

Lexington High School

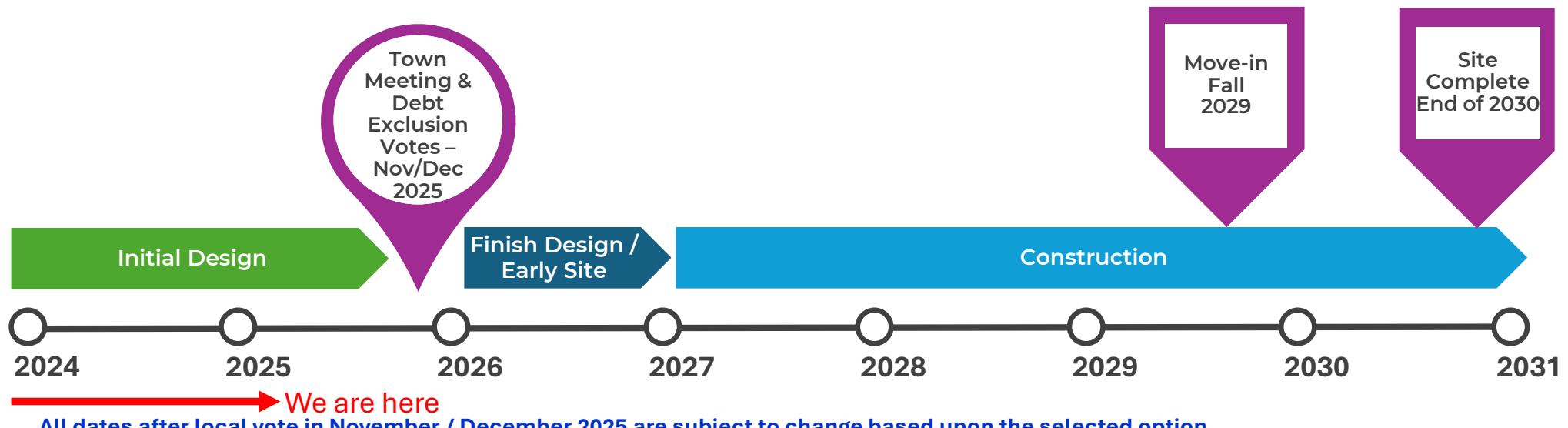
Community Meeting

02/06/2025



smma **dw** **Turner**

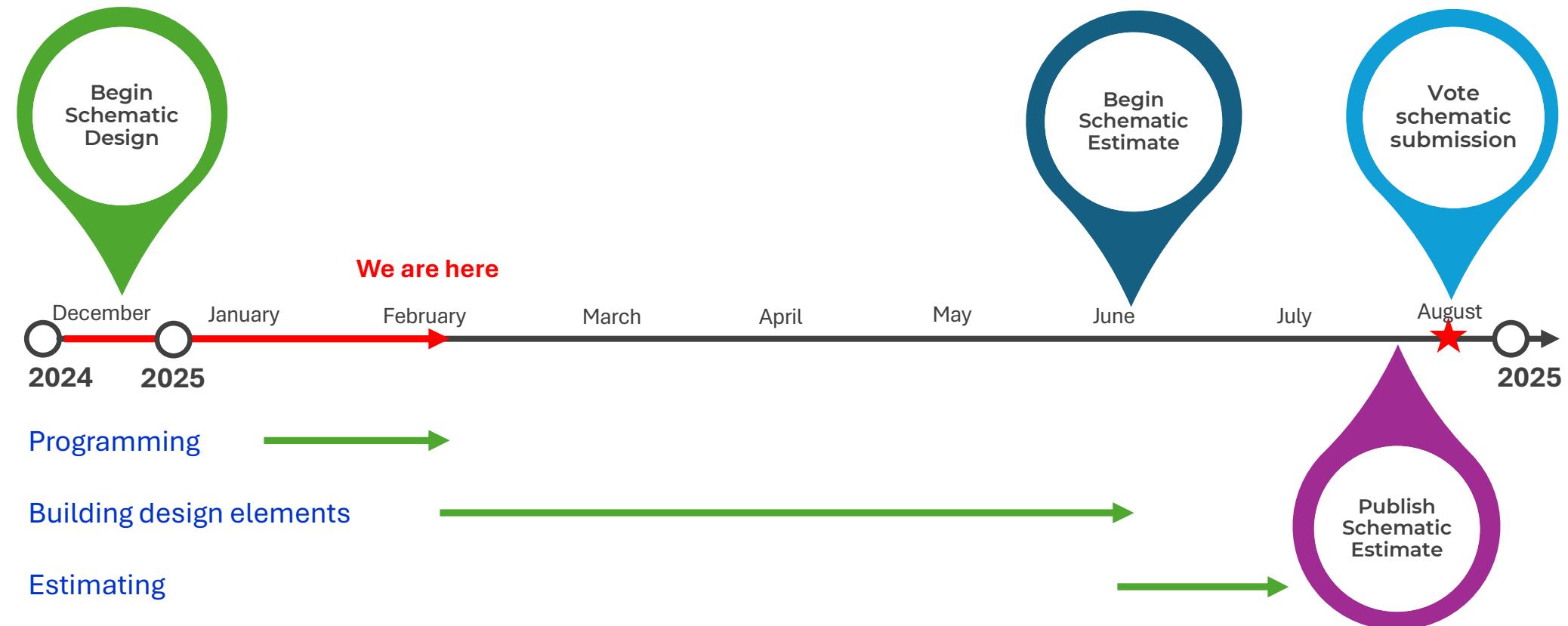
Project Timeline/ Anticipated Overall Project Timeline



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 fall of 2029.

Project Timeline/ Schematic Design



Turner Construction Introduction

September-November 2024 Construction Manager Procurement Process

December 2nd-6th 2024 Interview Qualified Construction Manager Firms

December 16th, 2024, SBC Voted Preferred Construction Manager

January 1st, 2025, Turner Construction Part of Project Team



Turner

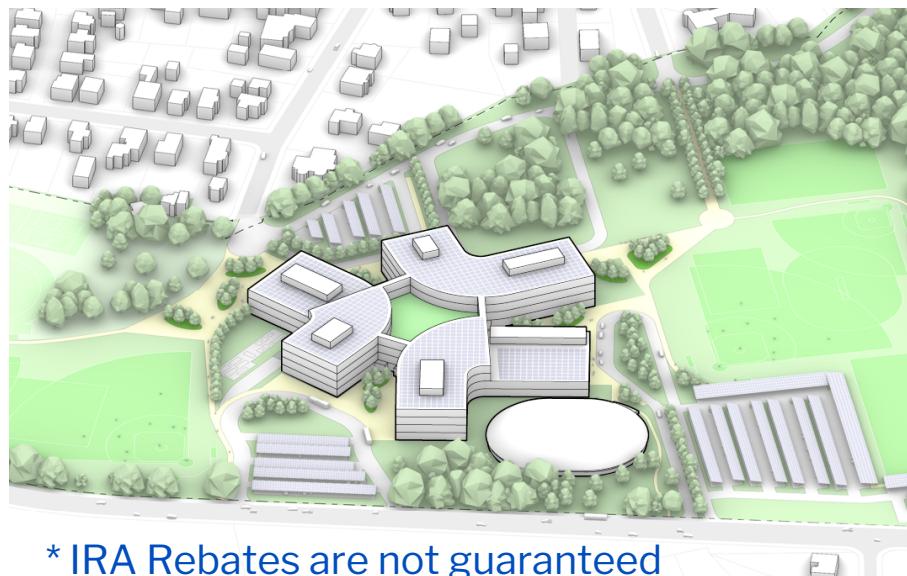
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C.5b Bloom

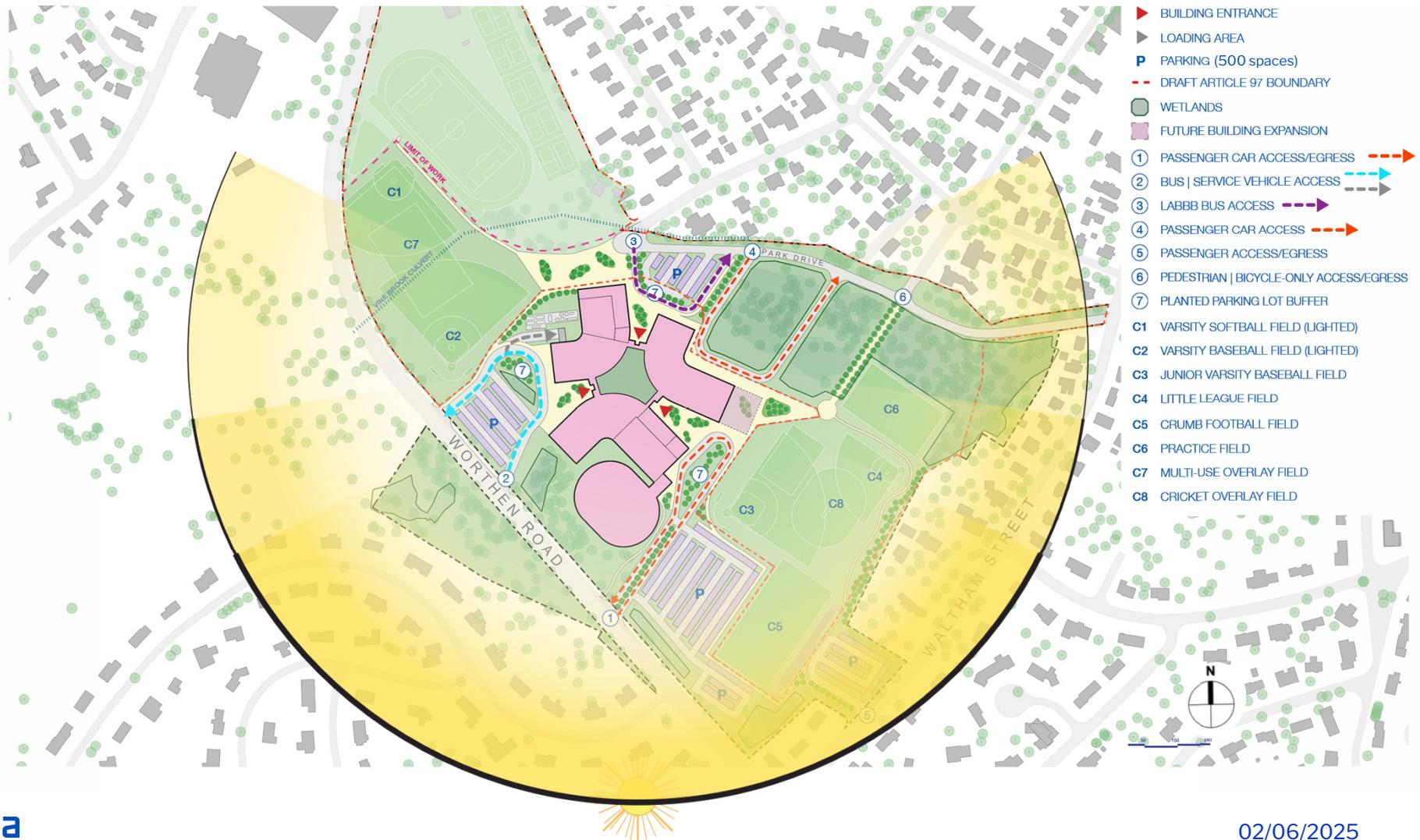
Project Cost School, CO & FH	Total Cost with Grants & Rebates	Construction Duration	# of Phases	Building Location	Modular Max Required
\$662,000,000	Final TBD	4.5 Years	1	Fields	0
With MSBA	~\$562 M		3 years building		
+ Mass Save	~\$553 M		1 year site		
+ IRA*	~\$522 M				



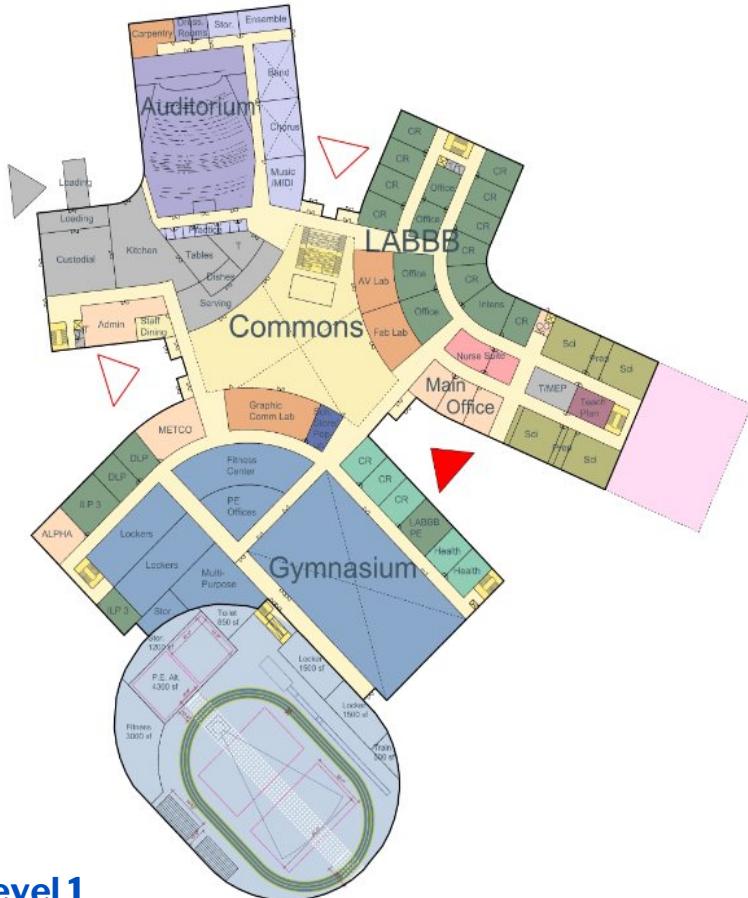
* IRA Rebates are not guaranteed



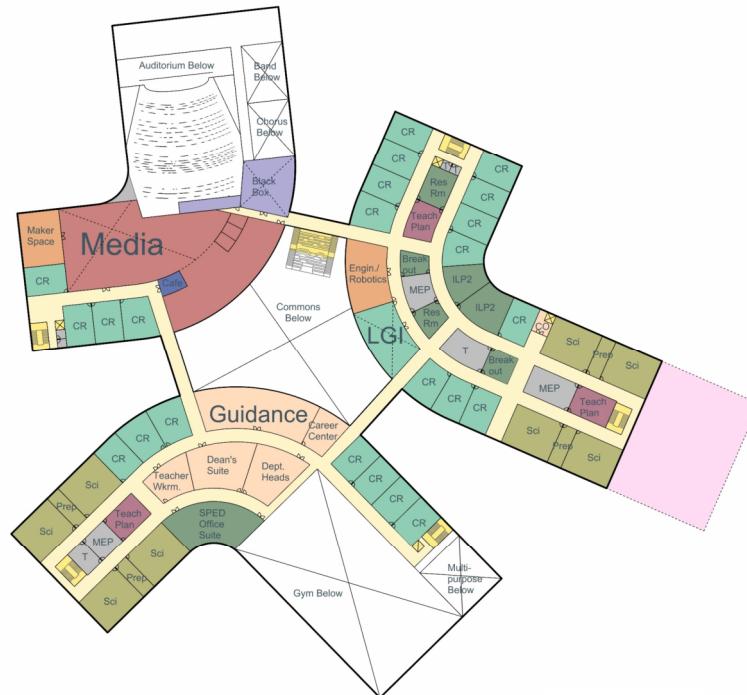
Site Plan



Program Plan Diagrams / Bloom



Level 1



Level 2

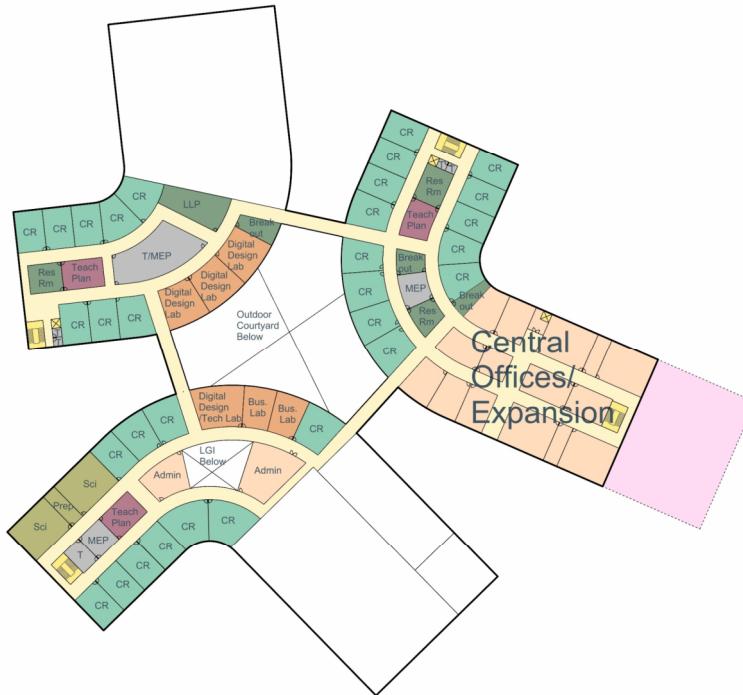
- Core Academic
- Science
- Teacher Planning & Small Group
- Admin, Guidance, ALPHA, METCO
- Audititorium / Drama
- Art & Music
- Media Center
- Vocation & Technology
- Physical Education
- Special Education
- Medical
- Kitchen, Restrooms, Custodial
- Commons
- Circulation
- Vertical Circulation
- Rooftop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



Program Plan Diagrams / Bloom

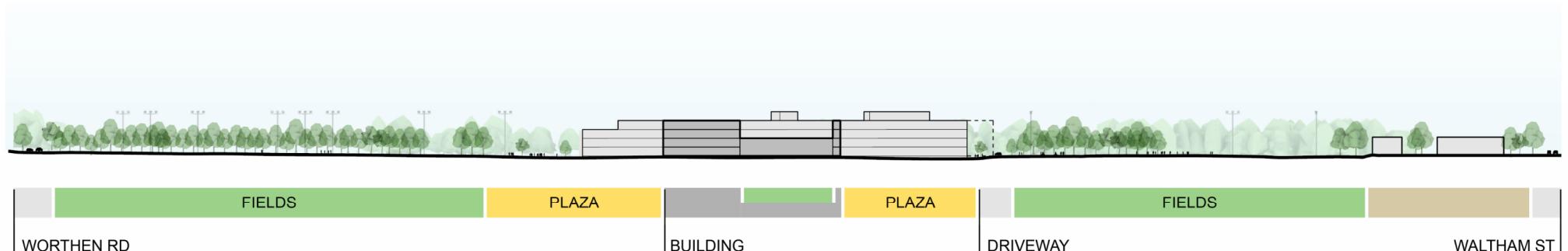


Level 3

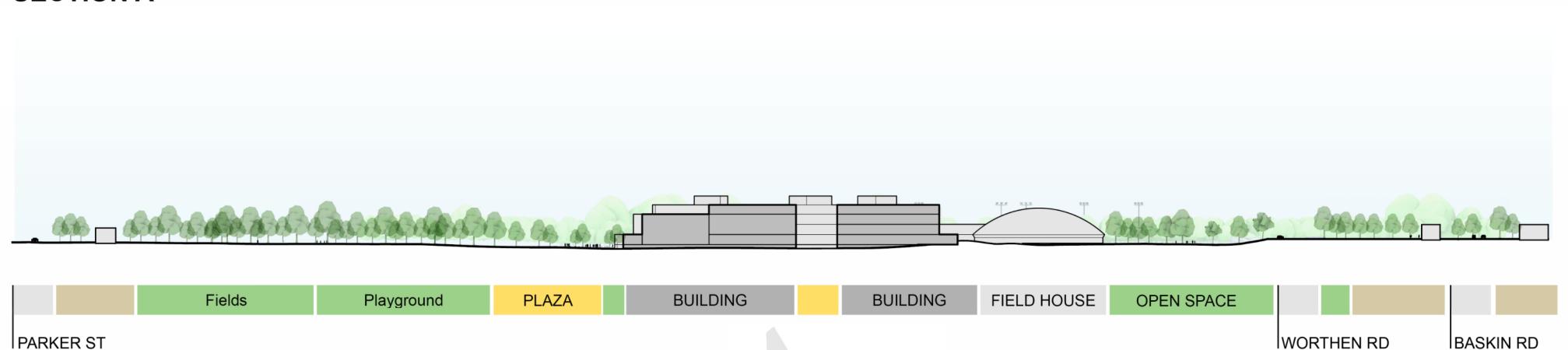


Level 4

Site and Building Sections



SECTION A



Site and Building Integration



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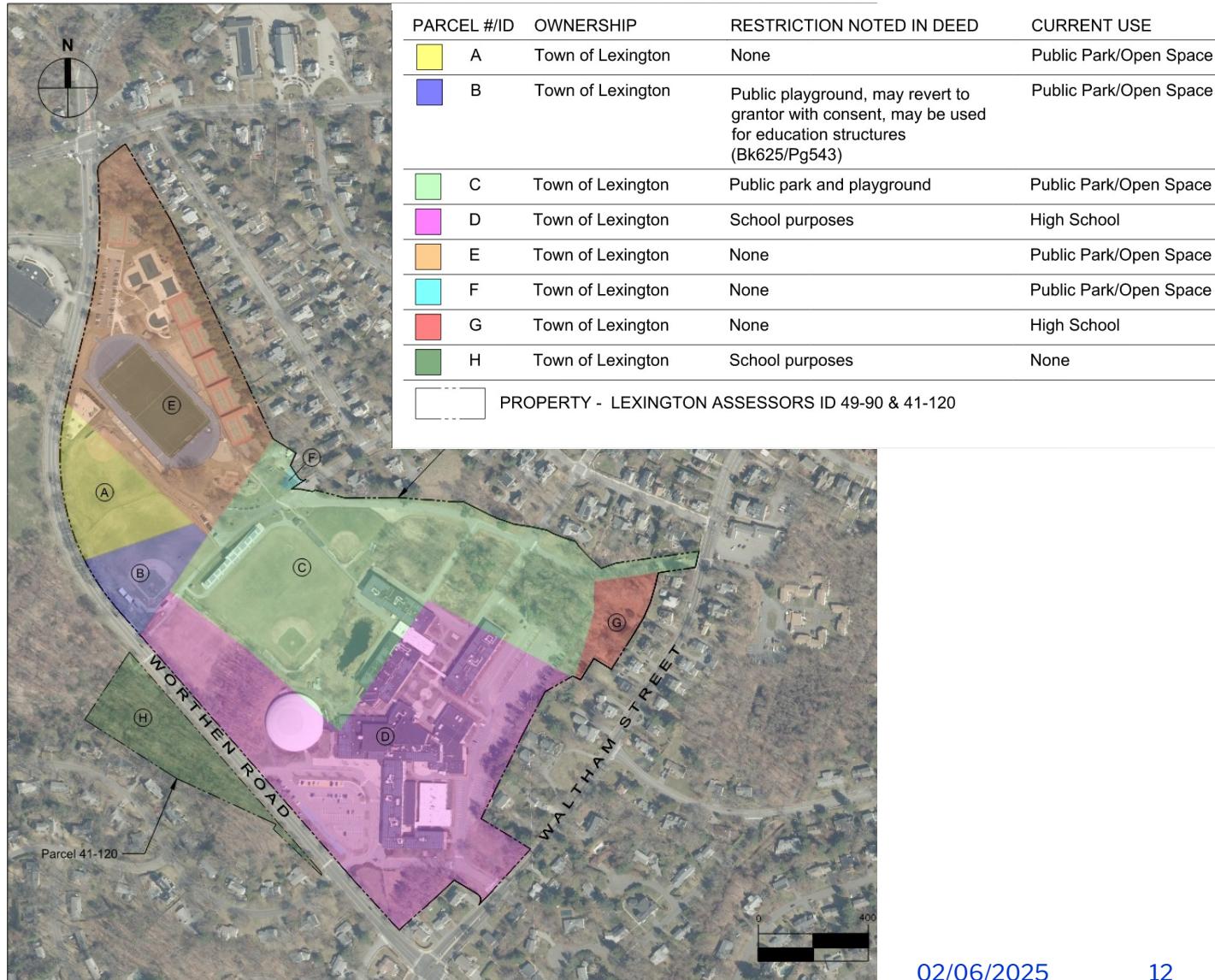
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Article 97/ Overview

- **What is Article 97 land and where is it on the High School property?**
 - Article 97 land open space protected by the state constitution
 - Any project on Article 97 land requires a no net loss of land
- **How can the LHS project build on Article 97 land?**
 - The LHS project incorporates 1:1 land swap on the same property.
 - Building on Article 97 land requires town approval of the land swap and state legislation.
 - » [Vote at Fall 2025 Town Meeting to approve land swap](#)
- **Who has been engaged with developing plans/program for the swapped land?**
 - LHS, High School Athletics, Parks & Recreation, Sports Council, State Legislative Delegation

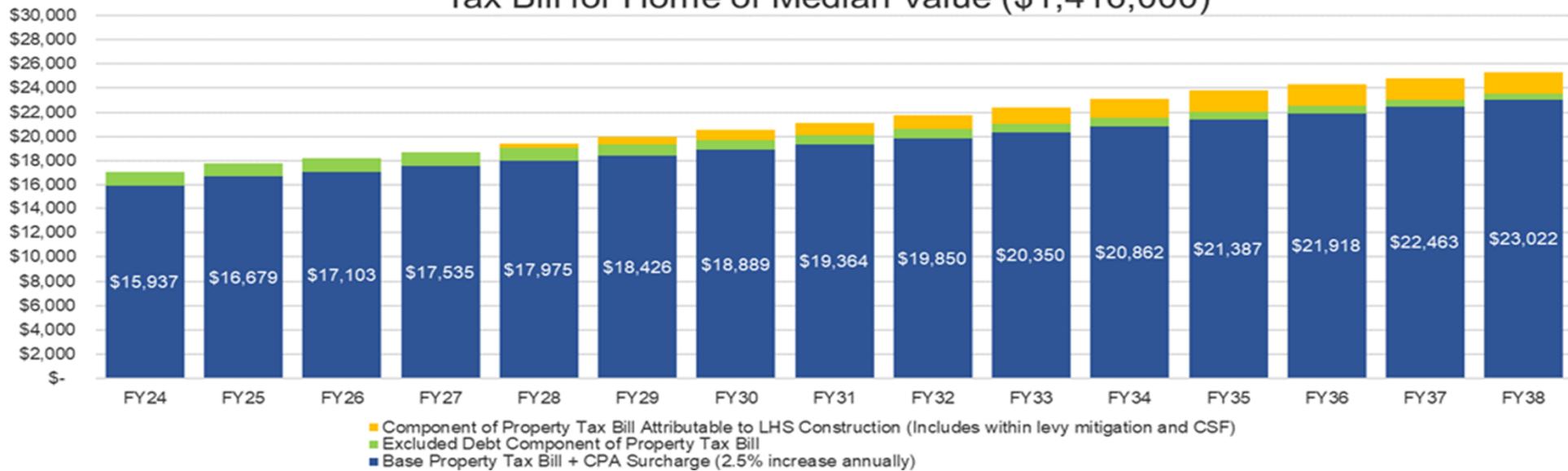


Article 97/ Site Use Restrictions





Tax Bill for Home of Median Value (\$1,416,000)



	Actual*												Projected**											
	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38									
A)	Base Property Tax Bill + CPA Surcharge (2.5% increase annually)	\$ 15,937	\$ 16,679	\$ 17,103	\$ 17,535	\$ 17,975	\$ 18,426	\$ 18,889	\$ 19,364	\$ 19,850	\$ 20,350	\$ 20,862	\$ 21,387	\$ 21,918	\$ 22,463	\$ 23,022								
B)	Component of Property Tax Bill Attributable to Existing Excluded Debt (issued and projected unissued)	\$ 1,110	\$ 1,121	\$ 1,120	\$ 1,168	\$ 1,112	\$ 927	\$ 784	\$ 753	\$ 734	\$ 715	\$ 698	\$ 678	\$ 588	\$ 556	\$ 542								
C)	Component of Property Tax Bill Attributable to LHS Construction (Includes within levy and CSF mitigation)	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 598	\$ 864	\$ 1,026	\$ 1,187	\$ 1,360	\$ 1,543	\$ 1,743	\$ 1,774	\$ 1,762	\$ 1,749								
D)	Total Tax Bill for Home of Median Value	\$ 17,047	\$ 17,801	\$ 18,223	\$ 18,703	\$ 19,387	\$ 19,951	\$ 20,536	\$ 21,143	\$ 21,772	\$ 22,425	\$ 23,103	\$ 23,807	\$ 24,280	\$ 24,781	\$ 25,312								
E)	\$ Change from Prior Year (Total Property Tax Bill)		\$ 753	\$ 422	\$ 480	\$ 684	\$ 564	\$ 585	\$ 607	\$ 629	\$ 653	\$ 678	\$ 704	\$ 473	\$ 501	\$ 532								
F)	% Change from Prior Year (Total Property Tax Bill)		4.4%	2.4%	2.6%	3.7%	2.9%	2.9%	3.0%	3.0%	3.0%	3.0%	3.0%	2.0%	2.1%	2.1%								

* FY2024-2025 actuals are calculated with actual tax rates and median home values.

**FY2026-2038 projections are based on one set of variables. Assumptions reflect 2.5% annual increases in the tax levy, existing debt service, and projected unissued debt service. Projections do not incorporate annual new levy growth, assume a constant ratio of total residential to CIP value, and assume the median home value is static at \$1,416,000. LHS debt is modeled in a combination of level principal and level payment debt issued over a three year period, at a construction cost of \$654M, MSBA reimbursement of \$105M, and interest rate of 4% for 30-year terms. This is just one example of ways the Town's Capital Stabilization Fund may be applied to smooth the impact of LHS debt service on the taxpayer. Actual results will vary.

Taxpayer Impact

The Town has been financial planning for the High School construction project for over 5 years. This is just one model with many variables but provides an example of how the impact of the LHS construction may be realized by taxpayers.

- Projected debt service includes mitigation from the Capital Stabilization Fund in early years, and by absorbing a portion of the debt into the existing tax levy.
- Full impact of the LHS project will not be realized in the first year – it will ramp up over the first 3-5 years of construction.
- Existing debt service excluded from Proposition 2 ½ will be declining as the LHS project begins.
- A combination of debt structures (level principal and level payment) may be used.
- Additional revenue from energy rebates or interest income may further offset debt service in future years.

Next Steps

2/13/25 PBC Meeting-Discuss Community Submissions

2/25/25 Abutter Meeting (6:30-8:30pm Cary Memorial)

*additional meetings will be scheduled

3/19/25 Community Forum

5/21/25 Community Forum

6/17/25 Community Forum

8/13/25 Community Forum

Fall Town Meeting for Article 97 Land Swap and Project Approval

December Debt Exclusion Vote

Discussion/Q&A

Thank you!

Kathleen Introduction



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02/06/2025

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