



## DRAFT Proposed Space Summary - Lexington High School

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

[Enter Submittal]

### Preliminary Design Program

### Preferred Schematic Report

## Schematic Design Submittal

Design Development Submittal

-13300.000

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS	
Collaborative Program Spaces (LABBB)				
LABBB				6,580
LABBB General Classroom		VARIES	3	1,421
LABBB Moderate Classroom		VARIES	2	900
LABBB SEL Classroom		451	2	902
Intensive Support Needs w/ Life Skills		646	1	646
Medical Fragile Bathroom w/ Shower		177	1	177
Life Skills Lab - Moderate Needs		412	1	412
Speech/OT Shared Office		176	1	176
PT		201	1	201
Clerical / Vocational Training (for students)		167	1	167
Nurse		138	1	138
Medical Suite Toilet				
Nurses' Office / Waiting Room				
Interview Room				
Examination Room / Resting (with Hoyer Lift)				
Counselor		67	1	67
Conference - Small		117	1	117
Conference - Medium				
Reset Room		143	1	143
Program Coordinator Office		96	1	96
Program Coordinator Small Group		116	1	116
Transp./Admin Assistant		89	1	89
LABBB Bathroom		177	1	177
LABBB Main Office - Admin and Waiting		VARIES	2	340
Transition Department Office		117	1	117
LABBB Program Director		178	1	178
Sensory Room				
Alternative PE				
Staff Room				
ART & MUSIC				12,878
Art Classroom (25 seats)		VARIES	4	4,417
Art Workroom with Storage and Kiln		VARIES	2	521
Band (50-100 seats)		1,903	1	1,903
Chorus (50-100 seats) (Orchestra)		1,751	1	1,751
Ensemble				0
Music Practice Small		VARIES	4	419
Music Practice Medium		VARIES		
Music Storage		VARIES	2	626
Music Classroom		680	1	680
Music Classroom / MIDI Lab				
Music Office		300	1	300
Photography		1,077	1	1,077
Darkroom		492	1	492
Digital Art Lab		692	1	692
VOCACTIONS & TECHNOLOGY				2,640
Non-Chapter 74 Programs (List rooms separately below)				
Technology / Engineering Rooms			0	0
Makerspace			0	0
Audio/Visual Classroom/Lab		718	1	718
TV Production		149	1	149
Fabrication Lab		651	1	651
Digital Design/Technology Lab		1,122	1	1,122
Digital Design Lab			0	0
Business Lab			0	0
Engineering/ Robotics Lab			0	0
Graphic Communications Lab			0	0
HEALTH & PHYSICAL EDUCATION				55,255
Gymnasium		9,855	1	9,855
PE Alternatives				
Fitness Center		1,930	1	1,930
Multi-Purpose Studio				
Yoga/Dance Studio		1,104	1	1,104
Gym Storeroom				0
Locker Rooms - Boys and Girls with Toilets		VARIES	12	7,956
PE Storage		VARIES	5	1,738
Athletic Director's Office		372	1	372
Health Instructor's Office with Shower and Toilet		VARIES	2	552
Trainer		374	1	374
Field House		27,042	1	27,042
Field House P.E. Alt.		3,300	1	3,300
Weight Room		679	1	679
Wellness Room		VARIES	2	353
MEDIA CENTER				8,912
Media Center / Reading Room		8,912	1	8,912
Quiet rooms				
Maker Space				
AUDITORIUM / DRAMA				12,753
Auditorium		5,538	1	5,538
Stage		1,477	1	1,477

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS
					12,945	0	0	12,945
		0	850	3	2,550	850	3	2,550
		0	850	2	1,700	850	2	1,700
		0	850	2	1,700	850	2	1,700
			1,200	1	1,200	1,200	1	1,200
			120	1	120	120	1	120
			850	1	850	850	1	850
			300	1	300	300	1	300
			425	1	425	425	1	425
			300	1	300	300	1	300
					0	0	0	0
		0	120	1	120	120	1	120
		0	250	1	250	250	1	250
		0	100	1	100	100	1	100
		0	120	2	240	120	2	240
			120	1	120	120	1	120
			150	1	150	150	1	150
			200	1	200	200	1	200
			120	1	120	120	1	120
			120	1	120	120	1	120
			150	1	150	150	1	150
					0	0	0	0
			0	0	0	0	0	0
			300	1	300	300	1	300
			180	1	180	180	1	180
		0	150	1	150	150	1	150
		0	200	1	200	200	1	200
		0	1,200	1	1,200	1,200	1	1,200
		0	200	1	200	200	1	200
		0			16,550			16,550
		0	1,200	5	6,000	1,200	5	6,000
		0	150	4	600	150	4	600
		0	2,000	1	2,000	2,000	1	2,000
		0	1,800	1	1,800	1,800	1	1,800
		0	500	1	500	500	1	500
		0	75	4	300	75	4	300
		0	100	4	400	100	4	400
		0	500	2	1,000	500	2	1,000
			0	0	0	0	0	0
			1,200	1	1,200	1,200	1	1,200
			0	0	0	0	0	0
		0	1,200	1	1,200	1,200	1	1,200
		0	350	1	350	350	1	350
		0	1,200	1	1,200	1,200	1	1,200
		0			15,520			15,520
		0	1,440	0	0	1,440	0	0
		0	1,440	1	1,440	1,440	1	1,440
		0	1,440	1	1,440	1,440	1	1,440
			0	0	0	0	0	0
		0	1,440	1	1,440	1,440	1	1,440
			1,400	1	1,400	1,400	1	1,400
			1,200	3	3,600	1,200	3	3,600
		0	850	2	1,700	850	2	1,700
		0	2,000	1	2,000	2,000	1	2,000
		0	2,500	1	2,500	2,500	1	2,500
		0			33,250			64,271
		0	18,000	1	18,000	18,000	1	18,000
		0			0	0	0	0
			2,500	1	2,500	2,500	1	2,500
			2,000	1	2,000	2,000	1	2,000
			0	0	0	0	0	0
		0	300	1	300	300	1	300
		0	8,000	1	8,000	8,000	1	8,000
		0	500	1	500	500	1	500
		0	150	1	150	150	1	150
		0	250	2	500	250	2	500
		0	400	1	400	400	1	400
27,042	1	27,042	0	0	0	27,042	1	27,042
3,300	1	3,300	0	0	0	3,300	1	3,300
679	1	679	0	0	0	679	1	679
			300	3	900	300	3	900
		0			13,890			13,890
		0	12,000	1	12,000	12,000	1	12,000
			150	3	450	150	3	450
			1,440	1	1,440	1,440	1	1,440
		0			17,300			17,300
		0	10,000	1	10,000	10,000	1	10,000
		0	2,500	1	2,500	2,500	1	2,500

VARIATION TO MSBA GUIDELINES		
ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS
0	0	12,945
850	3	2,550
850	2	1,700
850	2	1,700
1,200	1	1,200
120	1	120
850	1	850
300	1	300
425	1	425
300	1	300
0	0	0
120	1	120
250	1	250
100	1	100
120	2	240
120	1	120
150	1	150
200	1	200
120	1	120
120	1	120
150	1	150
0	0	0
0	0	0
300	1	300
180	1	180
150	1	150
200	1	200
1,200	1	1,200
200	1	200
6,625		
0	1	1,200
0	0	0
500	0	500
300	0	300
300	0	300
0	-7	-525
100	4	400
0	1	500
0	0	0
1,200	1	1,200
0	0	0
1,200	1	1,200
350	1	350
1,200	1	1,200
-8,960		
0	-17	-24,480
1,440	1	1,440
1,440	1	1,440
0	0	0
1,440	1	1,440
1,400	1	1,400
1,200	3	3,600
850	2	1,700
2,000	1	2,000
2,500	1	2,500
34,659		
6,000	0	6,000
-3,000	-1	-3,000
2,500	1	2,500
2,000	1	2,000
0	0	0
0	0	0
-5,412	0	-5,412
0	0	0
0	0	0
0	1	250
400	1	400
27,042	1	27,042
3,300	1	3,300
679	1	679
300	3	900
-979		
-2,869	0	-2,869
150	3	450
1,440	1	1,440
6,900		
2,500	0	2,500
900	0	900

[illegible]

## DRAFT Proposed Space Summary - Lexington High School

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

[Enter Submittal]

### Preliminary Design Program

### Preferred Schematic Report

## Schematic Design Submittal

## Design Development Submittal

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS
Auditorium Storage	0	0	0
Make-up / Dressing Rooms	323	1	323
Controls / Lighting / Projection	180	1	180
Scene Shop	939	1	939
Radio Room	51	1	51
Performing Arts Office	225	1	225
Black Box	1,430	1	1,430
Balcony	2,374	1	2,374
Costume Storage	216	1	216
DINING & FOOD SERVICE	15,783		
Cafeteria / Dining			
Commons 1	4,466	1	4,466
Commons 2	4,921	1	4,921
Chair / Table Storage			0
Scramble Serving Area	VARIES	2	2,876
Kitchen	3,318	1	3,318
Dishwashing	202	1	202
Staff Lunch Room			0
Cafe/Bakery/Snack Shop			0
MEDICAL	1,222		
Medical Suite Toilet	46	2	92
Nurses' Office / Waiting Room	366	1	366
Nurse's Private Office	366	1	366
Nurses's shared office			
Interview Room	83	1	83
Examination Room / Resting (cot room)	VARIES	2	315
ADMINISTRATION & GUIDANCE	15,970		
General Office / Waiting Room with Toilet	810	1	810
Teachers' Mail and Time Room			0
Copy Room			0
Records Room	101	1	101
Principal's Office with Conference Area	294	1	294
Principal's Secretary / Waiting	230	1	230
Assistant Principal's Office - AP1 (Associate)	161	1	161
AP-1 Secretary	127	1	127
Assistant Principal's Office - AP2			0
AP Coordinator's Office	168	1	168
Dean's Suite			
Dean's Office	VARIES	5	969
Dean Reception	VARIES	5	1,517
Dean Conference	VARIES	2	348
Supervisory / Spare Office			0
Conference Room	231	1	231
Guidance			
Guidance Office	VARIES	12	1,337
Guidance Reception	VARIES	4	1,476
Guidance Storeroom	19	1	19
Shared Guidance Conference	VARIES	3	1,091
Assistant Guidance Director	102	1	102
Assistant Guidance Director Admin	98	1	98
Career Center			0
Teachers' Work Room			0
ALPHA			
ALPHA Classroom	825	1	825
ALPHA Office	VARIES	2	316
ALPHA Bathroom	56	1	56
ALPHA Copy Room	96	1	96
ALPHA Calming Room			
Privacy/Phone Booth			
Para-professional Work Room	707	1	707
Social Worker Office	VARIES	4	399
504 Coordinator	98	1	98
School Psychologist	VARIES	3	266
Department Head Office	VARIES	8	1,000
Department Head - Admin Assistant	VARIES	5	967
Director of Nursing Office	101	1	101
Mother's Room			0
Privacy/Phone Booth			
Conflict Resolution			
Campus Monitor	VARIES	2	139
Security (SRO)			
Lexington Education Association - Waiting/Conference	126	1	105
Lexington Education Association - Shared Office	105	1	105
Registrar	260	1	260
Opportunity Counselor	270	1	270
METCO			
METCO Reception / Waiting	538	1	538
METCO Classroom	345	1	345
METCO Director	72	1	72
METCO Social Worker	77	1	77
METCO Activity	VARIES	2	149

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS
		0	500	2	1,000	500	2	1,000
		0	300	2	600	300	2	600
		0	200	1	200	200	1	200
		0	1,000	1	1,000	1,000	1	1,000
		0						
		0	2,000	1	2,000	2,000	1	2,000
		0			0	0	0	0
		0			19,520			19,520
		0	11,975	1	11,975	11,975	1	11,975
		0	500	1	500	500	1	500
		0	1,650	1	1,650	1,650	1	1,650
		0	3,695	1	3,695	3,695	1	3,695
		0	800	1	800	800	1	800
		0	600	1	600	600	1	600
		0	300	1	300	300	1	300
		0			2,100			2,100
		0	60	3	180	60	3	180
		0	250	1	250	250	1	250
		0	120	1	120	120	1	120
		0	250	1	250	250	1	250
		0	100	5	500	100	5	500
		0	100	8	800	100	8	800
		0			17,170			17,170
		0	1,198	1	1,198	1,198	1	1,198
		0	100	1	100	100	1	100
		0	200	1	200	200	1	200
		0	200	1	200	200	1	200
		0	300	1	300	300	1	300
		0	125	1	125	125	1	125
		0	200	1	200	200	1	200
		0	120	1	120	120	1	120
		0			0	0	0	0
		0	120	1	120	120	1	120
		0			0	0	0	0
			150	5	750	150	5	750
			120	5	600	120	5	600
			200	2	400	200	2	400
		0	0	0	0	0	0	0
		0	450	1	450	450	1	450
		0	120	12	1,440	120	12	1,440
		0	250	1	250	250	1	250
		0	100	1	100	100	1	100
			300	2	600	300	2	600
			150	1	150	150	1	150
			100	1	100	100	1	100
		0	749	1	749	749	1	749
		0	1,198	1	1,198	1,198	1	1,198
		0						
			850	1	850	850	1	850
			120	2	240	120	2	240
			60	1	60	60	1	60
			0	0	0	0	0	0
			120	1	120	120	1	120
			30	2	60	30	2	60
			850	1	850	850	1	850
			120	4	480	120	4	480
			120	1	120	120	1	120
			120	3	360	120	3	360
			120	8	960	120	8	960
			100	3	300	100	3	300
		0	0	0	0	0	0	0
		0	60	3	180	60	3	180
			30	10	300	30	10	

VARIATION TO MSBA GUIDELINES		
ROOM NFA¹	# OF ROOMS	AREA TOTALS
0	1	500
0	0	0
0	0	0
1,000	1	1,000
0	0	0
0	0	0
2,000	1	2,000
0	0	0
1,652		
0	0	0
-249	0	-249
1,050	0	1,050
0	0	0
800	1	800
-249	0	-249
300	1	300
290		
0	2	120
0	0	0
120	1	120
250	1	250
0	0	0
0	-2	-200
9,706		
1	0	1
0	0	0
0	0	0
0	0	0
-75	0	-75
0	0	0
50	0	50
120	1	120
-150	-4	-600
120	1	120
0	0	0
-120	-1	-120
0	0	0
-30	0	-360
150	0	150
0	0	0
150	1	150
100	1	100
0	0	0
1	0	1
850	1	850
120	2	240
60	1	60
0	0	0
120	1	120
30	2	60
850	1	850
120	4	480
120	1	120
120	3	360
120	8	960
100	3	300
0	0	0
60	3	180
30	10	300
150	2	300
100	1	100
200	1	200
150	1	150
150	1	150
200	1	200
120	1	120
300	1	300
850	1	850
150	1	150
120	1	120
300	1	300

[illegible]

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 <sup>1</sup>	# OF ROOMS	AREA TOTALS	
CUSTODIAL & MAINTENANCE			3,521	
Custodian's Office	116	1	116	
Custodian's Workshop (see "Receiving & Gen Supply" for existing)		0	0	
Custodian's Storage	VARIES	3	1,118	
Recycling Room / Trash			0	
Receiving and General Supply (Warehouse/Workshop)	1,037	1	1,037	
Storeroom	945	1	945	
Network / Telecom Room	113	1	305	
OTHER			125	
(List rooms separately below)				
School Store	69	1	69	
Pop up Shop /Gallery	56	1	56	
Total Building Net Floor Area (NFA)			248,933	
Proposed Student Capacity / Enrollment		Current Pop.	2,315	
NON-PROGRAMMED SPACES				
Other Occupied Rooms (List rooms separately below)				
[Enter room type here]				
[Enter room type here]				
[Enter room type here]				
[Enter room type here]				
[Enter room type here]				
Unoccupied MEP / FP Spaces				
Unoccupied Closets, Supply Rooms, and Storage Rooms				
Toilet Rooms				
Circulation (corridors, stairs, ramps and elevators)				
Remaining <sup>3</sup>				
Total Building Gross Floor Area (GFA) <sup>2</sup>			352,000	
Grossing Factor (GFA / NFA)			1.41	

103,067

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS	ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS	ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS
0			3,722			3,722		
0		150	1		150	150	1	150
0		450	1		450	450	1	450
0		375	1		375	375	1	375
0		400	1		400	400	1	400
0		749	1		749	749	1	749
0		1,298	1		1,298	1,298	1	1,298
0		300	1		300	300	1	300
0			600			600		
0		400	1		400	400	1	400
0		200	1		200	200	1	200
31,021					293,877			324,898
% of GFA	2,979		% of GFA	146,939		% of GFA	149,918	
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	0.0000%		-	0.0000%		-	0.0000%	0
-	8.7618%	2,979	-	33.3333%	146,939	-	31.5738%	149,918
34,000					440,816			474,816
1.10					1.50			1.46

Additional	Central Office	27,450
	New Field House (net add over renovated FH)	2,000
	GFA	504,266

VARIATION TO MSBA GUIDELINES		
ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS
301		
0	0	0
200	0	200
0	0	0
0	0	0
0	0	0
0	0	1
100	0	100
600		
400	1	400
200	1	200
63,749		
98,801		
0.02		

Date: 03.07.24 Preliminary Design Program				
MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)				
ROOM NFA <sup>1</sup>	# OF ROOMS	AREA TOTALS	COMMENTS	SMMA COMMENTS
3,421				
150	1	150		
250	1	250		Existing Cust Workshop takes up about half of "Warehouse"
375	1	375		
400	1	400		
749	1	749		Half Warehouse/ half Custodian Workshop
1,298	1	1,298		exist in Science Bldg. mostly unusable due to ductwork
200	1	200		includes Office
0				
261,149			Total Building Net Floor Area (NFA)	
2,395			Enter Total Enrollment	157
			Complete this category with Schematic Design Submittal	
376,015			Total Building Gross Floor Area (GFA) <sup>2</sup>	
1.44			Grossing Factor (GFA / NFA)	

LBF notes	6,000 SF for 18,000 SF Gym
Add'l MSBA reimburse net possible	267,149
	1.50 Grossing Factor
	400,723 GFA

[Enter Submittal]

Preliminary Design Program

Preferred Schematic Report

Schematic Design Submittal

Design Development Submittal

<sup>1</sup> 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.

<sup>2</sup> Total Building Gross Floor Area (GFA)

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

<sup>3</sup> Remaining

Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.