

3.1.3 Initial Space Summary

A. Space Summary

The Initial Space Summaries were developed to address the goals and vision of the Educational Program through a series of interviews with the Lexington High School (LHS) administration, teachers, staff, and students, as well as the district's administration. Space Summaries included with this submission are:

1. Addition/Renovation Option for 2,395 students – note under “Other” there are several program elements that the school and community are requesting be part of this project. Some of these are diagrammed in the various options included in this report.
2. New Construction Option for 2,395 students – note under “Other” there are several program elements that the school and community are requesting be part of this project. Some of these are diagrammed in the various options included in this report.

Existing Building size confirmation: Lexington High School was found to be 352,000 gross square feet based on existing documentation acquired.



Hallways

Programming

SMMA conducted 29 initial Educational Programming meetings between December 2023 and January 2024, with 228 of the educators, administrators, support staff, students at Lexington High School, as well as representatives from LABBB, Whitsons Food Services, and Central Offices. All meetings, aside from the English Learners Education (ELE) meeting, were conducted in person. The meeting minutes from each of these meetings can be found in Appendix C of this report. The minutes do not represent a promise of inclusion within the project, but identify participants' wants, as well as their thoughts about school organization and pedagogy for teaching and learning.

Visioning

A series of in-person community visioning workshops were conducted by David Stephen of New Vista Design, between November 2023 - January 2024. These meetings included:

- November 20, 2023, Leadership Kick Off Meeting
- December 5, 2023 EVG Workshop One
- December 20, 2023 EVG Workshop Two
- January 10, 2024 EVG Workshop Three
- January 24, 2024 EVG Workshop Four

Participants of the Visioning Sessions included: students, teachers, administrators, parents, civic leaders, and members of the community. The sessions included presentations and workshops that focused on 21st Century Teaching and Learning and how that can impact the school's-built environment. The Visioning Session Reports are included in Appendix D, in Section 3.1.8.3.

These meetings included numerous design team members covering a range of disciplines.

Visioning Sessions focused on:

1. Priorities and Considerations and Future Ready Learning Goals
2. Desired Design Patterns
3. Guiding Principles
4. Blue Sky Ideas



Audiovisual Classroom



Library



Foodservice

Space Summary - Lexington High School

Add/Renovation B.1 School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTAL	
CORE ACADEMIC (List rooms of different sizes separately)		97,110		
General Classroom	VARIES	78	54,600	
Health Classroom	VARIES	2	1,000	
Teacher Planning	VARIES	6	7,200	
Small Group Seminar (20-30 seats)				
Science Classroom / Lab	VARIES	22	23,500	
Prep Room	VARIES	10	1,000	
Central Chemical Storage Room	VARIES	4	1,600	
Science Office	VARIES	6	1,000	
Academic Support				
Collaborative Work Area				
Academic Resource	VARIES	3	1,200	
Language Lab/ EL	910	1	910	
Lecture Hall/ Large Group Instruction	2,885	1	2,885	
SPECIAL EDUCATION (List rooms of different sizes separately)		22,600		
Self-Contained Special Education Classroom (see below)				
Self-Contained Special Education Toilet Room (see below)				
Resource Room	VARIES	6	2,400	
Small Group Room				
Breakout Room	143	1	143	
ILP (Intensive Learning Program)				
ILP 1 Office	VARIES	3	1,200	
ILP 1 Classroom	VARIES	3	1,200	
ILP 2 (Moderate) Classroom	VARIES	3	1,200	
ILP 2 Classroom				
ILP 3 (Severe) Classroom	VARIES	2	1,200	
ILP 3 (Severe) - Life Skills Classroom				
ILP 3 Bathroom	71	1	71	
ILP 3 Workspace	425	1	425	
ILP 3 Office	291	1	291	
Privacy/Phone Booth				
ILP/DLP Shared Classroom	731	1	731	
Developmental Learning Program (DLP)				
DLP Classroom	586	1	586	
DLP Small Group Room	367	1	367	
DLP Shared Office	312	1	312	
Language Learning Program (LLP)				
LLP Classroom	VARIES	2	1,200	
Therapeutic Learning Program (TLP)				
TLP Classroom	VARIES	2	800	
TLP Small Group	VARIES	2	800	
TLP Reception/Waiting	153	1	153	
TLP Social Worker Office	VARIES	2	1,200	
Break Room	103	1	103	
Special Education Learning Center				
Learning Center Resource Room	381	1	381	
Breakout Room (see Above)				
Office	VARIES	2	1,200	
Speech and Language (S&L)				

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
		27,065			92,165			119,230
850	14	11,900	850	62	52,700	1,700	76	64,600
			850	2	1,700	850	2	1,700
810	2	1,620	810	8	6,480	1,620	10	8,100
425	1	425	425	4	1,700	850	5	2,125
1,440	8	11,520	1,440	14	20,160	2,880	22	31,680
400	4	1,600	400	7	2,800	800	11	4,400
		0	200	1	200	200	1	200
			300	1	300	300	1	300
			425	3	1,275	425	3	1,275
			850	1	850	850	1	850
			2,000	2	4,000	2,000	2	4,000
		6,680			28,345			35,025
		0						
		0						
600	2	1,200	600	5	3,000	1,200	7	4,200
250	1	250	250	4	1,000	500	5	1,250
125	2	250	125	10	1,250	250	12	1,500
		0						
			120	3	360	120	3	360
			425	3	1,275	425	3	1,275
			850	2	1,700	850	2	1,700
			425	1	425	425	1	425
			600	2	1,200	600	2	1,200
			850	1	850	850	1	850
			120	1	120	120	1	120
			350	1	350	350	1	350
			350	1	350	350	1	350
			30	2	60	30	2	60
		0	0	0	0	0	0	0
		0	850	1	850	850	1	850
		0	300	1	300	300	1	300
		0	300	1	300	300	1	300
						0	0	0
600	2	1,200				600	2	1,200
		0			0	0	0	0
425	2	850				425	2	850
100	2	200				100	2	200
200	1	200				200	1	200
120	2	240				120	2	240
					0	0	0	0
						0	0	0
600	1	600				600	1	600
120	2	240				120	2	240
						0	0	0

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
1,090		
800	-5	-8,300
850	2	1,700
1,520	-71	0
350	0	-375
1,440	1	1,440
600	-10	200
0	0	0
0	0	0
0	0	0
300	1	300
425	3	1,275
850	1	850
2,000	2	4,000
11,865		
-950	-16	-15,200
-60	-16	-960
700	0	700
0	-2	-2,250
250	12	1,500
120	3	360
425	3	1275
850	2	1,700
425	1	425
600	2	1,200
850	1	850
120	1	120
350	1	350
350	1	350
30	2	60
0	0	0
850	1	850
300	1	300
300	1	300
0	0	0
600	2	1,200
0	0	0
425	2	850
100	2	200
200	1	200
120	2	240
0	0	0
0	0	0
600	1	600
120	2	240
0	0	0

Space Summary - Lexington High School

Add/Renovation B.1 School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE		ROOM NFA ¹	# OF ROOMS	AREA TOTAL
Speech and Language Center		204	1	204
Speech and Language Small Group		VARIABLES	2	300
Speech Small Group		121	1	121
SPED Office Suite				
Reception/ Waiting		416	1	416
Supervisor of Special Education		104	1	104
ETS Office		VARIABLES	4	320
Copy Room		102	1	102
Records Room		80	1	80
Conference Room		342	1	342
Transition Counselor small group room		VARIABLES	2	400
Conference Room				
Conference Room				
Alcove		74	1	74
Transition Program (18-22)				
Classroom				
Collaborative Program Spaces (LABBB)				
LABBB				6,510
LABBB General Classroom		VARIABLES	3	1,450
LABBB Moderate Classroom		VARIABLES	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		VARIABLES	2	300
Transition Department Office		117	1	117
LABBB Program Director		178	1	178
Sensory Room				
Alternative PE				
Staff Room				
Staff Room				
ART & MUSIC				12,180
Art Classroom (25 seats)		VARIABLES	4	4,400
Art Workroom with Storage and Kiln		VARIABLES	2	500
Band (50-100 seats)		1,903	1	1,903
Chorus (50-100 seats) (Orchestra)		1,751	1	1,751
Ensemble				
Music Practice Small		VARIABLES	4	400
Music Practice Medium		VARIABLES		
Music Storage		VARIABLES	2	600
Music Classroom		680	1	680
Music Classroom / MIDI Lab				
Music Office		300	1	300
Photography		1,077	1	1,077
Darkroom		492	1	492
Darkroom				
VOCATIONS & TECHNOLOGY				4,270
Non-Chapter 74 Programs (List rooms separately below)				
Technology / Engineering Rooms		VARIABLES	6	4,200
Makerspace			0	0

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
150	1	150				150	1	150
150	2	300				150	2	300
150	1	150				150	1	150
						0	0	0
			250	1	250	250	1	250
			150	1	150	150	1	150
			120	4	480	120	4	480
			100	1	100	100	1	100
			80	1	80	80	1	80
					0	0	0	0
			150	2	300	150	2	300
			400	1	400	400	1	400
			250	1	250	250	1	250
					0	0	0	0
850	1	850				850	1	850
					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	120	120		
0	250	1	250	250	250	250		
0	100	1	100	100	100	100		
0	120	2	240	120	120	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	0	0	0
			300	1	300	300	1	300
			180	1	180	180	1	180
0	150	1	150	150	150	150		
0	200	1	200	200	200	200		
0	1,200	1	1,200	1,200	1,200	1,200		
0	200	1	200	200	200	1		200
0					15,350			15,350
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		
0	1,200	1	1,200	1,200	1	1,200		
0	350	1	350	350	1	350		
		2,880			14,840			17,720
VARIES	2	2,880	VARIES	11	14,840	VARIES	13	17,720
1,440	1	1,440				1,440	1	1,440

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
150	1	150
150	2	300
150	1	150
0	0	0
250	1	250
150	1	150
120	4	480
100	1	100
80	1	80
0	0	0
150	2	300
400	1	400
250	1	250
850	1	850
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
		5,425
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
		-6,760
VARIES	-4	-6,760
1,440	1	1,440

Space Summary - Lexington High School

Add/Renovation B.1 School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	NFA ¹	# OF ROOMS	AREA TOTAL	
Audio/Visual Classroom/Lab	718	1	7	
TV Production	149	1	1	
Fabrication Lab	651	1	6	
Digital Design/Technology Lab	1,122	1	1,1	
Digital Design Lab		0		
Business Lab		0		
Engineering/ Robotics Lab		0		
Graphic Communications Lab		0		
Digital Art Lab	692	1	6	
Carpentry Lab	939	1	9	
HEALTH & PHYSICAL EDUCATION		55,25		
Gymnasium	9,855	1	9,8	
PE Alternatives				
Fitness Center	1,930	1	1,9	
Multi-Purpose Studio				
Yoga/Dance Studio	1,104	1	1,1	
Gym Storeroom				
Locker Rooms - Boys and Girls with Toilets	VARIES	12	7,9	
PE Storage	VARIES	5	1,7	
Athletic Director's Office	372	1	3	
Health Instructor's Office with Shower and Toilet	VARIES	2	5	
Trainer	374	1	3	
Field House	27,042	1	27,0	
Field House P.E. Alt.	3,300	1	3,3	
Weight Room	679	1	6	
Wellness Room	VARIES	2	3	
MEDIA CENTER		8,91		
Media Center / Reading Room	8,912	1	8,9	
Quiet rooms				
Maker Space				
AUDITORIUM / DRAMA		11,81		
Auditorium	5,538	1	5,5	
Stage	1,477	1	1,4	
Auditorium Storage	0	0		
Make-up / Dressing Rooms	323	1	3	
Controls / Lighting / Projection	180	1	1	
Radio Room	51	1		
Performing Arts Office	225	1	2	
Black Box	1,430	1	1,4	
Balcony	2,374	1	2,3	
Costume Storage	216	1	2	
DINING & FOOD SERVICE		15,78		
Cafeteria / Dining				
Commons 1	4,466	1	4,4	
Commons 2	4,921	1	4,9	
Chair / Table Storage				
Scramble Serving Area	VARIES	2	2,8	
Kitchen	3,318	1	3,3	
Dishwashing	202	1	2	
Staff Lunch Room				
Cafe/Bakery/Snack Shop				
MEDICAL		85		
Medical Suite Toilet	46	2		
Nurses' Office / Waiting Room	366	1	3	
Nurse's Private Office				
Nurse's Shared office				
Interview Room	83	1		
Examination Room / Resting (cot room)	VARIES	2	3	
ADMINISTRATION & GUIDANCE		15,97		
General Office / Waiting Room with Toilet	810	1	8	
Teachers' Mail and Time Room				
Copy Room				

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
		0	1,440	1	1,440	1,440	1	1,440
		0	0	0	0	0	0	0
1,440	1	1,440			0	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
		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	1,200	1	1,200	1,200	1	1,200
		0	1,000	1	1,000	1,000	1	1,000
		37,121		27,950				65,071
		0	18,000	1	18,000	18,000	1	18,000
		0			0	0	0	0
2,500	1	2,500			0	2,500	1	2,500
2,000	1	2,000			0	2,000	1	2,000
		0	0	0	0	0	0	0
300	1	300	300	1	300	600	2	600
		0	8,000	1	8,000	8,000	1	8,000
500	2	1,000				500	2	1,000
		150	1	150		150	1	150
		250	2	500		250	2	500
		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	1	300	300	2	600	600	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						
		0			16,300			16,300
		0	10,000	1	10,000	10,000	1	10,000
		0	2,500	1	2,500	2,500	1	2,500
		0	500	2	1,000	500	2	1,000
		0	300	2	600	300	2	600
		0	200	1	200	200	1	200
		0						
		0						
		0	2,000	1	2,000	2,000	1	2,000
		0			0	0	0	0
		0						
		0			19,520			19,520
		0	11,975	1	11,975	11,975	1	11,975
		0						
		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
		2,100		0				2,100
60	3	180				60	3	180
250	1	250				250	1	250
120	1	120				120	1	120
250	1	250				250	1	250
100	5	500				100	5	500
100	8	800				100	8	800
		13,250		3,920				17,170
1,198	1	1,198		0	1,198	1,198	1	1,198
100	1	100		0	100	100	1	100
200	1	200		0	200	200	1	200

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
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
1,200	1	1,200
1,000	1	1,000
		35,459
6,000	0	6,000
-3,000	-1	-3,000
2,500	1	2,500
2,000	1	2,000
0	0	0
300	1	300
-5,412	0	-5,412
0	1	500
0	0	0
0	1	250
400	1	400
27,042	1	27,042
3,300	1	3,300
679	1	679
600	3	900
		-979
-2,869	0	-2,869
150	3	450
1,440	1	1,440
		5,900
2,500	0	2,500
900	0	900
0	1	500
0	0	0
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

Space Summary - Lexington High School

Add/Renovation B.1 School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
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	
CUSTODIAL & MAINTENANCE			3,502	
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	286	1	286	
OTHER			125	
(List rooms separately below)				
School Store	69	1	69	
Pop up Shop /Gallery	56	1	56	

PROPOSED PROGRAM					VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY)		
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION		TOTAL		Comments			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	Comments	
200	1	200	0	200	1	200	0	0		
300	1	300	0	300	1	300	-75	0	-75	
125	1	125	0	125	1	125	0	0	0	
200	1	200	0	200	1	200	50	0	50	
120	1	120	0	120	1	120	120	1	120	
	0	0	0	0	0	0	-150	-4	-600	
120	1	120	0	120	1	120	120	1	120	
	0	0	0	0	0	0	0	0	0	
150	2	300	150	3	450	300	5	750		
120	2	240	120	3	360	240	5	600		
200	1	200	200	1	200	400	2	400		
0	0	0	0	0	0	0	-120	-1	-120	
450	1	450	0	450	1	450	0	0	0	
120	12	1,440	0	120	12	1,440	-30	0	-360	
250	1	250	0	250	1	250	150	0	150	
100	1	100	0	100	1	100	0	0	0	
300	2	600	0	300	2	600	150	1	150	
150	1	150	0	150	1	150	100	1	100	
100	1	100	0	100	1	100	0	0	0	
749	1	749	0	749	1	749	749	1	749	
1,198	1	1,198	0	1,198	1	1,198	1,198	1	1,198	
			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	2	240	120	8	960		
			100	1	100	200	2	300		
			0	0	0	0	0	0		
			60	1	60	120	3	180		
			30	2	60	30	8	240		
			150	2	300	150	2	300		
			100	1	100	100	1	100		
			200	1	200	200	1	200		
			150	1	150	150	1	150		
			150	1	150	150	1	150		
			200	1	200	200	1	200		
			120	1	120	120	1	120		
			300	1	300	300	1	300		
			850	1	850	850	1	850		
			150	1	150	150	1	150		
			120	1	120	120	1	120		

Space Summary - Lexington High School

Add/Renovation B.1 School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	NFA ¹	# OF ROOMS	AREA TOTAL	
Total Building Net Floor Area (NFA)			248,540	
Proposed Student Capacity / Enrollment		Current Pop.	2,300	
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]				
Unoccupied MEP / FP Spaces				
Unoccupied Closets, Supply Rooms, and Storage Rooms				
Toilet Rooms				
Circulation (corridors, stairs, ramps and elevators)				
Remaining ³				
Total Building Gross Floor Area (GFA) ²			352,000	
Grossing Factor (GFA / NFA)			1.4	

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.

¹ Individual Room Net Floor Area (NFA)

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

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.

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Architect Certification	<p>I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.</p> <p>Name of Architecture Firm: SMMA</p> <p>Name of Principal Architect: Lorraine B. Finnegan</p> <p>Signature of Principal Architect: </p> <p>Date: 05.28.24</p>
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Proposed Space Summary - Lexington High School
 New Construction - School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
CORE ACADEMIC			97,199	
(List rooms of different sizes separately)				
General Classroom	VARIES	78	54,499	
Health Classroom	VARIES	2	1,602	
Teacher Planning	VARIES	6	7,740	
Small Group Seminar (20-30 seats)		0	0	
Science Classroom / Lab	VARIES	22	23,510	
Prep Room	VARIES	10	1,735	
Central Chemical Storage Room	VARIES	4	1,309	
Science Office	VARIES	6	1,622	
Academic Support				
Collaborative Work Area				
Academic Resource	VARIES	3	1,387	
Language Lab/ EL	910	1	910	
Lecture Hall/ Large Group Instruction	2,885	1	2,885	
SPECIAL EDUCATION			22,675	
(List rooms of different sizes separately)				
Self-Contained Special Education Classroom (see below)				
Self-Contained Special Education Toilet Room (see below)		0	0	
Resource Room	VARIES	6	2,815	
Small Group Room				
Breakout Room	143	1	143	
ILP (Intensive Learning Program)				
ILP 1 Office	VARIES	3	234	
ILP 1 Classroom	VARIES	3	1361	
ILP 2 (Moderate) Classroom	VARIES	3	1,806	
ILP 2 Classroom				
ILP 3 (Severe) Classroom	VARIES	2	1,163	
ILP 3 (Severe) - Life Skills Classroom				
ILP 3 Bathroom	71	1	71	
ILP 3 Workspace	425	1	425	
ILP 3 Office	291	1	291	
Privacy/Phone Booth				
ILP/DLP Shared Classroom	731	1	731	
Developmental Learning Program (DLP)				
DLP Classroom	586	1	586	
DLP Small Group Room	367	1	367	
DLP Shared Office	312	1	312	
Language Learning Program (LLP)				
LLP Classroom	VARIES	2	1,238	
Therapeutic Learning Program (TLP)				
TLP Classroom	VARIES	2	855	
TLP Small Group	VARIES	2	153	
TLP Reception/Waiting	153	1	153	
TLP Social Worker Office	VARIES	2	191	
Break Room	103	1	103	
Special Education Learning Center				
Learning Center Resource Room	381	1	381	
Breakout Room (see Above)				
Office	VARIES	2	175	
Speech and Language (S&L)				
Speech and Language Center	204	1	204	
Speech and Language Small Group	VARIES	2	314	
Speech Small Group	121	1	121	
SPED Office Suite				
Reception/ Waiting	416	1	416	
Supervisor of Special Education	104	1	104	
ETS Office	VARIES	4	381	
Copy Room	102	1	102	
Records Room	80	1	80	
Conference Room	342	1	342	
Transition Counselor small group room	VARIES	2	403	
Conference Room				
Conference Room				
Alcove	74	1	74	
Transition Program (18-22)				
Classroom				

PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)					
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL			VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)					
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	COMMENTS			
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0									1,090								
0																	

Proposed Space Summary - Lexington High School
 New Construction - School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
Collaborative Program Spaces (LABBB)				
LABBB			6,580	
LABBB General Classroom	VARIABLES	3	1,421	
LABBB Moderate Classroom	VARIABLES	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	VARIABLES	2	340	
Transition Department Office	117	1	117	
LABBB Program Director	178	1	178	
Sensory Room				
Alternative PE				
Staff Room				
ART & MUSIC 12,186				
Art Classroom (25 seats)	VARIABLES	4	4,417	
Art Workroom with Storage and Kiln	VARIABLES	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	VARIABLES	4	419	
Music Practice Medium	VARIABLES			
Music Storage	VARIABLES	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	
VOCATIONS & TECHNOLOGY 4,271				
Non-Chapter 74 Programs (List rooms separately below)				
Technology / Engineering Rooms	VARIABLES	6	4,271	
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	
Digital Art Lab	692	1	692	
Carpentry Lab	939	1	939	
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	0	
Locker Rooms - Boys and Girls with Toilets	VARIABLES	12	7,956	
PE Storage	VARIABLES	5	1,738	
Athletic Director's Office	372	1	372	
Health Instructor's Office with Shower and Toilet	VARIABLES	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	VARIABLES	2	353	
MEDIA CENTER 8,912				
Media Center / Reading Room	8,912	1	8,912	
Quiet rooms				
Maker Space				
AUDITORIUM / DRAMA 11,814				
Auditorium	5,538	1	5,538	
Stage	1,477	1	1,477	
Auditorium Storage	0	0	0	
Make-up / Dressing Rooms	323	1	323	

PROPOSED PROGRAM					TOTAL			VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION											
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
0			12,945	0	0	12,945			0	0	12,945			
0	850	3	2,550	850	3	2,550			850	3	2,550			
0	850	2	1,700	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	1,200	1	1,200			1,200	1	1,200				
120	1	120	120	1	120			120	1	120				
850	1	850	850	1	850			850	1	850				
300	1	300	300	1	300			300	1	300				
425	1	425	425	1	425			425	1	425				
300	1	300	300	1	300			300	1	300				
0			0	0	0	0			0	0	0			
0	120	1	120	120	1	120			120	1	120			
0	250	1	250	250	1	250			250	1	250			
0	100	1	100	100	1	100			100	1	100			
0	120	2	240	120	2	240			120	2	240			
120	1	120	120	1	120			120	1	120				
150	1	150	150	1	150			150	1	150				
200	1	200	200	1	200			200	1	200				
120	1	120	120	1	120			120	1	120				
150	1	150	150	1	150			150	1	150				
200	1	200	200	1	200			200	1	200				
120	1	120	120	1	120			120	1	120				
150	1	150	150	1	150			150	1	150				
200	1	200	200	1	200			200	1	200				
1200	1	1200	1200	1	1200			1200	1	1200				
1200	1	1200	1200	1	1200			1200	1	1200				
1200	4	4,800	1,200	4	4,800			1,200	4	4,800				
150	4	600	0	0	0			0	0	0				
1,500	1	1,500	1,500	1	1,500			1,500	1	1,500				
200	1	200	0	0	0			200	1	200				
75	11	825	0	0	0			75	11	825				
0	0	0	0	0	0			0	0</					

Proposed Space Summary - Lexington High School
 New Construction - School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
Controls / Lighting / Projection	180	1	180	
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	4,466	1	4,466	
Commons 1	4,921	1	4,921	
Commons 2			0	
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	856			
Medical Suite Toilet	46	2	92	
Nurses' Office / Waiting Room	366	1	366	
Nurse's Private Office			0	
Nurses's Shared office			0	
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			0	
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			0	
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			0	
ALPHA Classroom	825	1	825	
ALPHA Office	VARIES	2	316	
ALPHA Bathroom	56	1	56	
ALPHA Copy Room	96	1	96	
ALPHA Calming Room			0	
Privacy/Phone Booth			0	
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			0	
Conflict Resolution			0	
Campus Monitor	VARIES	2	139	
Security (SRO)			0	
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			0	
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	
CUSTODIAL & MAINTENANCE	3,502			
Custodian's Office	116	1	116	
Custodian's Workshop (see "Receiving & Gen Supply" for existing)		0	0	

PROPOSED PROGRAM					VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)				
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION		TOTAL		MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			COMMENTS		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
0	200	1	200	1	200	0	0	0	200	1	200	
0	11,975	1	11,975	1	11,975	0	0	0	11,975	1	11,975	
0	19,520		19,520		19,520	0	0	0	1,652			
0	0	0	0	0	0	0	0	0	0	0	0	
0	1,652		1,652		1,652	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	
0	-249	0	-249	0	-249	0	0	0	749	1	749	
0	1,050	0	1,050	0	1,050	0	0	0	600	1	600	
0	0	0	0	0	0	0	0	0	3,695	1	3,695	1,600 NSF for first 300 students + 1 NSF per additional student
0	800	1	800	1	800	0	0	0	800	1	800	
0	600	1	600	1	600	0	0	0	300	1	300	
0	300	1	300	1	300	0	0	0	300	1	300	
0	2,100		2,100		2,100	0	0	0	0	250	1	250
0	1,198	1	1,198	1	1,198	0	0	0	0	100	1	100
0	100	1	100	1	100	0	0	0	0	200	1	200
0	200	1	200	1	200	0	0	0	0	200	1	200
0	300	1	300	1	300	0	0	0	0	150	1	150
0	125	1	125	1	125	0	0	0	0	120	1	120
0	200	1	200	1	200	0	0	0	0	120	1	120
0	120	1	120	1	120	0	0	0	0	120	1	120
0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0</td							

Proposed Space Summary - Lexington High School
 New Construction - School ONLY (No Central Offices)

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
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	286	1	286	
OTHER		125		
(List rooms separately below)				
School Store	69	1	69	
Pop up Shop /Gallery	56	1	56	
Total Building Net Floor Area (NFA)			248,548	
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]				
Unoccupied MEP / FP Spaces				
Unoccupied Closets, Supply Rooms, and Storage Rooms				
Toilet Rooms				
Circulation (corridors, stairs, ramps and elevators)				
Remaining ³				
Total Building Gross Floor Area (GFA) ²			352,000	
Grossing Factor (GFA / NFA)			1.42	

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.

¹ Individual Room Net Floor Area (NFA)

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

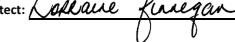
² Total Building Gross Floor Area (GFA)

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.

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
0	375	1	375	1	375	375	1	375
0	400	1	400	1	400	400	1	400
0	749	1	749	1	749	749	1	749
0	1,298	1	1,298	1	1,298	1,298	1	1,298
0	300	1	300	1	300	300	1	300
0	600		600		600	600		600
0	400	1	400	1	400	400	1	400
0	200	1	200	1	200	200	1	200
0	293,877				297,177			
% of GFA	0		% of GFA	146,939		% of GFA	143,639	
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	-	0.0000%	-	-	0.0000%	0		
- #DIV/0!	0	33.3333%	146,939	-	32.5847%	143,639		
0		440,816			440,816			
0.00			1.50			1.48		

VARIATION TO MSBA GUIDELINES			
MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
0	0	0	
375	1	375	
400	1	400	
749	1	749	
1,298	1	1,298	
200	1	200	
0	600		
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)	

Architect Certification
<p>I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.</p> <p>Name of Architecture Firm: SMMA</p> <p>Name of Principal Architect: Lorraine B. Finnegan</p> <p>Signature of Principal Architect: </p> <p>Date: 05.28.24</p>

Proposed Space Summary - Lexington High School

New Construction School with Central Offices

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTAL	
CORE ACADEMIC (List rooms of different sizes separately)			97,110	
General Classroom	VARIES	78	54,600	
Health Classroom	VARIES	2	1,000	
Teacher Planning	VARIES	6	7,200	
Small Group Seminar (20-30 seats)				
Science Classroom / Lab	VARIES	22	23,500	
Prep Room	VARIES	10	1,000	
Central Chemical Storage Room	VARIES	4	1,600	
Science Office	VARIES	6	1,200	
Academic Support				
Collaborative Work Area				
Academic Resource	VARIES	3	1,200	
Language Lab/ EL	910	1	910	
Lecture Hall/ Large Group Instruction	2,885	1	2,885	
SPECIAL EDUCATION (List rooms of different sizes separately)			22,600	
Self-Contained Special Education Classroom (see below)				
Self-Contained Special Education Toilet Room (see below)				
Resource Room	VARIES	6	2,000	
Small Group Room				
Breakout Room	143	1	143	
ILP (Intensive Learning Program)				
ILP 1 Office	VARIES	3	1,000	
ILP 1 Classroom	VARIES	3	1,000	
ILP 2 (Moderate) Classroom	VARIES	3	1,000	
ILP 2 Classroom				
ILP 3 (Severe) Classroom	VARIES	2	1,000	
ILP 3 (Severe) - Life Skills Classroom				
ILP 3 Bathroom	71	1	71	
ILP 3 Workspace	425	1	425	
ILP 3 Office	291	1	291	
Privacy/Phone Booth				
ILP/DLP Shared Classroom	731	1	731	
Developmental Learning Program (DLP)				
DLP Classroom	586	1	586	
DLP Small Group Room	367	1	367	
DLP Shared Office	312	1	312	
Language Learning Program (LLP)				
LLP Classroom	VARIES	2	1,000	
Therapeutic Learning Program (TLP)				
TLP Classroom	VARIES	2	800	
TLP Small Group	VARIES	2	800	
TLP Reception/Waiting	153	1	153	
TLP Social Worker Office	VARIES	2	1,000	
Break Room	103	1	103	
Special Education Learning Center				
Learning Center Resource Room	381	1	381	
Breakout Room (see Above)				
Office	VARIES	2	1,000	
Speech and Language (S&L)				

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
	0				119,230			119,230
	0	850	76		64,600	850	76	64,600
	0	850	2		1,700	850	2	1,700
	0	810	10		8,100	810	10	8,100
	0	425	5		2,125	425	5	2,125
	0	1,440	22		31,680	1,440	22	31,680
	0	400	11		4,400	400	11	4,400
	0	200	1		200	200	1	200
	300	1		300	300	1		300
		425	3		1,275	425	3	1,275
	0	850	1		850	850	1	850
		2,000	2		4,000	2,000	2	4,000
	0				35,025			35,025
	0							
	0							
	0	600	7		4,200	600	7	4,200
	0	250	5		1,250	250	5	1,250
	0	125	12		1,500	125	12	1,500
	0							
		120	3		360	120	3	360
		425	3		1,275	425	3	1,275
		850	2		1,700	850	2	1,700
		425	1		425	425	1	425
		600	2		1,200	600	2	1,200
		850	1		850	850	1	850
		120	1		120	120	1	120
		350	1		350	350	1	350
		350	1		350	350	1	350
		30	2		60	30	2	60
	0	0	0		0	0	0	0
	0	850	1		850	850	1	850
	0	300	1		300	300	1	300
	0	300	1		300	300	1	300
						0	0	0
		600	2		1,200	600	2	1,200
	0				0	0	0	0
		425	2		850	425	2	850
		100	2		200	100	2	200
		200	1		200	200	1	200
		120	2		240	120	2	240
					0	0	0	0
						0	0	0
		600	1		600	600	1	600
		120	2		240	120	2	240
					0	0	0	0

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
1,090		
-50	-5	-8,300
850	2	1,700
710	-71	0
-75	0	-375
0	1	1,440
200	-10	200
0	0	0
0	0	0
0	0	0
300	1	300
425	3	1,275
850	1	850
2,000	2	4,000
11,865		
-950	-16	-15,200
-60	-16	-960
100	0	700
-250	-2	-2,250
125	12	1,500
120	3	360
425	3	1275
850	2	1,700
425	1	425
600	2	1,200
850	1	850
120	1	120
350	1	350
350	1	350
30	2	60
0	0	0
850	1	850
300	1	300
300	1	300
0	0	0
600	2	1,200
0	0	0
425	2	850
100	2	200
200	1	200
120	2	240
0	0	0
0	0	0
600	1	600
120	2	240
0	0	0

Proposed Space Summary - Lexington High School

New Construction School with Central Offices

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTAL	
Speech and Language Center	204	1	204	
Speech and Language Small Group	VARIABLES	2	300	
Speech Small Group	121	1	121	
SPED Office Suite				
Reception/ Waiting	416	1	416	
Supervisor of Special Education	104	1	104	
ETS Office	VARIABLES	4	300	
Copy Room	102	1	102	
Records Room	80	1	80	
Conference Room	342	1	342	
Transition Counselor small group room	VARIABLES	2	400	
Conference Room				
Conference Room				
Alcove	74	1	74	
Transition Program (18-22)				
Classroom				
Collaborative Program Spaces (LABBB)				
LABBB				
LABBB General Classroom	VARIABLES	3	1,400	
LABBB Moderate Classroom	VARIABLES	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	VARIABLES	2	300	
Transition Department Office	117	1	117	
LABBB Program Director	178	1	178	
Sensory Room				
Alternative PE				
Staff Room				
ART & MUSIC				
Art Classroom (25 seats)	VARIABLES	4	4,400	
Art Workroom with Storage and Kiln	VARIABLES	2	500	
Band (50-100 seats)	1,903	1	1,903	
Chorus (50-100 seats) (Orchestra)	1,751	1	1,751	
Ensemble				
Music Practice Small	VARIABLES	4	400	
Music Practice Medium	VARIABLES			
Music Storage	VARIABLES	2	600	
Music Classroom	680	1	680	
Music Classroom / MIDI Lab				
Music Office	300	1	300	
Photography	1,077	1	1,077	
Darkroom	492	1	492	
VOCATIONS & TECHNOLOGY				
Non-Chapter 74 Programs (List rooms separately below)				
Technology / Engineering Rooms	VARIABLES	6	4,200	
Makerspace		0	0	

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
			150	1	150	150	1	150
			150	2	300	150	2	300
			150	1	150	150	1	150
				0	0	0	0	0
			250	1	250	250	1	250
			150	1	150	150	1	150
			120	4	480	120	4	480
			100	1	100	100	1	100
			80	1	80	80	1	80
				0	0	0	0	0
			150	2	300	150	2	300
0	400	1	400	400	400	1	400	
0	250	1	250	250	250	1	250	
				0	0	0	0	0
			850	1	850	850	1	850
					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
0	120	1	120	120	120	1	120	
0	250	1	250	250	250	1	250	
0	100	1	100	100	100	1	100	
0	120	2	240	120	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	0	0	0	0
			300	1	300	300	1	300
			180	1	180	180	1	180
0	150	1	150	150	150	1	150	
0	200	1	200	200	200	1	200	
0	1,200	1	1,200	1,200	1,200	1	1,200	
0	200	1	200	200	200	1	200	
0					15,350			15,350
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	0
			1,200	1	1,200	1,200	1	1,200
0	0	0	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					17,720			17,720
		0	VARIABLES	13	17,720	VARIABLES	13	17,720
		0	1,440	1	1,440	1,440	1	1,440

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
150	1	150
150	2	300
150	1	150
0	0	0
250	1	250
150	1	150
120	4	480
100	1	100
80	1	80
0	0	0
150	2	300
400	1	400
250	1	250
850	1	850
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
		5,425
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
		-6,760
#VALUE!	-4	-6,760
1,440	1	1,440

Proposed Space Summary - Lexington High School

New Construction School with Central Offices

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
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	
Digital Art Lab	692	1	692	
Carpentry Lab	939	1	939	
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	11,814			
Auditorium	5,538	1	5,538	
Stage	1,477	1	1,477	
Auditorium Storage	0	0	0	
Make-up / Dressing Rooms	323	1	323	
Controls / Lighting / Projection	180	1	180	
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	856			
Medical Suite Toilet	46	2	92	
Nurses' Office / Waiting Room	366	1	366	
Nurse's Private Office				
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	

PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY)		
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL			ROOM NFA ¹	# OF ROOMS	AREA TOTALS	(Refer to Educational Facility Planning for additional information)		
0	1,440	1	1,440	1,440	1	1,440	1	1,440	1,440	1	1,440	(Video production, sound-mixing)		
0	0	0	0	0	0	0	0	0	0	0	0	(Material based exploration and learning)		
0	1,440	1	1,440	1,440	1	1,440	1	1,440	1,440	1	1,440	(3D printing, Computer Programming, digital art)		
1,200	3		3,600	1,200	3	3,600	1,200	3,600	1,200	3	3,600	(Computer Programming, Python, Coding)		
0	850	2	1,700	850	2	1,700	850	1,700	850	2	1,700	(Marketing, economics)		
0	2,000	1	2,000	2,000	1	2,000	2,000	1,200	2,000	1	2,000	(Sized to accommodate Robotics arena)		
0	2,500	1	2,500	2,500	1	2,500	2,500	1,200	2,500	1	2,500	(Printing, vocational opportunity for SPED students)		
0	1,200	1	1,200	1,200	1	1,200	1,200	1,200	1,200	1	1,200	This can become a STEM/STEAM lab (Digital Art Lab)		
0	1,000	1	1,000	1,000	1	1,000	1,000	1,000	1,000	1	1,000			
31,021			33,250			64,271			34,659			29,612 Excess PE Spaces Policy		
0	18,000	1	18,000	18,000	1	18,000	6,000	0	6,000	0	0			
0	0	0	0	0	0	0	-3,000	-1	-3,000					
2,500	1		2,500	2,500	1	2,500	2,500	1	2,500	1	2,500			
2,000	1		2,000	2,000	1	2,000	2,000	1	2,000	1	2,000			
0	0	0	0	0	0	0	0	0	0	0	0			
0	300	1	300	300	1	300	0	0	0	0	0			
0	8,000	1	8,000	8,000	1	8,000	0	0	0	0	0			
0	500	1	500	500	1	500	0	0	0	0	0			
0	150	1	150	150	1	150	0	0	0	0	0			
0	250	2	500	250	2	500	0	0	0	0	0			
0	400	1	400	400	1	400	0	0	0	0	0			
27,042	1		27,042	27,042	1	27,042	27,042	1	27,042	1	27,042			
3,300	1		3,300	0	0	0	3,300	1	3,300	1	3,300			
679	1		679	0	0	0	679	1	679	1	679			
0	300	3	900	300	3	900	0	0	0	0	0			

Proposed Space Summary - Lexington High School

New Construction School with Central Offices

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
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	
CUSTODIAL & MAINTENANCE			3,502	
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	286	1	286	
OTHER			125	
(List rooms separately below)				
School Store	69	1	69	
Pop up Shop /Gallery	56	1	56	

PROPOSED PROGRAM					VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)				
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	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
0	200	1	200	1	200	200	1	200	0	0	0	
0	300	1	300	1	300	300	1	300	-75	0	-75	
0	125	1	125	1	125	125	1	125	0	0	0	
0	200	1	200	1	200	200	1	200	50	0	50	
0	120	1	120	1	120	120	1	120	120	1	120	
0	0	0	0	0	0	0	0	0	-150	-4	-600	
120	1	120	120	1	120	120	1	120	120	1	120	
0	0	0	0	0	0	0	0	0	0	0	0	
150	5	750	150	5	750	150	5	750	150	1	150	
120	5	600	120	5	600	120	5	600	100	1	100	
200	2	400	200	2	400	200	2	400	150	12	1,800	
0	0	0	0	0	0	-120	-1	-120	100	1	100	
450	1	450	450	1	450	450	1	450	749	1	749	
0	120	12	120	12	1,440	120	12	1,440	1,198	1	1,198	
250	1	250	250	1	250	250	1	250	150	0	150	
100	1	100	100	1	100	100	1	100	0	0	0	
300	2	600	300	2	600	300	2	600	150	1	150	
150	1	150	150	1	150	150	1	150	100	1	100	
100	1	100	100	1	100	100	1	100	0	0	0	
749	1	749	749	1	749	749	1	749	749	1	749	
1,198	1	1,198	1,198	1	1,198	1,198	1	1,198	1,198	1	1,198	
0	850	1	850	1	850	850	1	850	850	1	850	
120	2	240	120	2	240	120	2	240	120	2	240	
60	1	60	60	1	60	60	1	60	60	1	60	
0	0	0	0	0	0	0	0	0	0	0	0	
120	1	120	120	1	120	120	1	120	120	1	120	
30	2	60	30	2	60	30	2	60	30	2	60	
850	1	850	850	1	850	850	1	850	850	1	850	
120	4	480	120	4	480	120	4	480	120	4	480	
120	1	120	120	1	120	120	1	120	120	1	120	
120	3	360	120	3	360	120	3	360	120	3	360	
120	8	960	120	8	960	120	8	960	120	8	960	
100	3	300	100	3	300	100	3	300	100	3	300	
0	0	0	0	0	0	0	0	0	0	0	0	
60	3	180	60	3	180	60	3	180	30	10	300	
30</												

Proposed Space Summary - Lexington High School

New Construction School with Central Offices

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
Central Offices			24,006	
Reception / Waiting	182	1	182	
Superintendent	366	1	366	
Administrative Assistant	208	1	208	
Bathroom	28	1	28	
Conference Room - Large	592	1	592	
Conference Room - Med				
Conference Room - Small				
Asst. Superintendent - Personnel and Staff Supports	217	1	217	
Administrative Assistant			0	
Human Resources	VARIES	2	1,401	
Asst. Superintendent - Finance and Operations	270	1	270	
Executive Assistant			0	
Finance - Open Office	734	1	734	
Operations - Open Office (see Transportation/Office for exist)				
K-12 Counseling Director	181	1	181	
Equity Director	132	1	132	
Data and Strategy Director	167	1	167	
Open Office/ Admin	308	1	308	
Professional Learning Classroom	816	2	1,632	
Curriculum				
Curriculum - Open Office	VARIES	3	2,564	
Curriculum Storage (part of room #1)	VARIES	2	493	
K-5 Curriculum - Director's Office	167	1	167	
6-12 Curriculum - Director's Office	273	1	273	
Curriculum - Admin / Executive Assistant				
English Language Education (ELE)	270	1	270	
Coordinator of Pre-K - 12 ELE				
Admin Assistant				
Storage	VARIES	3	391	
Nurse				
School / Town Print Shop	2,472	1	2,472	
Special Education				
Special Education - Director	348	1	348	
Special Education - Asst. Director	144	1	144	
Special Education - Out of District Coordinator	240	1	240	
Special Education - Open Office	VARIES	5	2,937	
Conference Room	267	1	267	
Staff Room	167	1	167	
Copy/Mail Room	215	1	215	
Technology				
Director's Office	270	1	270	
Coordinator's Office			0	
Technology Office	814	3	2,442	
Technology Workshop/IT Repair	836	1	836	
Data Services	822	1	822	
Transportation / Operations				
Open Office	452	1	452	
Transportation Manager				
Transportation Assistant				
Administrative Assistant				
Community Education				
Lobby	120	1	120	
Waiting/Reception	260	1	260	
LCE Director	180	1	180	
Community Education Classroom	675	1	675	
Program Manager	95	1	95	
Office				
Records Storage				
Family Welcome Center				
Collaboration Station	488	1	488	
Waiting/Reception	206	1	206	
Central Registration	814	1	814	
Open Office				
Technology Hub				
Conference Room - Small				
Nurse's Office				
Mother's Room			0	
Shared Open Office				
Privacy/Phone Booth			0	

PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)		
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL						COMMENTS		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
						13,800	0	0	0	0	13,800			
			250	1	250	250	1	250	250	1	250			
			300	1	300	300	1	300	300	1	300			
			100	1	100	100	1	100	100	1	100			
			60	1	60	60	1	60	60	1	60			
			550	1	550	550	1	550	550	1	550			
			250	1	250	250	1	250	250	1	250			
			120	2	240	120	2	240	120	2	240			
			200	1	200	200	1	200	200	1	200			
			100	1	100	100	1	100	100	1	100			
			600	1	600	600	1	600	600	1	600			
			200	1	200	200	1	200	200	1	200			
			100	1	100	100	1	100	100	1	100			
			320	1	320	320	1	320	320	1	320			
			160	1	320	160	1	320	160	1	320			
			850	2	1,700	850	2	1,700	850	2	1,700			
			320	1	320	320	1	320	320	1	320			
			600	1	600	600	1	600	600	1	600			
			150	1	150	150	1	150	150	1	150			
			150	1	150	150	1	150	150	1	150			
			100	1	100	100	1	100	100	1	100			
			0	0	0	0	0	0	0	0	0			
			150	1	150	150	1	150	150	1	150			
			120	1	120	120	1	120	120	1	120			
			120	1	120	120	1	120	120	1	120			
			640	1	640	640	1	640	640	1	640			
			250	1	250	250	1	250	250	1	250			
			200	1	200	200	1	200	200	1	200			
			300	1	300	300	1	300	300	1	300			
			150	1	150	150	1	150	150	1	150			
			120	1	120	120	1	120	120	1	120			
			1,040	1	1,040	1,040	1	1,040	1,040	1	1,040			
			400	1	400	400	1	400	400	1	400			
			240	1	240	240	1	240	240	1	240			
			0	0	0	0	0	0	0	0	0			
			150	1	150	150	1	150	150	1	150			
			120	1	120	120	1	120	120	1	120			
			0	0	0	0	0	0	0	0	0			
			120	1	120	120	1	120	120	1	120			
			100	1	100	100	1	100	100					

Proposed Space Summary - Lexington High School

New Construction School with Central Offices

LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTAL	
Total Building Net Floor Area (NFA)			248,540	
Proposed Student Capacity / Enrollment		Current Pop.	2,300	
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]				
Unoccupied MEP / FP Spaces				
Unoccupied Closets, Supply Rooms, and Storage Rooms				
Toilet Rooms				
Circulation (corridors, stairs, ramps and elevators)				
Remaining ³				
Total Building Gross Floor Area (GFA) ²			352,000	
Grossing Factor (GFA / NFA)			1.4	

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.

¹ Individual Room Net Floor Area (NFA)

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

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.

³ Remaining

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architecture Firm: SMMA

Name of Principal Architect: Lorraine B. Finnegan

Signature of Principal Architect: Lorraine Keegan

Date: 05.28.24

B. Floor Plans of the Existing Facility

Lexington High School's facility is comprised of separate buildings, each built at a different point in time over the last 71 years. Two of these buildings are modular construction. Each of these buildings houses a different academic department, effectively disconnecting educators of different disciplines from one another. In addition, some departments, such as Guidance Counselors' offices and Deans' offices, are fractured into multiple suites located far from one another.

While the original main entrance to the school was located near the Main Office, the current main entrance is near the Gymnasium, which is not near the Main Administrative office, where visitors to the school check-in and check-out.

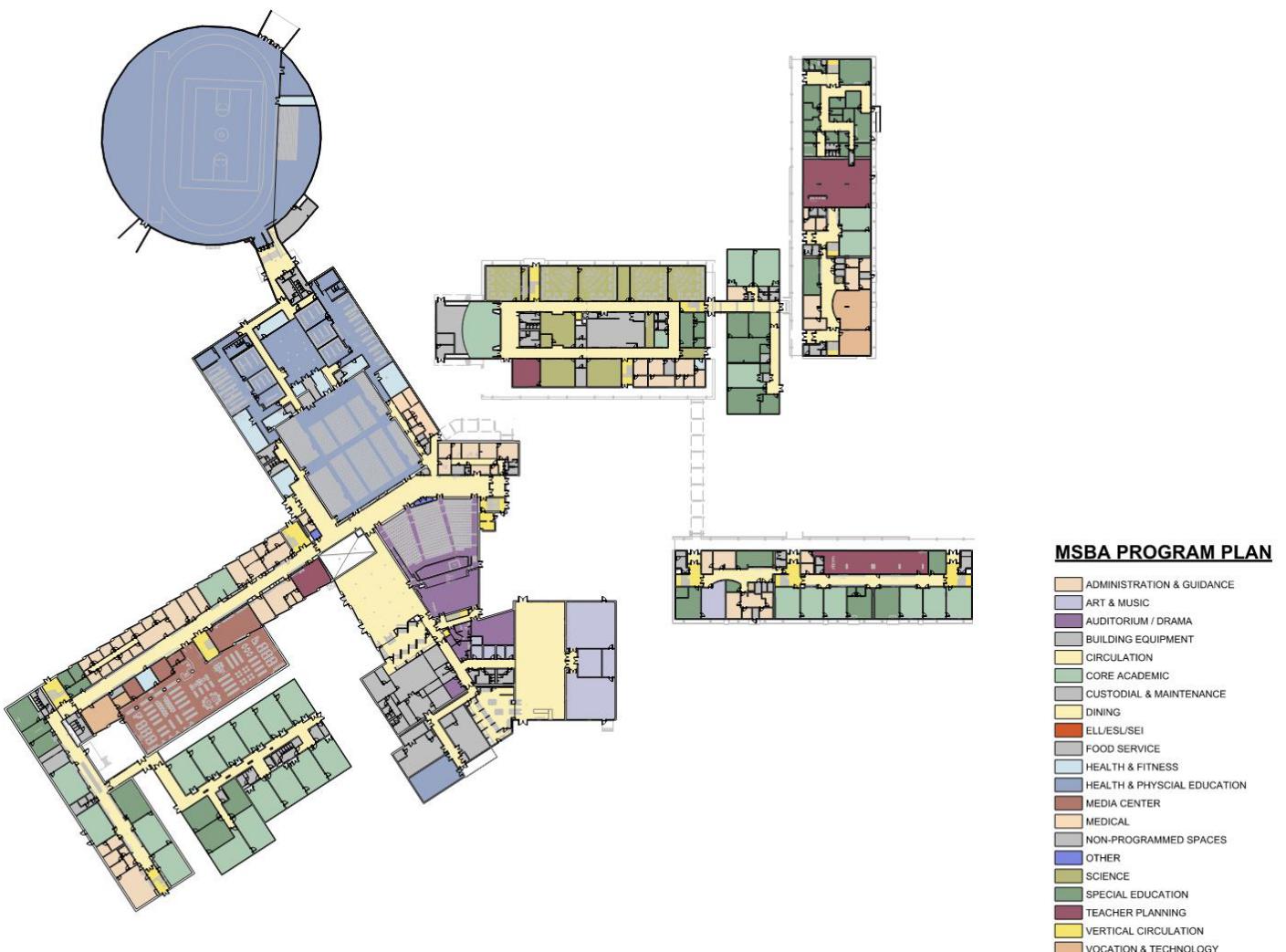
General Education classrooms and Science Labs, as well as the few Technology Labs which exist, are considered undersized when compared to MSBA Guidelines. Teacher Planning Rooms are distributed throughout the school, and are mostly organized departmentally, with only the English and Social Studies departments sharing a space.

Physical education space sizes are within MSBA Guidelines; however, the quantity of PE spaces is insufficient for supporting the required number of PE curriculum sections offered by LHS.

There is a Field House attached to the school building which is used by both the community, the school, and Athletics.

Both the Media Center and Auditorium square footages are under the MSBA Guidelines. The Media Center is not visible nor easily accessible from the main entrance.

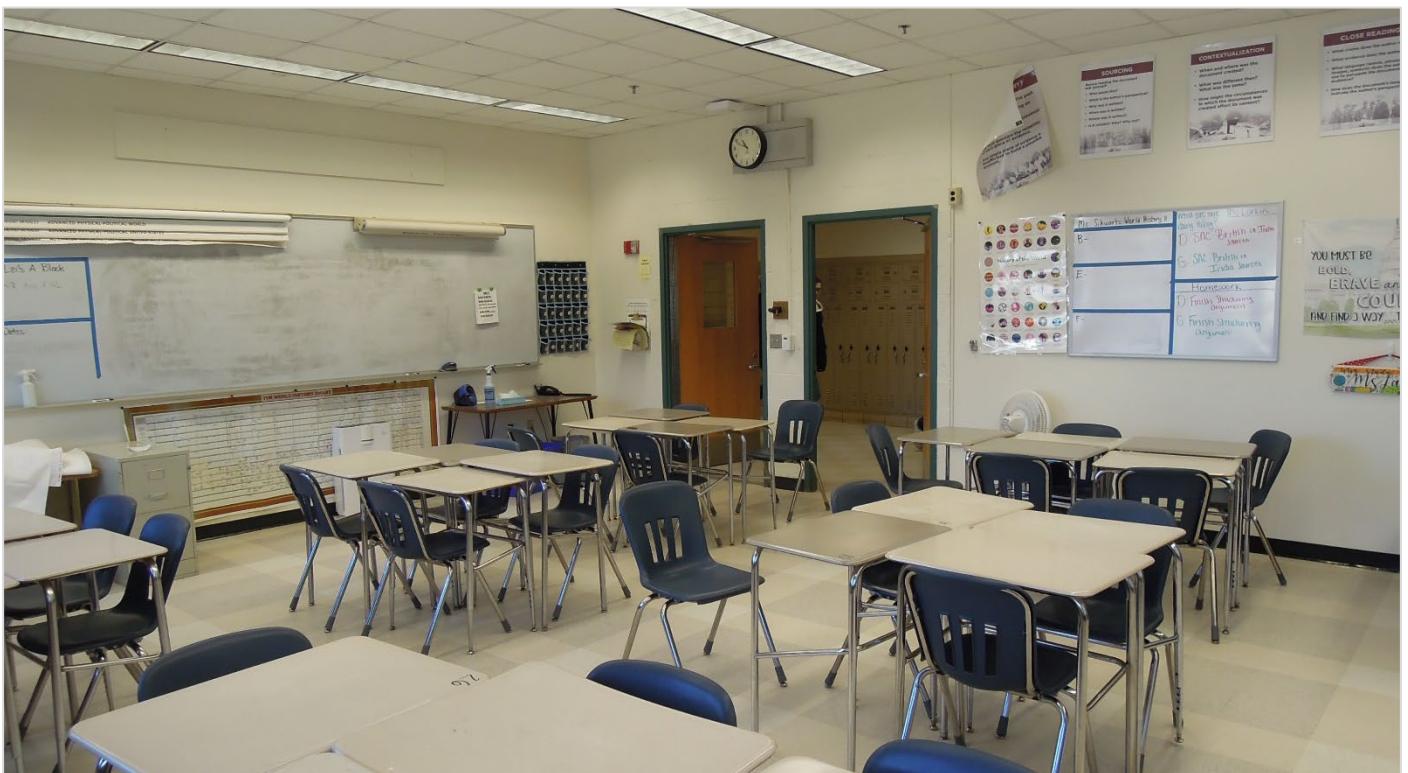
The school is home to the LABBB (Lexington, Arlington, Burlington, Bedford, Belmont) Collaborative. The program is not all located in one contiguous space; while most of the program is housed in one area of the first floor of the Math building, there are a few classrooms scattered throughout other areas of the school.



C. Narrative Description of Reasons for all Variances

Proposed Program and MSBA Guidelines

Per the information provided, the following spaces will be proposed in order for the District to deliver its educational program:



General Education Classroom

Core Academic Spaces:

Proposed: 119,230 sf

MSBA Guidelines: 118,140 sf

Classrooms – General:

- Proposed: 78 (76 General Education and 2 Health) classrooms at 66,300 sf
- MSBA Guidelines: 81 classrooms at 72,900 sf

The average size of the proposed General Education and Health classrooms are 850 sf. Some of the curriculum that is currently taught in General classrooms are better served by a Technology Lab because of the necessary equipment or computers.

Science Classroom / Labs:

- Proposed: 22 labs at 31,680 sf
- MSBA Guidelines: 21 labs at 30,240 sf

Lexington High School requires 22 Science labs to support its existing Science curriculum

Science Prep Rooms:

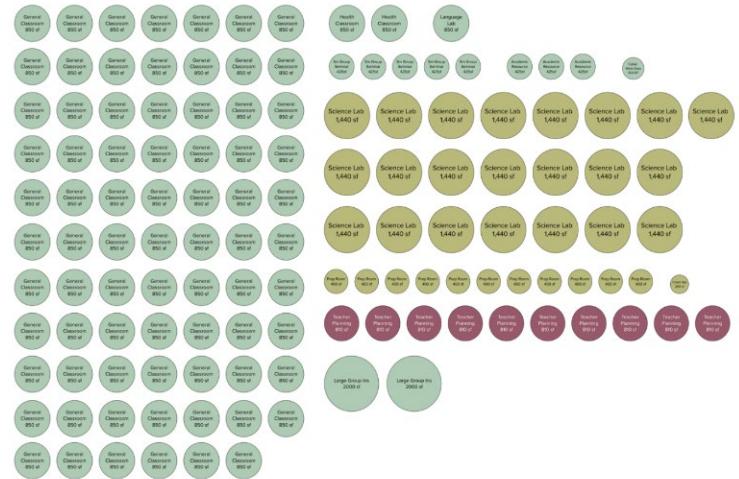
- Proposed: 11 Prep Rooms at 4,400 sf
- MSBA Guidelines: 21 Prep Rooms at 4,200 sf

The MSBA Guidelines recommend one 200 sf Prep Room for each Science Lab. The Space Summary proposes consolidating two of these Prep Rooms into a single 400 sf space, for a ratio of one 400 sf Prep Room to every two Science Labs. As LHS requires 22 Science labs to support its Science curriculum, 11 Prep Rooms are proposed.

Teacher Planning:

- Proposed: 10 Teacher Planning rooms at 8,100 sf
- MSBA Guidelines: 81 Teacher Planning rooms at 8,100 sf

There is no variation in square footage regarding the Teacher Planning spaces, only in quantity. The proposed space summary assumes fewer, but larger, Teacher Planning rooms, instead of the (81) 100 sf rooms that the MSBA Guidelines recommend.



Core Academic

Small Group Seminar:

- Proposed: 5 Small Group Seminar rooms at 2,125 sf
- MSBA Guidelines: 4 Small Group Seminar rooms at 2,500 sf

The proposed Small Group Seminar rooms are 425 sf, half the size of a typical 850 sf classroom.

ELL Classroom / Language Lab:

- Proposed: 1 EL classroom at 850 sf
- MSBA Guidelines: None listed

LHS requires one EL classroom to support its dedicated EL instruction.

Large Group Instruction (LGI):

- Proposed: 2 level-floored Large Group Instruction spaces at 4,000 sf
- MSBA Guidelines: None listed

The Space Summary proposes two 2,000 sf LGIs to support its large student enrollment

The following proposed Core Academic program elements do not vary from MSBA Guidelines:

- Central Chemical Storage Room

Special Education (includes Collaborative Program Spaces)

Proposed: 35,025 sf

MSBA Guidelines: 23,160 sf

Special Education:

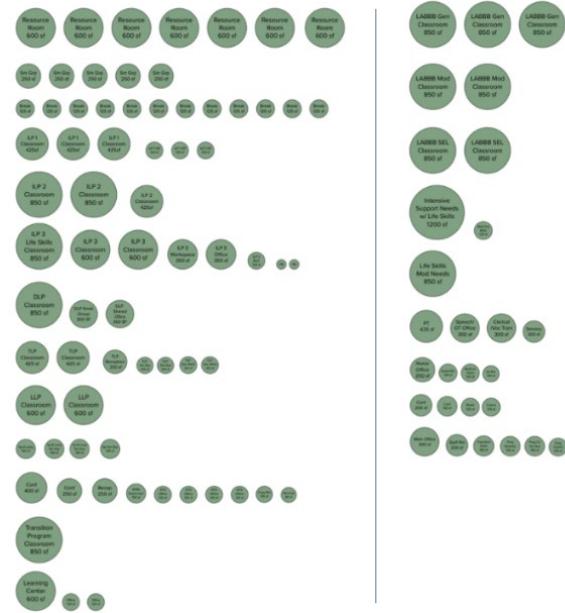
- Proposed: 22,080 sf

The proposed Special Education spaces respond to the existing programs' specialized needs at the school. LHS has several Special Education programs, which have both integrated programs and self-contained classrooms. The proposed spaces also accommodate all the Special Education staff needed to support these programs.

LABBB Collaborative:

Proposed: 12,945 sf

LHS also houses the LABBB Collaborative program, which supports special education students from across the towns of Lexington, Arlington, Burlington, Bedford, and Belmont. The LABBB program at LHS serves students with intensive specialized needs and a Life Skills program, in addition to opportunities with the Transition Readiness Activities in the Community (TRAC) and other vocational work.



Special Education

LABBB

Art and Music:**Proposed: 16,550 sf****MSBA Guidelines: 9,925 sf****Art Classrooms:**

- Proposed: 5 Art classrooms at 6,000 sf
- MSBA Guidelines: 4 Art classrooms at 4,800 sf

LHS requires 5 Art classrooms to support its existing Visual Arts curriculum

Band:

- Proposed: 1 Band Room at 2,000 sf
- MSBA Guidelines: 1 Band Room at 1,500 sf

LHS requires a larger Band Room to accommodate the program's class sizes

Chorus:

- Proposed: 1 Choral Room at 1,800 sf
- MSBA Guidelines: 1 Choral Room at 1,500 sf

LHS requires a larger Choral Room to accommodate the program's class sizes

Ensemble:

- Proposed: 1 Ensemble Room at 500 sf
- MSBA Guidelines: 1 Ensemble Room at 200 sf

LHS requires a larger Ensemble Room to accommodate the program's class sizes.

Music Practice Rooms:

- Proposed: 4 Small Practice Rooms at 300 sf (75 sf each) and 4 Medium Practice Rooms at 400 sf (100 sf each)
- MSBA Guidelines: 11 Small Practice Rooms at 825 sf (75 sf each)

LHS's Music program is best supported with a mix of small and medium sized Music Practice Rooms

Music Storage:

- Proposed: 2 Storage rooms at 1000 sf (500 sf ea.)
- MSBA Guidelines: 1 Storage room at 500 sf

LHS's large enrollment and large number of students who participate in the Music program necessitate the additional music / instrument storage

**ART and Music****Music Classroom:**

- Proposed: 1 Music Classroom / MIDI Lab at 1200 sf
- MSBA Guidelines: none

LHS's curriculum for Music Theory and Piano requires a classroom space that can also be used for piano instruction

Photography:

- Proposed: 1 Photography Room at 1200 sf and 1 Darkroom at 350 sf
- MSBA Guidelines: none

LHS's photography curriculum requires a Photography classroom and Darkroom

Digital Art Lab:

- Proposed: 1 Digital Art Lab at 1200 sf
- MSBA Guidelines: none

LHS's art curriculum includes graphic design and digital art courses, which require computers that are more robust than district-issued Chromebooks to support the necessary software for the courses.

The following proposed Art & Music program elements do not vary from MSBA Guidelines:

- Art Workroom with Storage and Kiln

Health and Physical Education:

Proposed: 64,271 sf

MSBA Guidelines: 29,612 sf

Gymnasium:

- Proposed: 18,000 sf
- MSBA Guidelines: 12,000 sf

LHS's large enrollment requires 5 PE teaching stations; an 18,000 sf Gymnasium can accommodate 3 teaching stations

PE Alternate Spaces:

- Proposed: 1 Fitness Center at 2,500 sf and 1 Multi-Purpose Studio at 2,000 sf
- MSBA Guidelines: 1 PE Alternative at 3,000 sf

LHS's large enrollment requires 5 PE teaching stations; these PE Alternate Spaces would fulfill 2 of the required teaching stations.

Trainer:

- Proposed: 1 Trainer's Room at 40 sf
- MSBA Guidelines: none

The school has an existing Trainer's Room, and the Health and PE department has future plans to introduce Sports Medicine into the LHS curriculum.

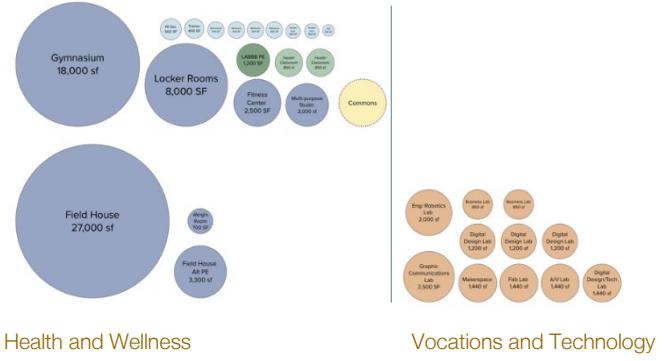
Wellness Room:

- Proposed: 3 Wellness Rooms at 900 sf
- MSBA Guidelines: none

LHS has 2 existing Wellness Rooms. The school is committed to providing students with a nurturing environment which supports the whole student. By offering a safe space to students to manage stress, anxiety, or other emotional challenges, the school is fostering the mental well-being of students.

The following proposed Health and PE programs do not vary from MSBA Guidelines:

- Gym Storeroom
- Locker Rooms
- PE Storage
- Athletic Director's Office
- Health Instructor's Office (with shower and toilet)



Vocations and Technology:

Proposed: 15,520 sf

MSBA Guidelines: 24,280 sf

Technology / Engineering Rooms:

- Proposed: 11 Technology / Engineering Rooms at 15,520 sf
- MSBA Guidelines: 17 Technology / Engineering Rooms at 24,480 sf

The proposed 11 Technology Labs, as identified in the Space Summary, are supported by LHS's curriculum and educational plan.

Media Center:

Proposed: 13,890 sf

MSBA Guidelines: 14,869 sf

Media Center:

- Proposed: 1 Media Center / Reading Room at 12,000 sf
- MSBA Guidelines: 14,869 sf

Quiet Rooms:

- Proposed: 4 Quiet Rooms at 450 sf
- MSBA Guidelines: None

Maker Space:

- Proposed: 1 Maker Space at 1440 sf
- MSBA Guidelines: None

While the proposed total SF of the Media Center is lower than the MSBA guideline, the proposed SF meets the required needs for the school. The educators and students expressed a need for collaborative and quiet spaces in the Media Center, to accommodate the diverse needs of the student population. Quiet Rooms provide students with the opportunity and place to do focused work, away from larger groups of people.

Auditorium / Drama:

Proposed: 17,300 sf

MSBA Guidelines: 10,400 sf

Auditorium:

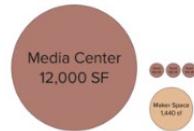
- Proposed: 10,000 sf
- MSBA Guidelines: 7,500 sf

LHS's large enrollment of 2,395 students necessitates a 1,000-seat auditorium at 10,000 sf

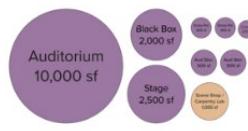
Stage:

- Proposed: 2,500 sf
- MSBA Guidelines: 1,600 sf

LHS's large enrollment and robust Performing Arts program necessitate a larger stage.



Media Center



Auditorium / Drama

Auditorium Storage:

- Proposed: 2 Auditorium Storage Rooms at 1,000 sf
- MSBA Guidelines: 1 Auditorium Storage Room at 500 sf

LHS's large enrollment and robust Performing Arts program and offerings necessitate more dedicated auditorium storage

Scene Shop / Carpentry Lab:

- Proposed: 1 Scene Shop at 1,000 sf
- MSBA Guidelines: None

LHS's large enrollment and robust Performing Arts program and plans to implement curriculum for technical theater design necessitate a Carpentry Lab, which also will be used for an expansion of hands-on curriculum.

Black Box:

- Proposed: 2,000 sf
- MSBA Guidelines: None

LHS's curriculum offerings for drama necessitate a Black Box instructional space that provides enough room for movement.

The following proposed Auditorium/Drama program elements do not vary from MSBA Guidelines:

- Make-up / Dressing Rooms
- Controls/ Lighting / Projection

Dining and Food Service

Proposed: 19,520 sf

MSBA Guidelines: 17,868 sf

Chair / Table Storage:

- Proposed: 500 sf
- MSBA Guidelines: 600 sf

As much of the dining furniture will remain in the Dining Commons at most times, the proposed SF for Chair and Table storage is sufficient.

Scramble Serving Area:

- Proposed: 1,650 sf
- MSBA Guidelines: 600 sf

LHS's large enrollment and commitment to providing healthy food options necessitate a larger Scramble Serving area.

Dishwashing:

- Proposed: 800 sf
- MSBA Guidelines: None

LHS's large enrollment and plans to reduce their consumption of single-use wares necessitate a large dishwashing area.

Café / Bakery / Snack Shop:

- Proposed: 300 sf
- MSBA Guidelines: None

As the LHS Kitchen is not open outside of breakfast and lunch hours, there are no on-campus food options available to students who stay after school for clubs or sports. In addition, METCO students who participate in after-school activities do not get back to their homes in Boston until the evening, with no access to food unless they purchase somewhere off-campus. An on-campus snack shop or bakery would help alleviate the lack of access to after-hours food. The snack shop would also serve as a vocational, authentic-learning opportunity, as supported by the Educational Plan, for students where students could learn to bake, inventory, and sell items.



Dining and Food Service

The following proposed Dining and Food Service program elements do not vary from MSBA Guidelines:

- Cafeteria / Dining
- Kitchen
- Staff Lunchroom

Medical

Proposed: 2,100 sf

MSBA Guidelines: 1,810 sf

Medical Suite Toilet:

- Proposed: 3 single-user toilet rooms at 180 sf
- MSBA Guidelines: 1 single-user toilet room at 60 sf

Nurse's Private Office

- Proposed: 120 sf
- MSBA Guidelines: None

Nurse's Shared Office

- Proposed: 250 sf
- MSBA Guidelines: None

Examination Room / Resting:

- Proposed: 8 Exam Rooms at 800 sf
- MSBA Guidelines: 10 Exam Rooms at 1,000 sf

Given LHS's large enrollment and 4 school nurses, a larger Medical Suite is needed, with a shared office, private office, and 3 dedicated toilet rooms. The proposed number of Exam Rooms is sufficient for the school, as there are also 5 Interview Rooms.

The following proposed medical program elements do not vary from MSBA Guidelines:

- Nurses' Office / Waiting Room
- Interview Room



Medical



Main Office and Administration



Dean's Suite



Guidance



ALPHA



METCO

Administration & Guidance

Proposed: 17,170 sf

MSBA Guidelines: 7,464 sf

The proposed administrative offices areas respond to the existing and current staff needs of the school. LHS' commitment to supporting their students is evident in their sizable Counseling and Student Support services departments (guidance counselors, 4 social workers, and 3 psychologists) and offices and support spaces have been sized to house the existing staff. LHS also has a transition program for students returning from hospital stays, called the ALPHA program. The school is also part of the METCO program and houses 75 students.

- ALPHA Suite
 - Proposed: 1,330 sf
- METCO Suite
 - Proposed: 1,720 sf

The Lexington Education Association, the teachers' union at Lexington, has existing office space within the school and will remain at LHS.

Dean's Suite

The sizes of all spaces are consistent with the MSBA Guidelines.

Custodial & Maintenance

Proposed: 3,722 sf

MSBA Guidelines: 3,421 sf

The proposed Custodial and Maintenance spaces respond to the existing needs of the Custodial department, including accommodating all of the school's on-site Custodial staff.

Other

School Store

- Proposed: 400 sf
- MSBA Guidelines: None

The existing LHS School Store is undersized for the number of students and school gear sold. The School Store can also provide opportunities for authentic-learning opportunities for Business and Marketing curriculum.

Pop-up Shop/Gallery

- Proposed: 200 sf
- MSBA Guidelines: None

The school has an existing Pop-up Shop; however, the small size does not allow for people to move around within it. The proposed Pop-Up Shop / Gallery would provide authentic-learning opportunities for Business and Marketing curriculum, as well as Art curriculum, allowing students to curate their own art shows.



Central Offices

- Proposed: 20,700 gsf
- MSBA Guidelines: None

The Lexington Public School's Central Administration Offices are being proposed to move to the same site as the high school. This would allow for the District Department Directors, many of whom teach classes at the high school, to easily move between the Central Offices and the school.

Potential Programs Not Listed in the Initial Space Summary Which Are Being Considered Under Separate Town Votes

Field House

The school is attached to an existing Field House which is used by the school for additional PE teaching stations, as well as other school events. The Field House is a valued asset to the community and school. The existing Field House is a round structure that is in poor condition, with a banked track. The existing track's layout is inadequate for running as the straightaways are too short and the turn radius is inefficient. A new Field House would remedy this and would serve as the school's gymnasium during school hours. There is ongoing discussion as to whether to renovate the field house or to build a new one, and what size a new field house should be (1/11th mile track or a 200m track).

Field House (Renovation of Existing)

- Proposed Area of Renovation: 34,000 gsf
- MSBA Guidelines: None

Field House (New Construction Option 1)

- Proposed: 36,000 gsf (accommodates a 1/11th mile indoor track)
- MSBA Guidelines: None

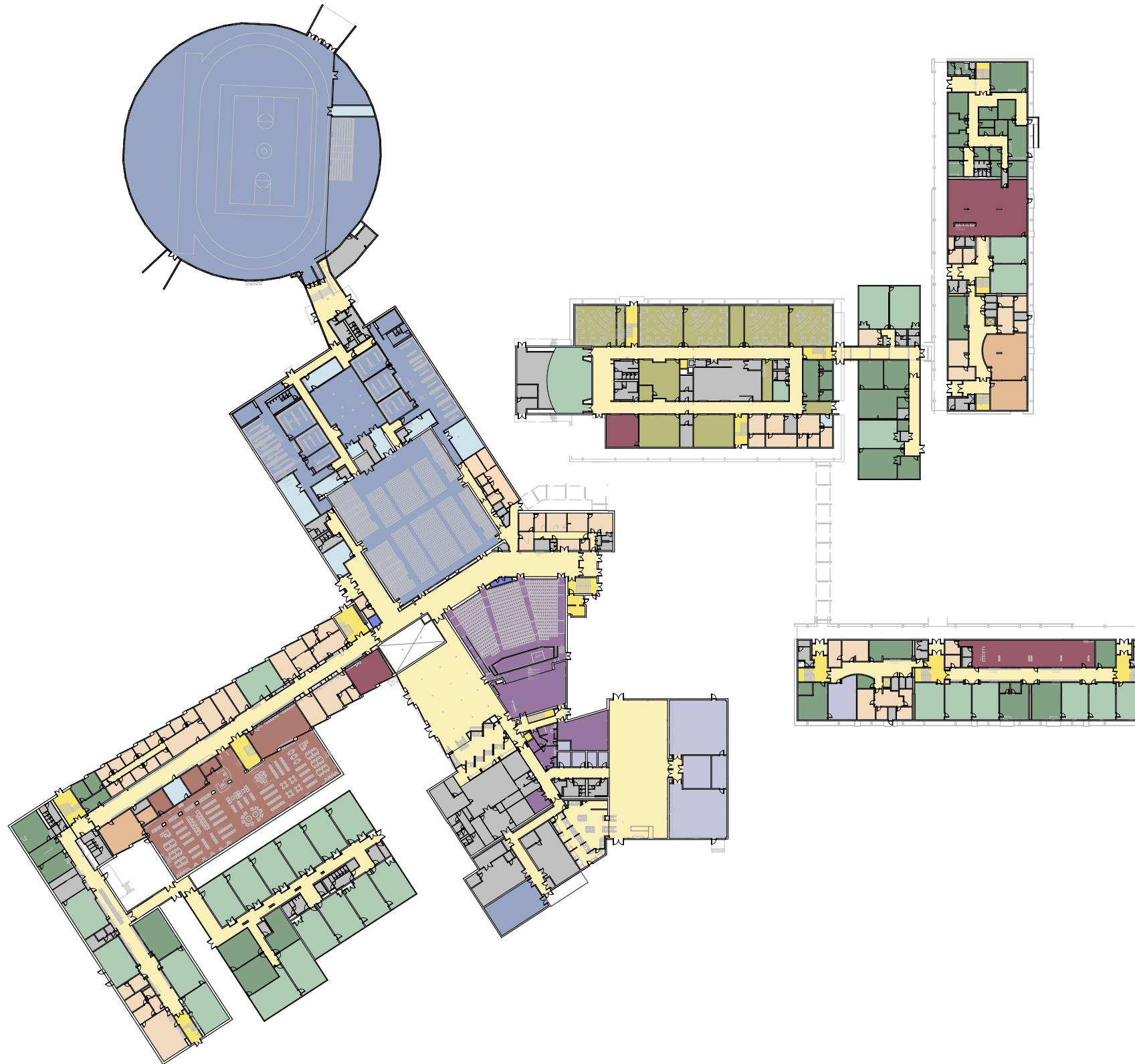
Field House (New Construction Option 2)

- Proposed: 72,000 gsf (accommodates a 200m indoor track)
- MSBA Guidelines: None

Pool

There has been ongoing discussion surrounding the school and town's needs for an indoor pool, for educational, athletic, and recreation purposes.

- Proposed: 16,400 gsf
- MSBA Guidelines: None



FIRST FLOOR PLAN

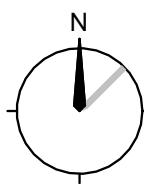
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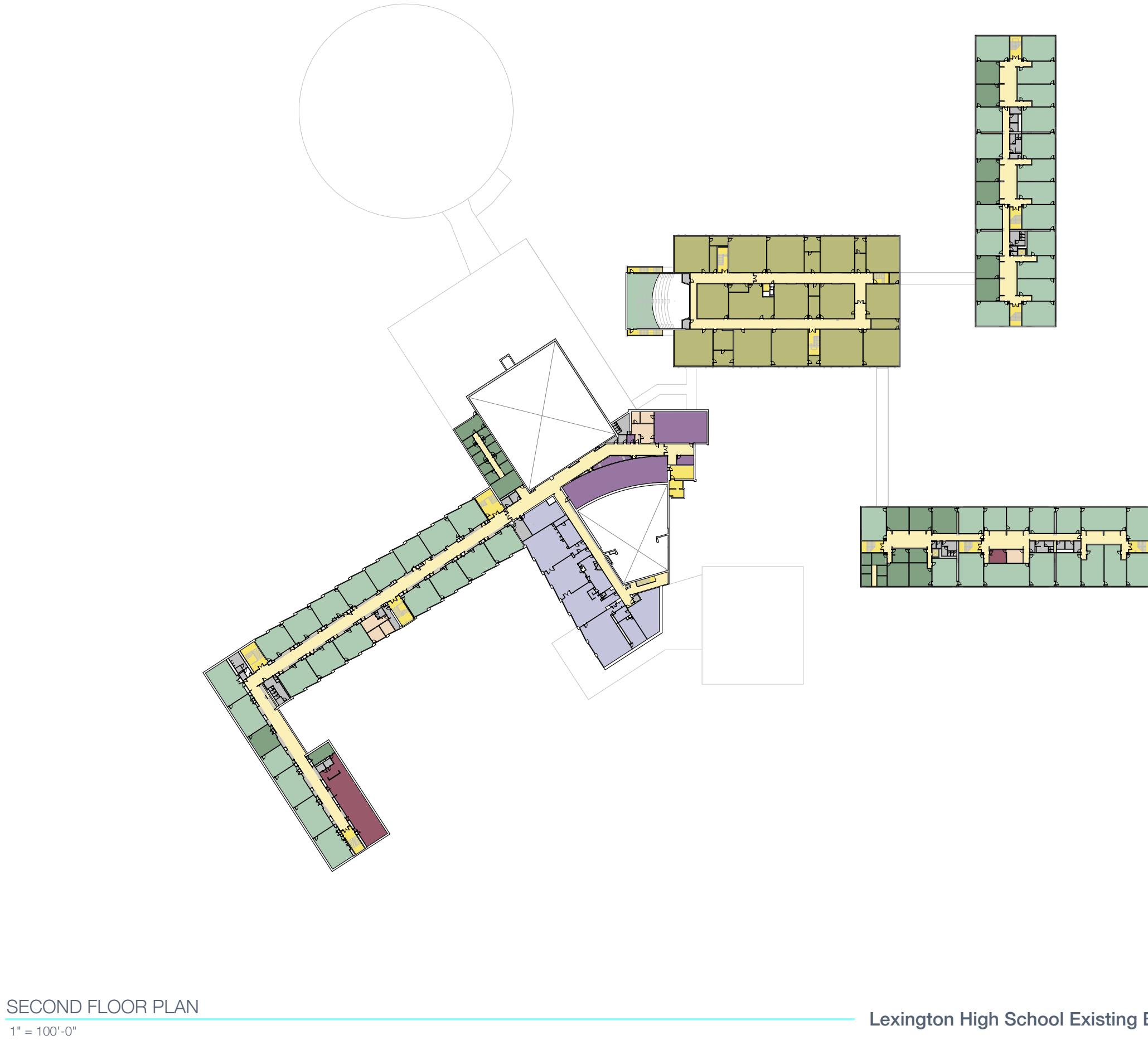
Lexington High School Existing Building

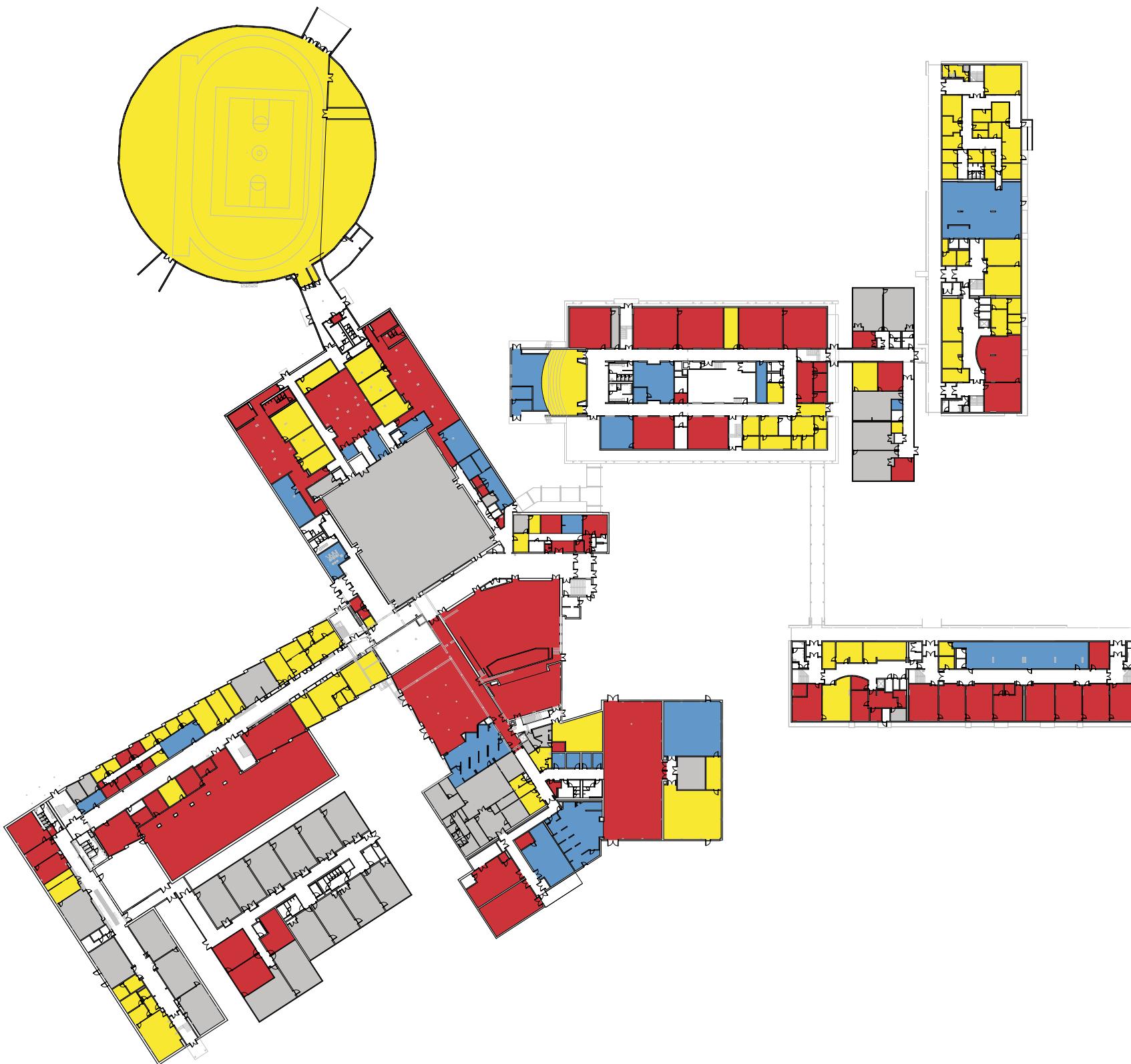
MSBA PROGRAM PLAN

- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- BUILDING EQUIPMENT
- CIRCULATION
- CORE ACADEMIC
- CUSTODIAL & MAINTENANCE
- DINING
- ELL/ESL/SEI
- FOOD SERVICE
- HEALTH & FITNESS
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- MEDICAL
- NON-PROGRAMMED SPACES
- OTHER
- SCIENCE
- SPECIAL EDUCATION
- TEACHER PLANNING
- VERTICAL CIRCULATION
- VOCATION & TECHNOLOGY

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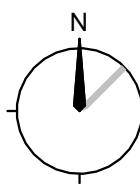


FIRST FLOOR DEFICIENCY
1" = 100'-0"

Lexington High School Existing Building

MSBA DEFICIENCY PLAN

- █ INAPPROPRIATE LOCATION OR ADJACENCY
- █ NOT INCLUDED IN A TYPICAL MSBA PROJECT
- █ NSF 10% GREATER THAN MSBA GUIDELINES
- █ NSF AT LEAST 20% LESS THAN MSBA GUIDELINES
- █ NSF MEETS MSBA GUIDELINES (-20% TO +10%)



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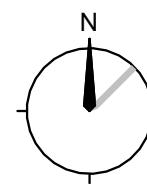
SECOND FLOOR DEFICIENCY

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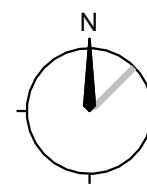
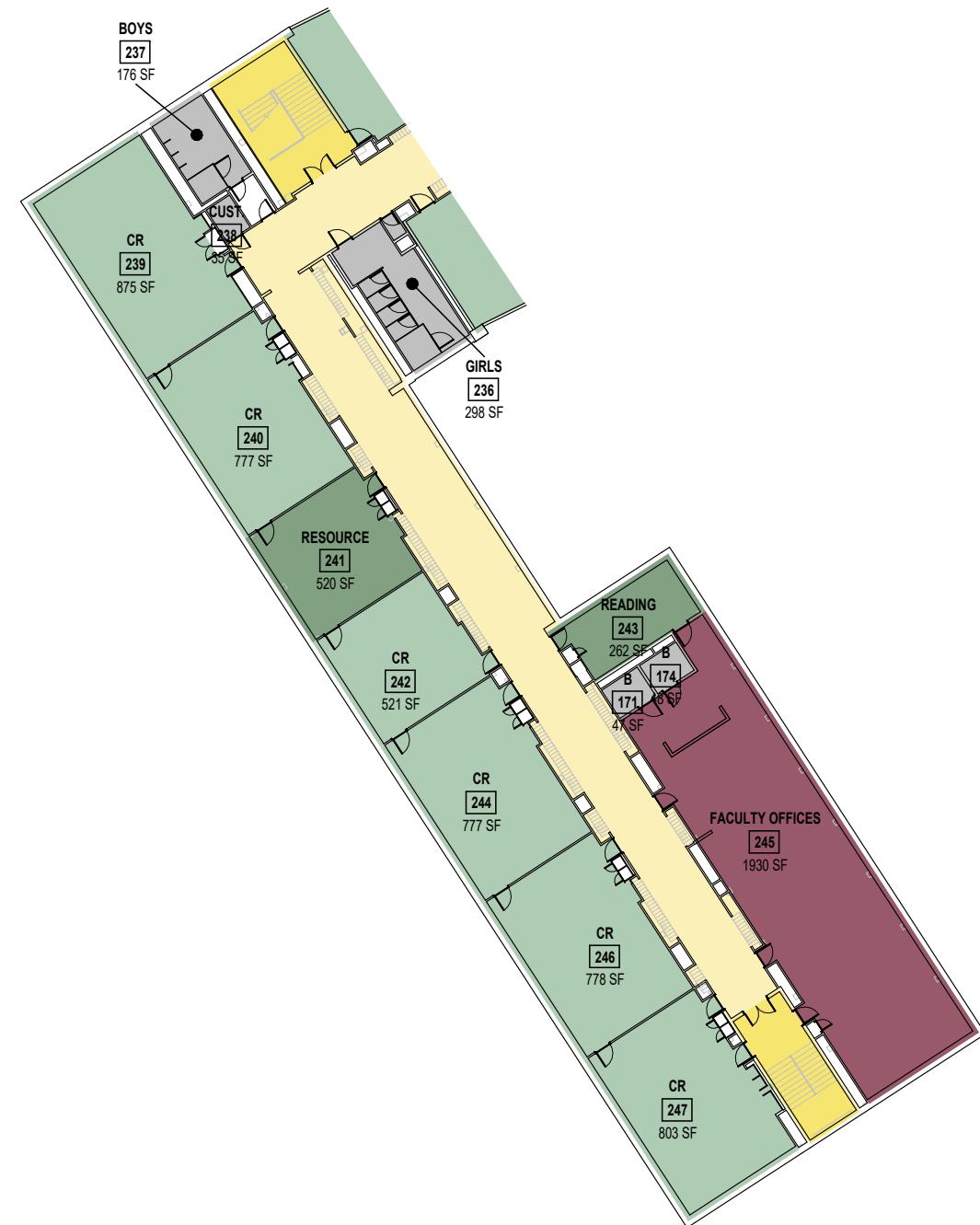
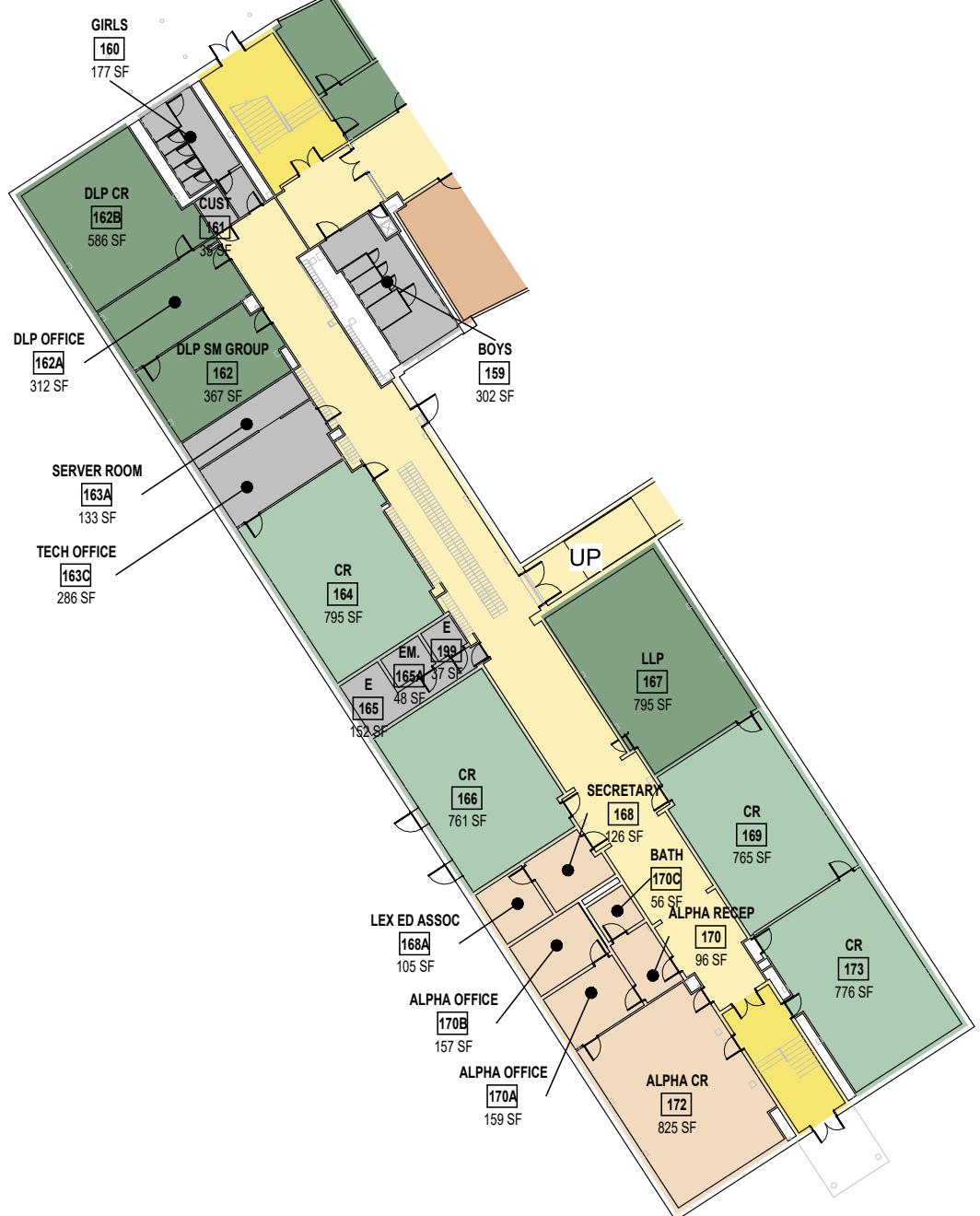
Lexington High School Existing Building

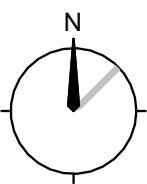
MSBA DEFICIENCY PLAN

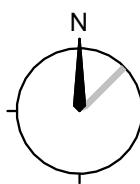
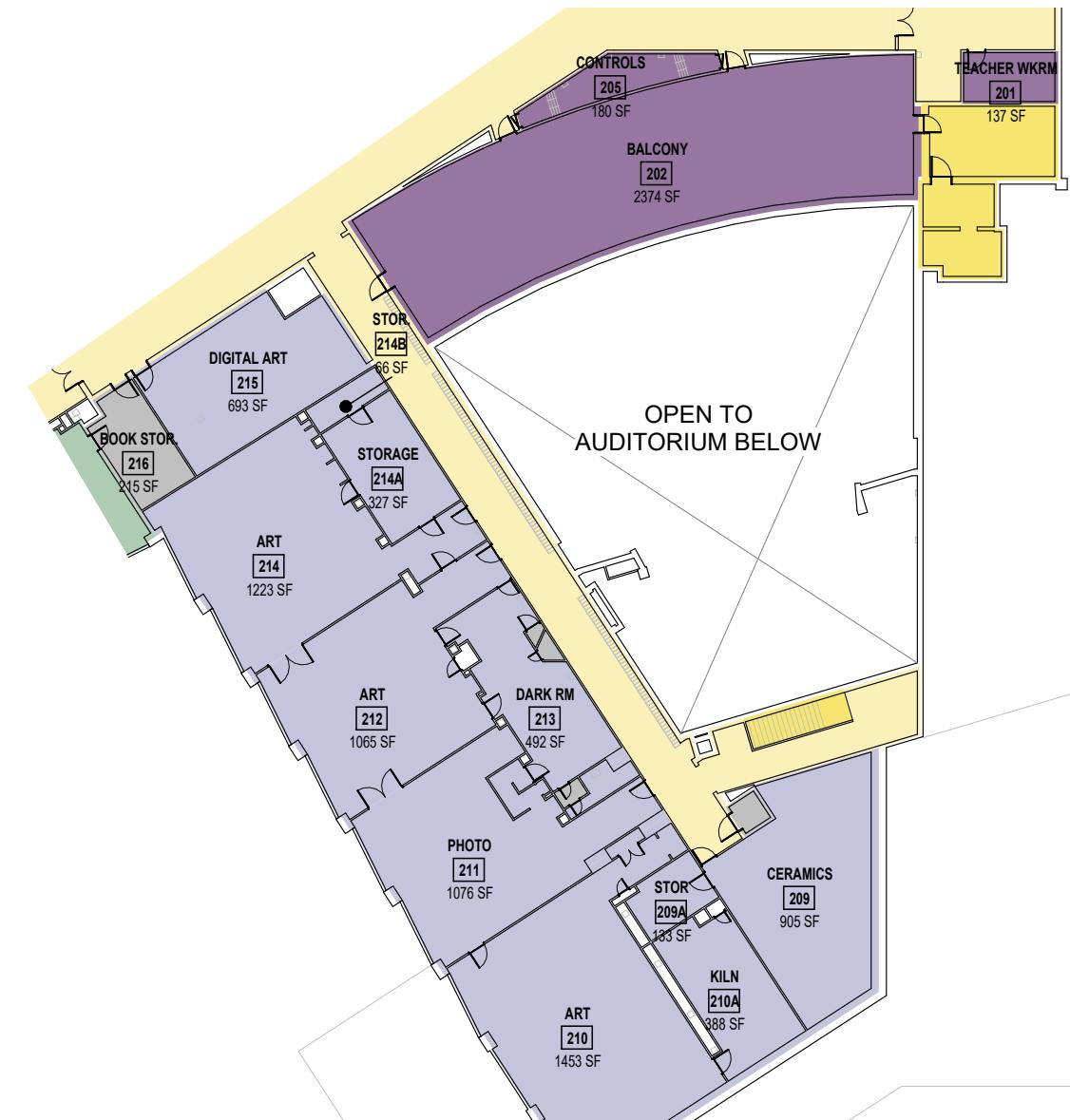
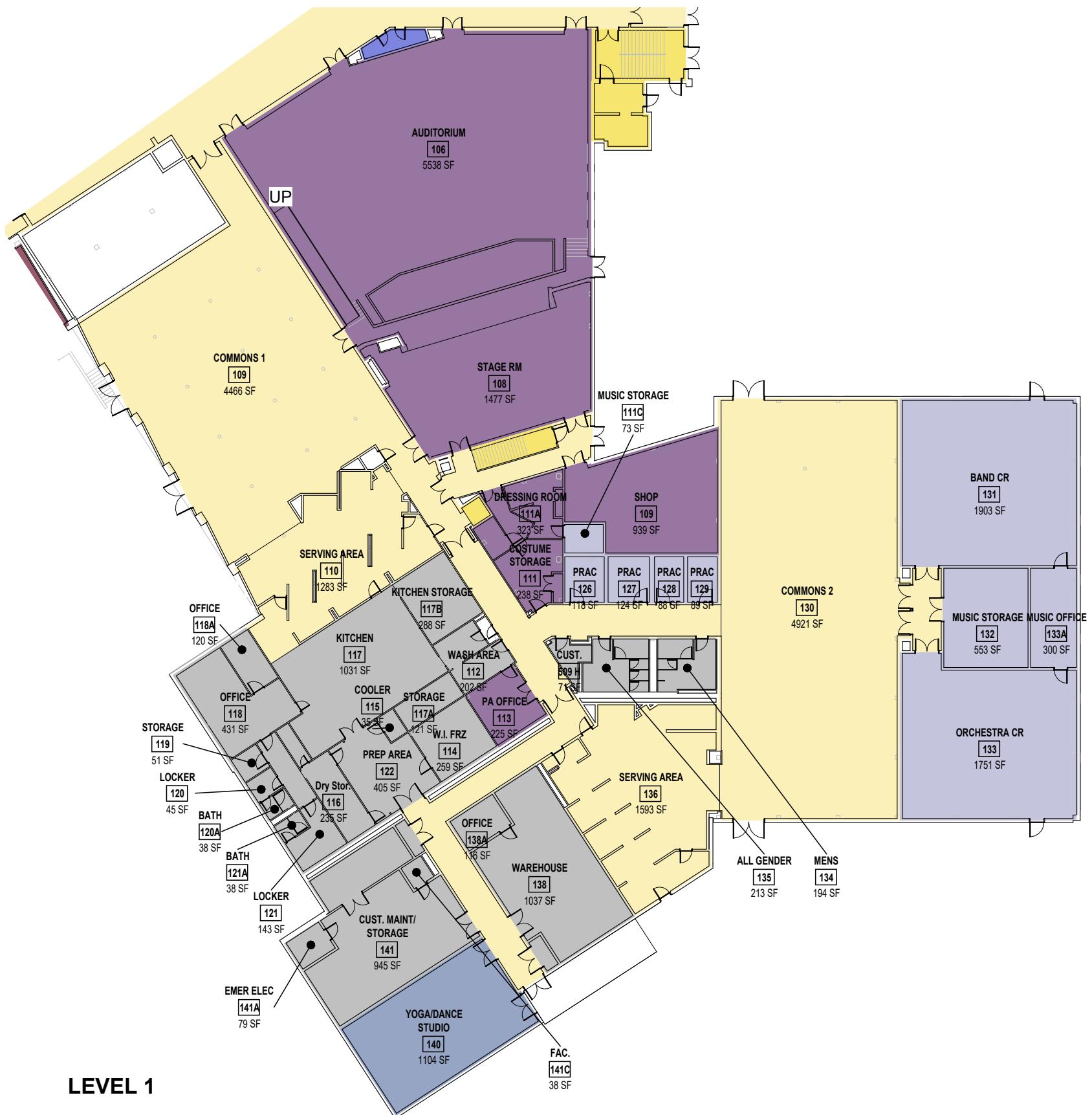
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- NOT INCLUDED IN A TYPICAL MSBA PROJECT
- NSF 10% GREATER THAN MSBA GUIDELINES
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- NSF MEETS MSBA GUIDELINES (-20% TO +10%)

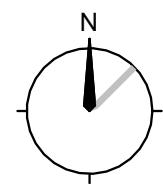


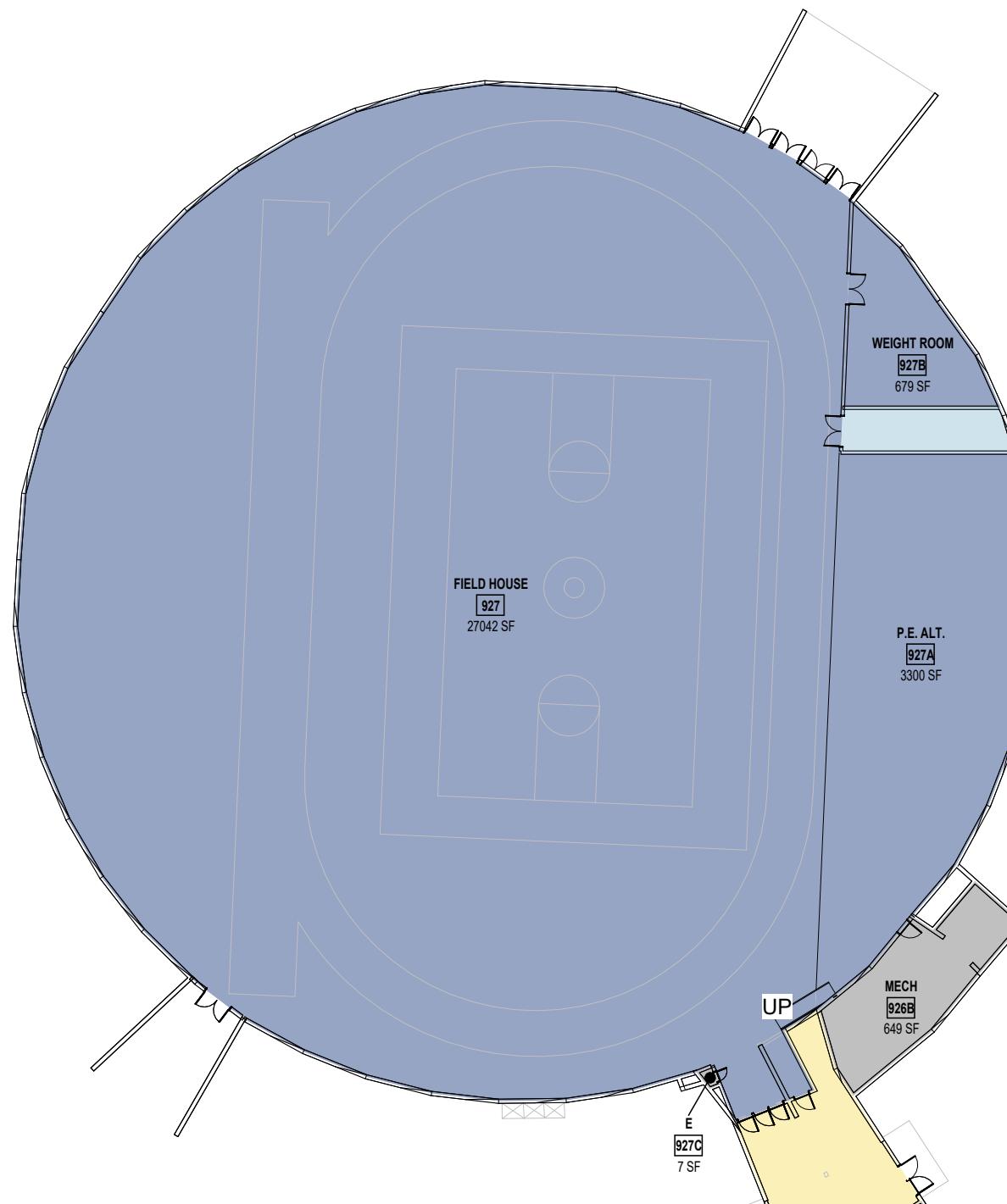
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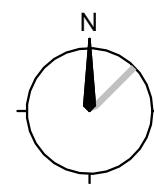




LEVEL 1

BUILDING F PLAN
1/32" = 1'-0"

Lexington High School Existing Building

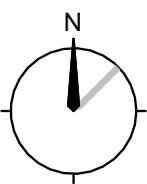


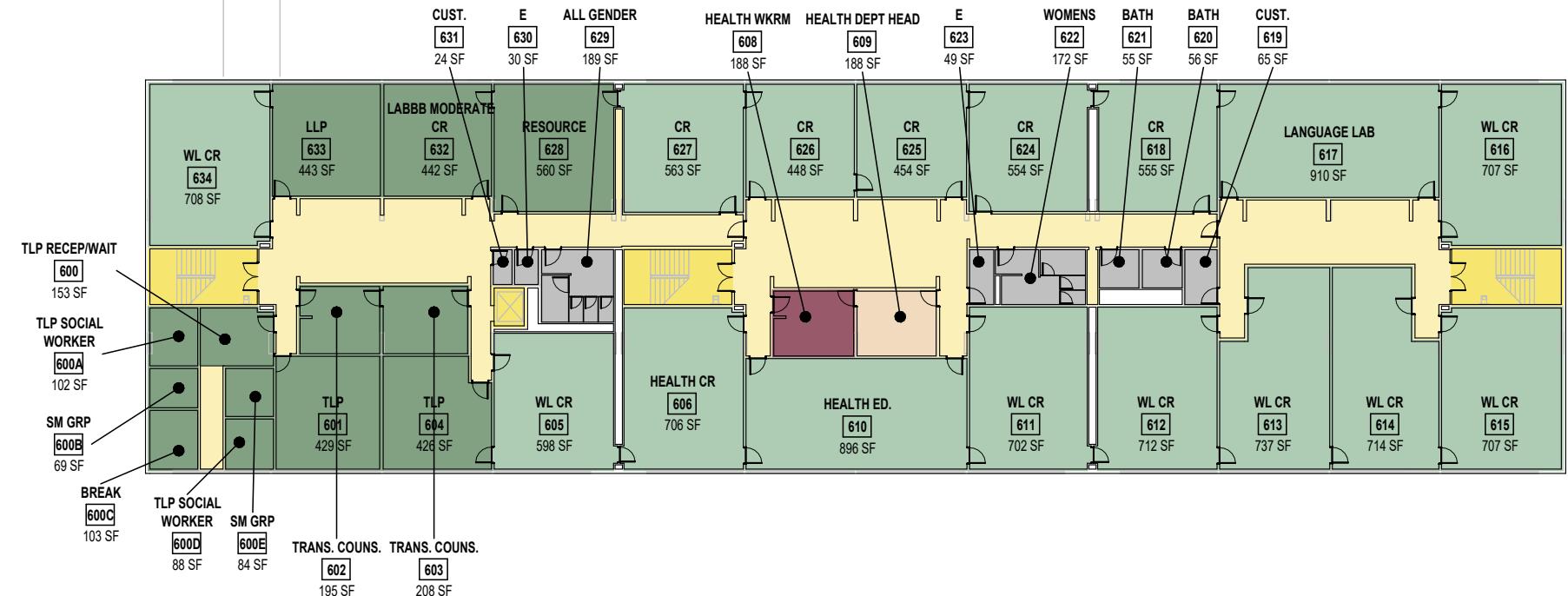
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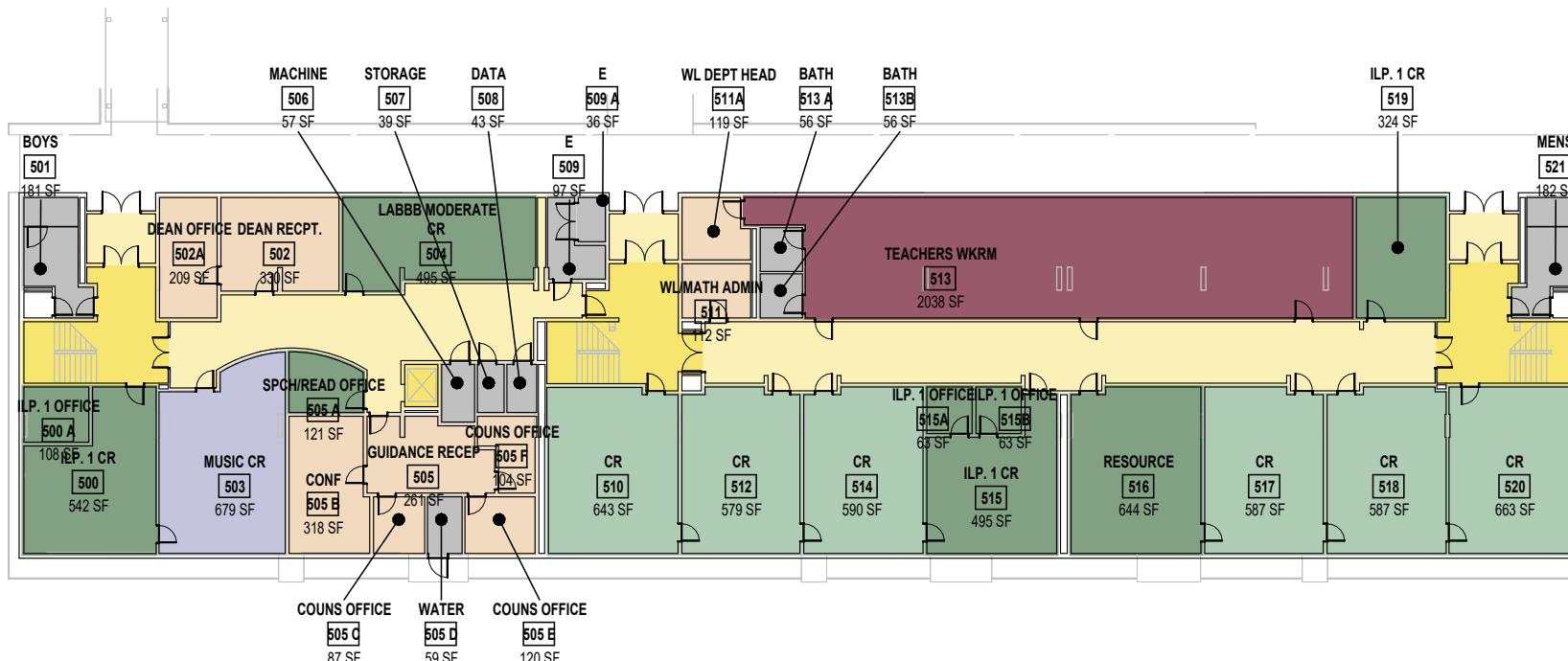
Lexington High School Existing Building

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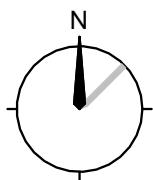


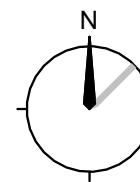
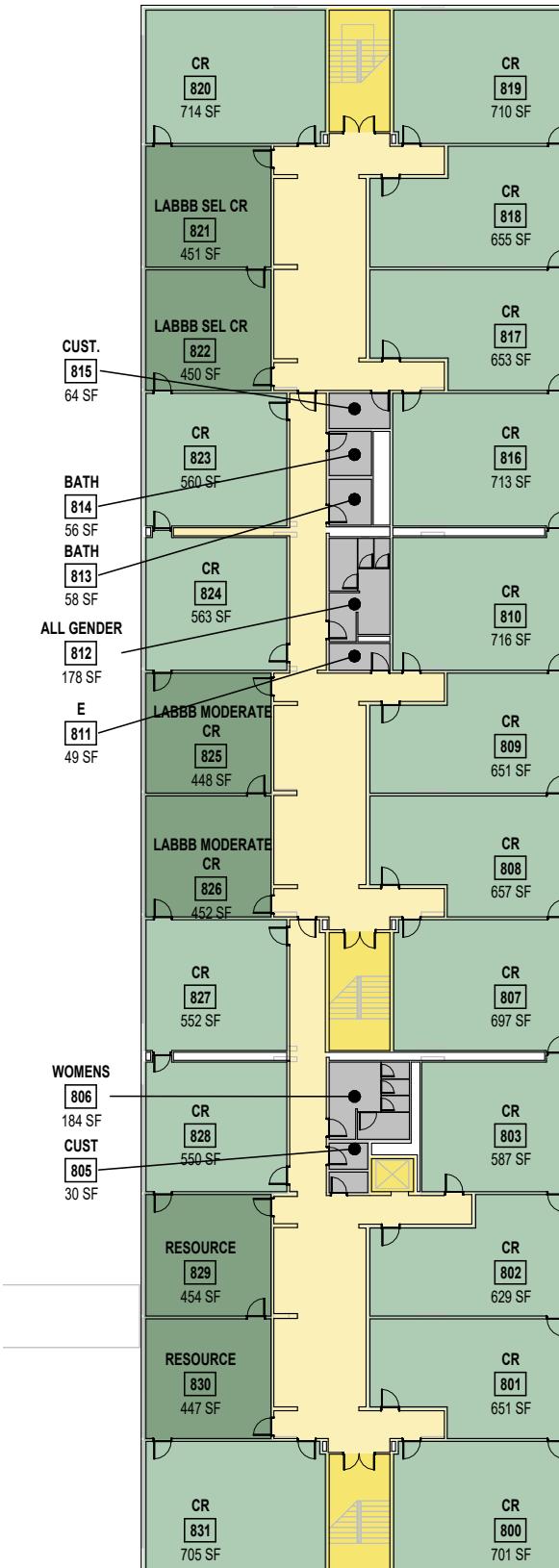
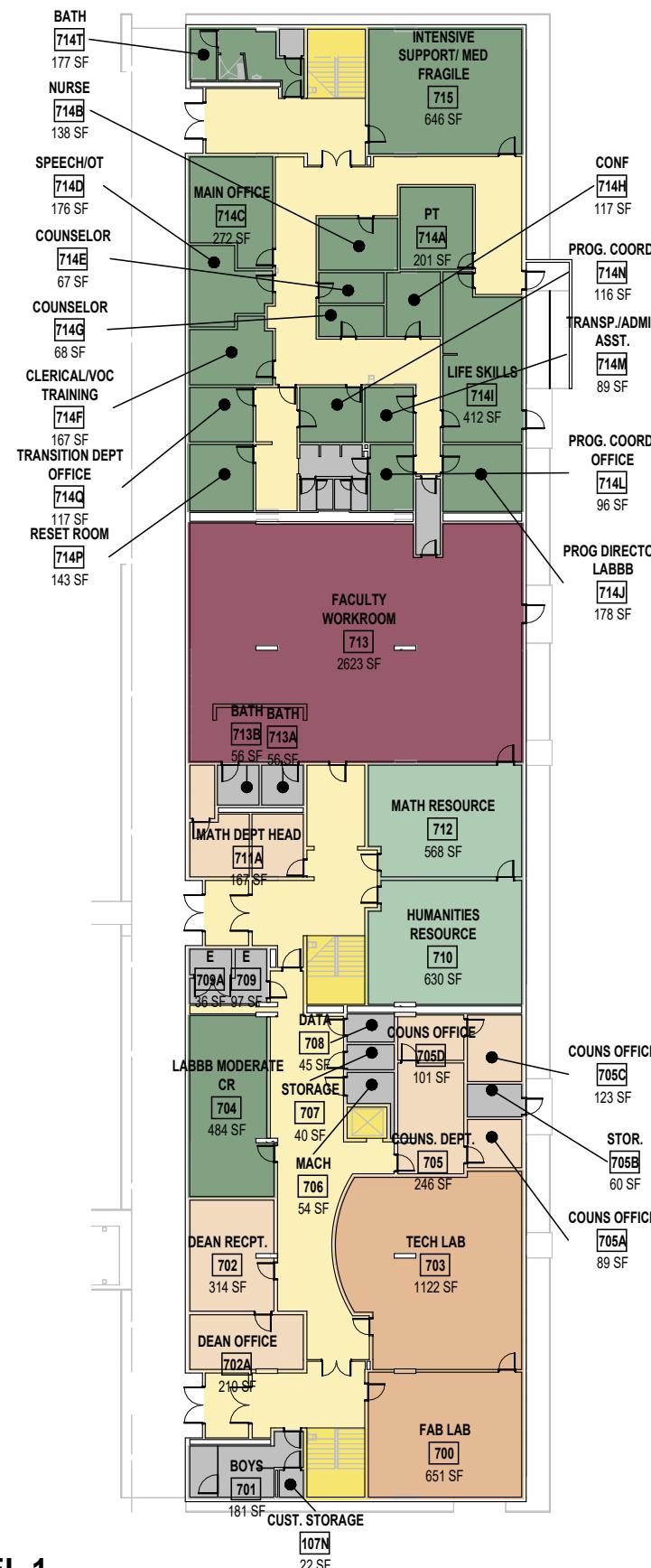


LEVEL 2



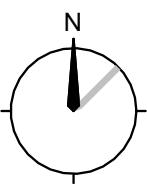
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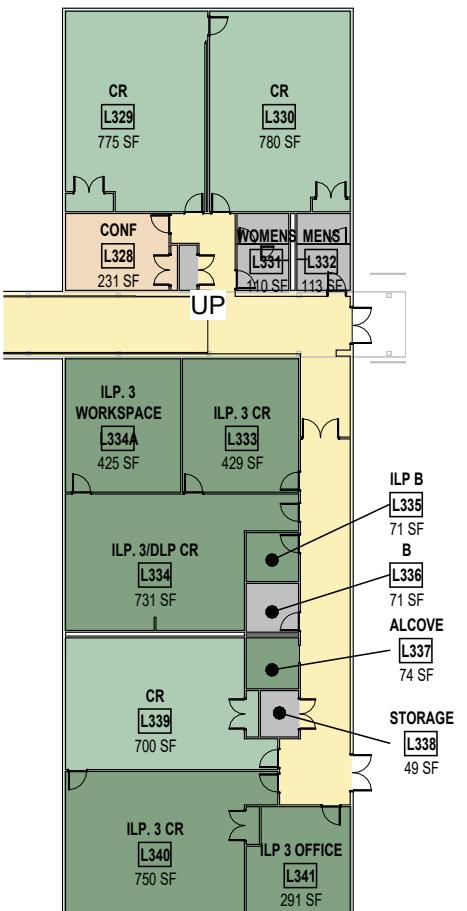




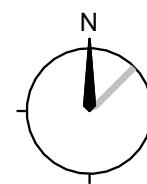


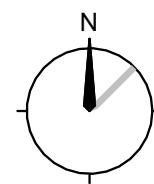
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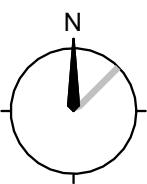
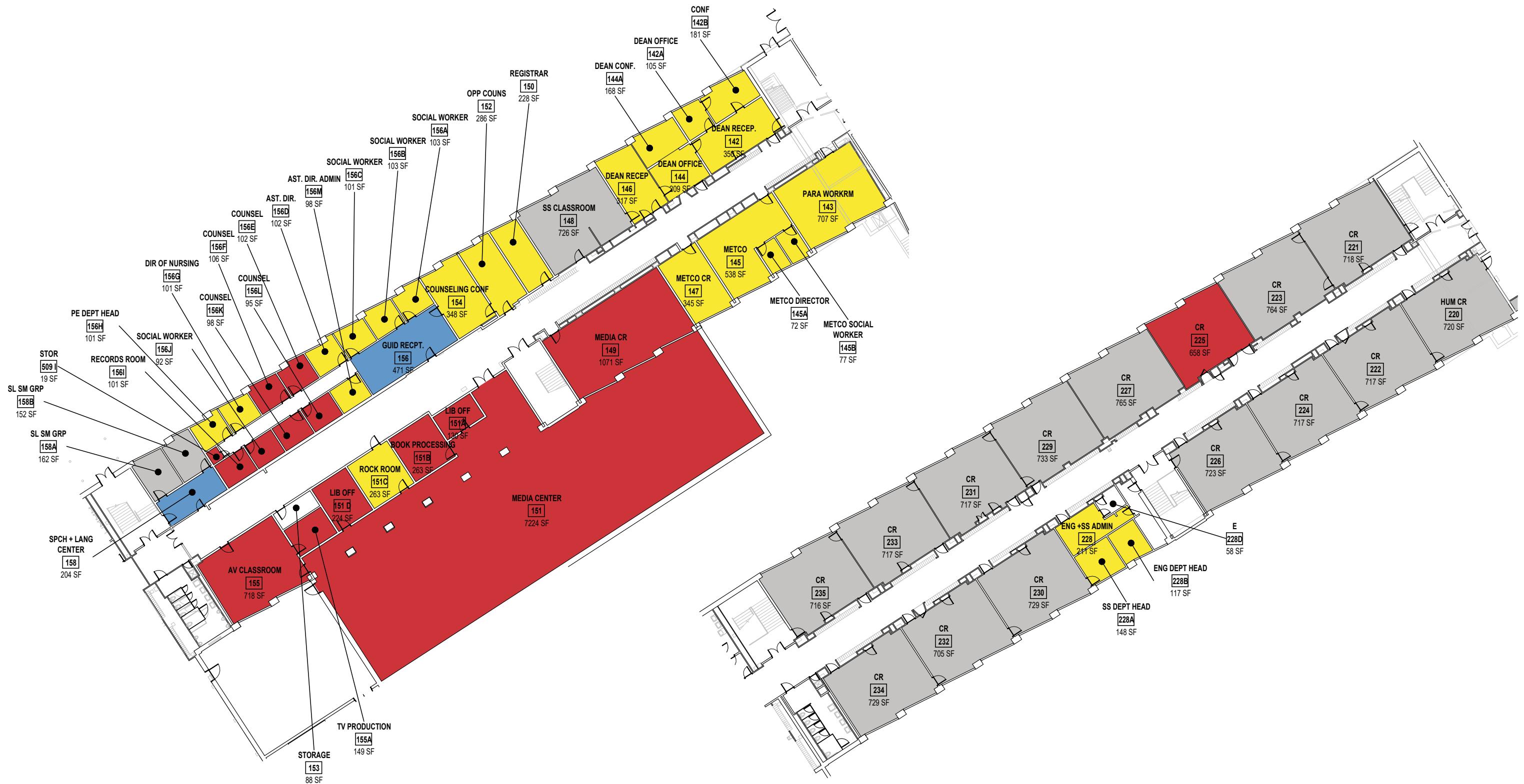


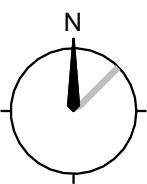


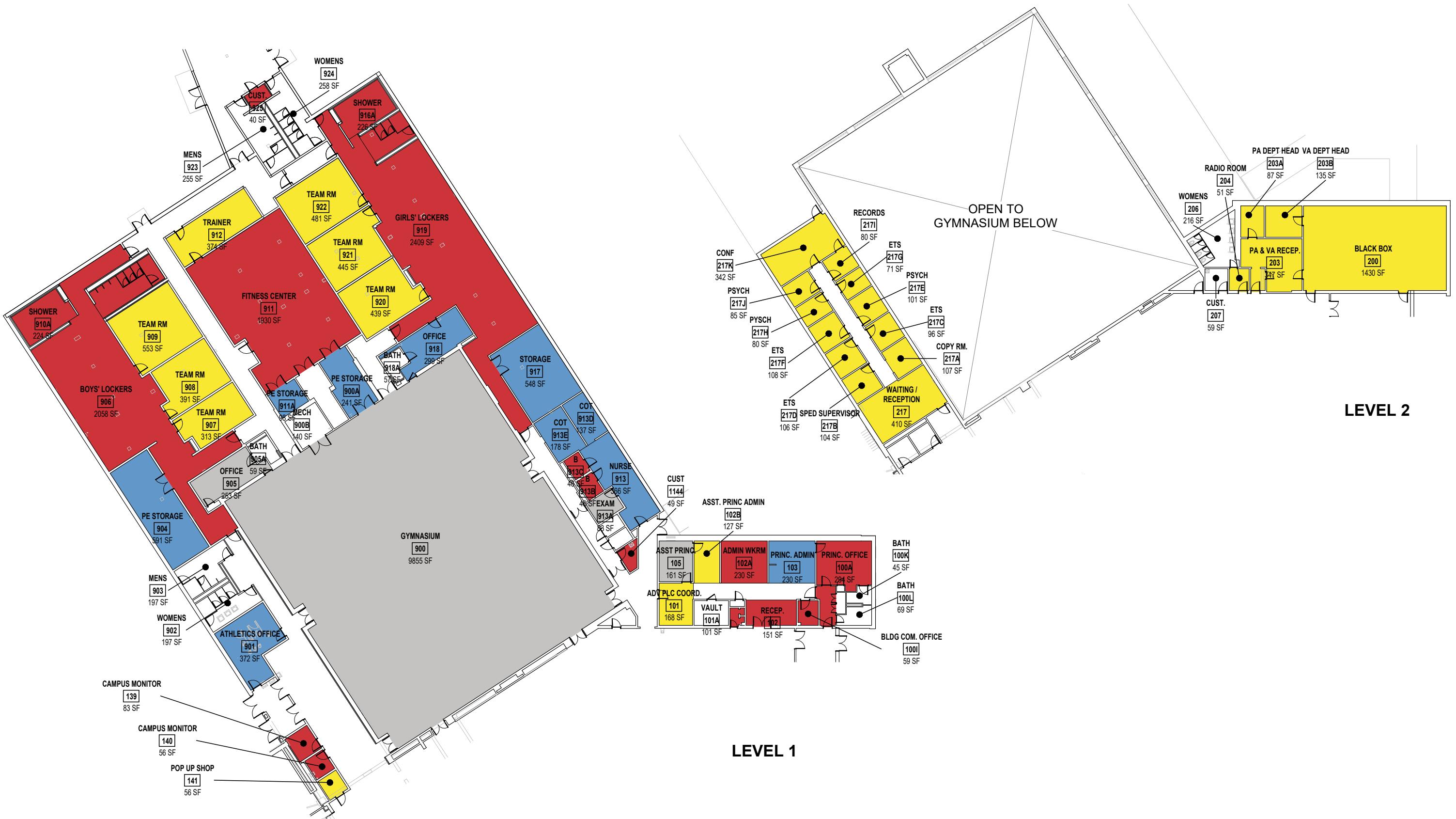
LEVEL 1











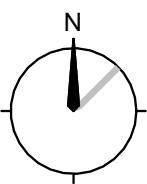
BUILDING E PLANS

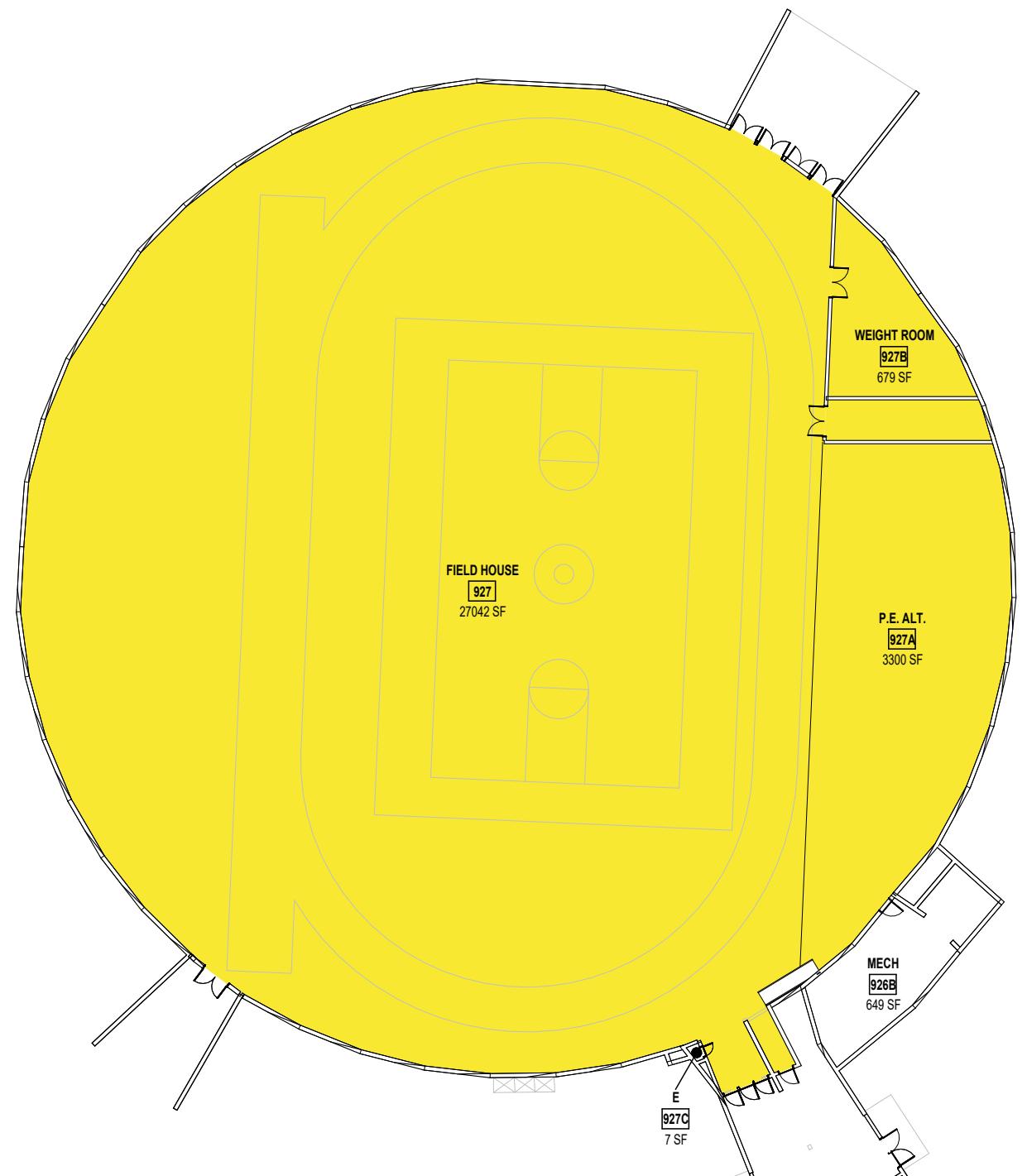
1/32" = 1'-0"

Lexington High School Existing Building

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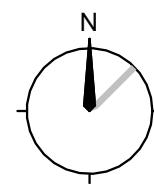




LEVEL 1

BUILDING F PLAN
1/32" = 1'-0"

Lexington High School Existing Building



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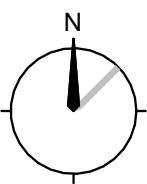
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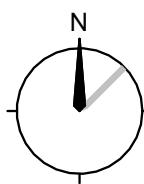
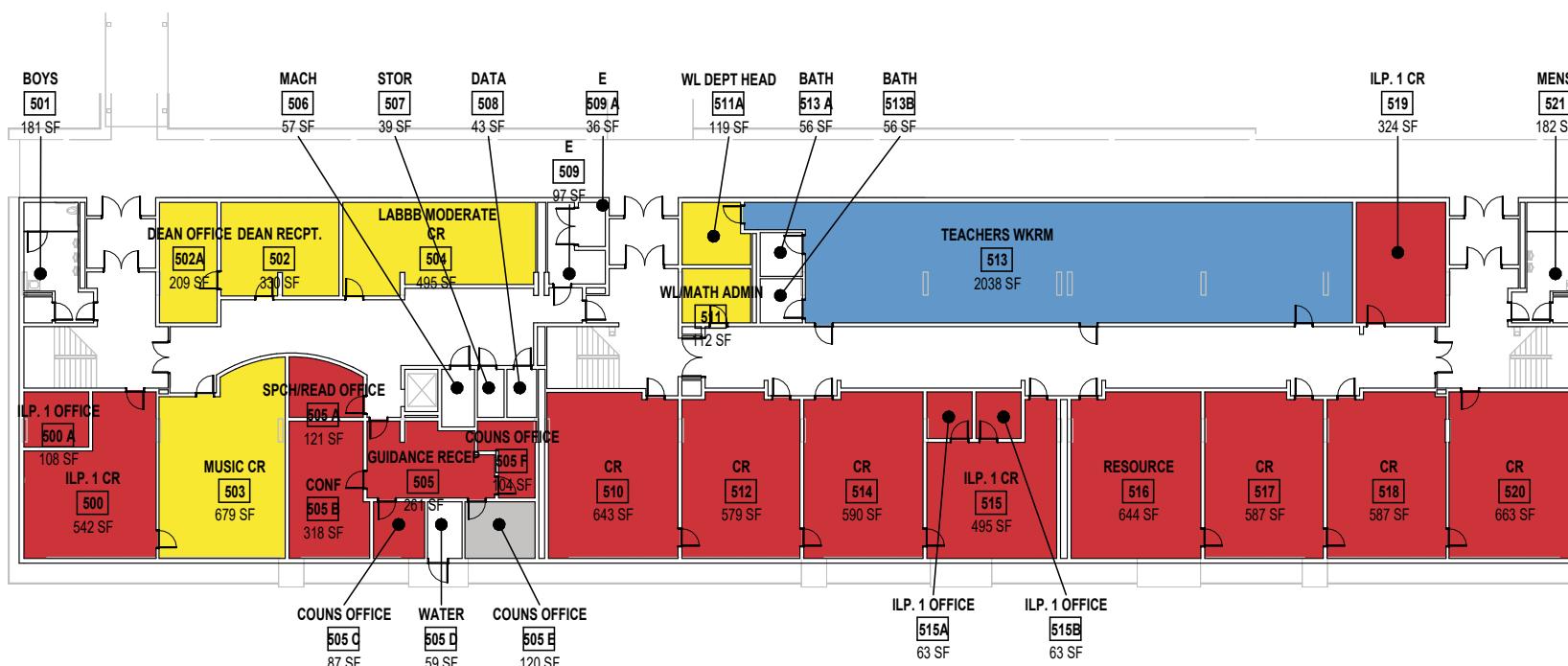
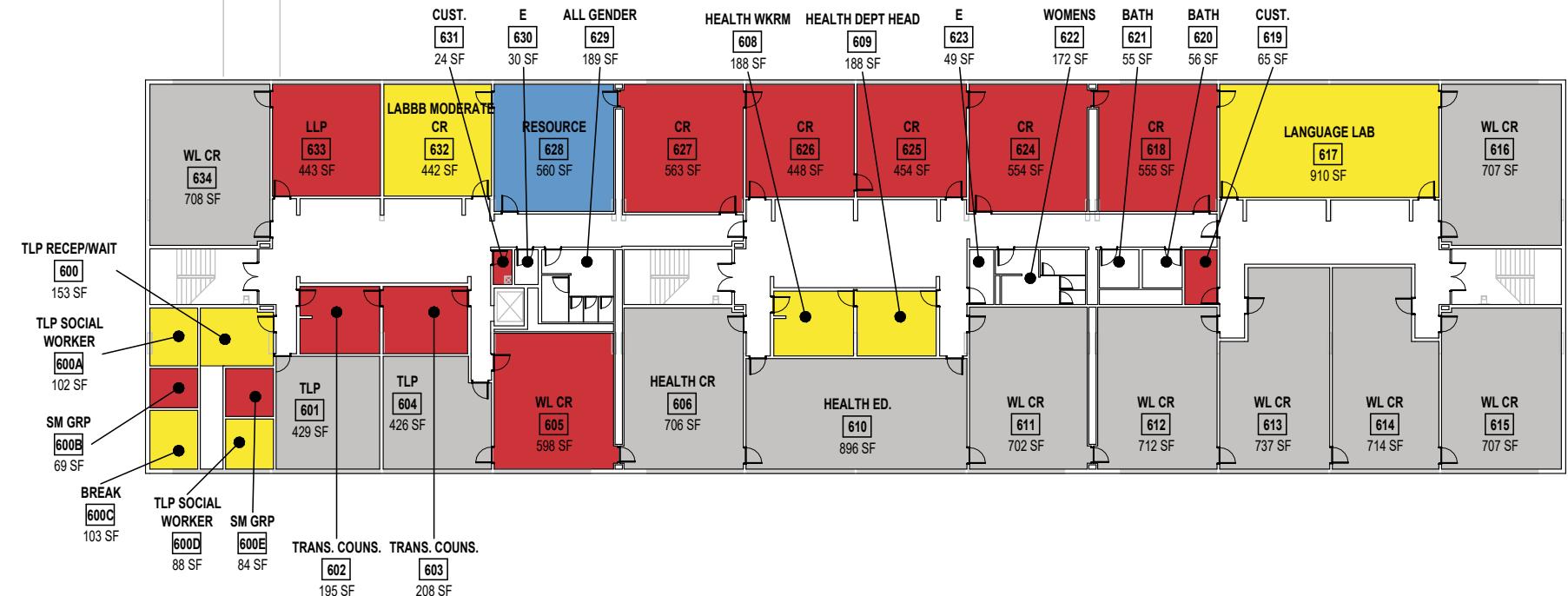
BUILDING G PLANS

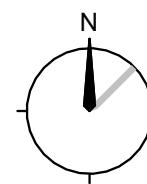
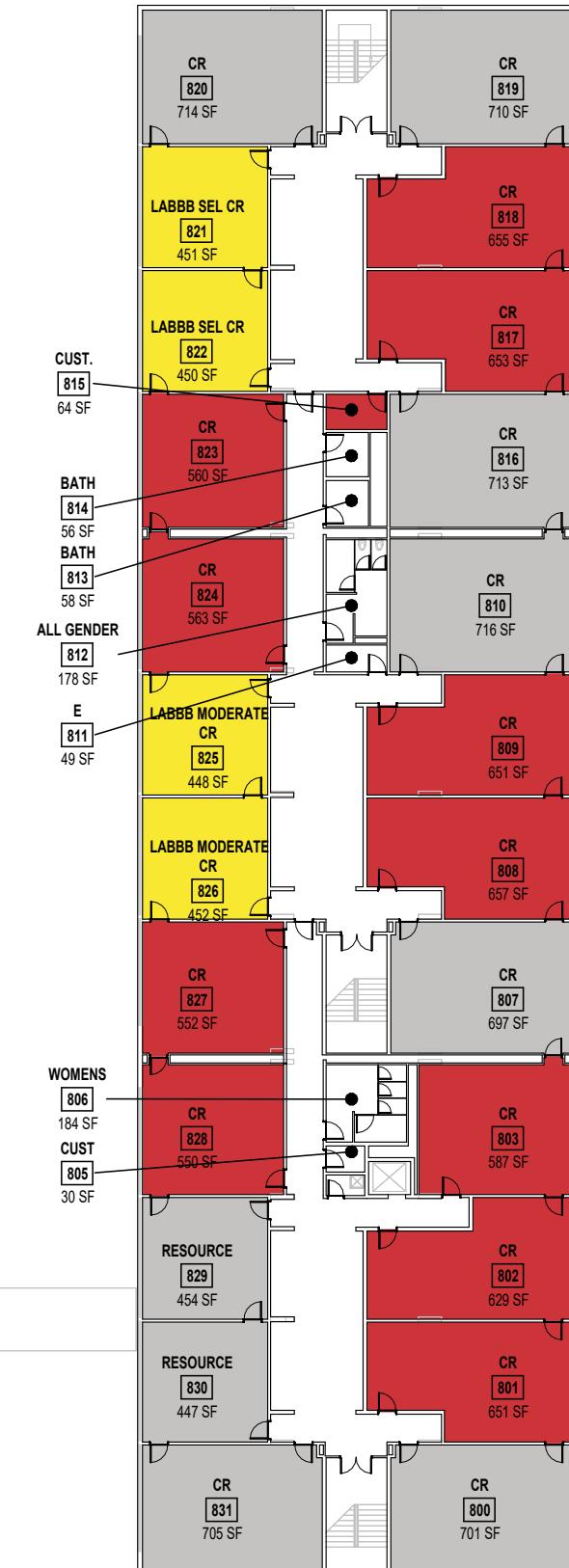
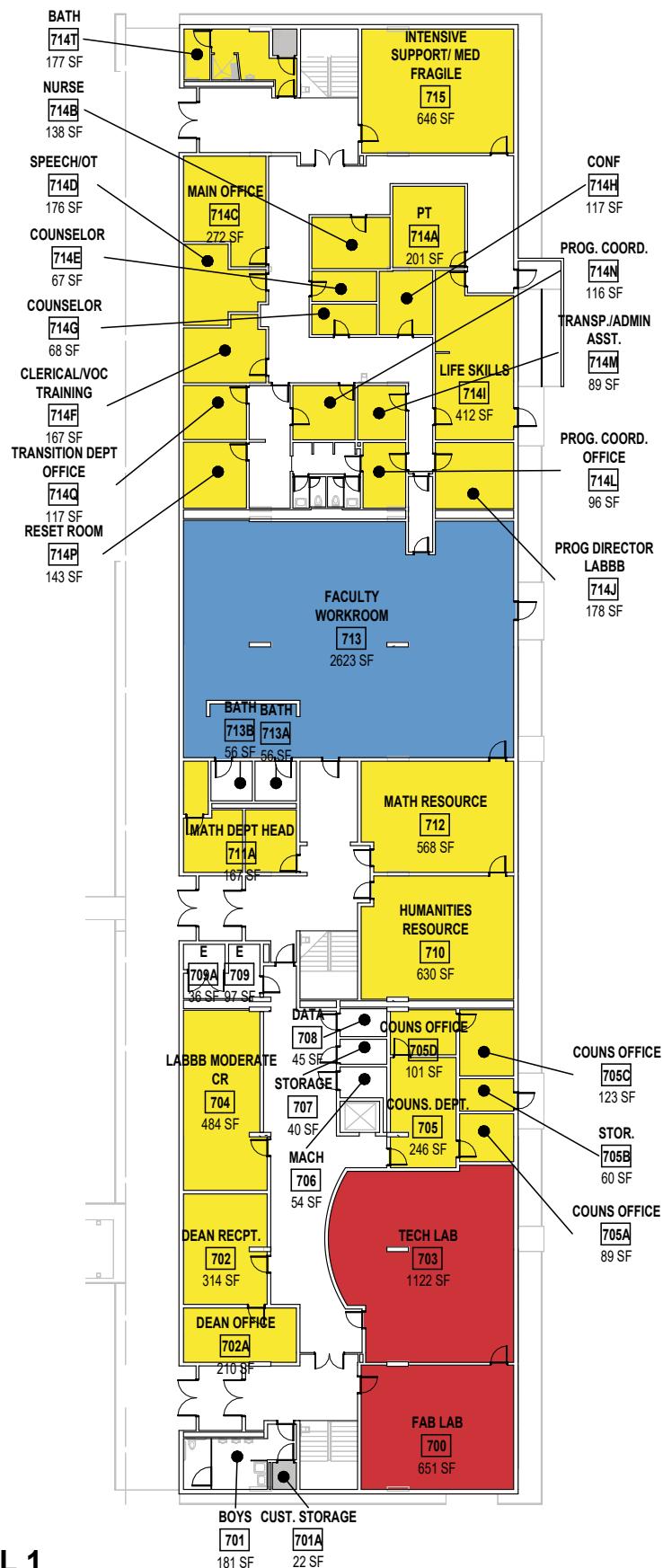
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Lexington High School Existing Building

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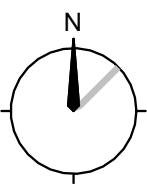


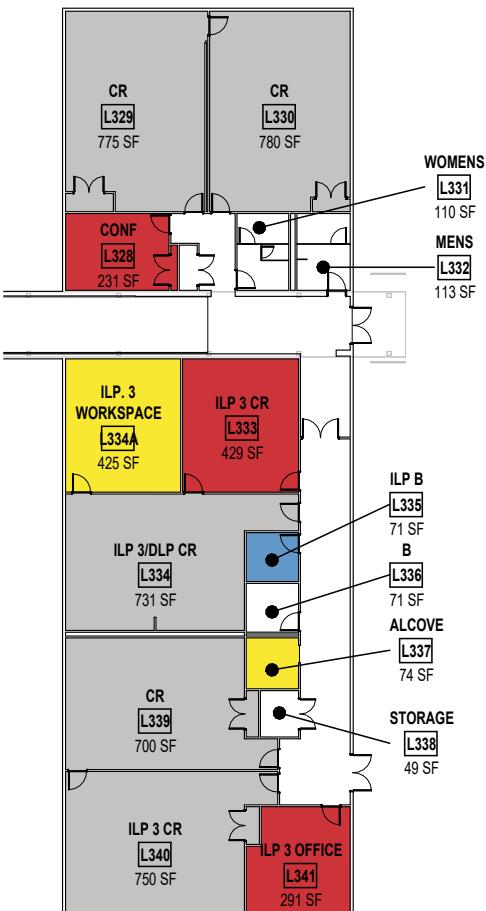






LEVEL 1





LEVEL 1

