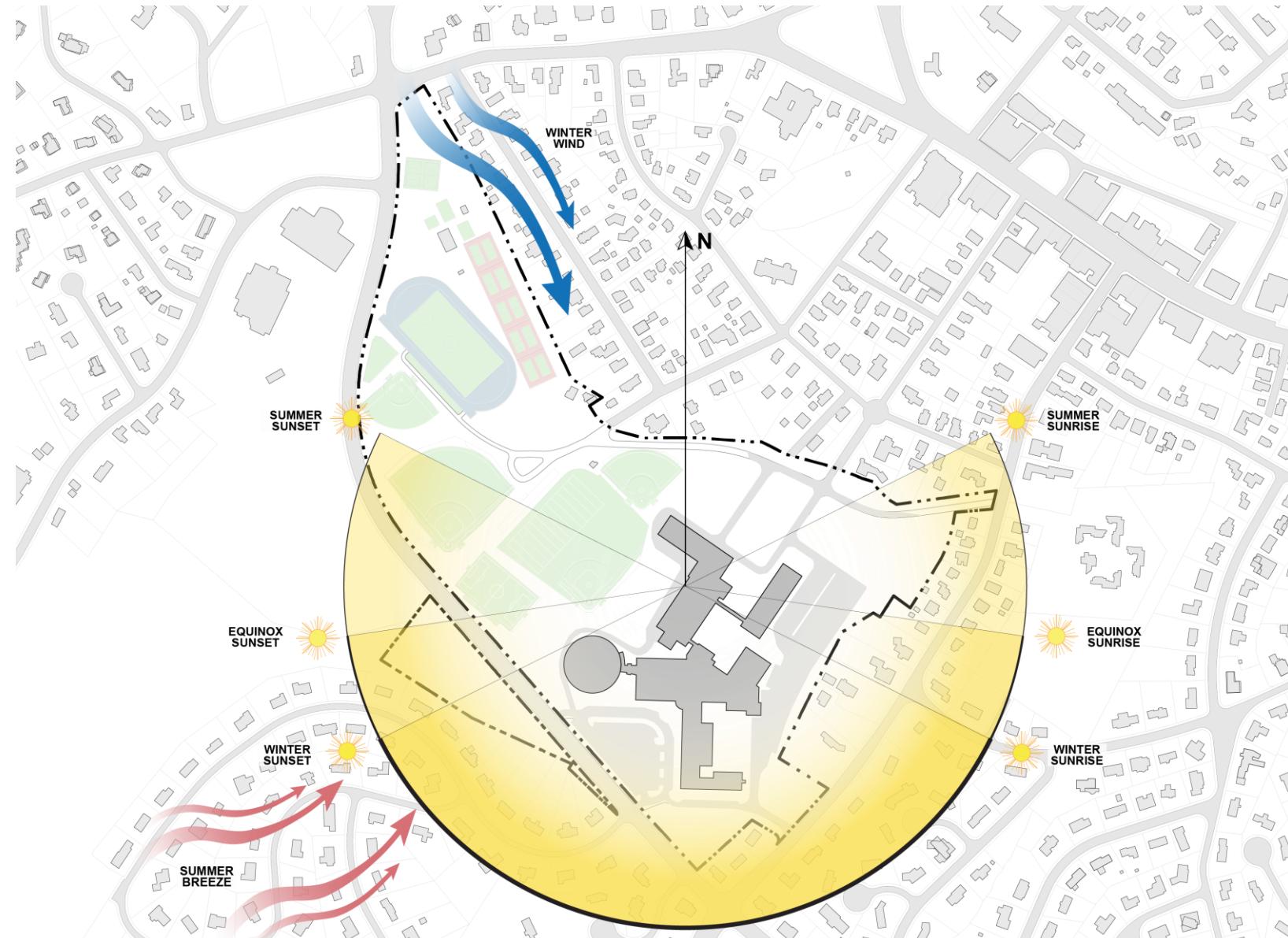
Recreational Facilities



Wetland Resource Areas



Solar Orientation and Prevailing Winds



Site Opportunities and Constraints



A Campus for Everyone



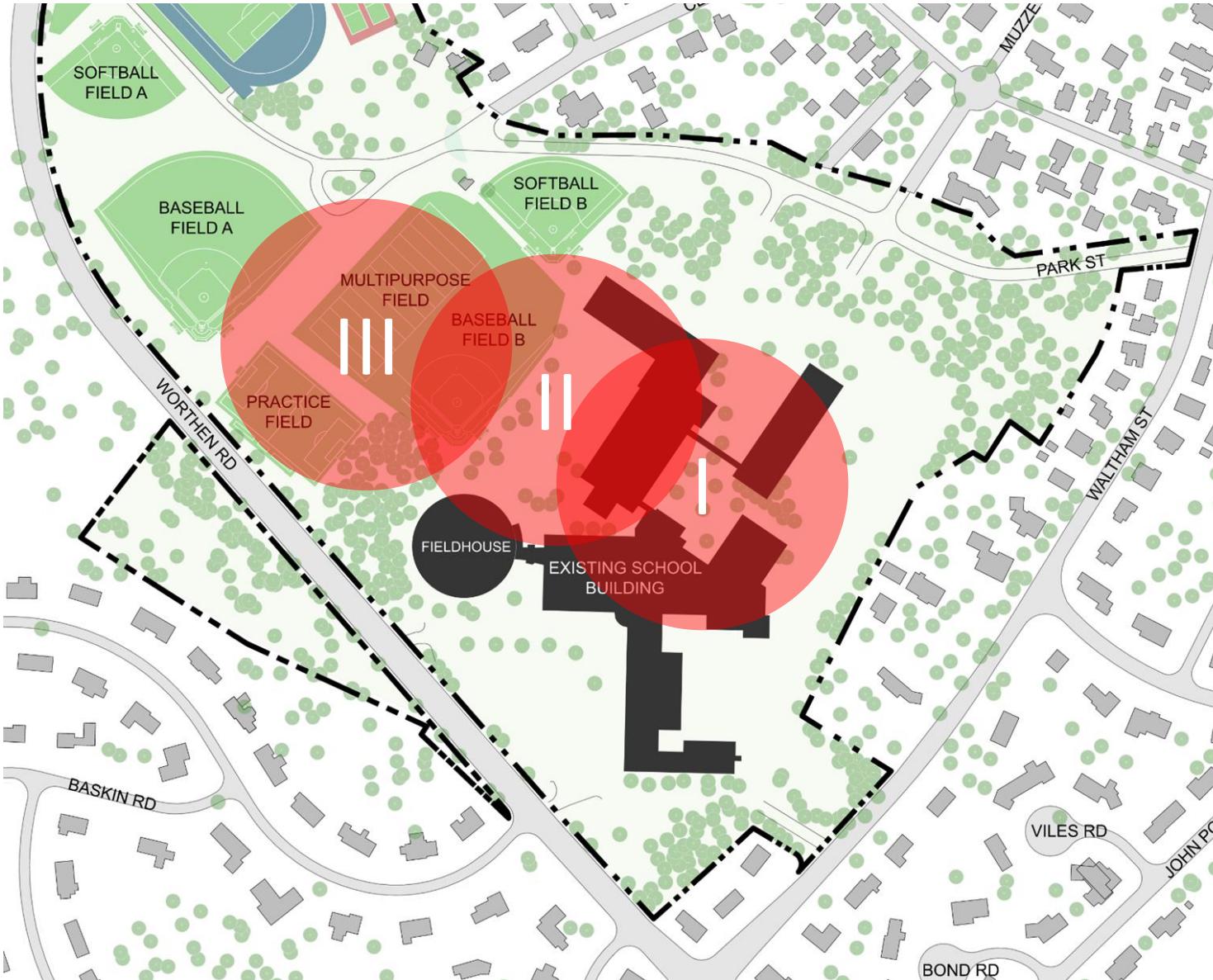
What we've heard so far:

- The building and campus should have **character, personality**.
- It should be a **place where people want to be**.
- **How one approaches and enters** the building are important.
- The **scale, materials, look and feel** need to be appealing.
- Site and building should feel like part of **one environment**.
- Incorporate surrounding **natural features** and **multi-modal circulation**.
- How do we maintain our **identity** in such a large, complex building?

Building in Context



Three Siting Approaches



Approach I: Renovation and Addition, Phased in Place

- Builds on Top of Current Footprint
- Highly Disruptive
- Minimal Site Disturbance

Approach II: Renovation and Addition, Partially on Fields

- Builds First on Fields, Then Connects Buildings G and J.
- Enables More Connected Rec Resources

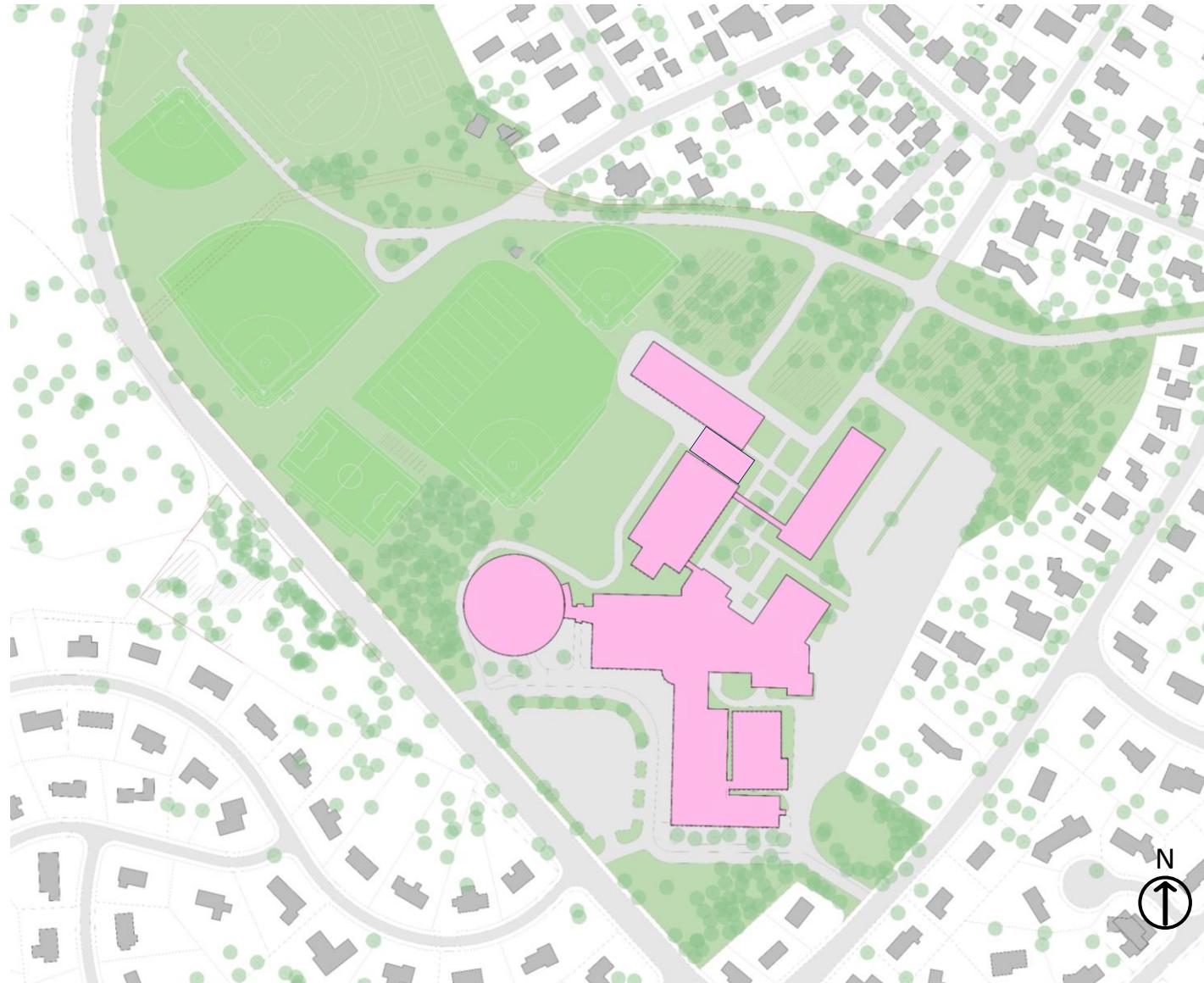
Approach III: New Building on Existing Fields

- Construction Free of Existing School
- Separates Fields from Center Rec Facility

Working Summary of Construction Alternatives

	A. Code Upgrade	B. Renovation & Addition		C. New Construction			
Base Program	A.1	B.1	B.2	C.1	C.2	C.3	C.4
Alt 1. Same as Base Option except includes Central Office	-	B.1.1	B.2.1	C.1.1	C.2.1	C.3.1	C.4.1
Alt 2. Same as Alt 1 except Includes New Field House + Pool	-	B.1.2	B.2.2	C.1.2	C.2.2	C.3.2	C.4.2

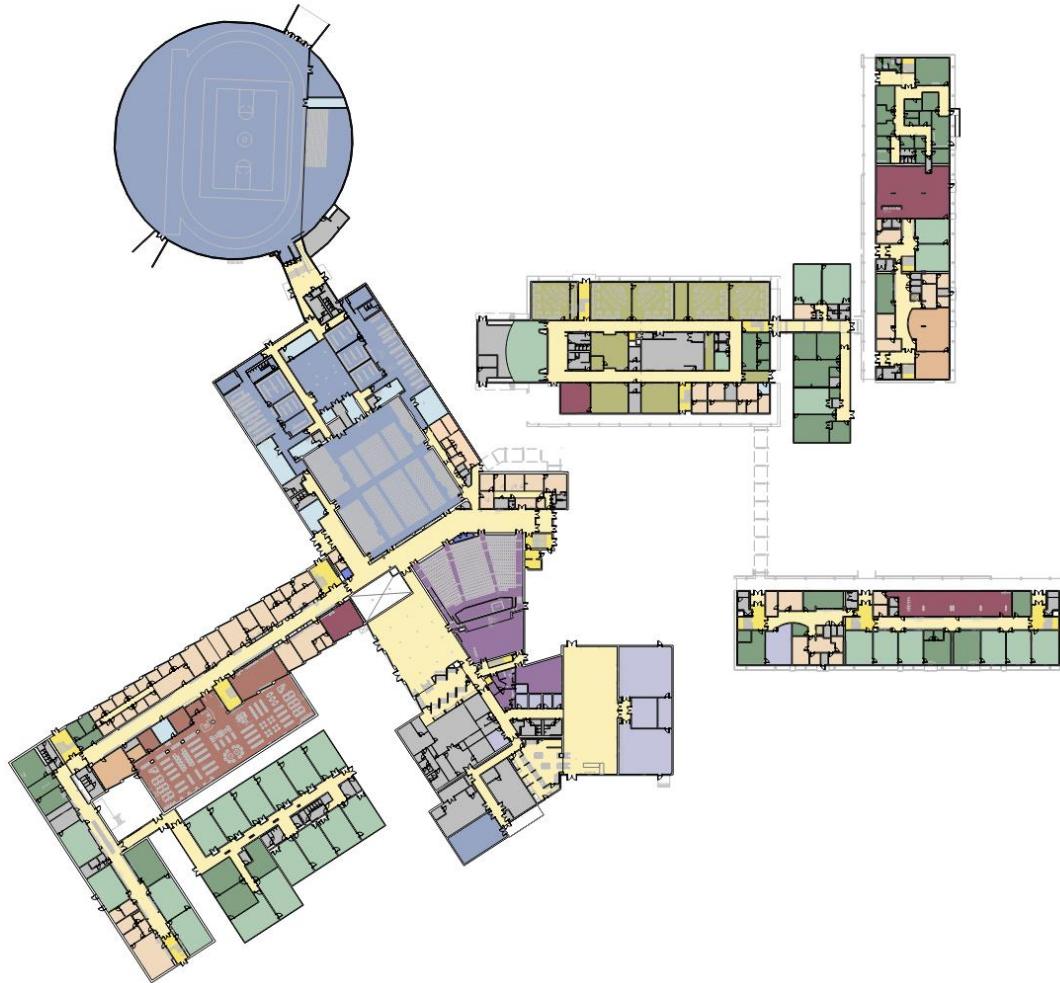
A.1 Code Upgrade



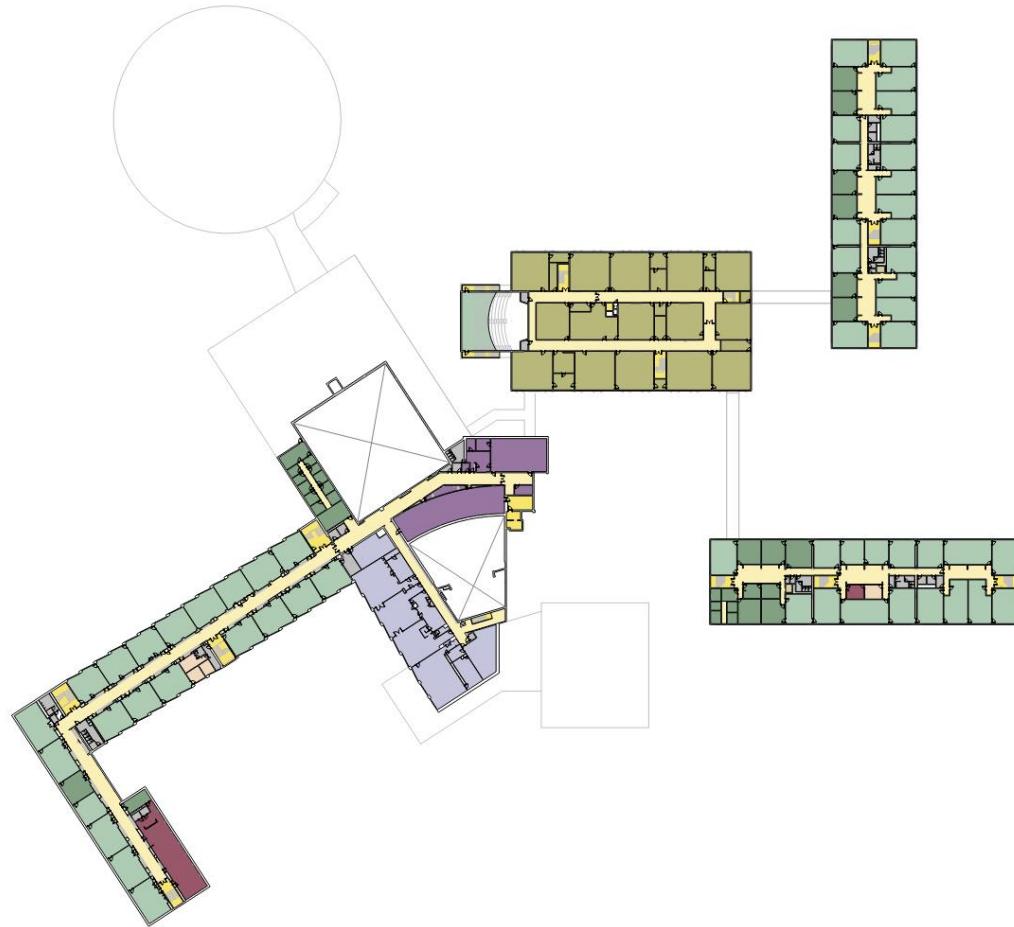
Current Facility
Building Footprint: 235,000 sf
Floors: 2

- Includes only repair and alterations to achieve Code compliance
- Does not alter any space configurations toward meeting Educational Program.

A.1 Code Upgrade



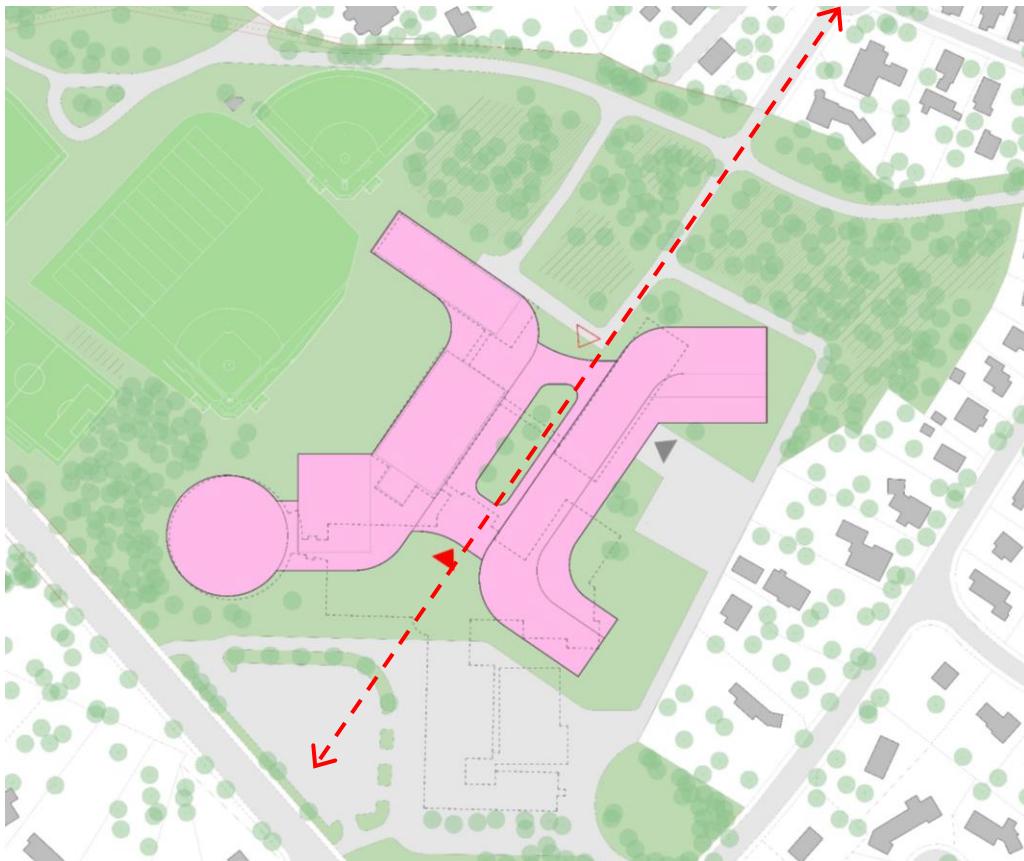
Level 1 Plan



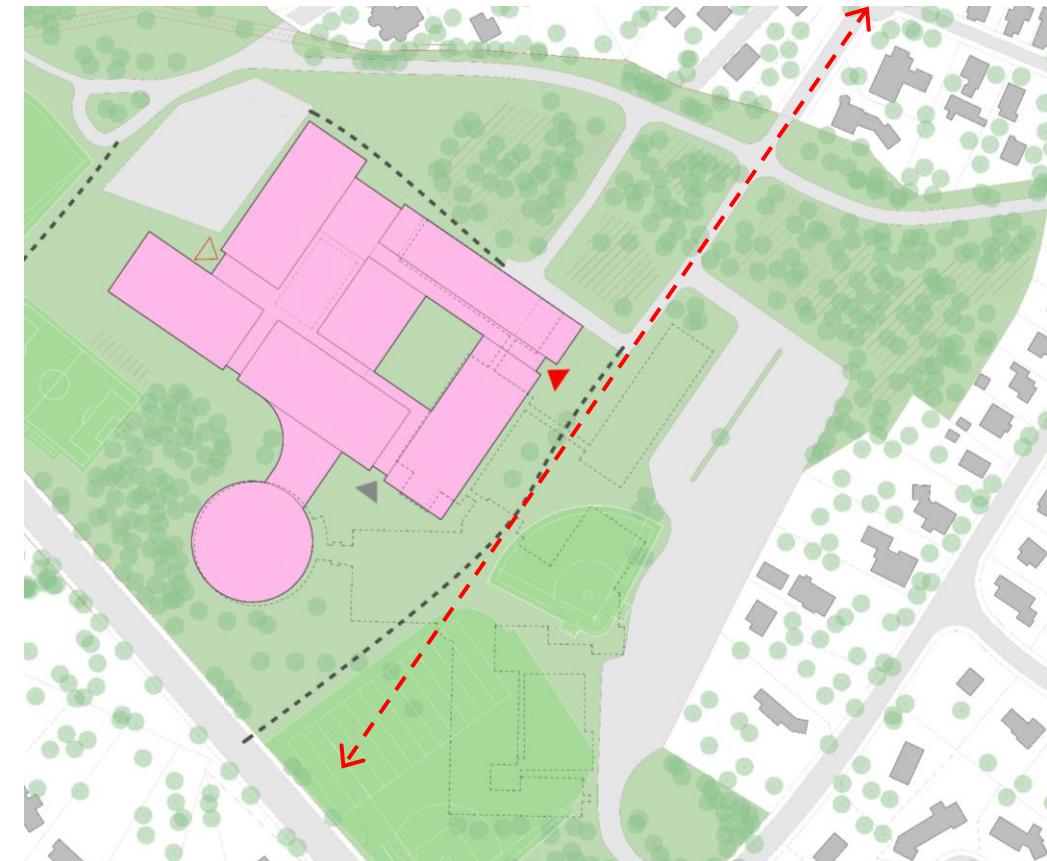
Level 2 Plan



B Renovation and Addition



B.1 Phased In Place



B.2 Center Shift

B.1 Renovation and Addition – Phased in Place



Base Educational Program
Building Footprint: 280,000 sf
Floors: 2-4

Pros:

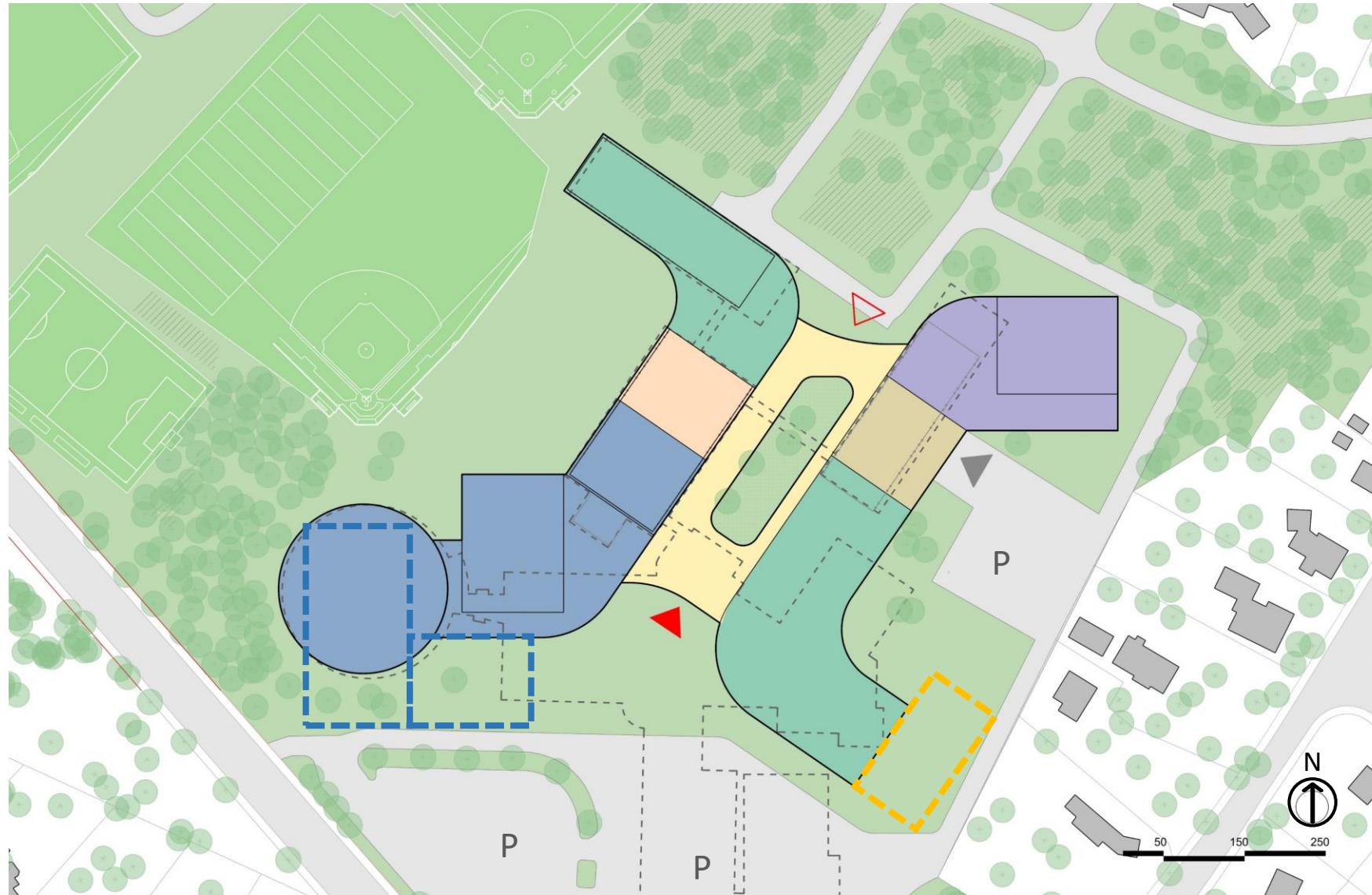
- No Permanent Changes to Existing Fields
- Preserves Existing Building G, H, and J Concrete Structures
- Access to Outdoors

Cons:

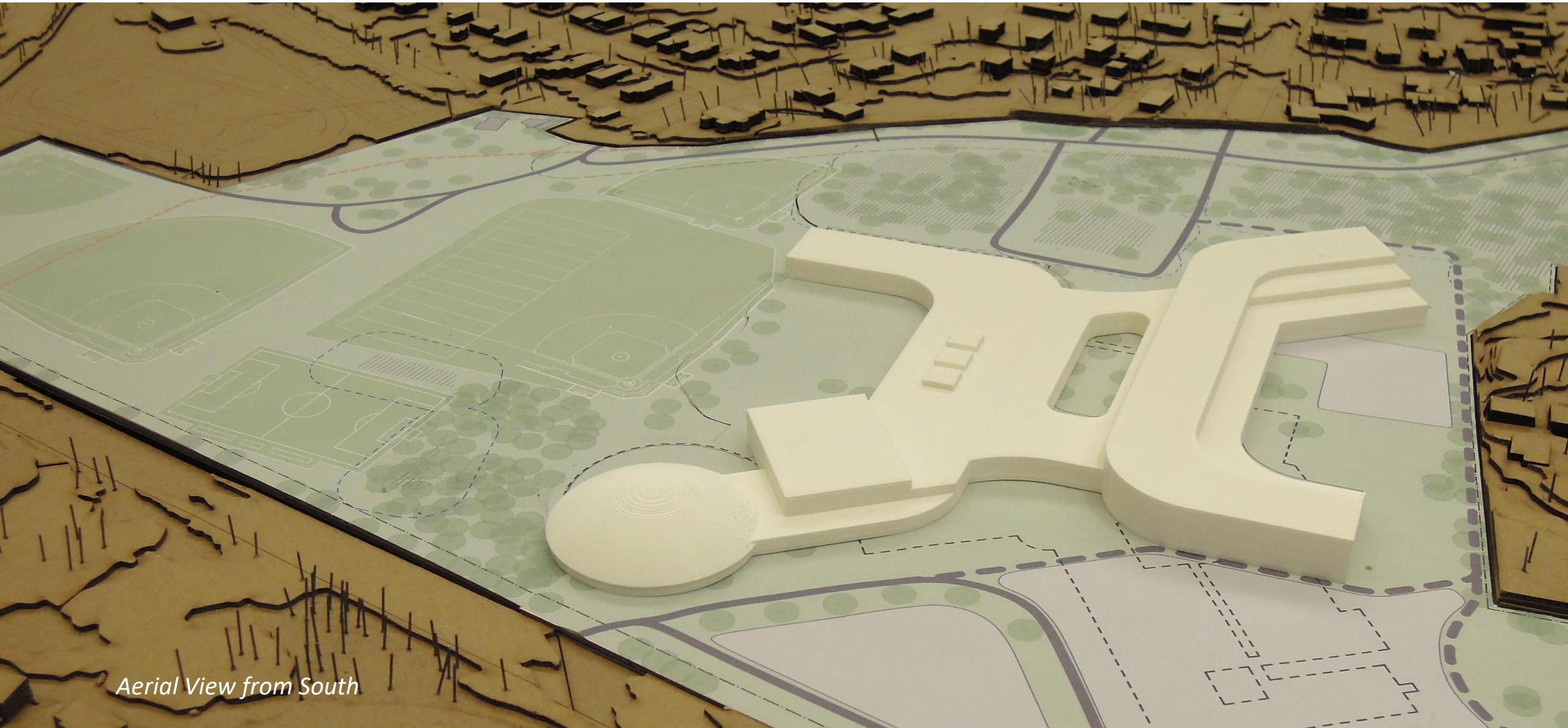
- Highly Disruptive Multi-Phase Construction
- Renovations Down to Structure
- Low Headroom in Existing
- Extensive Need for Temporary Modular Classrooms During Construction
- Less Room for Additional Program

Site Plan

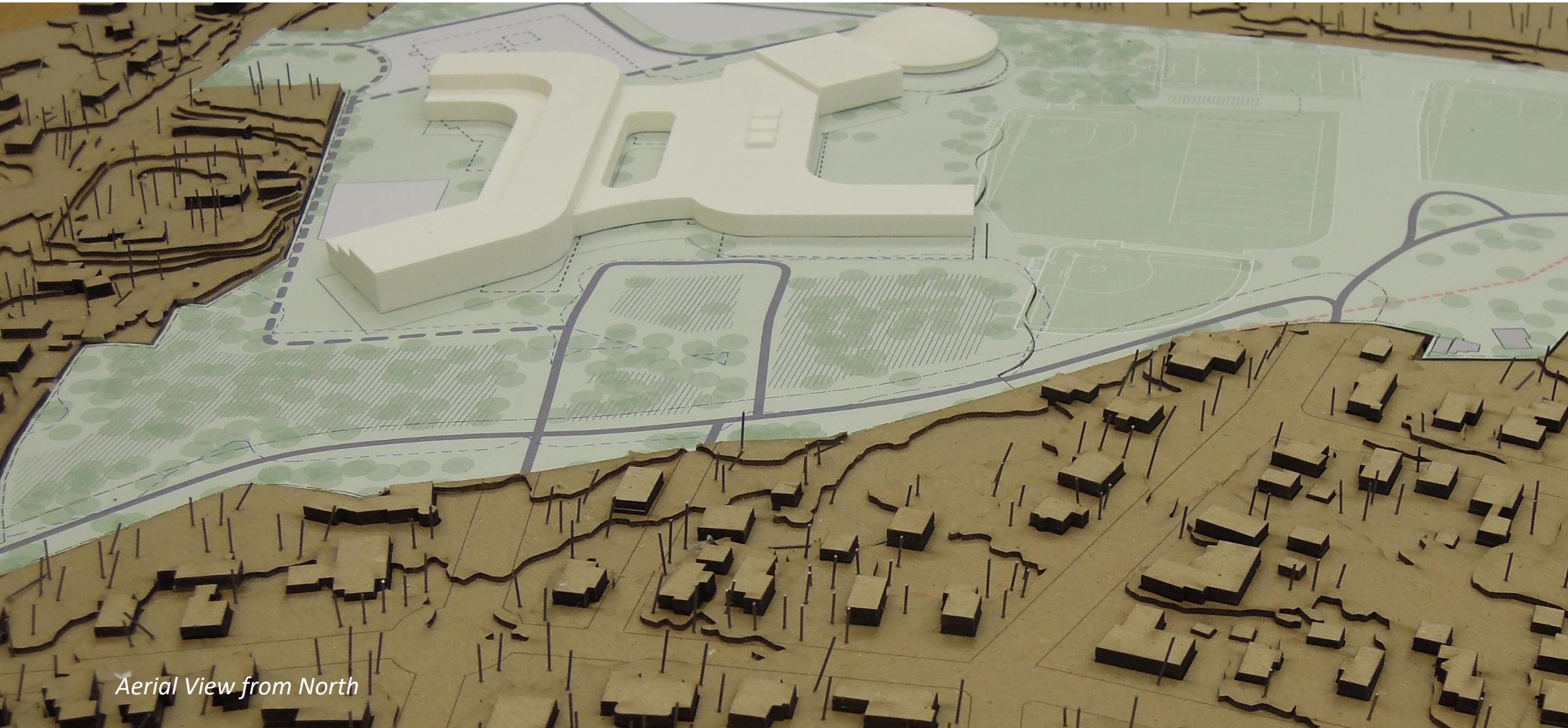
B.1 Renovation and Addition – Phased in Place



B.1 Renovation and Addition – Phased in Place

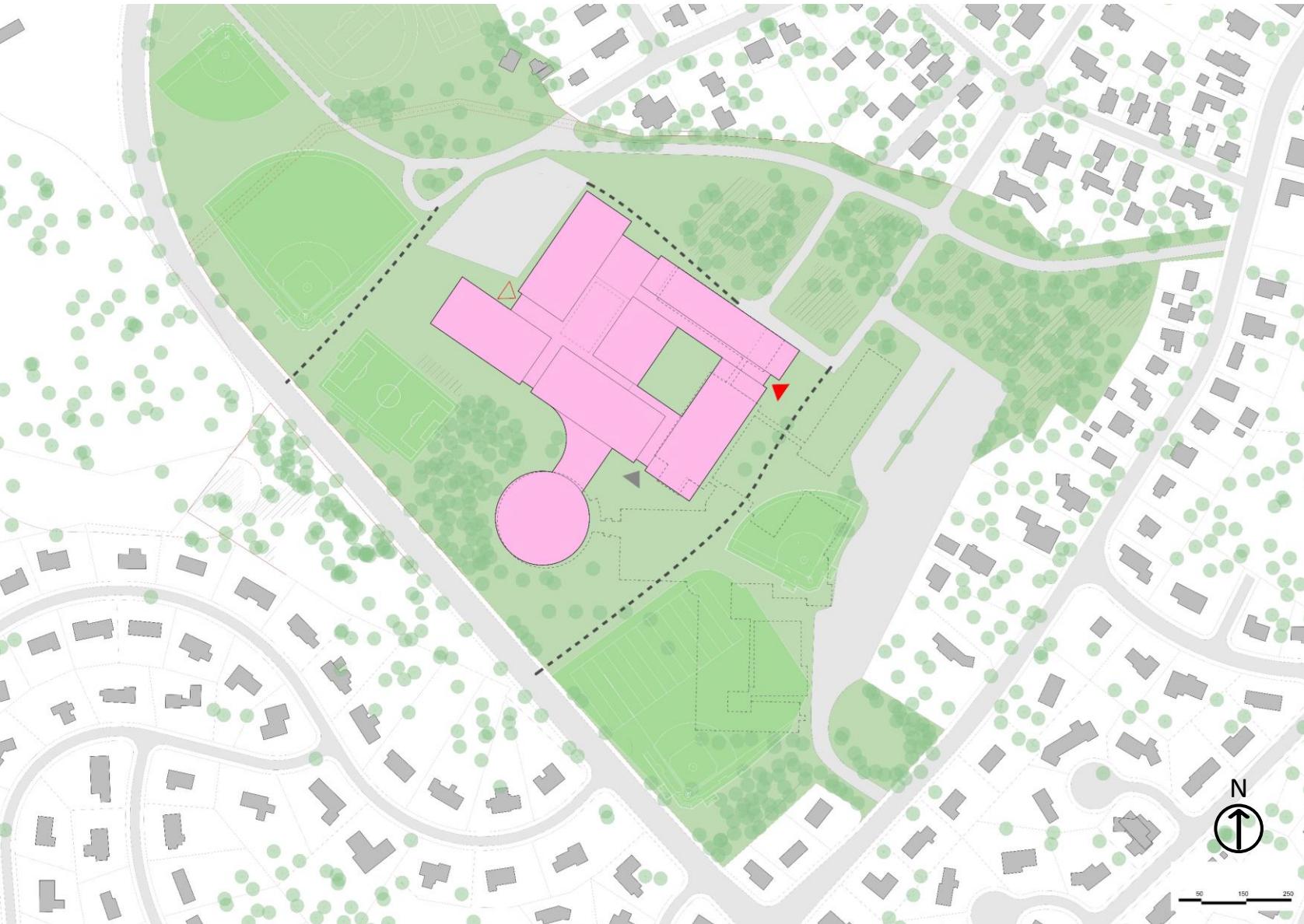


B.1 Renovation and Addition – Phased in Place



Aerial View from North

B.2 Renovation and Addition – Center Shift



Building Footprint: 270,000 sf
Floors: 2-4

Pros:

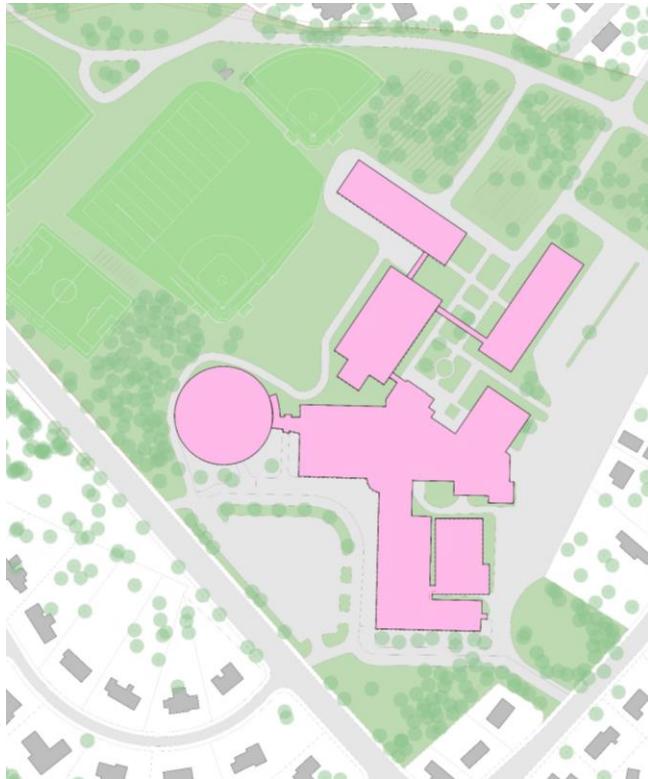
- More Dense Massing Further From Neighborhood
- Preserves Existing Building G, and J Concrete Structures
- Access to Outdoors
- Enclosed Courtyard

Cons:

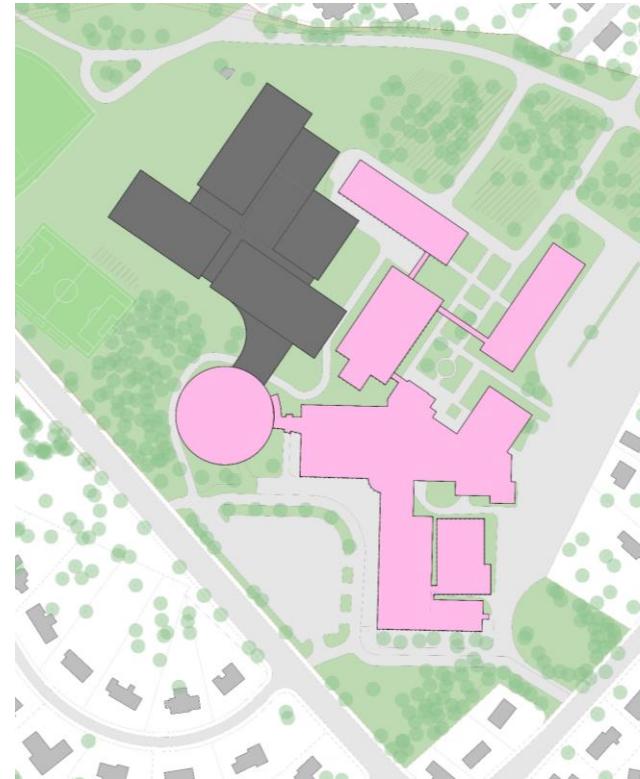
- Multi-Phase Construction
- Displaces Some Athletic Fields
- Renovations Down to Structure
- Low Headroom in Existing

Site Plan

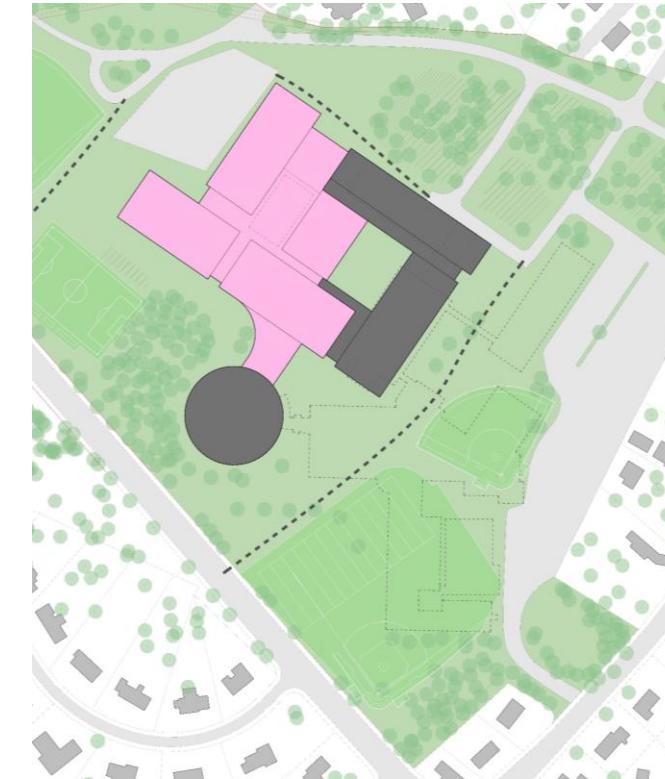
B.2 Renovation and Addition – Center Shift



Existing Condition

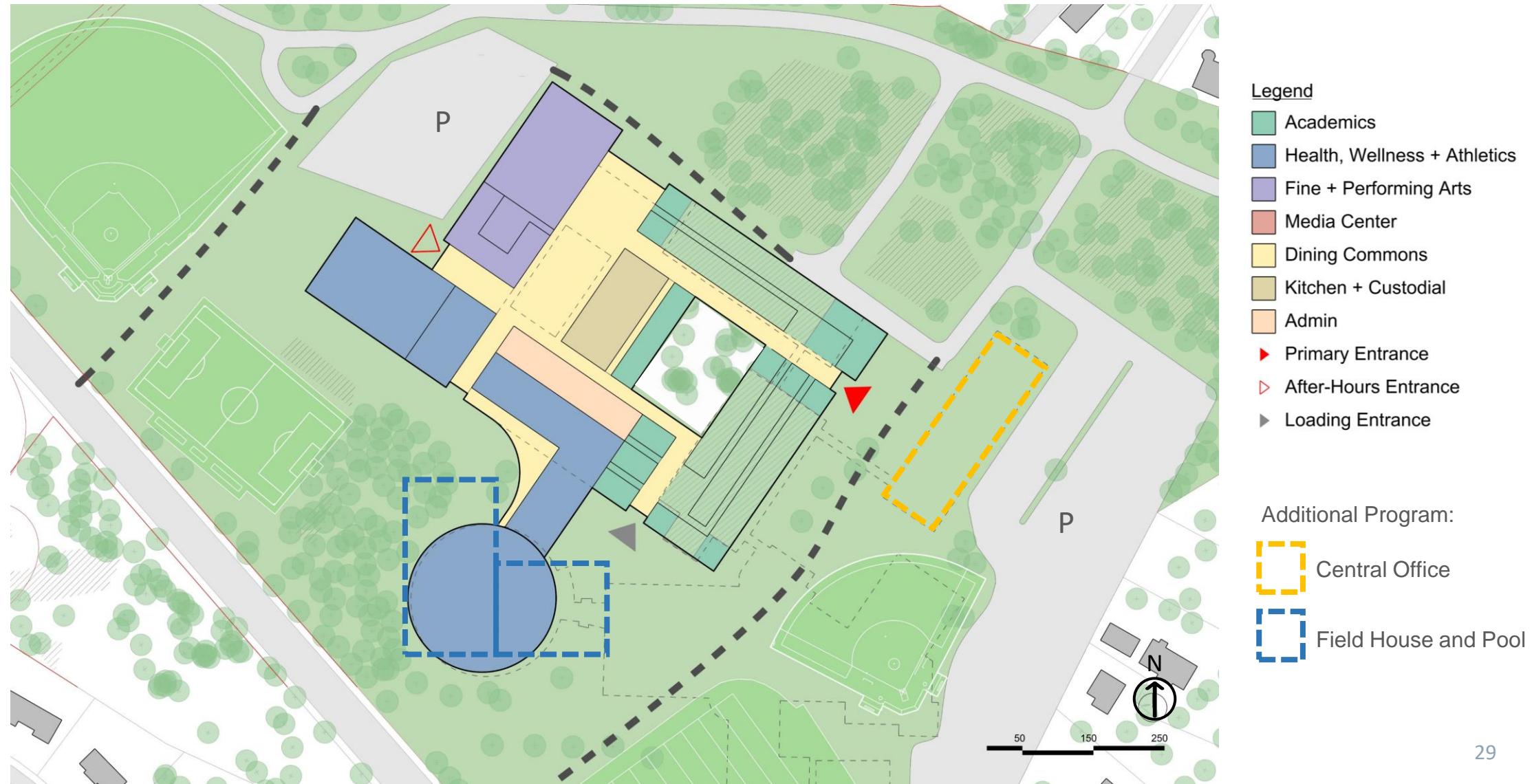


Phase I
Build Addition on Fields

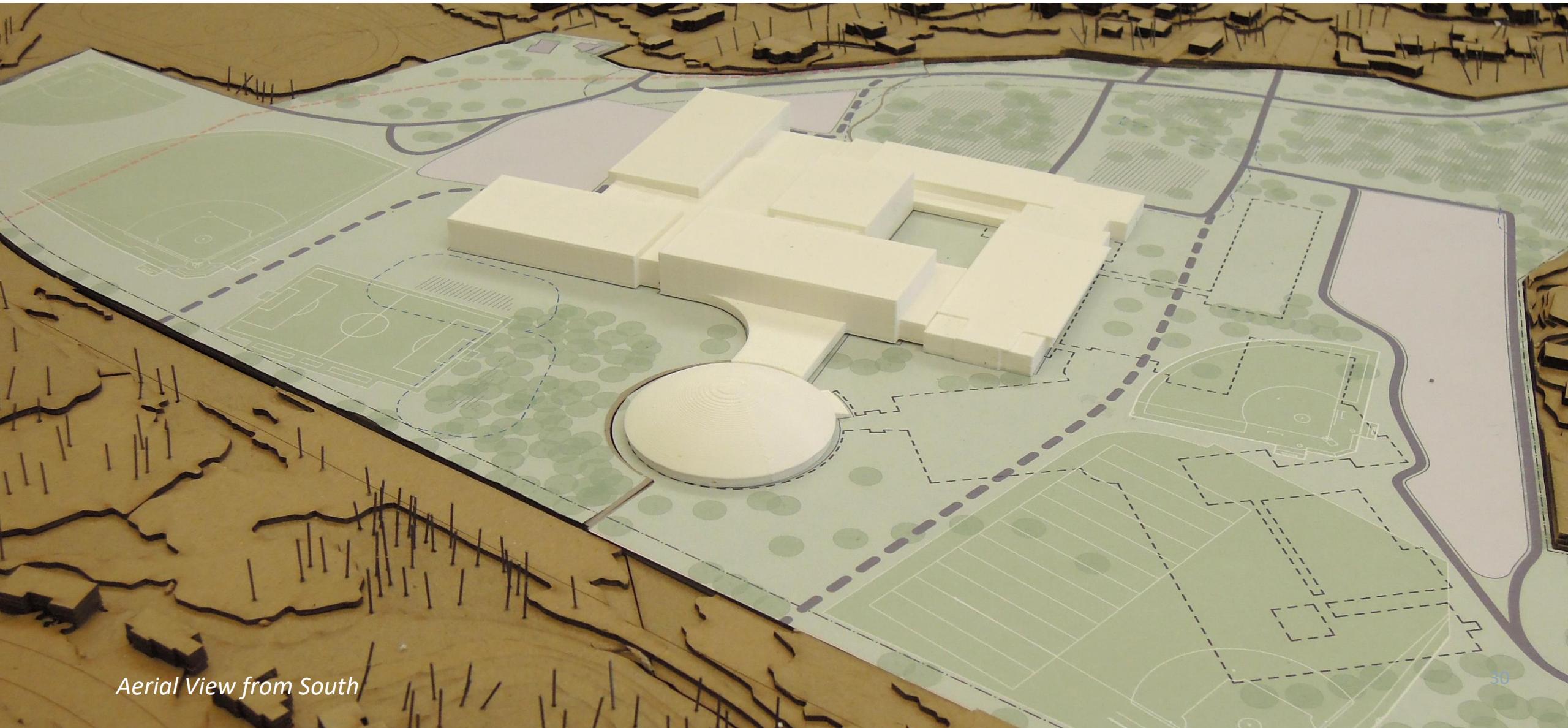


Phase II
*Renovate and Connect
Buildings G and J*

B.2 Renovation and Addition – Center Shift

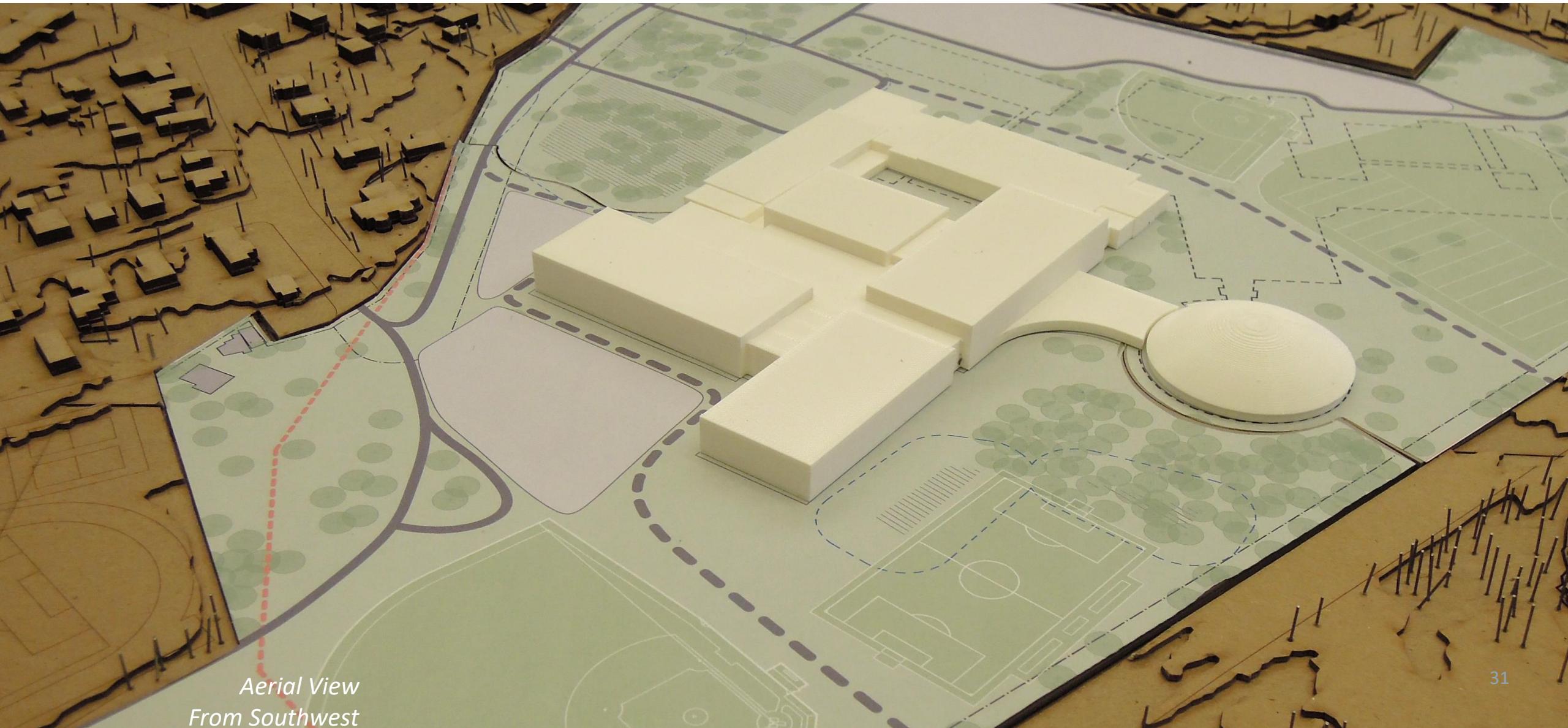


B.2 Renovation and Addition – Center Shift

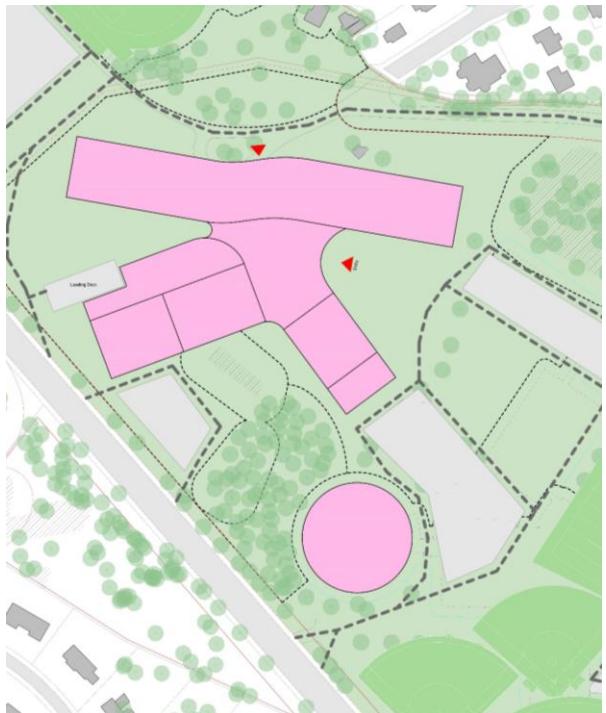


Aerial View from South

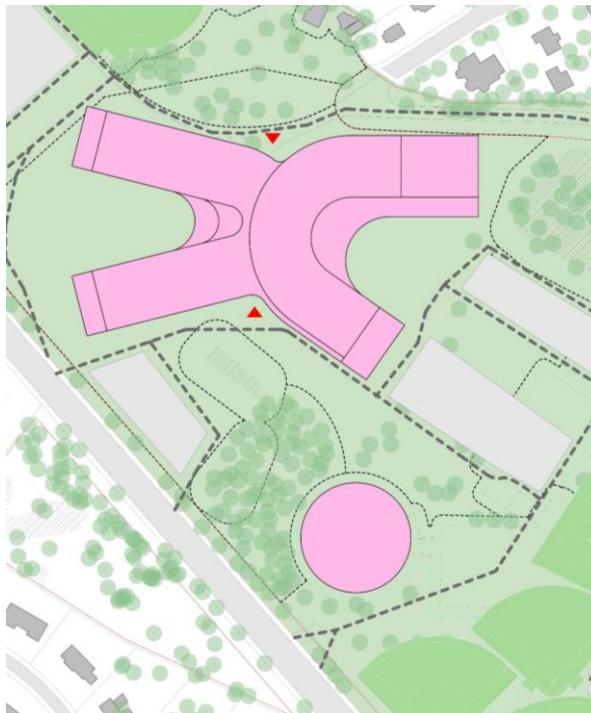
B.2 Renovation and Addition – Center Shift



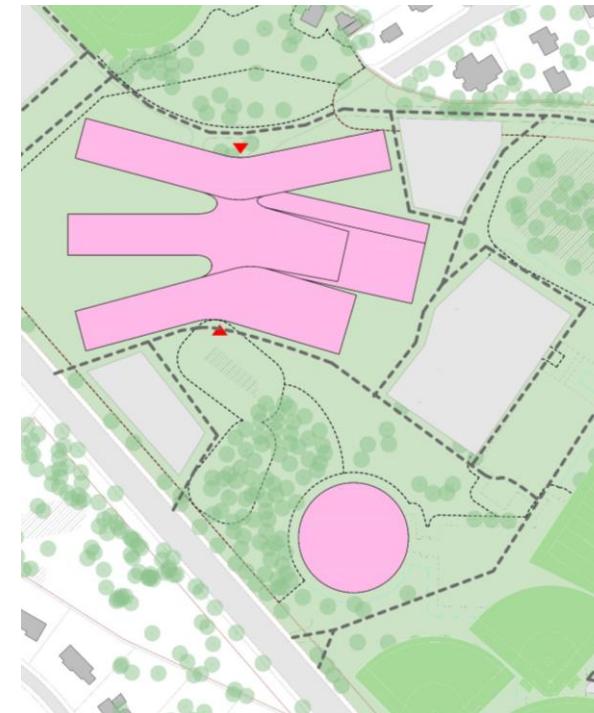
C New Construction



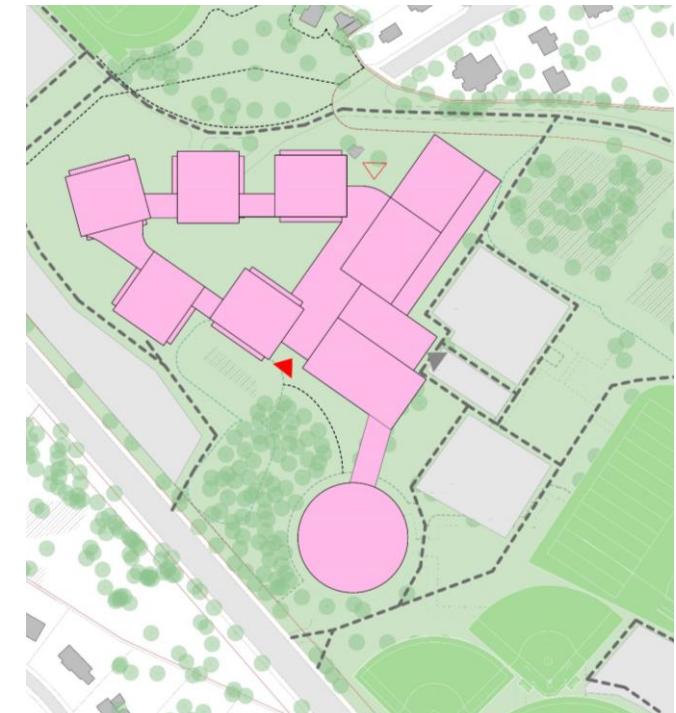
C.1



C.2

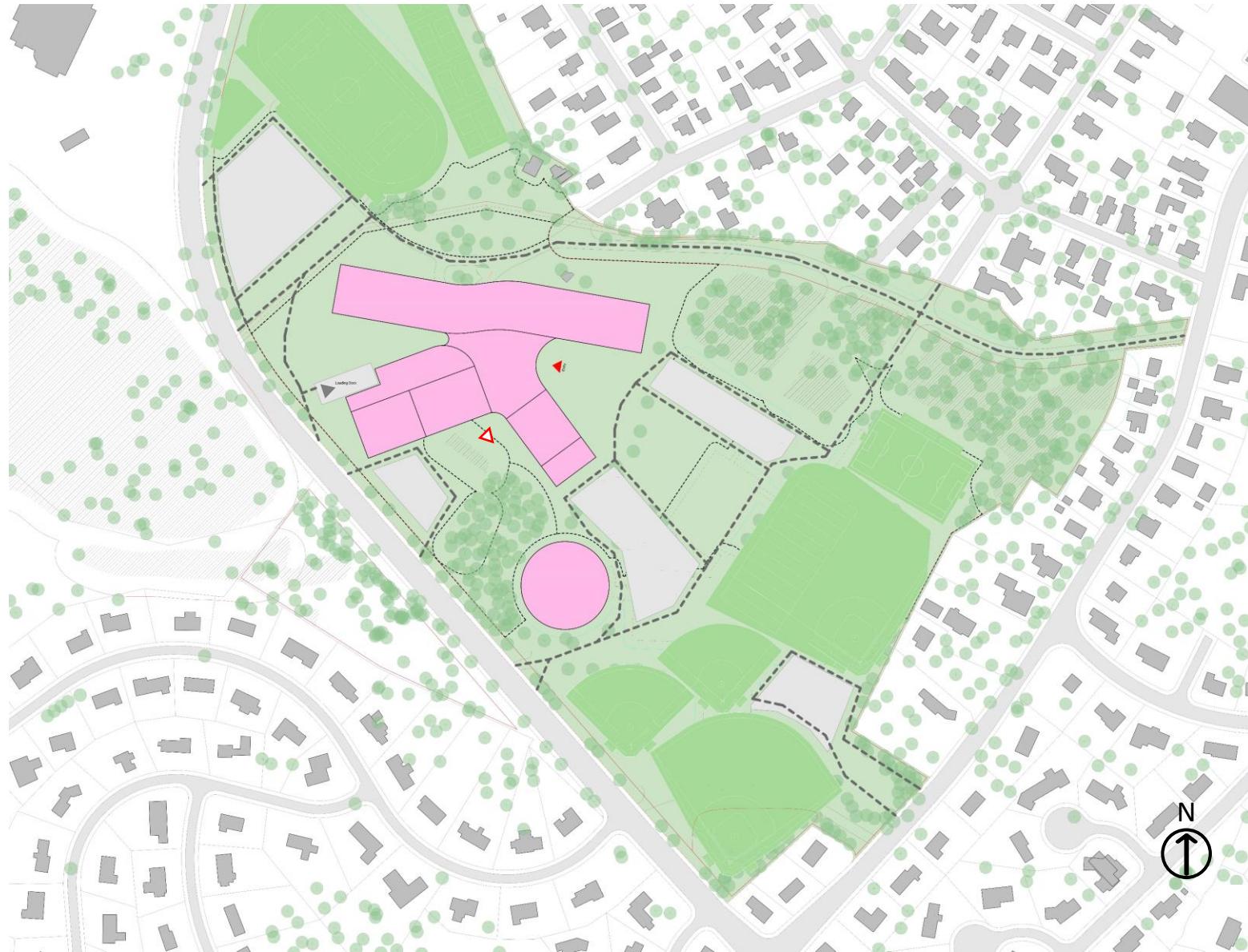


C.3



C.4

C.1 New Construction – Wide Academic Bar North



Base Educational Program
Building Footprint: 280,000 sf
Floors: 3

Pros:

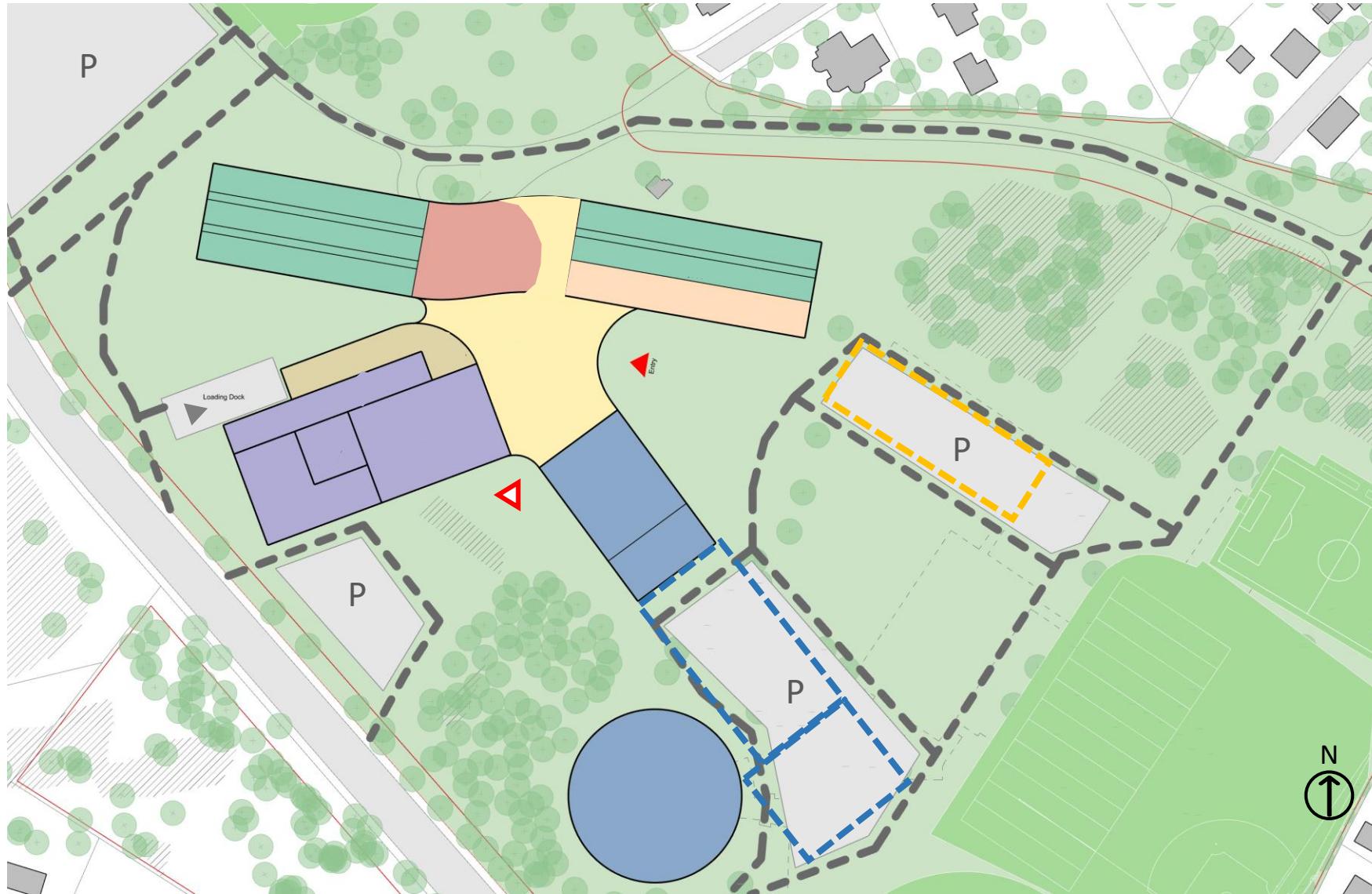
- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East

Cons:

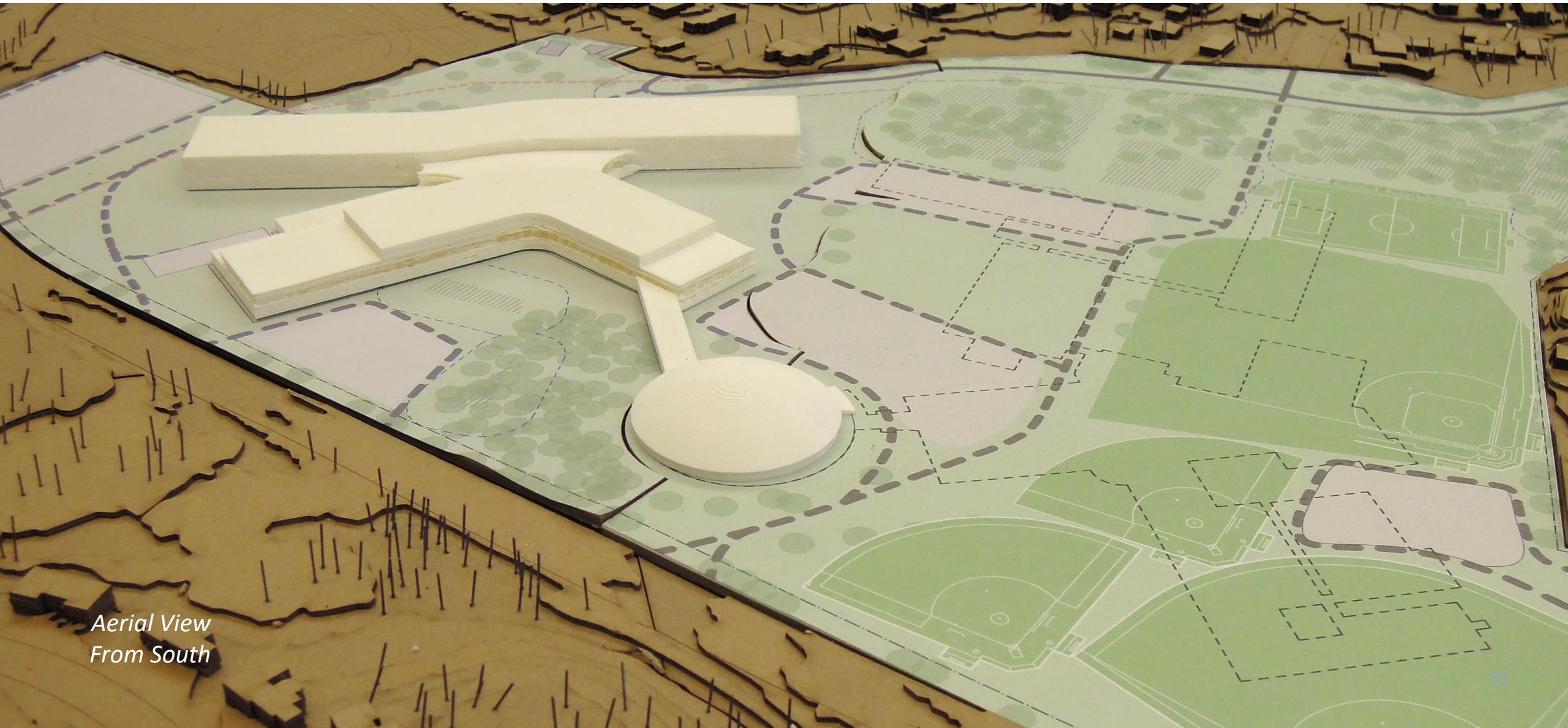
- Fields Separate from Center Rec Complex
- Highly Linear and Segmented Ed Space Layout
- No Direct Field House Connection

Site Plan

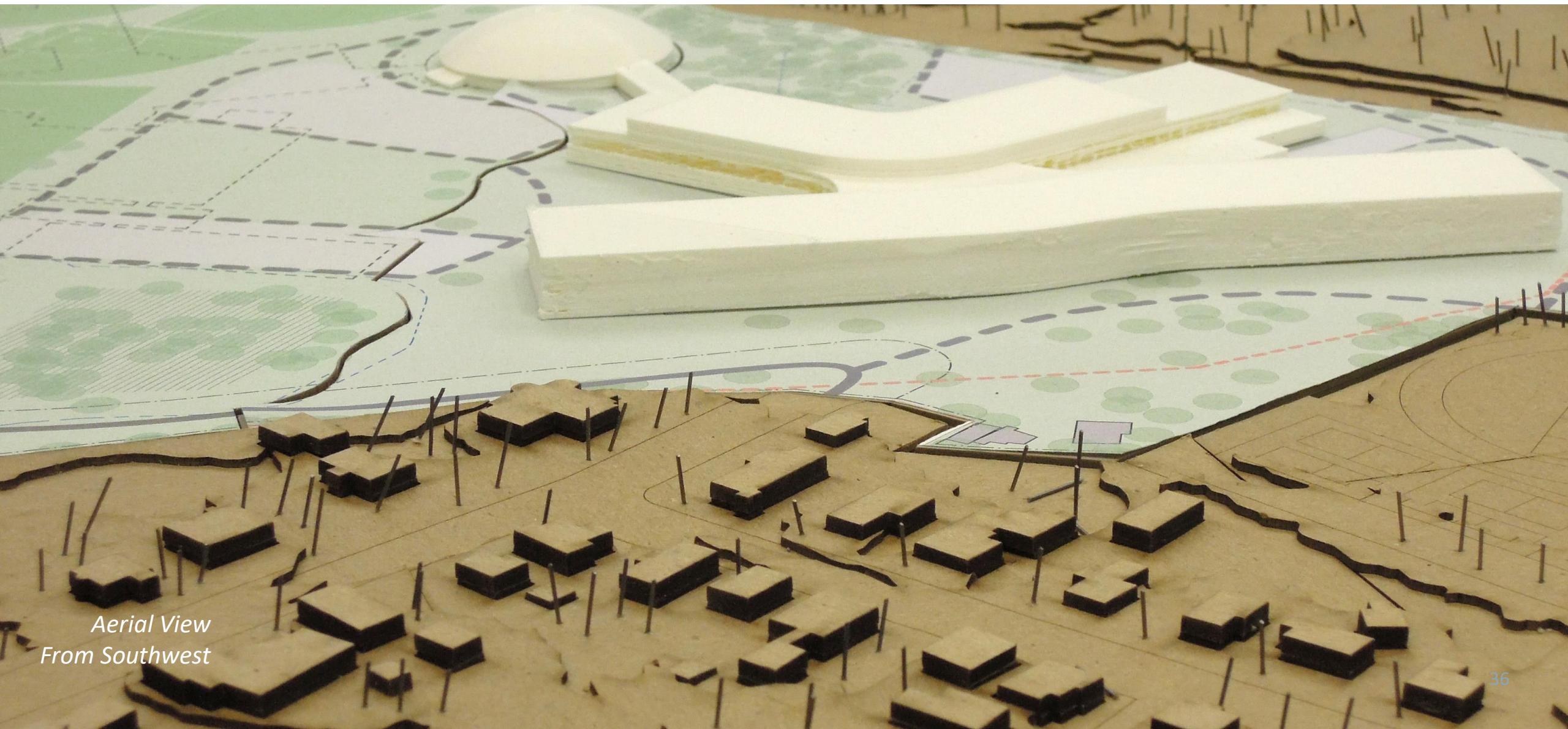
C.1 New Construction - Wide Academic Bar North



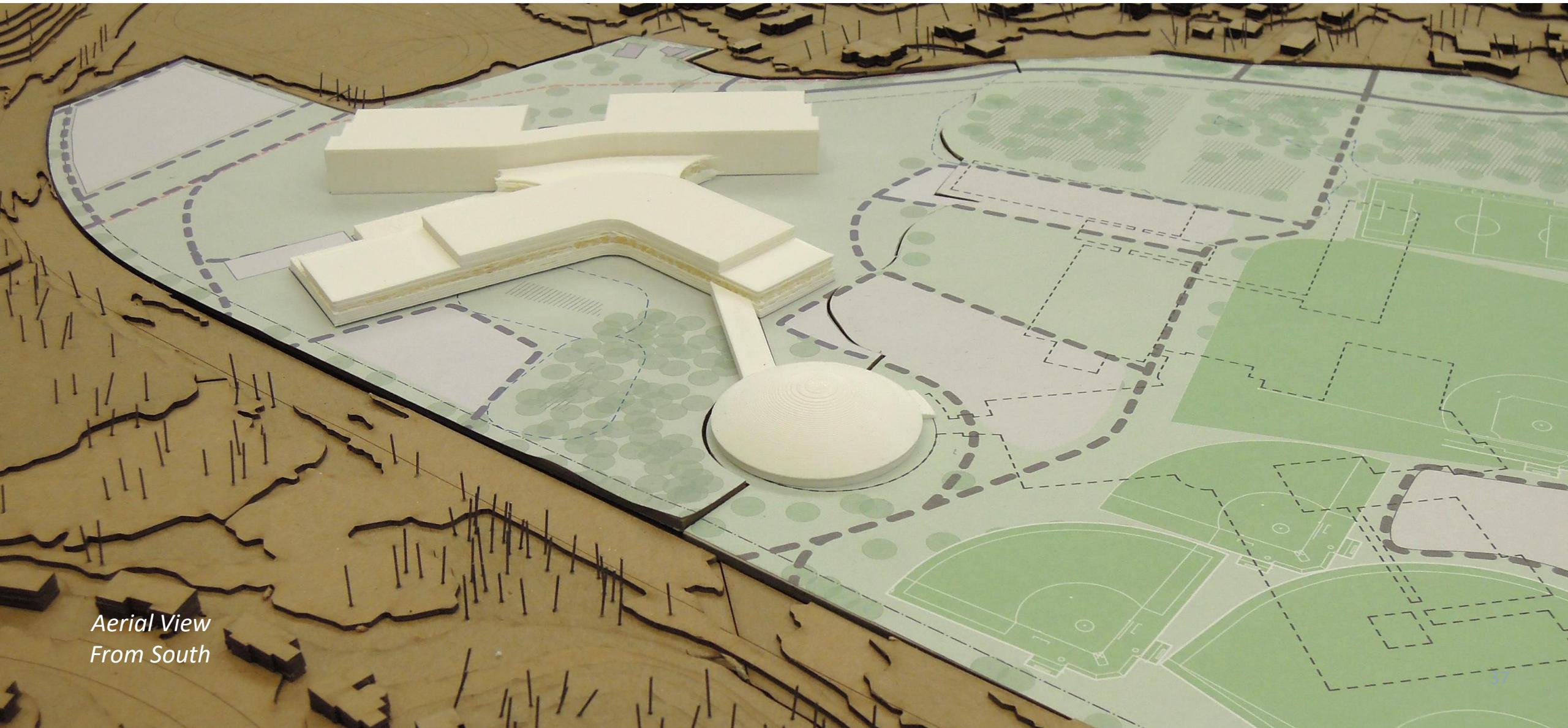
C.1 New Construction - Wide Academic Bar North – 3 Stories



C.1 New Construction - Wide Academic Bar North – 3 Stories



C.1 New Construction - Wide Academic Bar North – 4 Stories

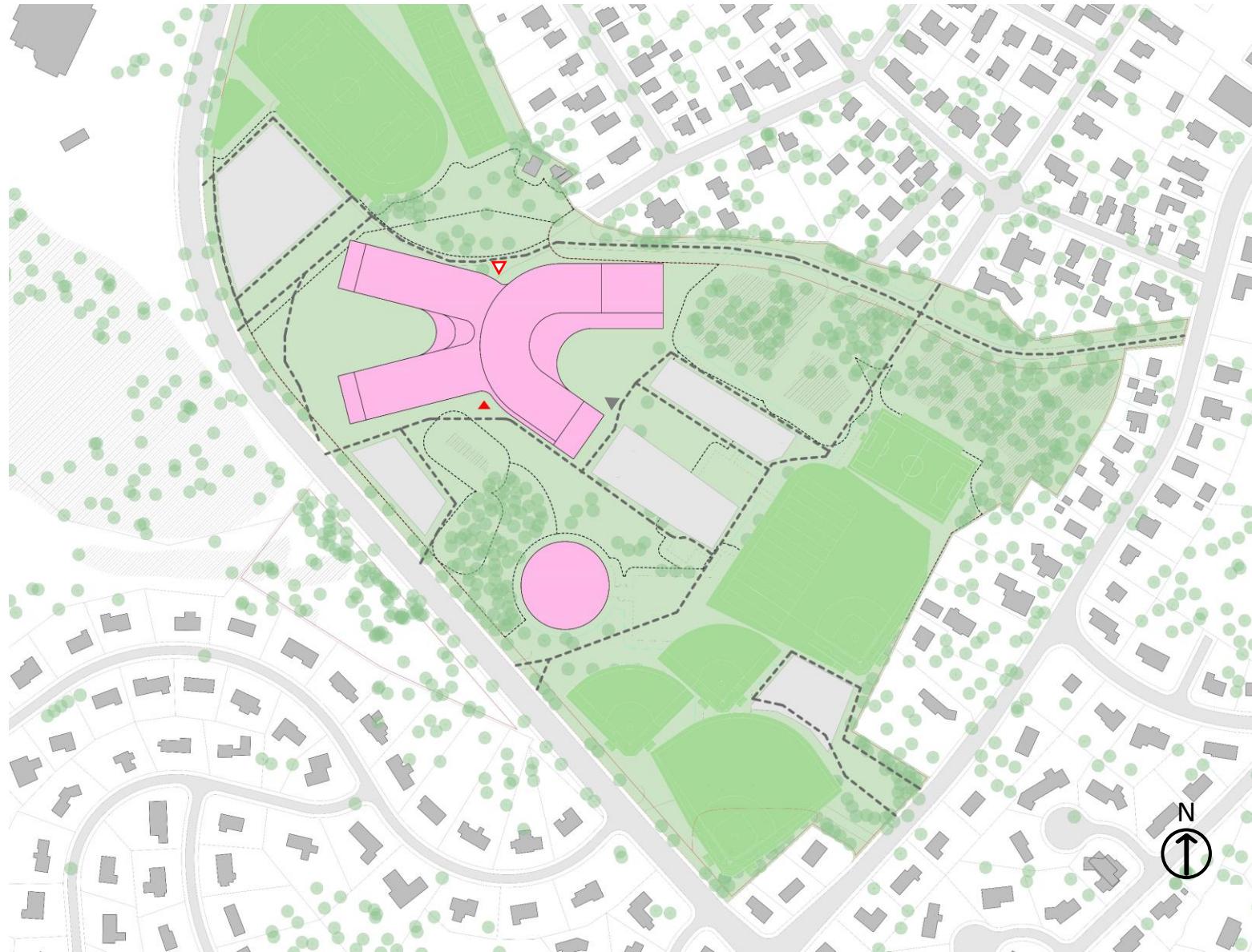


C.1 New Construction - Wide Academic Bar North – 4 Stories



Aerial View
From Southwest

C.2 New Construction - Wide Academic Bars West



Base Educational Program
Building Footprint: 270,000 sf
Floors: 3

Pros:

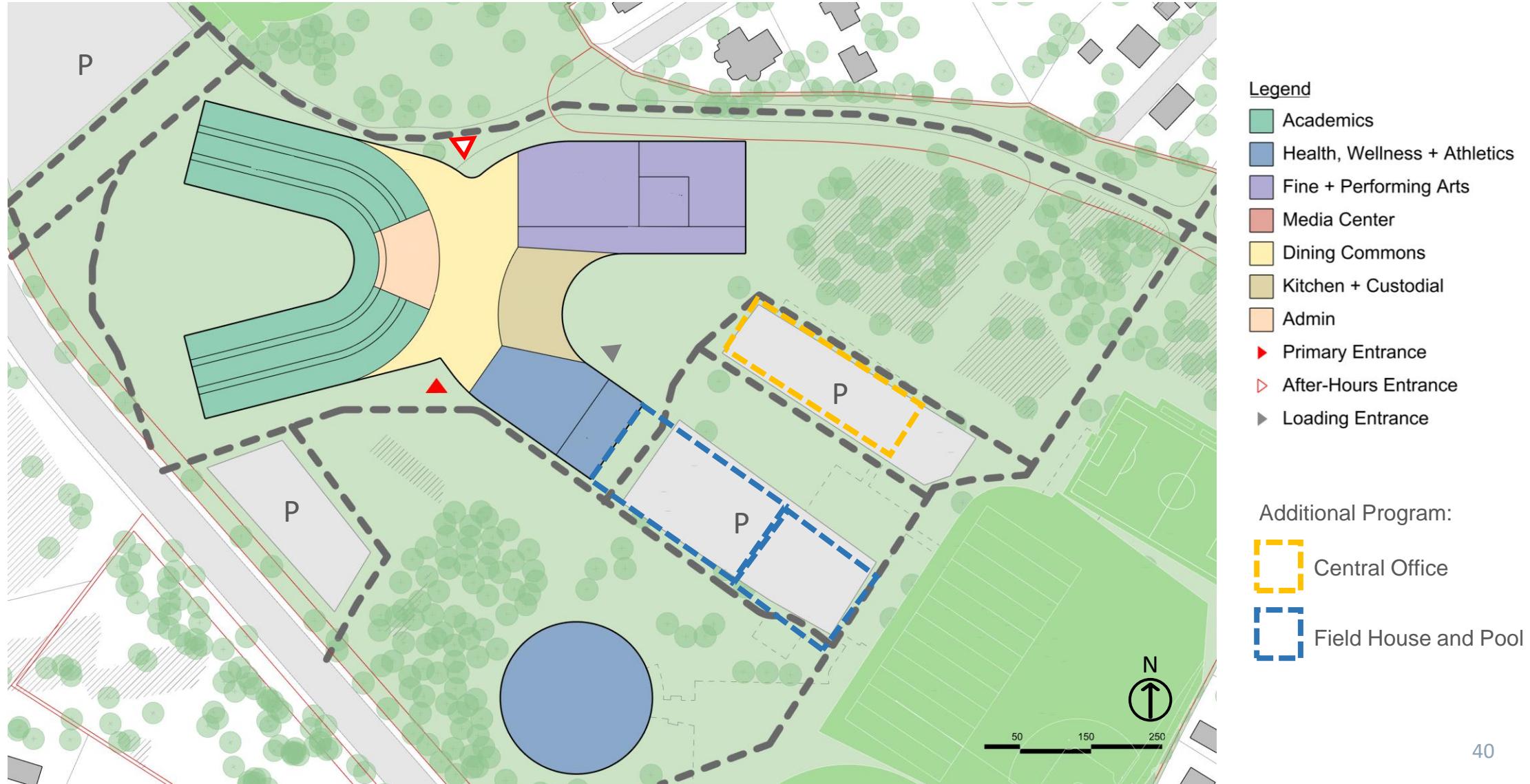
- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors

Cons:

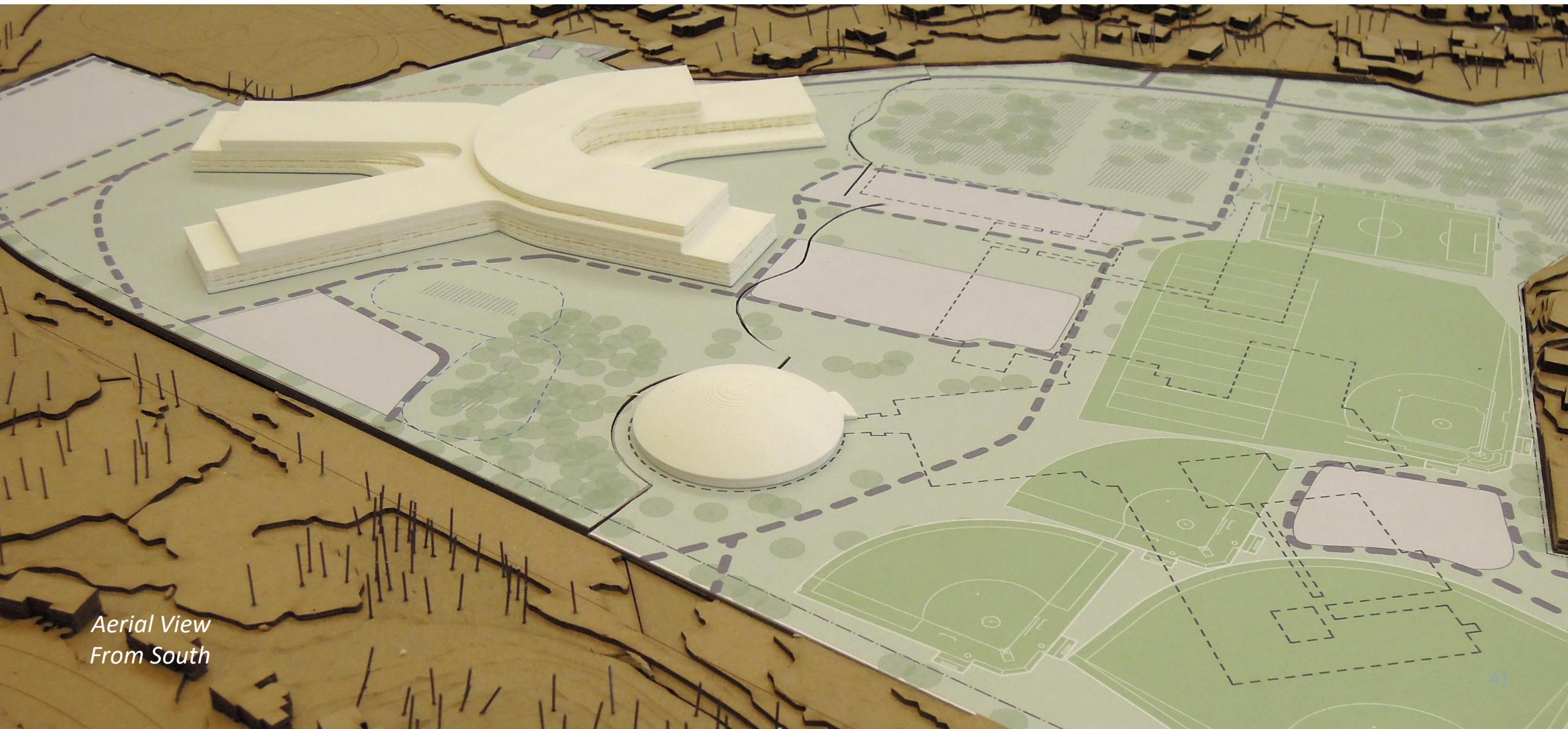
- Fields Separate from Center Rec Complex
- Highly Linear Ed Space Layout
- No Direct Field House Connection

Site Plan

C.2 New Construction - Wide Academic Bars West

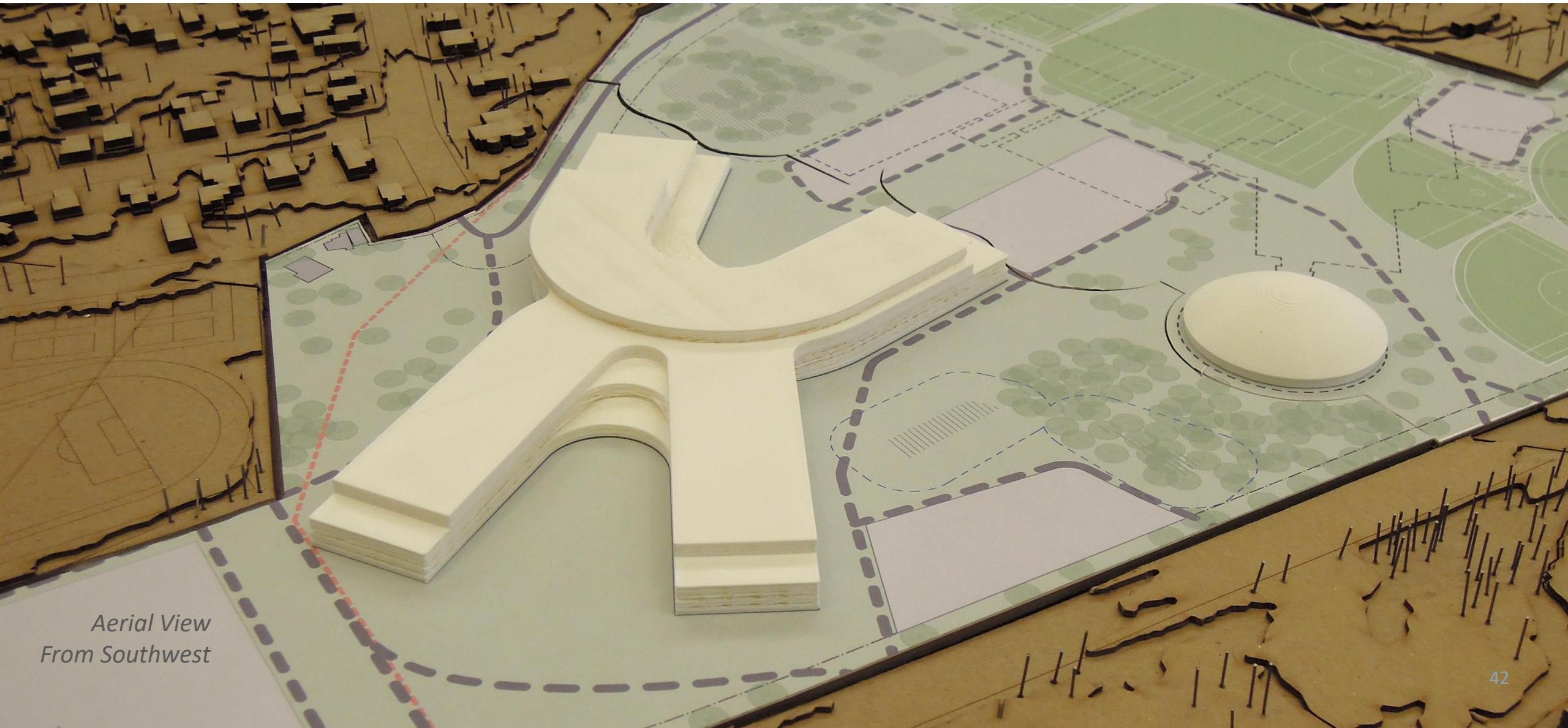


C.2 New Construction - Wide Academic Bars West



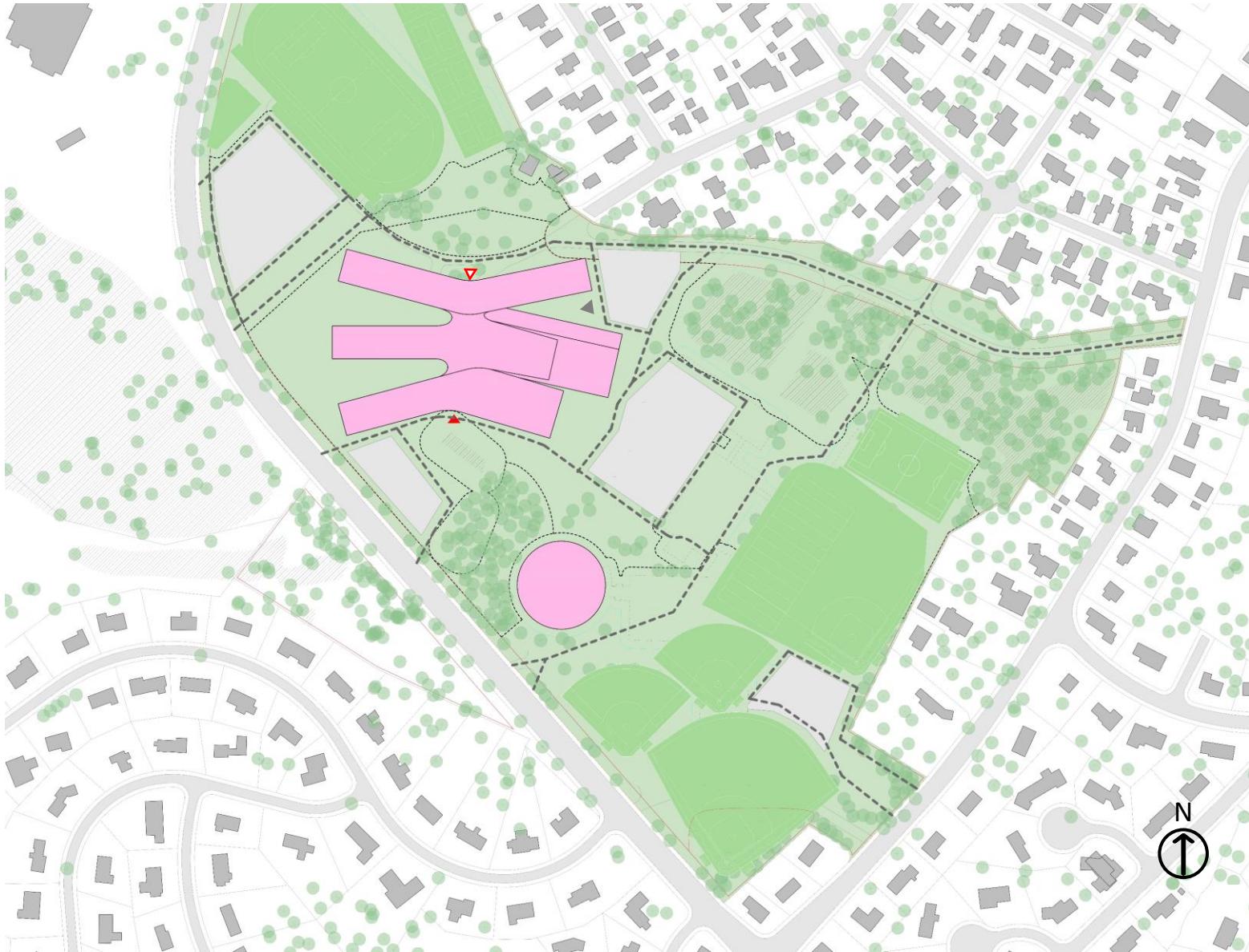
Aerial View
From South

C.2 New Construction - Wide Academic Bars West



Aerial View
From Southwest

C.3 New Construction – Narrow Academic Bars



Base Educational Program
Building Footprint: 260,000 sf
Floors: 3

Pros:

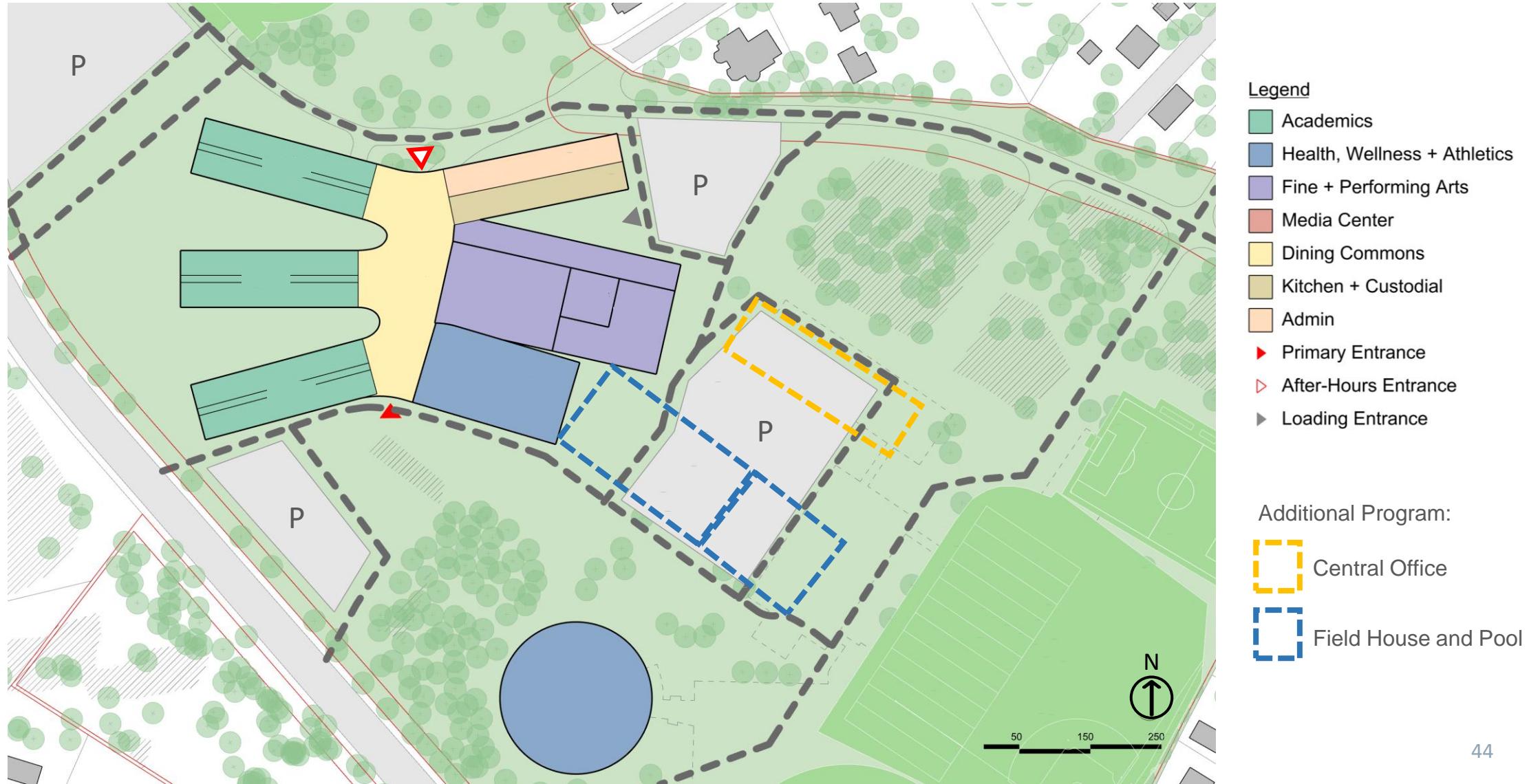
- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors

Cons:

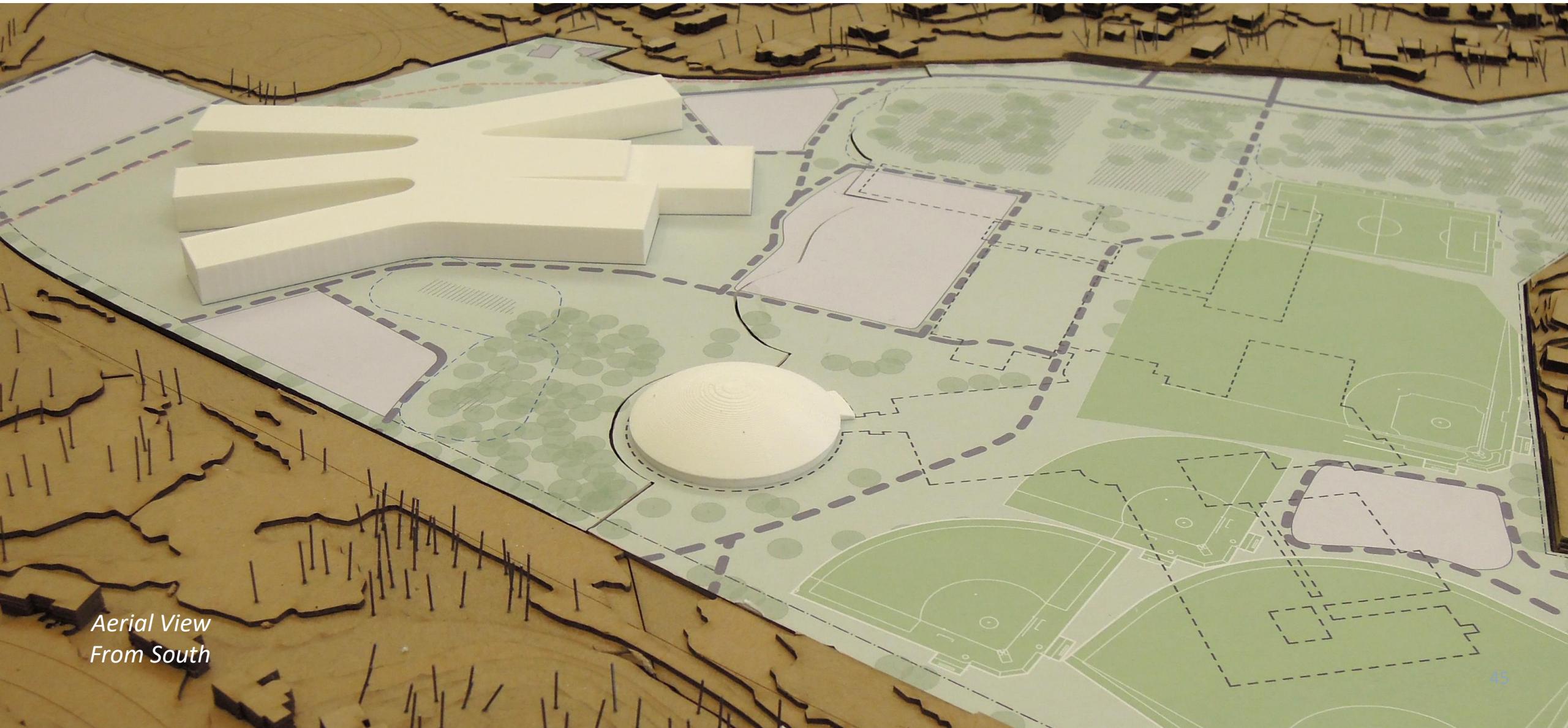
- Fields Separate from Center Rec Complex
- Highly Linear Ed Space Layout
- No Direct Field House Connection
- Compressed Space Between Wings

Site Plan

C.3 New Construction - Narrow Academic Bars

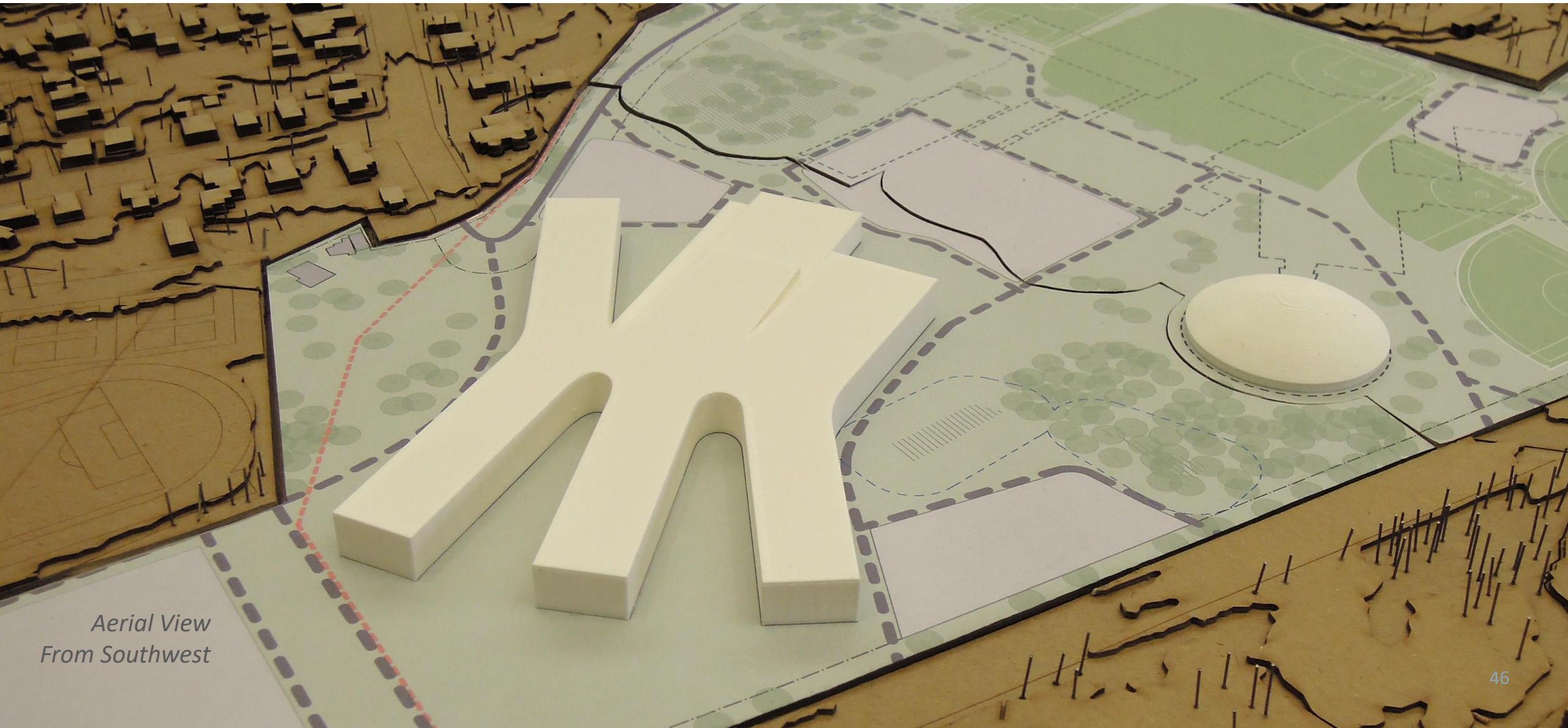


C.3 New Construction - Narrow Academic Bars

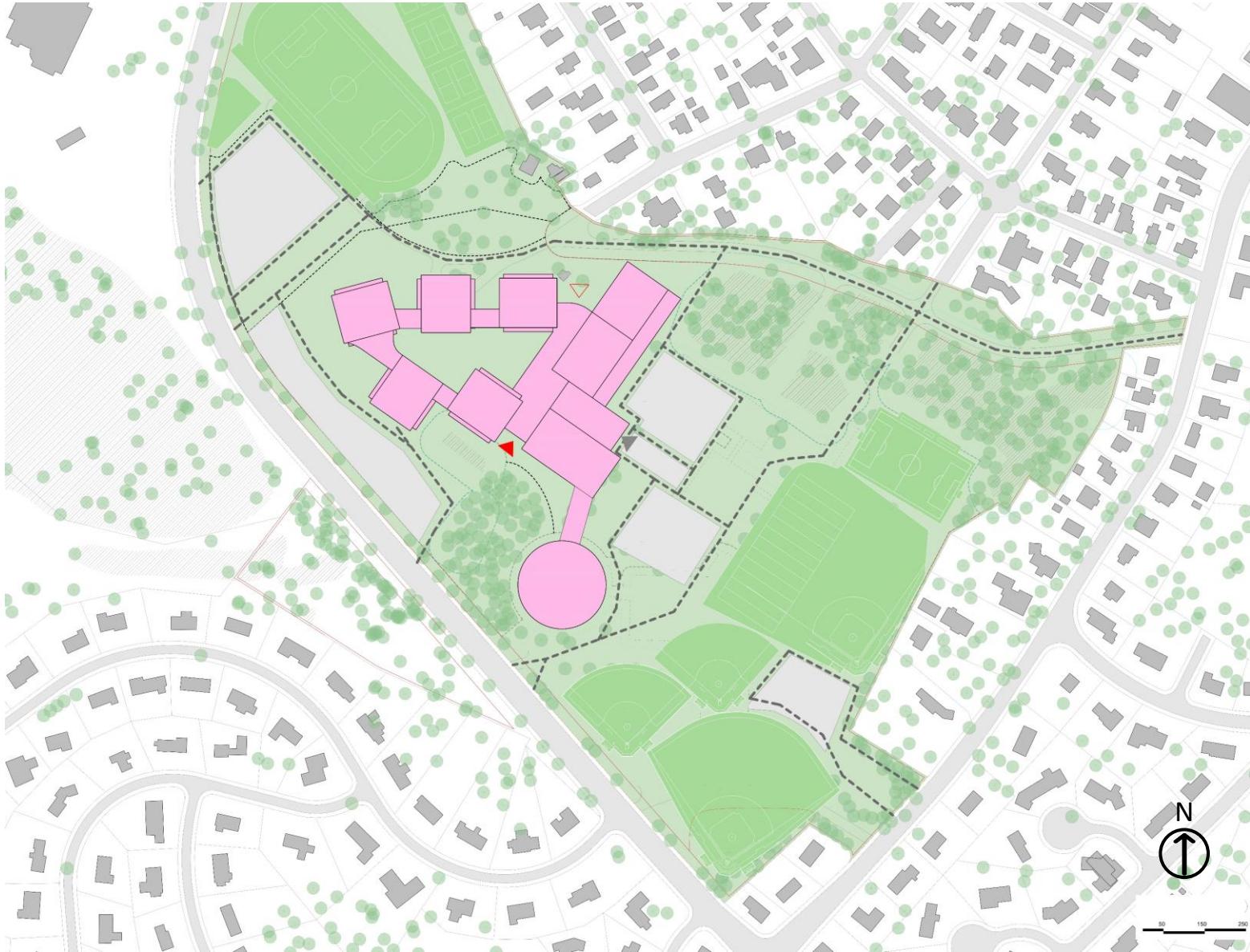


Aerial View
From South

C.3 New Construction - Narrow Academic Bars



C.4 New Construction – Academic Village



Base Educational Program
Building Footprint: 300,000
Floors: 3

Pros:

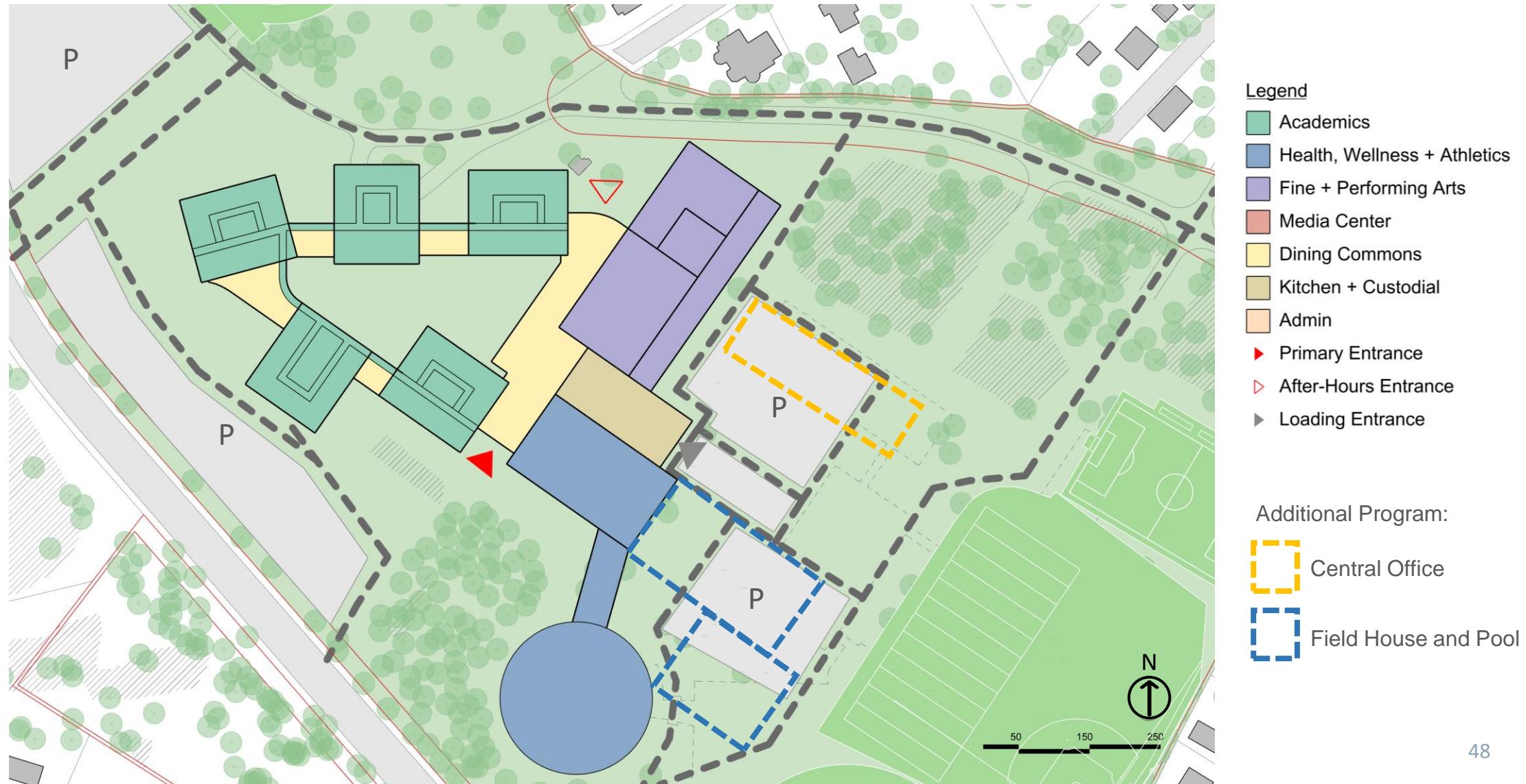
- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- Direct Connection to Field House

Cons:

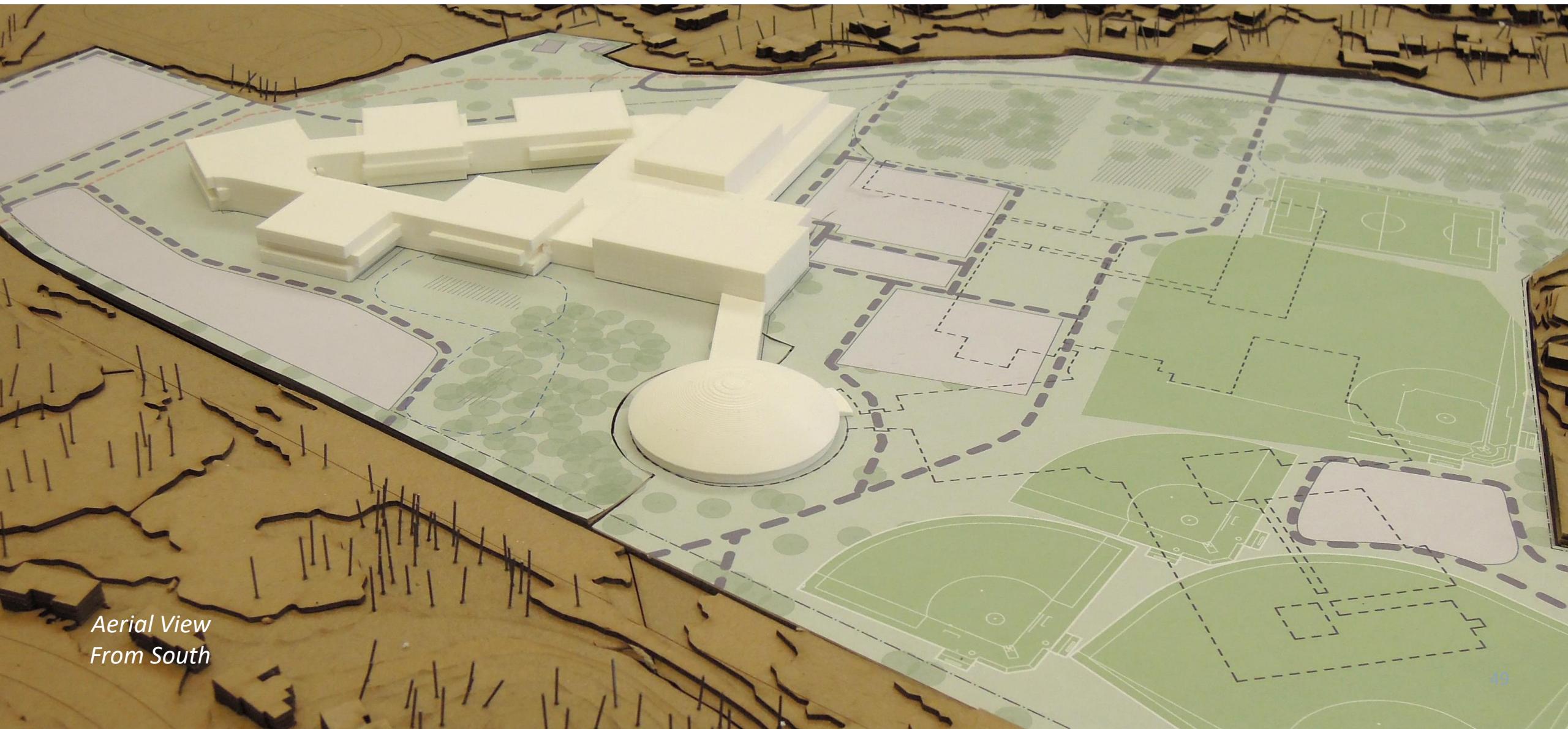
- Fields Separate from Center Rec Complex
- Mix of Façade Orientations

Site Plan

C.4 New Construction – Academic Village



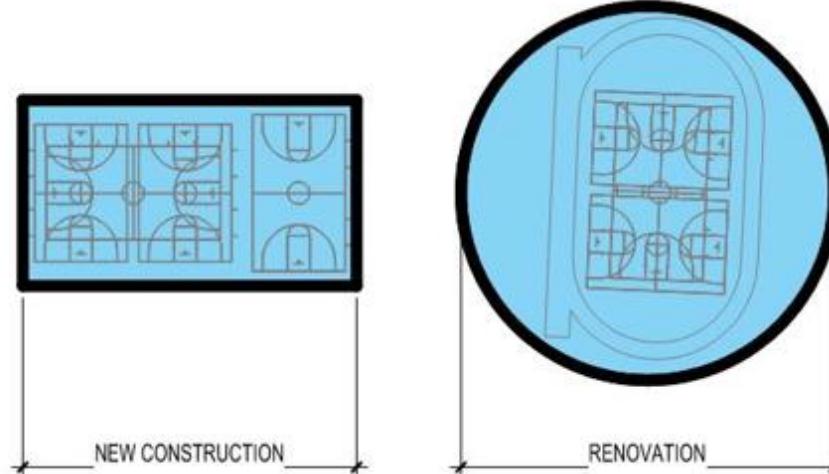
C.4 New Construction – Academic Village



C.4 New Construction – Academic Village

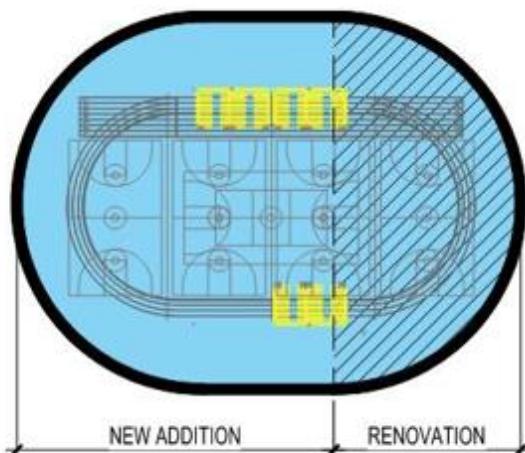


Field House Approaches



Renovate

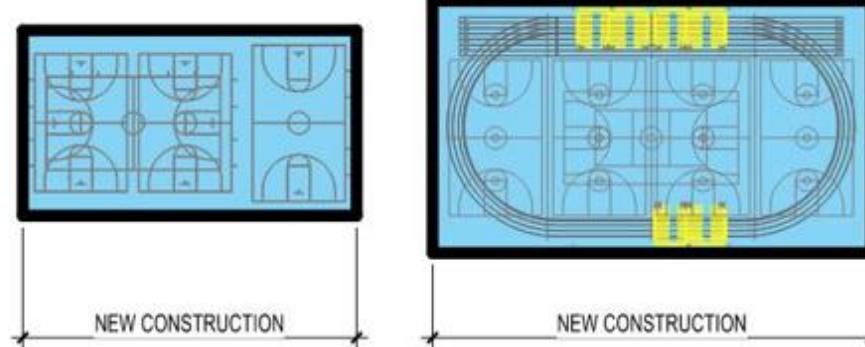
- 1.) RENOVATE EXISTING FIELD HOUSE
- 2.) NEW 18K NSF GYM INCORPORATED INTO NEW/RENOVATED MAIN SCHOOL BUILDING



Expand?

- 1.) EXISTING FIELD HOUSE ADDITION/RENOVATION

GYMNASIUM FUNCTIONS TO TAKE PLACE WITHIN THE FIELD HOUSE



Replace

- 1.) NEW STAND-ALONE FIELD HOUSE
- 2.) NEW 18K NSF GYM INCORPORATED INTO NEW/RENOVATED MAIN SCHOOL BUILDING



1. Call to Order & Intro

2. Previous Meeting Minutes Approval (Vote Expected) (5 minutes)

- 1/22/24 Meeting Minutes
- 1/29/24 Meeting Minutes
- 2/5/24 Meeting Minutes
- 2/12/24 Meeting Minutes

3. Design Update

- Accept Existing Conditions Report (Vote Expected) (5 minutes)
- Intro to Space Summary (10 minutes)
- Review Concept Massing Studies (30 minutes)

4. Evaluation Criteria (10 minutes)

5. Communications Working Group Update (10 minutes)

6. Schedule Working Group Update (10 minutes)

7. Upcoming Meetings (10 minutes)

8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting (5 minutes)

9. Public Comment (10 minutes)

10. Adjourn

When the criteria matrix is used:

- Used once options/alternatives are developed
- Used on April 29th when we start to review options/alternatives
- Accepting criteria **ONLY** evaluated at SBC meeting on May 15th
- Approving PDP submission at SBC meeting on May 27th
- **Further review of options/alternatives based on criteria throughout the PSR phase**

(Fall of 2024)

Received comments from committee members

Comments:

- Reorganizing sections from top to bottom
- Additional criteria added/changed throughout
- Sections have numbering system

Scoring:

- Multiple ideas on how to score/weight each criterion. Requires SBC discussion
- Current scoring is 1,2,3 and color association (1=red, 2=yellow, 3=green). Recommendation to change to 0,2,5 with colors.
- Weighted score/formula for each criterion for overall total score to be totaled different against each option
- **Recommend working group to discuss further**

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5. **Communications Working Group Update (10 minutes)**

6. Schedule Working Group Update (10 minutes)

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Upcoming Meetings

- **School Committee Meeting – February 27, 2024** Project team present Educational Program and Space Summary
- **Community Meeting No. 3 – March 6, 2024** Designer updates, timeline review, breakout discussion
- **School Committee Meeting – March 12, 2024** Vote to approve Educational Program and accept Space Summary
- **Permanent Building Committee – March 14, 2024** Evaluation Criteria, Existing Conditions Draft Report, Space Summary, Massing Studies, Monthly Progress Update
- **SBC#9 – March 18, 2024** Accept proposed space summary, accept site development requirements, review concept massing alternatives

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9. **Public Comment (10 minutes)**

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Cost Effective

Thoughtful

Collaborative

Detailed

Committed

Creative

Experienced

Proactive

