

Lexington High School

SBC Coordination Meeting

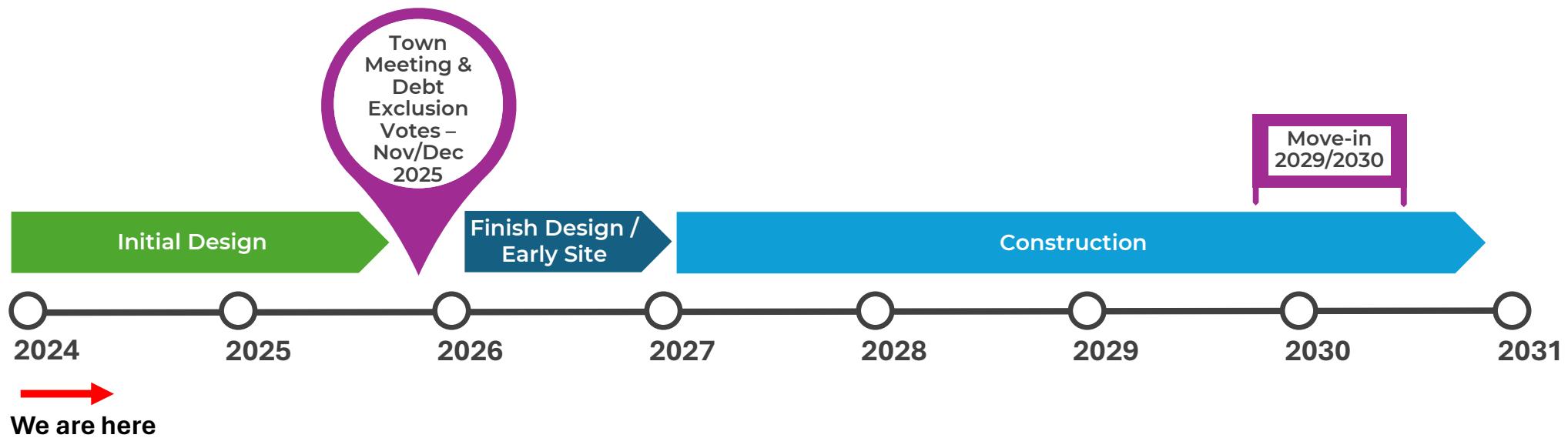
05.06.2024



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DORE + WHITTIER

SMMA

LHS Anticipated Project Timeline



All dates after local vote in November / December 2025 are subject to change based upon the selected option.

Construction duration is shown to provide a potential range. Final duration will be determined toward the end of initial design.

Move-in date will be determined after an option is selected. Anticipated move-in currently shown in the range of 2029 to 2030

- **4/29-SBC Coordination Meeting** – review alternatives, cost estimates, taxpayer impact, evaluation criteria
- **5/6- SBC Coordination Meeting** – discussion of option review using criteria
- **5/9 PBC** – further review of alternatives and cost estimates
- **5/13- SBC Coordination Meeting – Accept PDP alternatives, select at least 3 alternatives to move into PSR**
- **5/16 – Focus Group Meeting –all 4 FG reconvene and review all recommendations**
- **5/20- SBC Meeting No. 11 – Review Draft PDP submission**
- **5/23 – PBC – Review Draft PDP Submission**
- **5/28 – SBC Coordination Meeting – Vote to approve PDP submission to MSBA**

3.1 Preliminary Design Program

The **purpose of the Preliminary Design Program is to define the programmatic, functional, spatial, and environmental requirements of the educational facility necessary to meet the District's educational program**, and perform the **review and investigation required to clearly define the existing building deficiencies**. Based upon a review of the District's educational program, the Designer will identify and prepare in written and graphic form for review, clarification, and agreement regarding the educational goals and programmatic space needs for the subject school. The **space needs** along with an evaluation of **existing conditions and site development requirements** will form the **basis of the Designer's recommendation for an evaluation of alternatives** upon which the most educationally appropriate and cost effective solution may be recommended.

3.1.6 Preliminary Evaluation of Alternatives

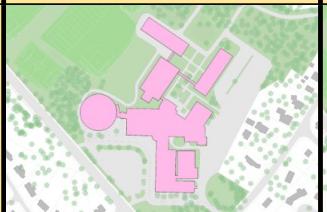
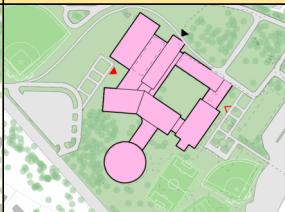
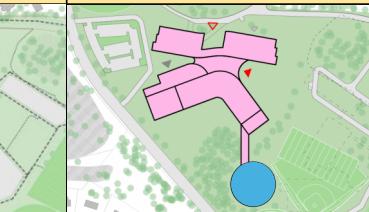
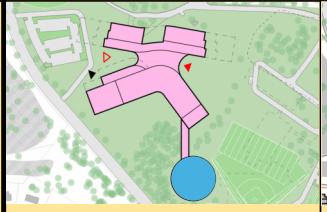
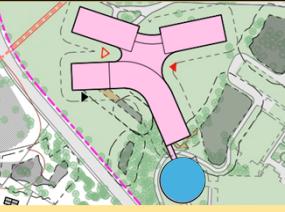
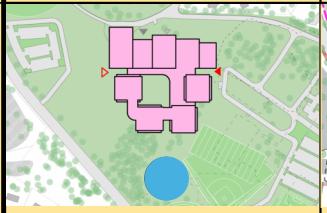
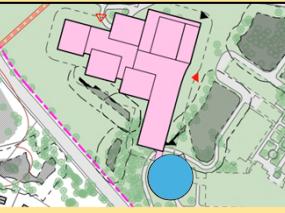
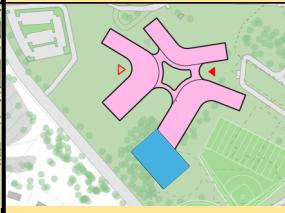
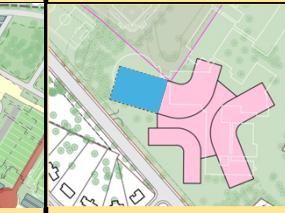
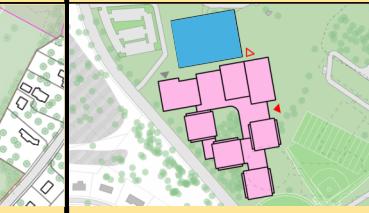
Based upon the **Educational Program**, Initial **Space Summary**, evaluation of **existing conditions**, and site development requirements, the District, working with its Designer, shall perform a preliminary evaluation of alternatives. To ensure that the Feasibility Study determines **the most cost effective and educationally appropriate solution that can be supported by the community and the MSBA Board of Directors**, it is imperative that the preliminary evaluation of alternatives is sufficiently comprehensive in scope to initially consider all possible solutions. **Each alternative should satisfy** significant components of the **Educational Program**, Standards, Policies and Guidelines of the MSBA to the extent feasible, unless specifically authorized in writing by the MSBA.

The Preliminary Evaluation of Alternatives should include at least the following:

- Analysis of school district student school assignment practices and available space in other schools in the district;
- Tuition agreements with adjacent school districts (per MGL c.70B §8);
- Rental or acquisition of existing buildings that could be made available for school use (per MGL c.70B §8);
- **Code Upgrade Option** that includes repair of systems and/or scope required for purposes of code compliance; with no modification of existing spaces or their function (Please note that the MSBA would support a Code Upgrade Option that fulfilled the significant components identified by the district in its Statement of Interest and was reported to support delivery of the district's educational program);
- **Renovation(s)** and/or addition(s) of varying degrees to the existing building(s); and
- **Construction of new building** and the evaluation of potential locations.

PDP Submission Requirements:

- **Introduction** (**SBC to accept 5/28** -design enrollment, capital budget statement, project directory, project schedule)
- **Educational Program** (**SC accepted 3/12** -all components of existing program and need for space)
- **Initial Space Summary** (**SBC accepted 3/18** -MSBA's space summary template with all spaces needed to support educational program)
- **Evaluation of Existing Conditions** (**SBC accepted 2/26** -Developable property, building, site)
- **Site Development** (**SBC accepted 3/18** -structures, site access, parking, code requirements, zoning requirements, accessibility, easements, wetlands, emergency vehicle access, utilities, security requirements, athletic fields/recreation, site orientation and other locations)
- **Preliminary Evaluation of Alternatives** (**SBC to accept 5/13** -analysis of school district assignment practices, tuition agreements with adjacent districts, rental or acquisition of existing building, code upgrade option, renovation/addition option, new construction option, estimated preliminary construction and project costs)
- **Local Actions and Approvals** (**SBC to accept 5/28** -SBC approval of PDP, meeting agendas, minutes, and materials for all public meetings held during PDP phase)

	A. Code Upgrade	B. Renovation & Addition			C. New Construction	
Alternative	A.1	B.1 	B.2	B.3 	C.1a	C.1b
Project Cost	\$300,000,000	\$635,000,000	\$595,000,000	\$665,000,000	\$610,000,000	\$600,000,000
Costs are school building only NO Alternates included						
C. New Construction						
Alternative	C.1c	C.1d 	C.2a	C.2b	C.3a	C.4a
Project Cost	\$600,000,000	\$625,000,000	\$610,000,000	\$600,000,000	\$605,000,000	\$615,000,000
Costs are school building only NO Alternates included						
C. New Construction						D. New - Multi Phase
Alternative	C.4b	C.4c	C.5a	C.5b 	C.6 	D.1
Project Cost	\$605,000,000	\$630,000,000	\$600,000,000	\$620,000,000	\$615,000,000	\$610,000,000
Costs are school building only NO Alternates included						

3.3 Preferred Schematic Report

The purpose of the Preferred Schematic Report is to **summarize the process and conclusions** of the Preliminary and **Final Evaluation of Alternatives** and substantiate and **document the District's selection and recommendation of a preferred solution**. The Report should address all concerns and questions raised by the MSBA during its review of the Preliminary Design Program and clearly identify any changes incorporated by the District based on further evaluations and considerations.

PSR Submission Requirements:

- **Introduction** (overview of process undertaken from PDP to PSR, project schedule, final evaluation of existing conditions, final evaluation of alternatives, summary of District's preferred solution)
- **Evaluation of Existing Conditions** (narrative of any change resulting in new information)
- **Final Evaluation of Alternatives** (site limitations, building footprint, fields, parking areas, bus and parent drop off areas, site access, impact of construction for each option will have on students and show how to mitigate impact, conceptual architectural/site drawings, building systems, utilities, total project budget and cost estimates using unformat, permitting requirements, project design and construction schedule, preliminary design spreadsheet)
- **Preferred Solution** (updated ed program, key components on how preferred option supports ed program, grade configuration, space summary, sustainability documents, building plans, site plans, project budget, schedule)
- **Local Actions and Approvals** (agendas, minutes, meeting materials from all meetings held during PSR phase)

- **June-September 2024**

- Provide analysis of each prospective site/siting including **site limitations**, building **footprint**, athletic **fields, parking areas**, **bus and parent drop** off areas, **site access** and surrounding site features
- Evaluate potential **impact that construction** of each option will have on students and provide required/recommended **mitigation efforts**
- Identify **permitting requirements** including estimated time to acquire each permit
- Develop **conceptual architectural and site drawings**
- Narrative of **major building systems** including plumbing, HVAC, electrical with estimated loads
- Source, capacities, and method of **obtaining utilities**

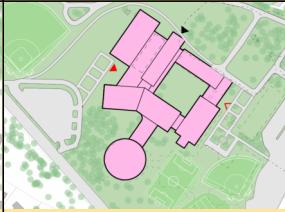
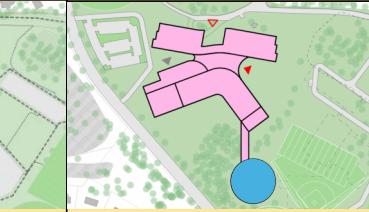
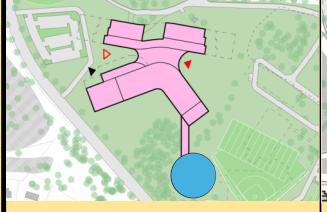
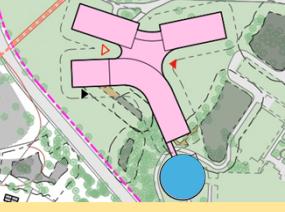
- **September-October 2024**

- Develop proposed **project design and construction schedule including phasing**
- Develop estimate **construction costs**
- Develop **total project budget**
- Prepare **final evaluations in detailed narratives** and tables including a **cost comparison table**

- **November-December 2024**

- **Vote preferred option**
- Summary of **key components of Ed program** and how preferred solution fulfills these
- Complete **sustainability scorecard** and signed letter
- Provide **conceptual floor plans** of preferred solution
- Provide clearly labeled **site plans** of preferred solution
- Provide overview of the **total project budget** and local funding
- Complete and **submit budget statement** for preferred solution

Discussion on Alternatives/Evaluation Criteria

	A. Code Upgrade	B. Renovation & Addition			C. New Construction	
Alternative	A.1	B.1 	B.2	B.3 	C.1a	C.1b
Project Cost	\$300,000,000	\$635,000,000	\$595,000,000	\$665,000,000	\$610,000,000	\$600,000,000
Costs are school building only NO Alternates included						
C. New Construction						
Alternative	C.1c	C.1d 	C.2a	C.2b	C.3a	C.4a
Project Cost	\$600,000,000	\$625,000,000	\$610,000,000	\$600,000,000	\$605,000,000	\$615,000,000
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C. New Construction						D. New - Multi Phase
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