

Lexington High School

School Building Committee



1.Call to Order

2.Vote Previous Meeting Minutes 12:00 - 12:05 p.m.

- [September 3, 2024](#)
- [September 9, 2024](#)

3.Introduce: Review Expansion Potential and Locations & 3 or 4 Story Building 12:05 – 12:20 p.m.

4.Discuss: Ground Floor Program & Footprint Area, Total Gross Square Footage, Choose one "New Construction on Fields" Massing Option, & "Phased-in-Place" Options 12:20 – 1:25p.m.

5.KartoonEDU Videos 1:25 - 1:30 p.m.

6.Vote: SBC to approve the RFQ

7.Public Comment 1:35 – 1:45 p.m.

8.Reflections/Action Items 1:45 – 2:00 p.m.

9. Adjourn – 2:00 p.m.

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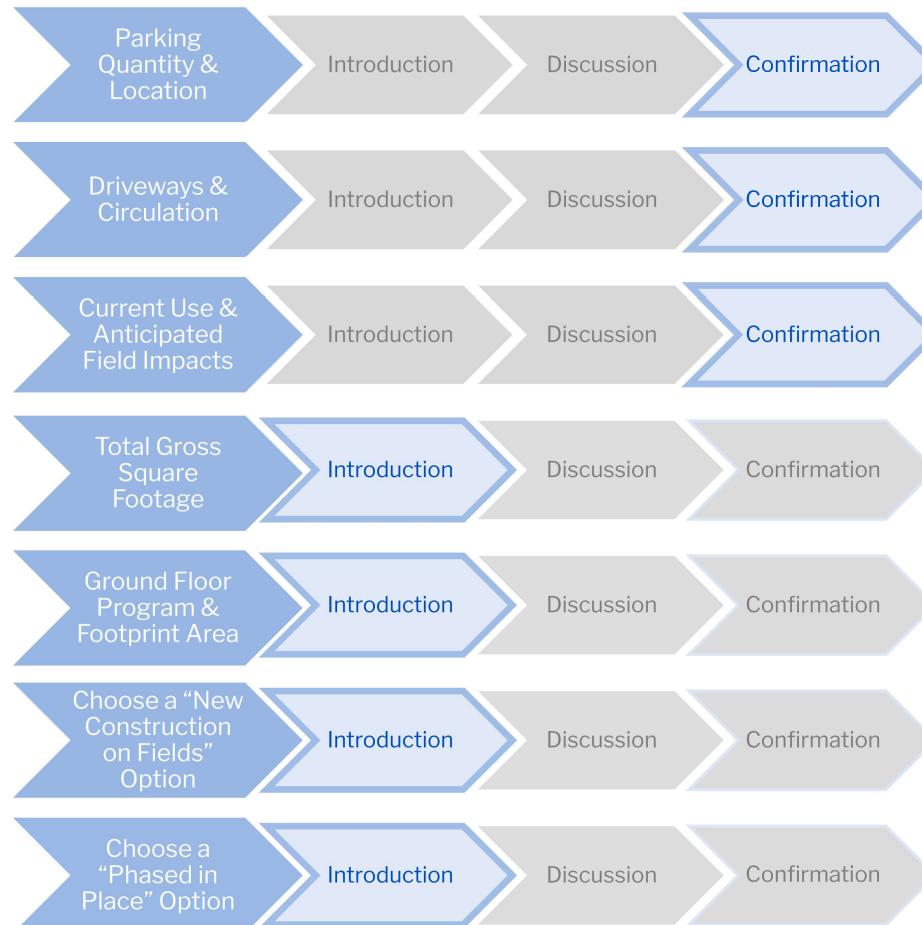
Agenda

1. PSR Decision Progress Update
2. Introduce: Expansion Potential & Locations
3. Introduce: 3 or 4 stories
4. Discuss : Total Gross Square Footage
5. Discuss : Ground Floor Program & Footprint Area
6. Discuss : "New Construction on Fields" Options
7. Discuss: "Phased in Place" Options
8. Next Steps

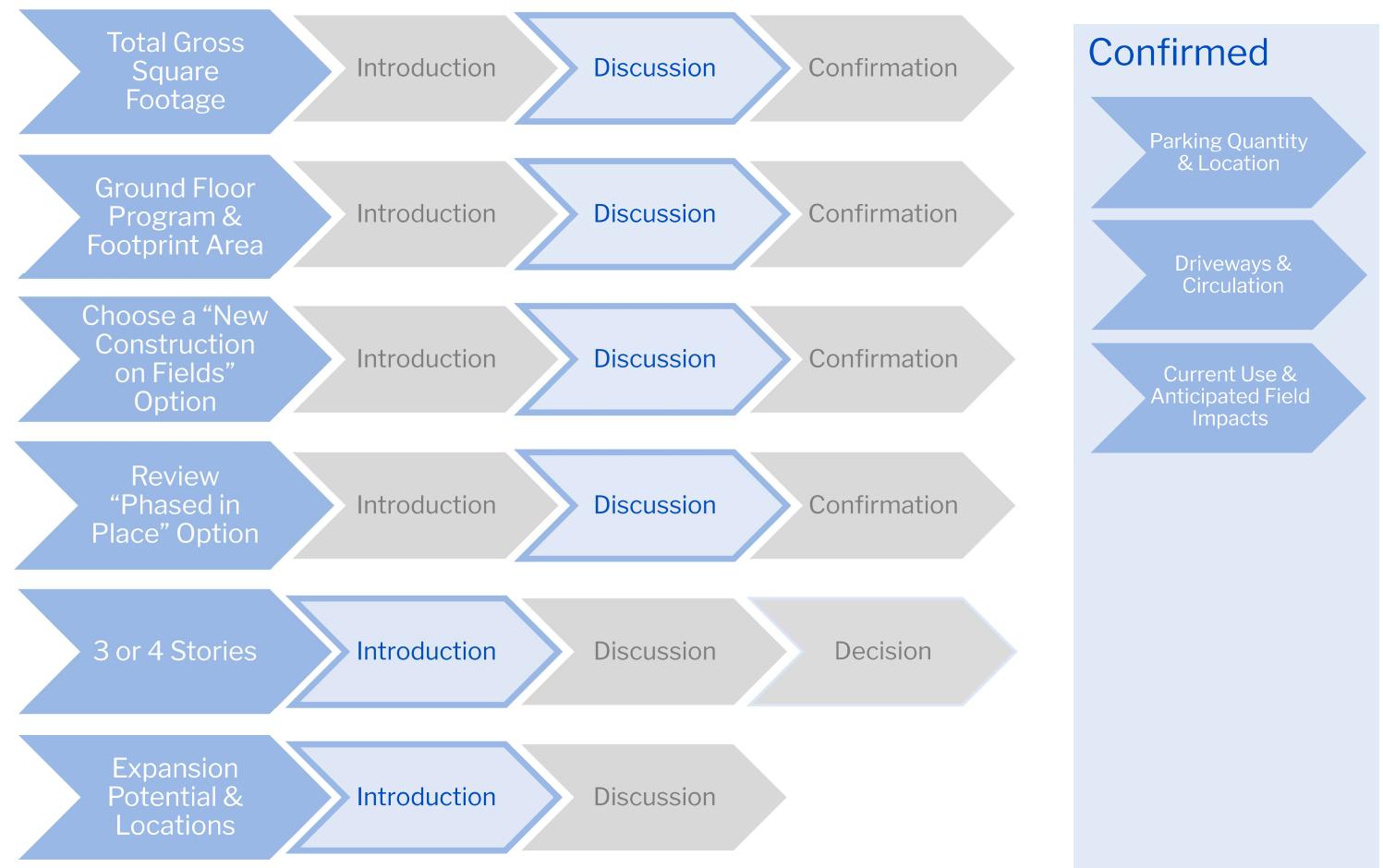
PSR Decision Progress Update

smma

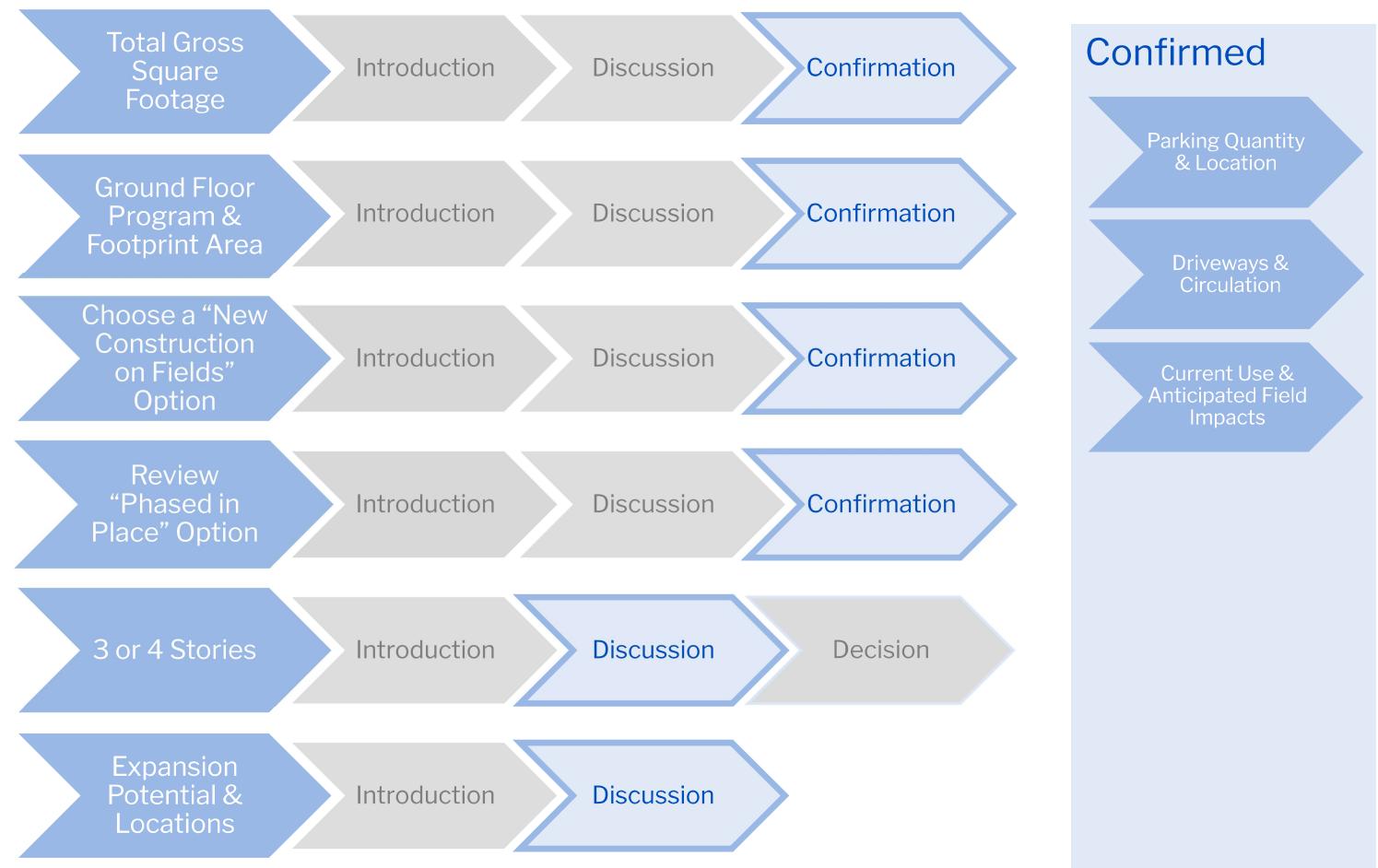
Progress Update/ 9.3



Progress Update/ 9.16

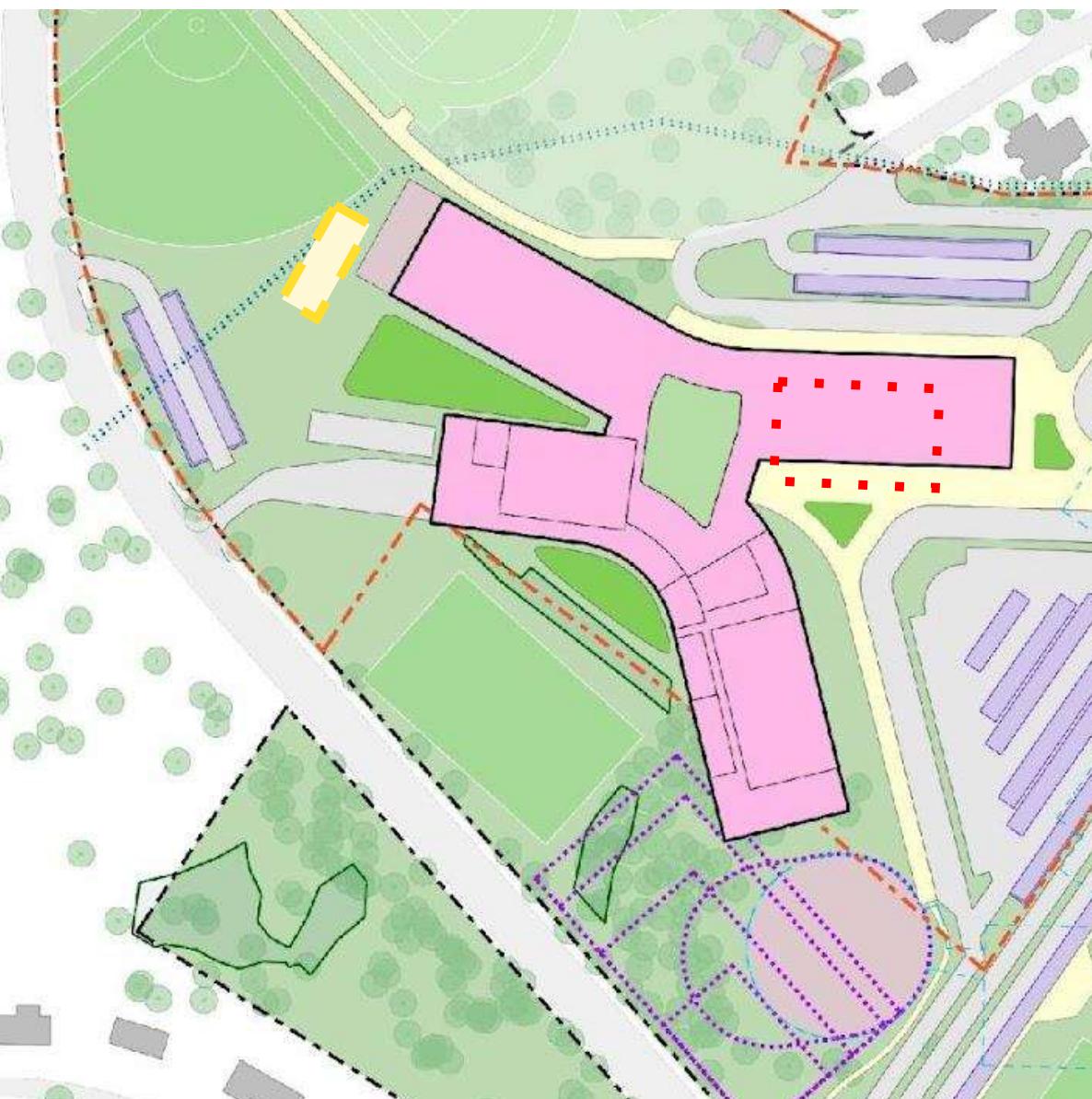


Progress Update/ 9.30



Introduction: Expansion Potential & Locations

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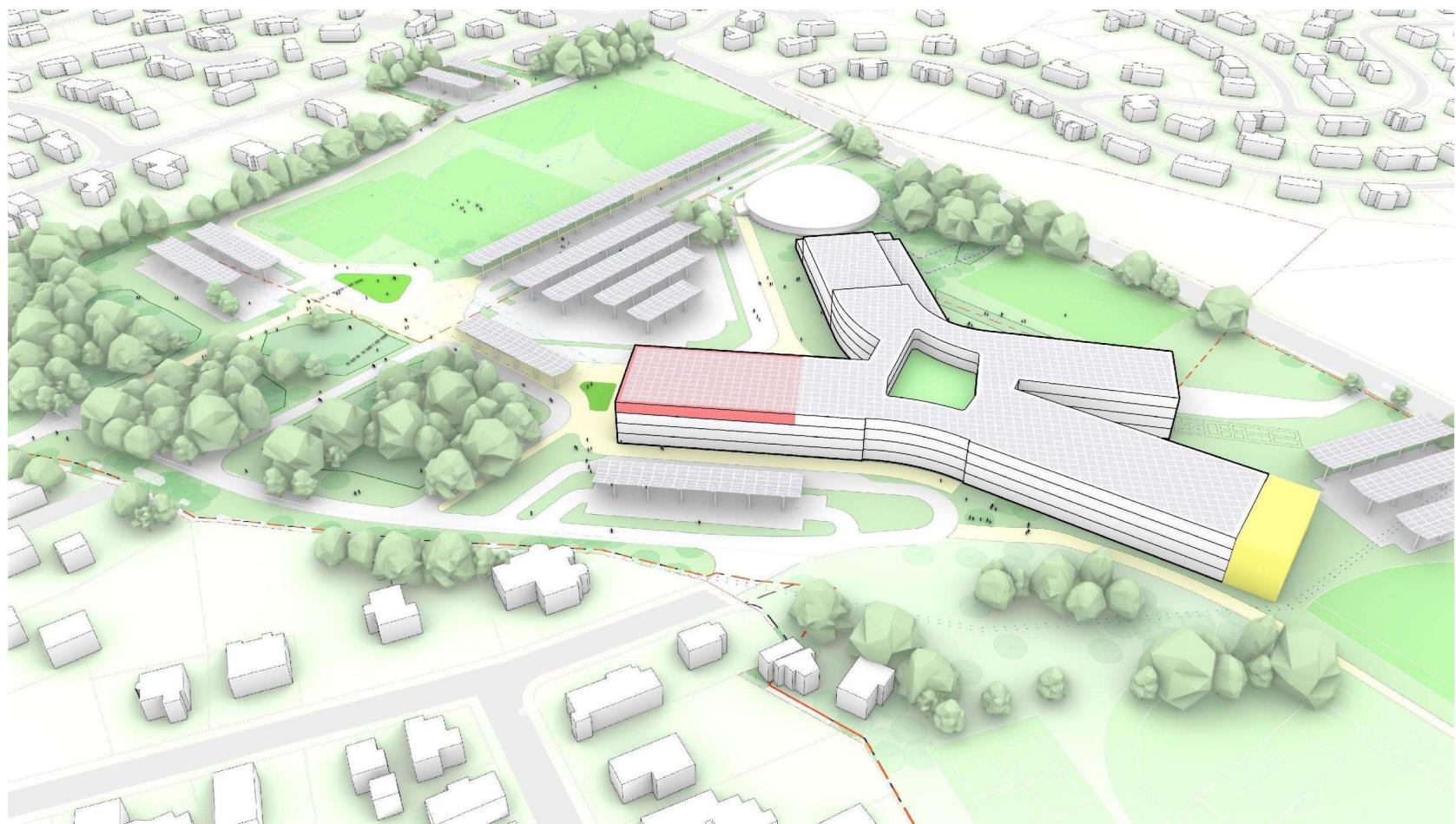
Option C.1d – ‘BRANCH’ 4-story Massing +Expansion Plan

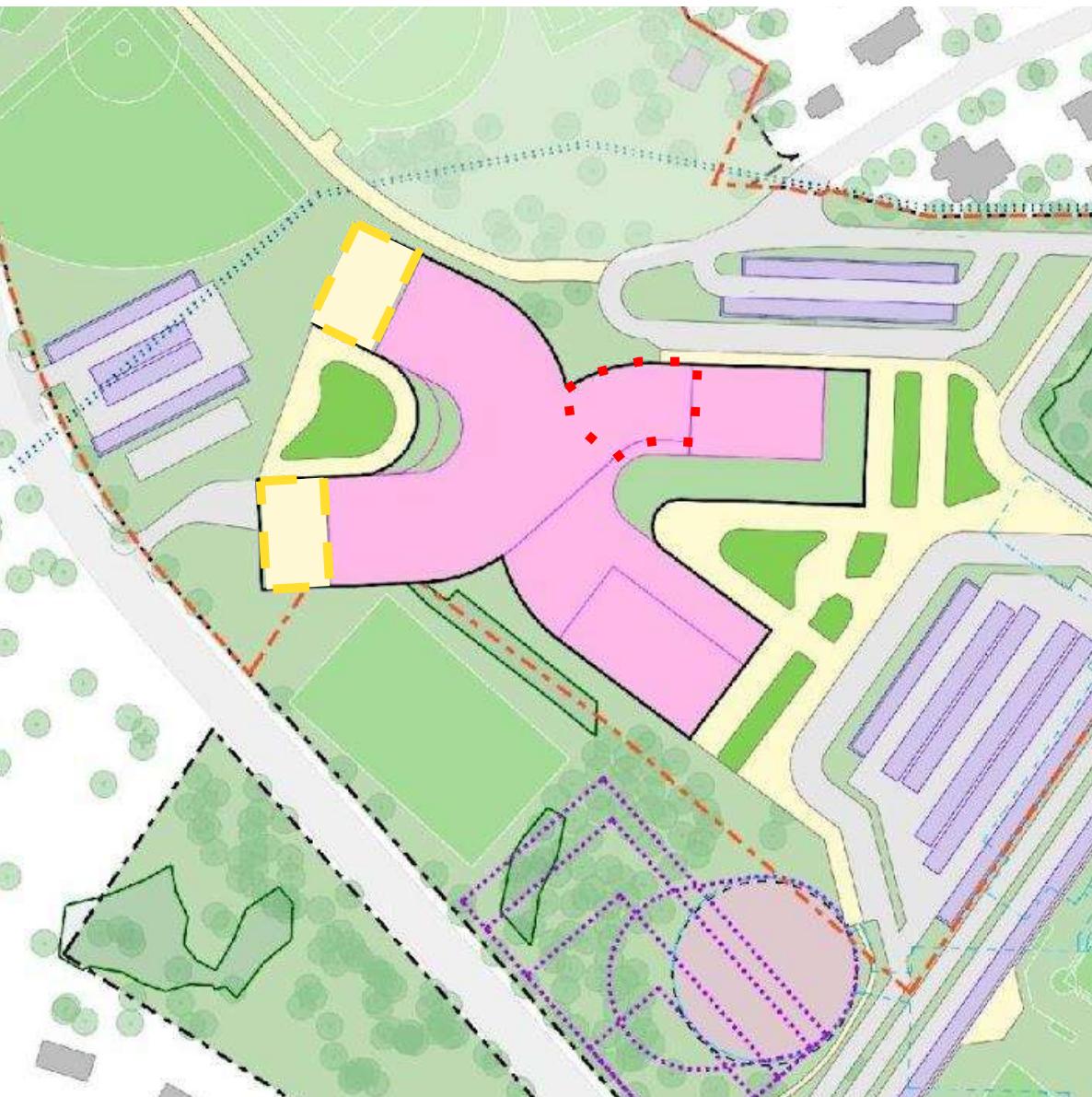
- 20,000 SF of future expansion space at Level 4 Central Office within fully enclosed building shell
- 24,000 SF (4 floors at 6,000 SF/Floor) of future horizontal expansion space in all new construction



NEW CONSTRUCTION ON FIELDS

Option C.1d – ‘BRANCH’ Massing – 4 Stories





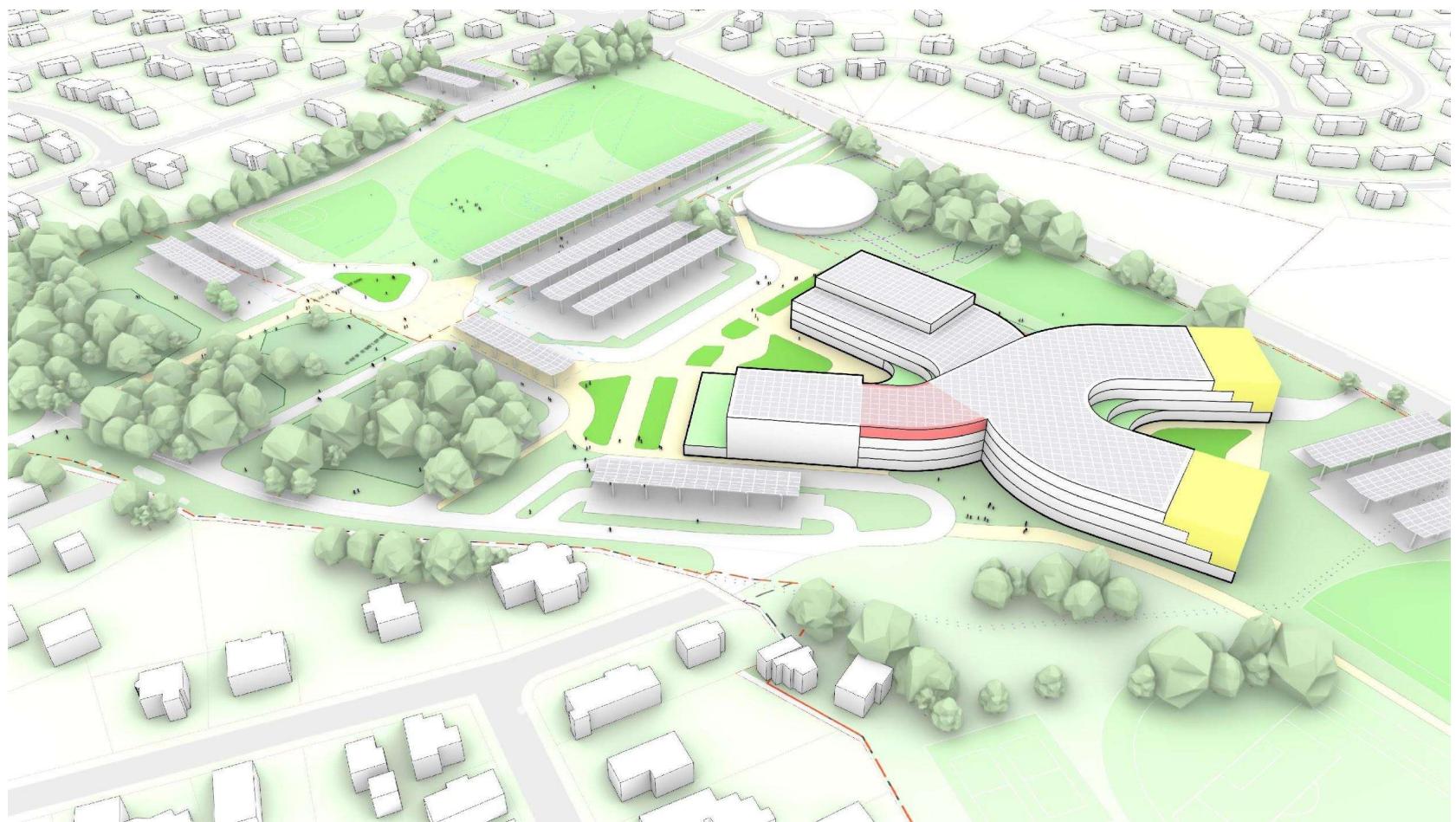
Option C.2b – ‘BRAID’ 4-story Massing +Expansion Plan

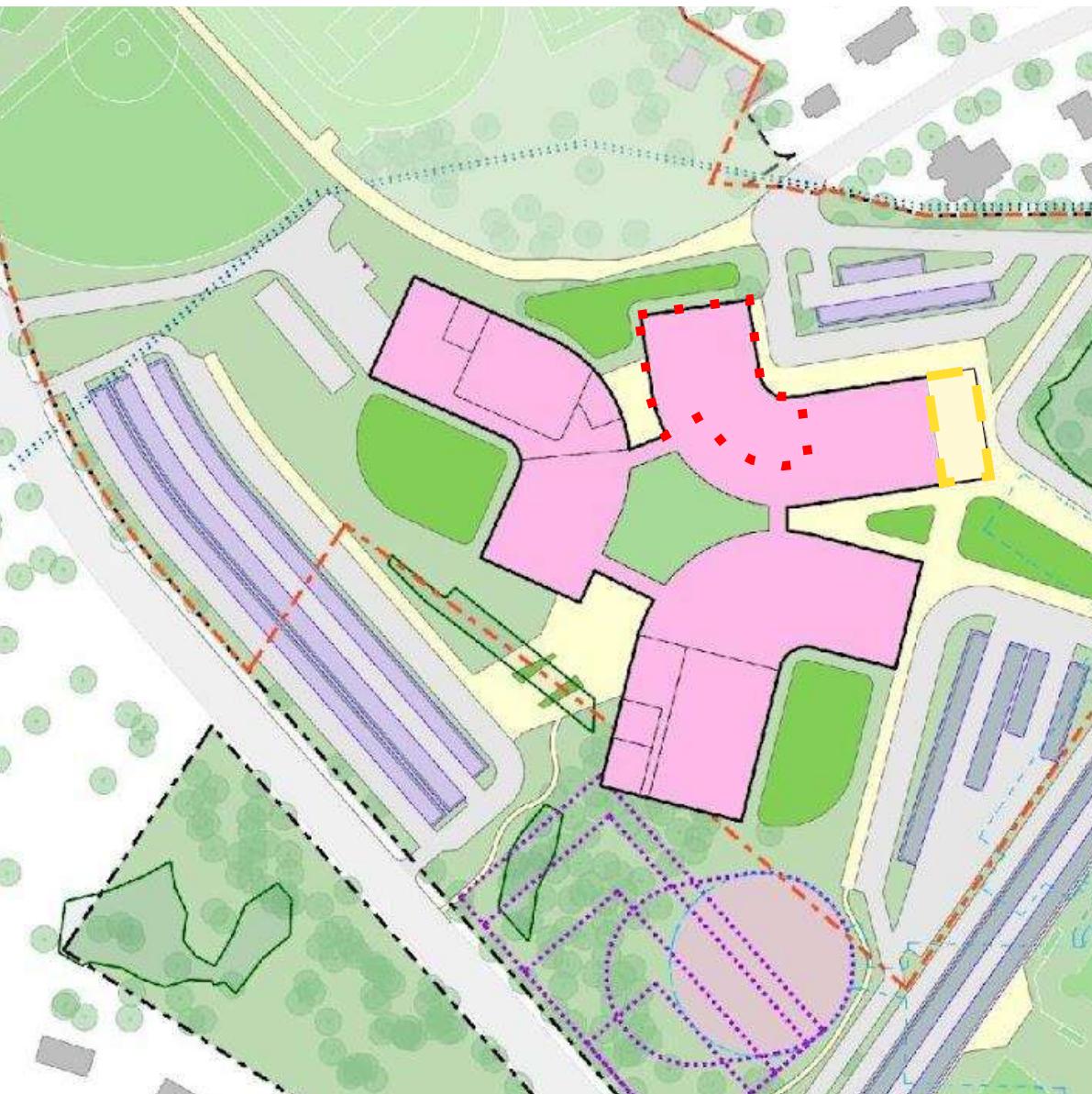
- 20,000 SF of future expansion space at Level 4 Central Office within fully enclosed building shell
- 24,000 SF of future expansion by enclosing outdoor terraces of stepped massing



NEW CONSTRUCTION ON FIELDS

Option C.2b – ‘BRAID’ Massing – 4 Stories





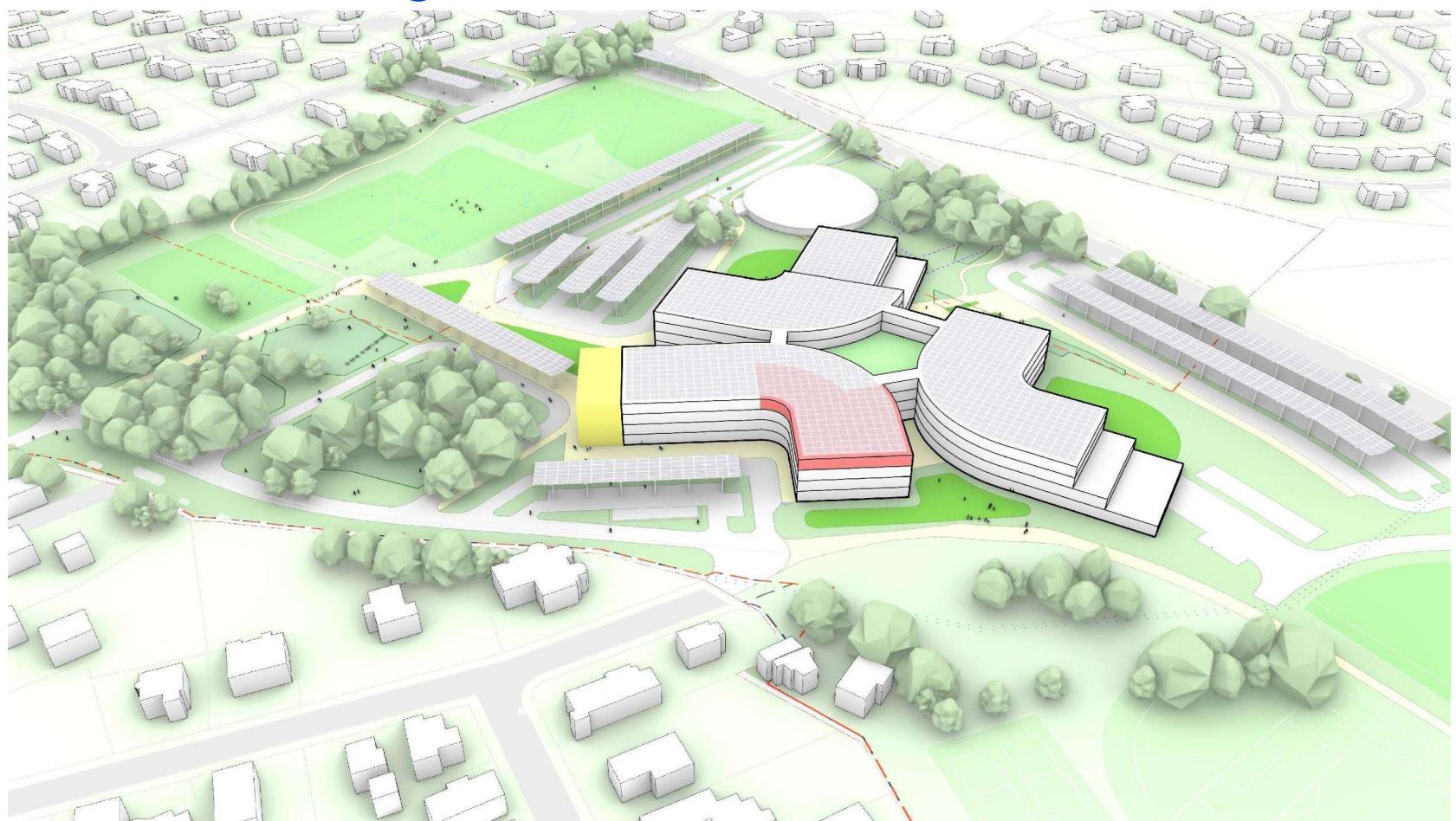
Option C.5b – ‘BLOOM’ 4-story Massing +Expansion Plan

- • • 20,000 SF of future expansion space at Level 4 Central Office within fully enclosed building shell
- — — 24,000 SF (4 floors at 6,000 SF/Floor) of future horizontal expansion space in all new construction



NEW CONSTRUCTION ON FIELDS

Option C.5b – ‘BLOOM’ Massing – 4 Stories





Option B.1– ‘QUAD’ 2-4 story Massing +Expansion Plan

* No future expansion space available at Central Office due to undersized structural grid in existing Building J

— 44,000 SF (4 floors at 11,000 SF/Floor) of future horizontal expansion space in all new construction



RENOVATION AND ADDITION – ON EXISTING FOOTPRINT

Option B.1 – ‘QUAD’ Massing





Option B.4– ‘FIGURE EIGHT’ 3-story Massing +Expansion Plan

- • • 20,000 SF of future expansion space at Level 3 Central Office within fully enclosed building shell
- 24,000 SF (3 floors at 8,000 SF/Floor) of future horizontal expansion space in all new construction



ADDITION RENOVATION – ON EXISTING FOOTPRINT

Option B.4– ‘Figure Eight’ Massing





Option D.2 – ‘WEAVE’ 4-story Massing +Expansion Plan

- • • 20,000 SF of future expansion space at Level 4 Central Office within fully enclosed building shell
- 24,000 SF (4 floors at 6,000 SF/Floor) of future horizontal expansion space in all new construction



NEW CONSTRUCTION – ON EXISTING FOOTPRINT

Option D.2 – ‘WEAVE’ Massing – 4 Stories



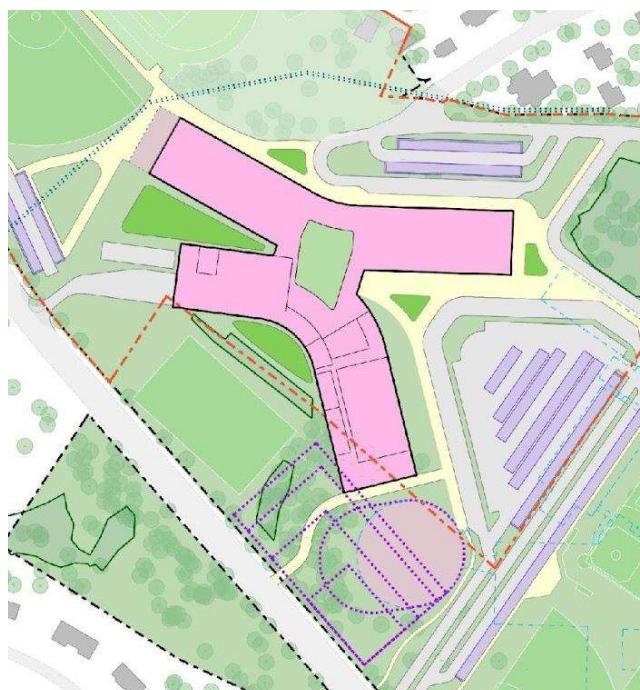
Introduction: 3 or 4 Stories

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Discussion/ 3 or 4 Stories

4 Story Massing - Current

C.1d Branch



C.2b Braid



C.5b Bloom



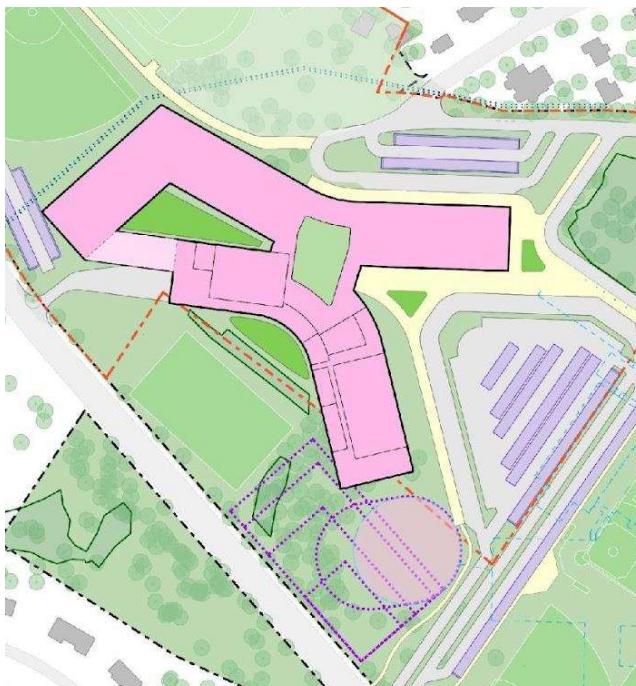
Discussion/ 3 or 4 Stories

3 Story Massing - Study

For comparison purposes only- Not Recommended

- Increases foundation area
- Increases travel distance
- Reduces access to outdoor space
- Impacts vehicle access and parking

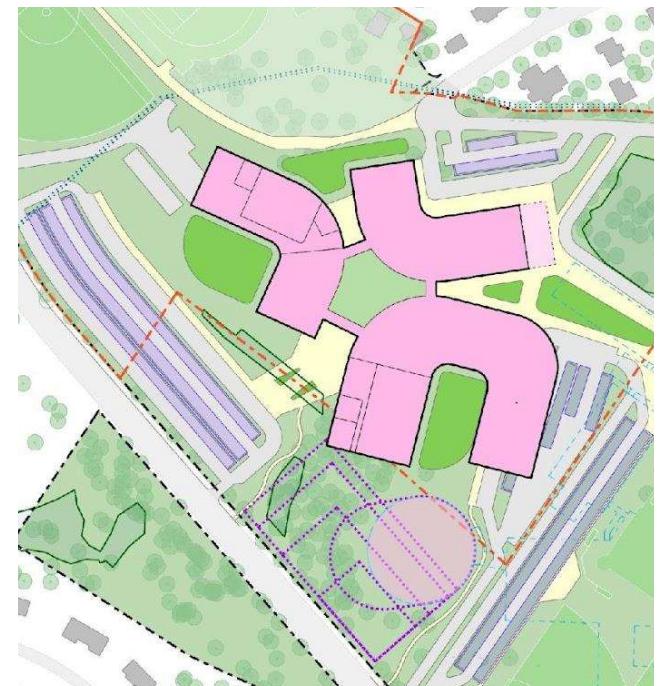
C.1d Branch



C.2b Braid



C.5b Bloom



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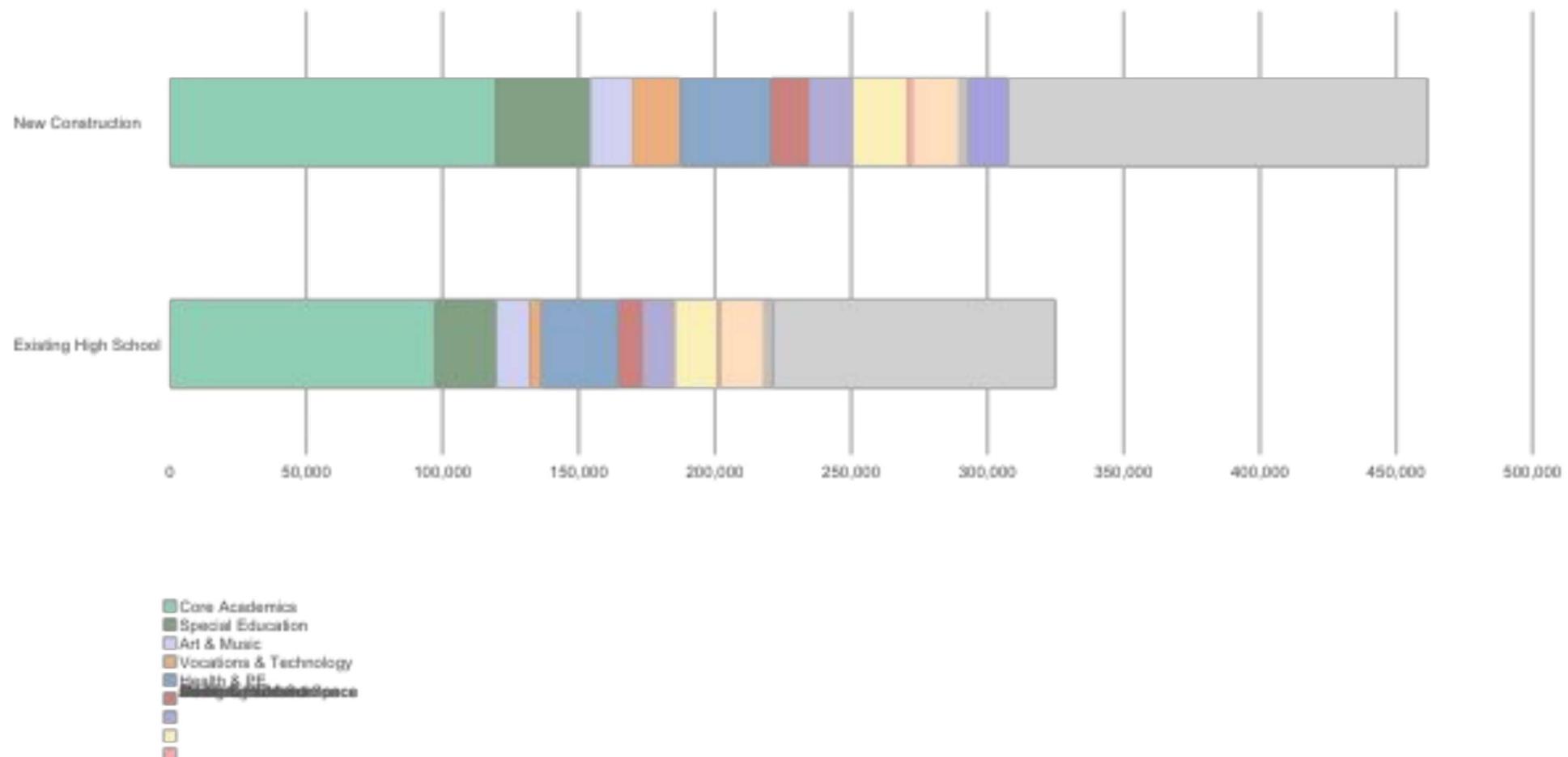
Discussion: Total Gross Square Footage

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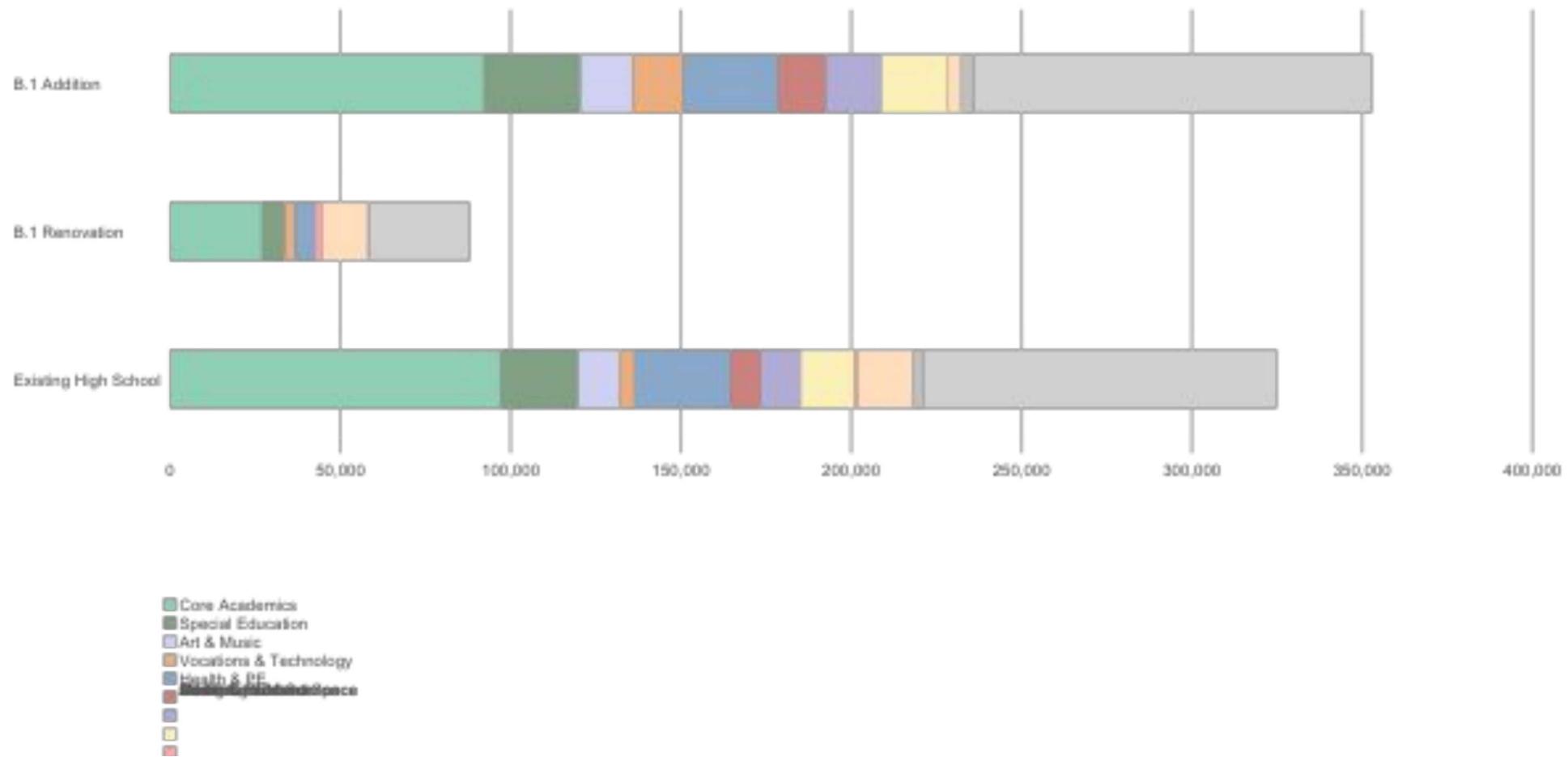
Whole Building Program/Proposed Space Summary

Room Type	Existing Area (SF)	Proposed Area (SF)
Core Academic	97,199	119,230
Special Education	22,675	35,025
Art & Music	12,186	15,350
Vocation & Technology	4,271	17,720
Health & Physical Education	28,213	33,250
Media Center	8,912	13,890
Auditorium/Drama	11,814	16,300
Dining & Food Service	15,783	19,520
Medical	856	2,100
Administration & Guidance	15,970	17,170
Custodial & Maintenance	3,502	3,722
Other (school store, pop up shop/gallery)	125	600
Central Office	0	13,800
Non-Programmed Spaces (circulation, elevators, bathrooms, closets, supply, storage, MEP, FP, structure, etc.)	103,452	153,839
Total Building Gross Floor Area	324,958	461,516

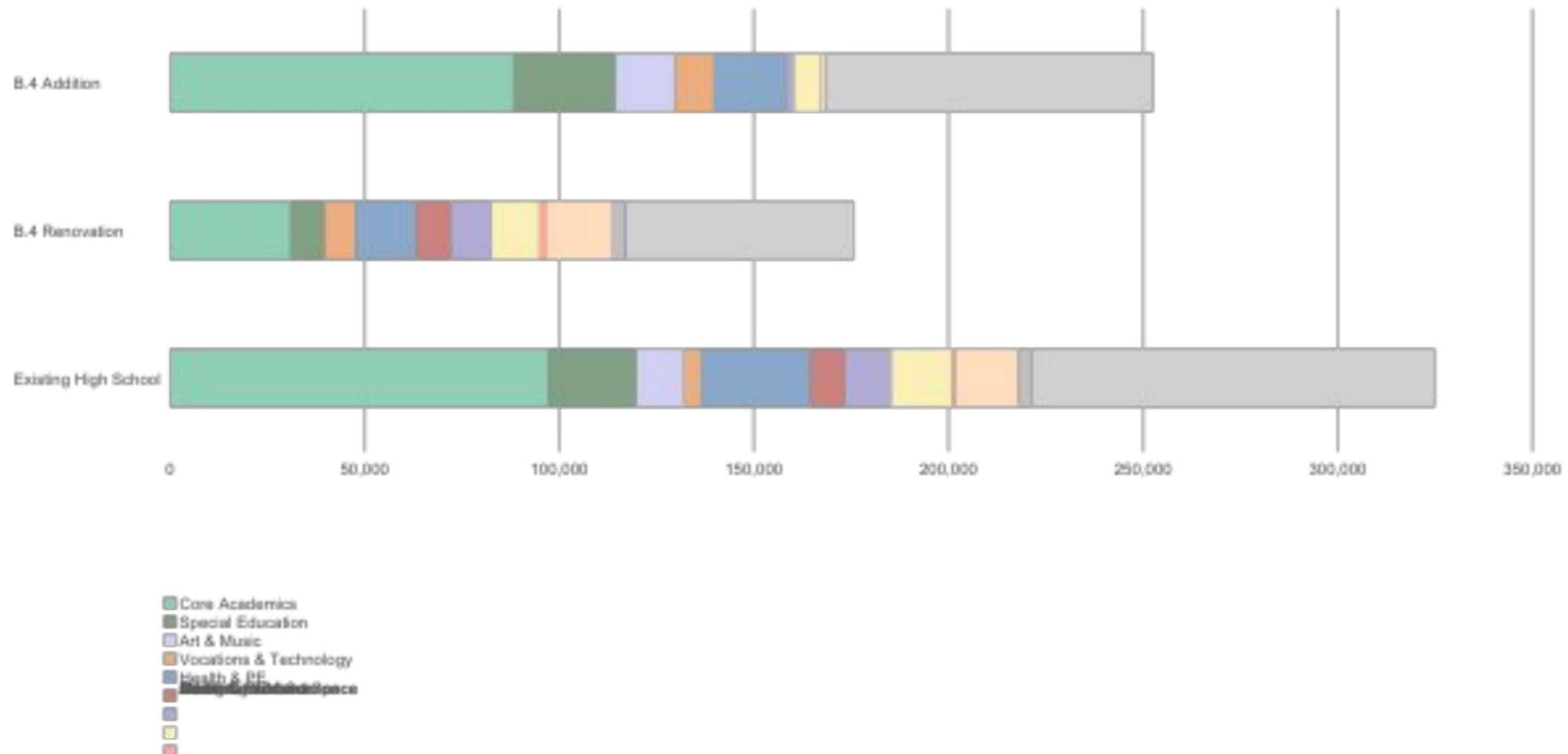
Whole Building Program/Existing High School vs. All New Construction



Whole Building Program /Existing High School vs. Addition/Renovation Alt B.1



Whole Building Program /Existing High School vs. Addition/Renovation Alt B.4

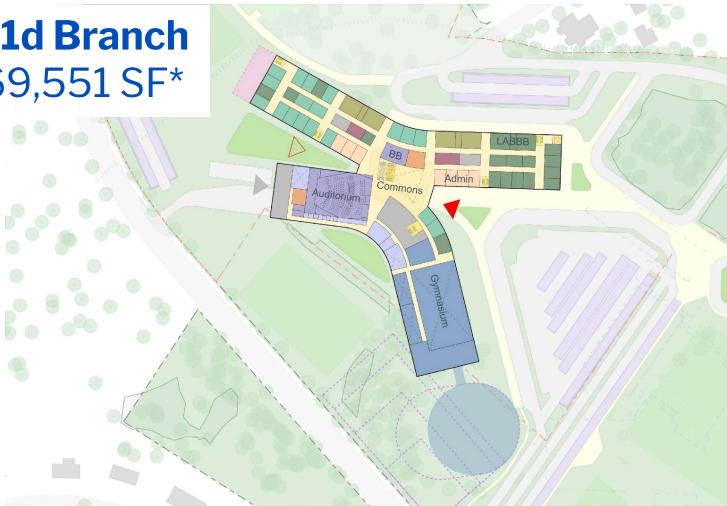


Discussion: Ground Floor Program and Footprint Area

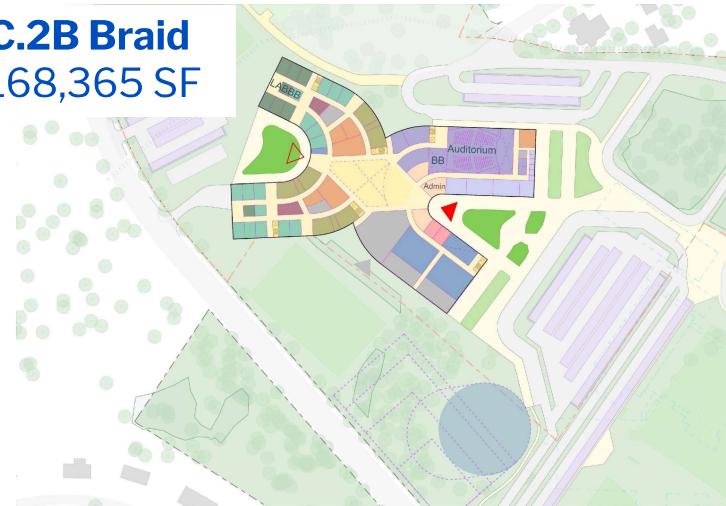
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Discussion/ Footprint Area – New Construction on Fields

C.1d Branch
169,551 SF*



C.2B Braid
168,365 SF



C.5B Bloom
173,013 SF*

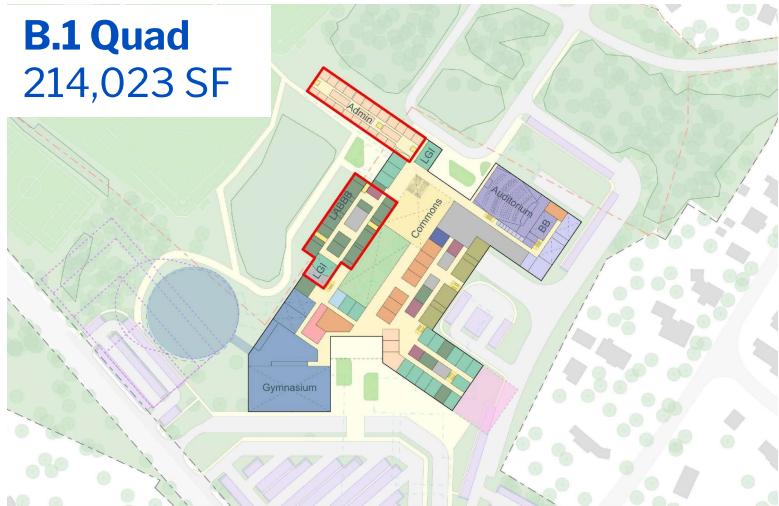


*Potential ~7,000 SF reduction of footprint with Level 2 Gymnasium (Roughly \$240,000 Construction Cost or 0.05% of total)

Discussion: Confirm preference for Gymnasium on Level 1 or Level 2

Discussion/ Footprint Area – Phased in Place

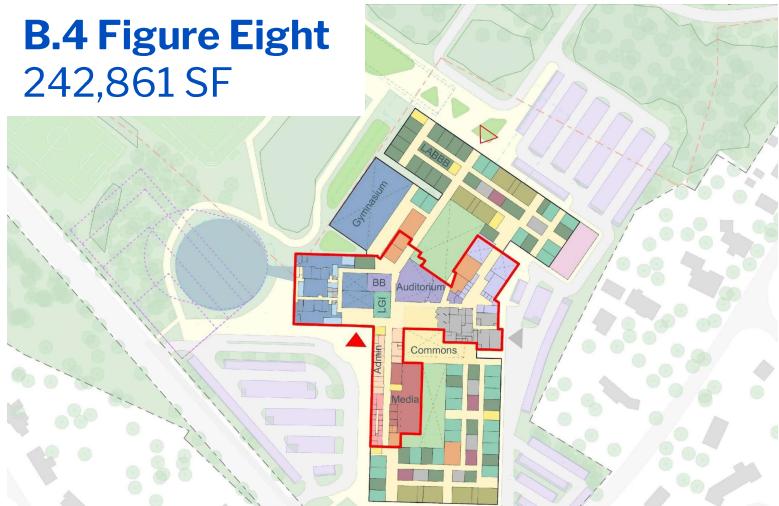
B.1 Quad
214,023 SF



D.2 Weave
156,400 SF



B.4 Figure Eight
242,861 SF



Discussion: Choose a “New Construction on Fields” Option

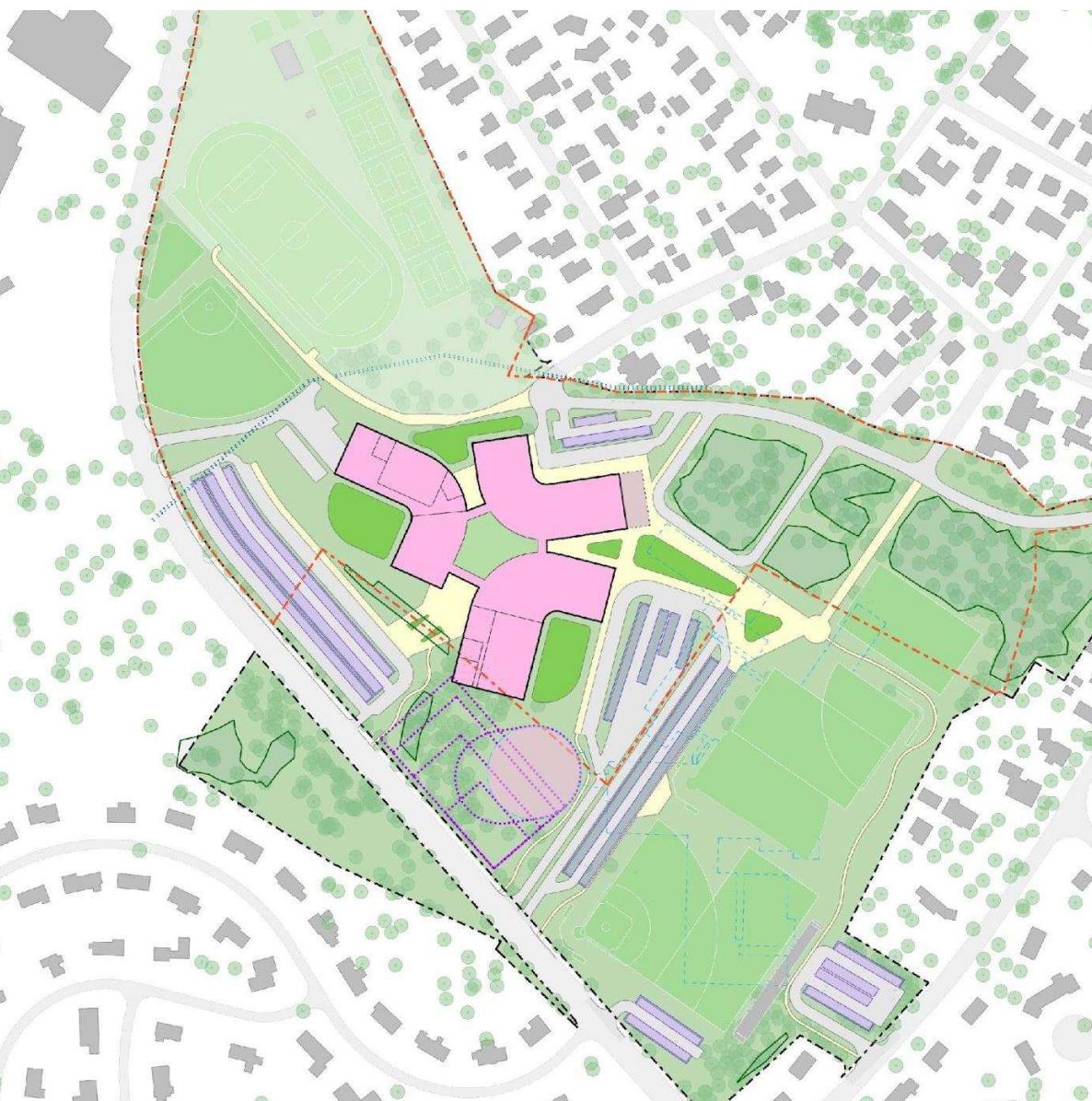
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Discussion/ Choose a “New Construction on Fields” Option

Construction Alternatives: Concept Facts



Concept Facts	C.1d Branch	C.2b Braid	C.5b Bloom - REVISED
Size of Site		57.8 acres	
Northern Recreation Area		12.2 acres	
Wetlands		4.1 acres	
Potential Site Area for LHS Development		41.5 acres	
Athletic Fields & Outdoor Space		24.6 acres	
C1-Varsity Baseball Field	Relocated	Relocated	Reconstructed
C2-Varsity Softball Field		Reconstructed	
C3-JV Baseball Field		Relocated	
C4-Little League Diamond		Relocated	
C5-Crumb Football Field		Relocated	
C6-Worthen Practice Field		Relocated	
C7-Multi Use Rectangle	Relocated	Relocated	Reconstructed
C8-Multi Use Cricket		Relocated	
School Building & Central Office Gross Square Feet (GSF)		461,516	
Number of Stories		4	
School Building Footprint (SF)	169,550	168,365	173,013
Project Cost	\$595,000,000	\$598,000,000	\$591,000,000
Project Duration (Base Program Only)		4 Years	



Option C.5b – ‘BLOOM’ Ground Floor 09/03/2024

Positives:

- Level 1 program adjacencies
- Flexibility of program organization
- Good Civic Presence
- Visibility of main entry from Worthen Rd
- Scaled down massing at adjacent playground
- Potential for outdoor classrooms

Negatives:

- Large number of PV canopies between building and Worthen Rd





Option C.5b – ‘BLOOM’ REVISED 09/16/2024

Positives:

- Level 1 program adjacencies
- Flexibility of program organization
- Good Civic Presence
- Visibility of main entry from Worthen Rd*
- Scaled down massing at adjacent playground
- Potential for outdoor classrooms
- **Reconstructs but maintains current location of C1 lighted baseball field**

Negatives:

- Part of building on undeveloped land
- Construction close to existing school
- ***Large number of PV canopies between building and Worthen Rd**



09/16/2024

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NEW CONSTRUCTION ON FIELDS

Option C.5b – ‘BLOOM’ Massing (09/03/2024)



NEW CONSTRUCTION ON FIELDS

Option C.5b – ‘BLOOM’ Massing - REVISED 09/16/2024



Discussion/ Choose a “New Construction on Fields” Option

Construction Alternatives: Criteria Matrix

Rating Scale: Good Fair Poor



Topic	C.1d Branch	C.2b Braid	C.5b Bloom
Disruption to Students			
Academic Adjacencies			
Connection to Outdoors			
Organizational Flexibility			
Facilitates Inclusive Interactions			
Site Circulation			
Displacement of Fields			
Future Expansion			
Civic Presence			
Construction Duration			

Evaluation Criteria Definitions

Disruption to Students: How much, if at all, will construction impact students on a daily basis? E.g. travel to temporary modular classrooms or temporary lack of availability of certain program spaces.

Academic Adjacencies: placement of teaching and learning spaces that have strong relationships to each other and reinforce the goals of interdisciplinary, project based and hands on learning. Example – STEM: Science, Technology, Engineering and Math

Connection to Outdoors: student access to exterior spaces during the school day such as outdoor classrooms / learning; dining; socialization. This can include spaces at grade or roof area spaces.

Organizational Flexibility: as an interdisciplinary school, the ease of renaming / repurposing spaces to other uses as education evolves; identifying small learning communities.

Facilitates Inclusive Interactions: The ease of use for all students to feel comfortable throughout the school and site in academic and social environments and situations. A building that brings people together; a building where students and faculty want to be.

Site Circulation: Relates to both pedestrian and vehicular: clarity of movement for arrival / dismissal; separation of dissimilar modalities; access to outdoor learning environments and athletic fields.

Displacement of Fields: can include the temporary loss of field use for some portion of the construction period or the relocation of replacement fields following the construction or reconstruction of the school building.

Future Expansion: size and locations for building expansion (academic and support) to accommodate a larger student population. Can includes the ease or complexity of repurposing of constructed space or need for new construction.

Civic Presence: immediate recognition as a high school and important community building. Recognition of the main entry and building access.

Construction Duration: The calendar time required to construct or reconstruct the building. A secondary duration is the time to construct or reconstruct site components including: fields, parking, PV components etc.

Discussion/ Choose a “New Construction on Fields” Option

Construction Alternatives: Criteria Matrix

Rating Scale: Good (Green) | Fair (Yellow) | Poor (Red)



Topic	C.1d Branch	C.2b Braid	C.5b Bloom
Disruption to Students	Good	Good	Good
Academic Adjacencies	Good	Good	Good
Connection to Outdoors	Good	Good	Good
Organizational Flexibility	Good	Good	Good
Facilitates Inclusive Interactions	Good	Good	Good
Site Circulation	Fair	Fair	Good
Displacement of Fields	Poor	Poor	Fair
Future Expansion	Good	Good	Good
Civic Presence	Fair	Good	Good
Construction Duration	Good	Good	Good

SMMA SAMPLE

Discussion/ Choose a “New Construction on Fields” Option

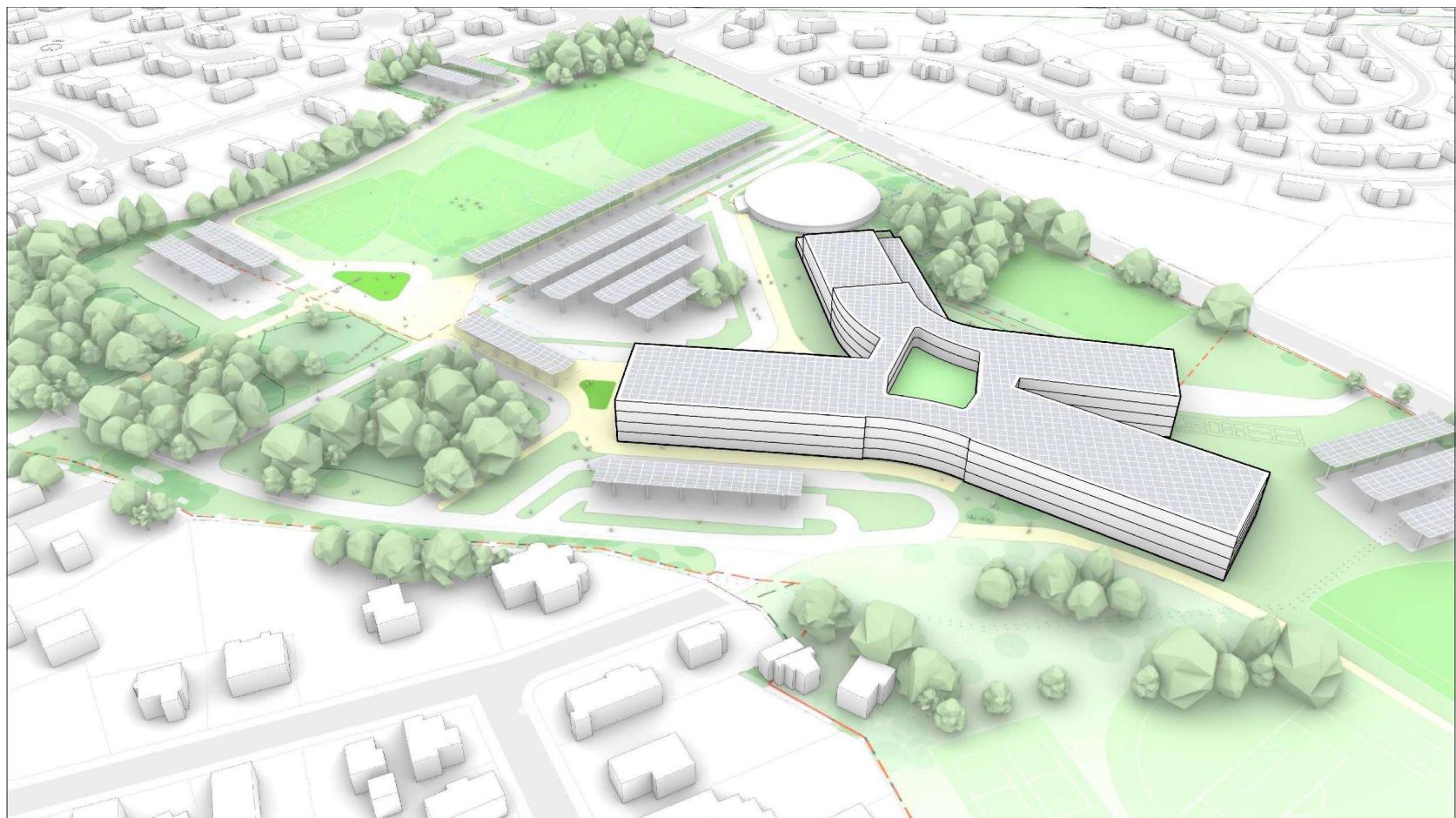
Construction Alternatives: Educational Criteria

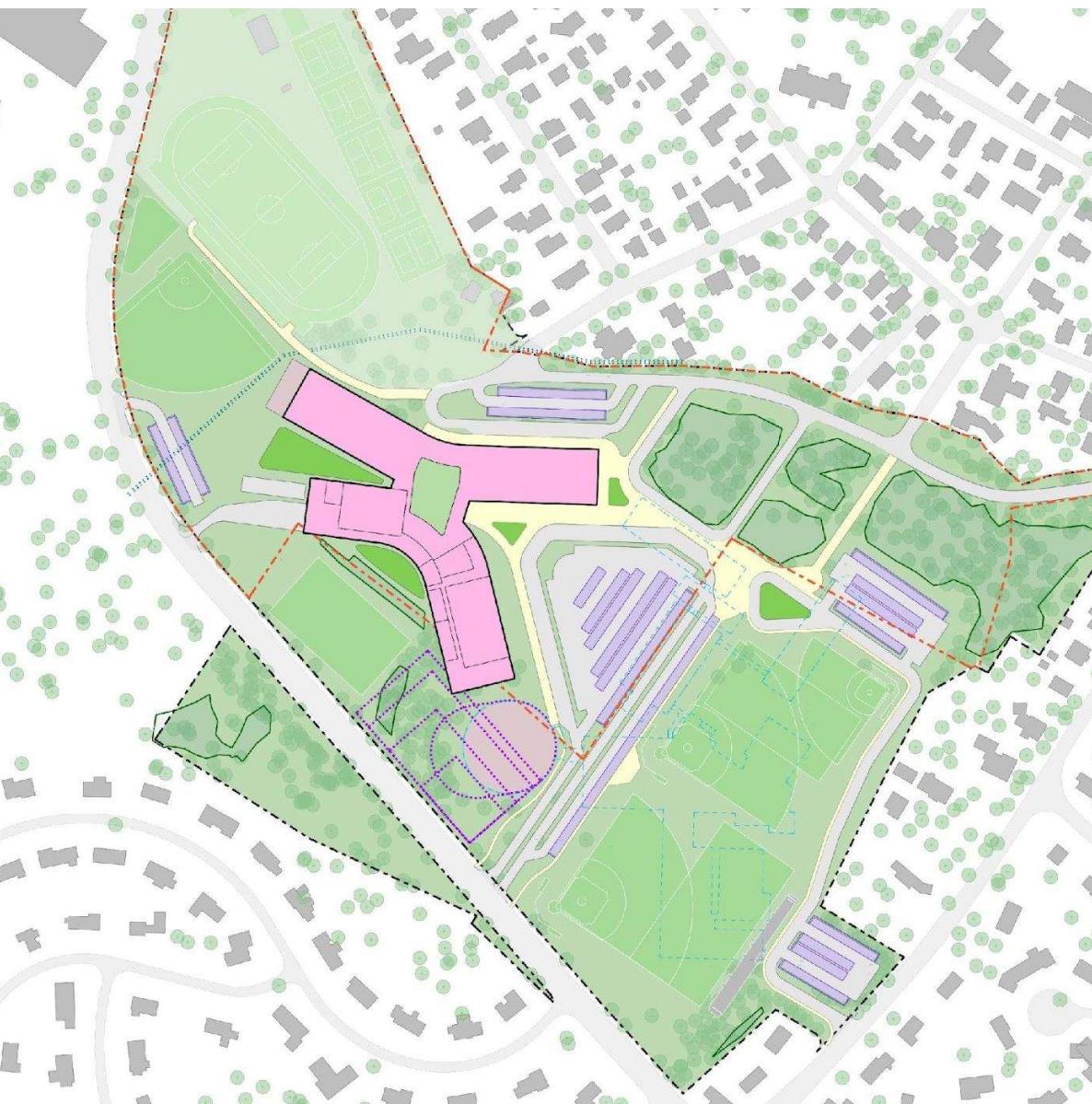


Topic	Branch	Braid	Bloom
Promotes Collaboration and Student Agency	+		
Interdisciplinary Adjacencies	+	+	
Flexibility of Organization	+		
Access to Hands-on Learning		+	
Ease of Wayfinding	+		
Outdoor Learning Opportunities		+	
Future Expansion Potential			+
Level 1 Programming			+
Possibilities for Inclusion			+

NEW CONSTRUCTION ON FIELDS

Option C.1d – ‘BRANCH’ Massing





Option C.1d – ‘BRANCH’ Site Plan

Positives:

- Rational, efficient layout of program
- Good Solar Orientation
- Enclosed upper-level Courtyard
- Generous Entry at East

Negatives:

- Lack of civic presence at Worthen Rd
- Tall massing adjacent to playground
- Attenuated outdoor space





Option C.1d – ‘BRANCH’ Ground Floor

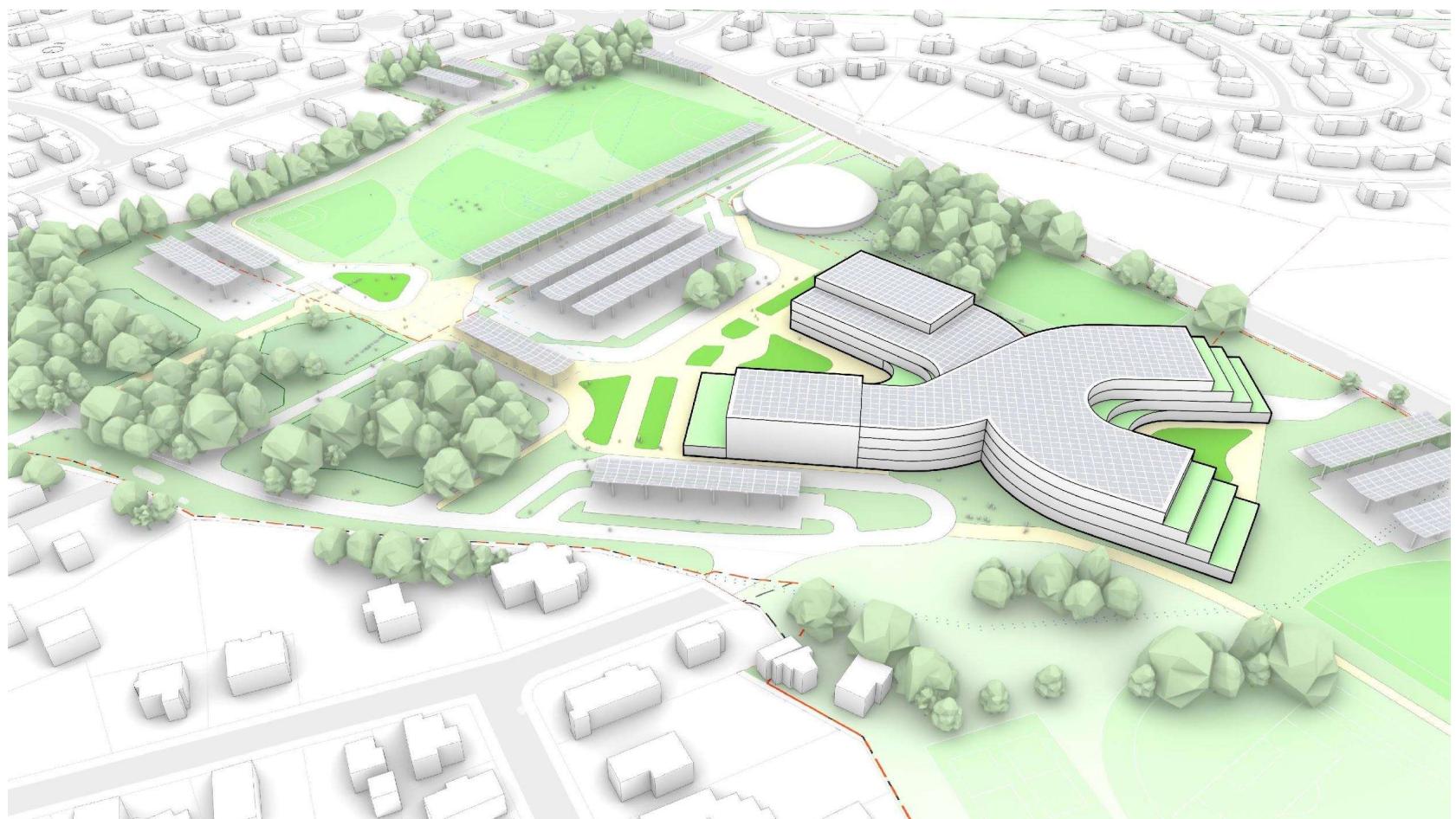
Level 1 Footprint: 169,550 sf
Floors: 4

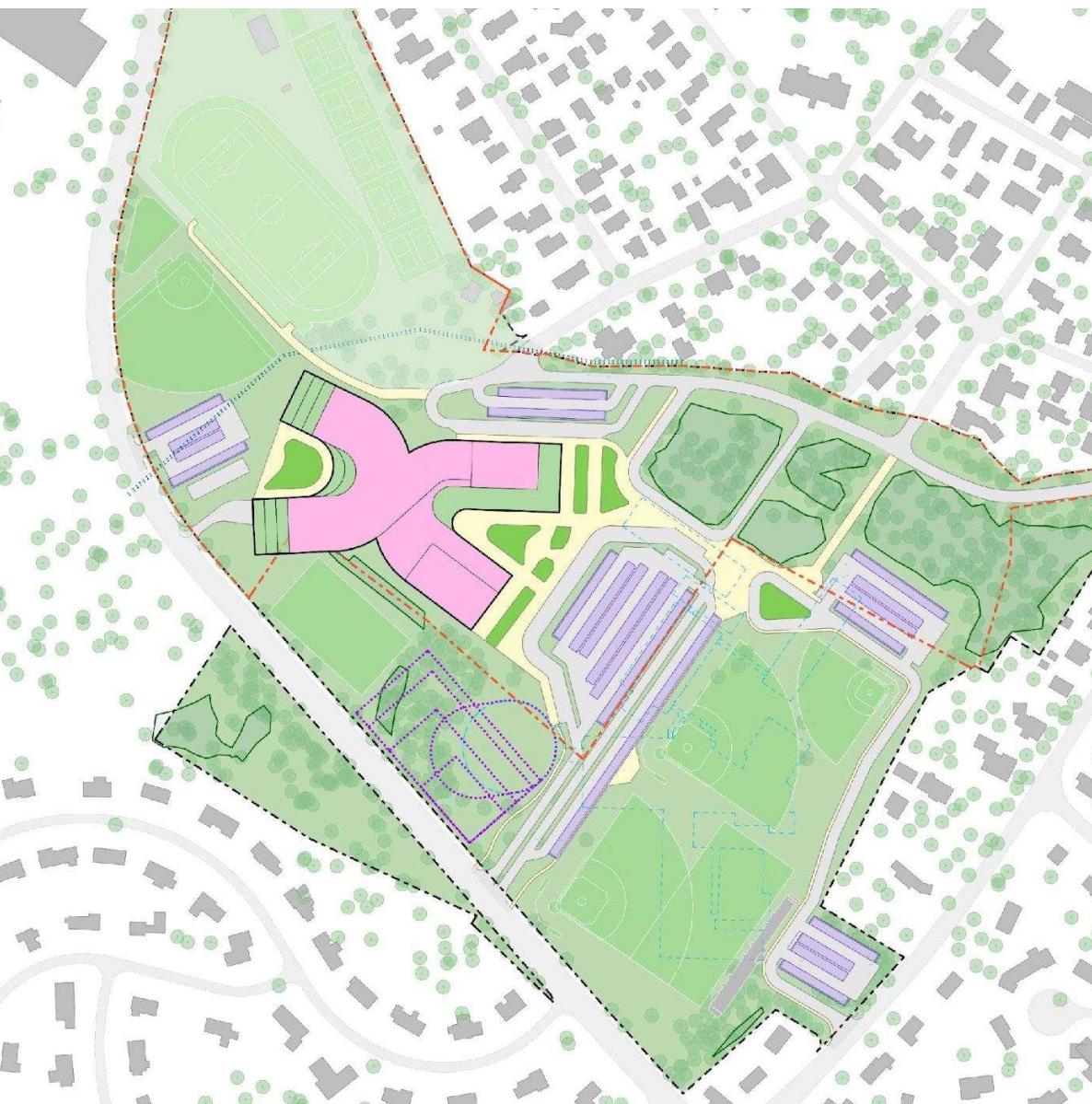
- Bi-level Central Commons
- Gym at Level 1
- Media Center at Level 2
- Black Box at Level 2
- Stacked Innovation Labs adjacent to Dining Commons
- Outdoor courtyard at Level 3
- Gym may not be close to both main entry AND Field House



NEW CONSTRUCTION ON FIELDS

Option C.2b – ‘BRAID’ Massing





Option C.2b – 'BRAID' Site Plan

Positives:

- Rational, efficient layout of program
- Good Solar Orientation
- Enclosed upper-level Courtyard
- Generous Entry at East
- Potential for outdoor classrooms

Negatives:

- No Courtyard within building
- Entry not visible at Worthen Rd
- Tall massing adjacent to playground
- Gym may not be close to both main entry AND Field House





Option C.2b – 'BRAID' Ground Floor

Level 1 Footprint: 168,365 sf
Floors: 4

- Bi-level Central Commons
- Gym at Level 2
- Media Center at Level 3
- Black Box at Level 2
- Distributed Innovation Labs, some adjacent to Dining Commons
- Outdoor terraces at academic wings



Discussion: “Phased in Place” Options

smma

Discussion/ Choose a “Phased in Place” Option

Construction Alternatives: Concept Facts



Concept Facts	B.1 Quad	B.4 Figure Eight	D.2 Weave
Size of Site		57.8 acres	
Northern Recreation Area		12.2 acres	
Wetlands		4.1 acres	
Potential Site Area for LHS Development		41.5 acres	
Athletic Fields & Outdoor Space		24.6 acres	
C1-Varsity Baseball Field		No Work	
C2-Varsity Softball Field		No Work	
C3-JV Baseball Field		Reconstructed	
C4-Little League Diamond		No Work	
C5-Crumb Football Field		Reconstructed	
C6-Worthen Practice Field		Reconstructed	
C7-Multi Use Rectangle		No Work	
C8-Multi Use Cricket		Reconstructed	
School Building & Central Office Gross Square Feet (GSF)		461,516	
Number of Stories	2-4	2-3	4
School Building Footprint (SF)	230,800	241,861	158,304
Project Cost	\$636,000,000	TBD	\$621,000,000
Project Duration (Base Program Only)	5.5	6	5.5

09/16/2024

Discussion/ Choose a “Phased in Place” Option

Construction Alternatives: Criteria Matrix

Rating Scale: Good Fair Poor



Topic	B.1 Quad	B.4 Figure Eight	D.2 Weave
Disruption to Students			
Academic Adjacencies			
Connection to Outdoors			
Organizational Flexibility			
Facilitates Inclusive Interactions			
Site Circulation			
Displacement of Fields			
Future Expansion			
Civic Presence			
Construction Duration			

Evaluation Criteria Definitions

Disruption to Students: How much, if at all, will construction impact students on a daily basis? E.g. travel to temporary modular classrooms or temporary lack of availability of certain program spaces.

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Connection to Outdoors: student access to exterior spaces during the school day such as outdoor classrooms / learning; dining; socialization. This can include spaces at grade or roof area spaces.

Organizational Flexibility: as an interdisciplinary school, the ease of renaming / repurposing spaces to other uses as education evolves; identifying small learning communities.

Facilitates Inclusive Interactions: The ease of use for all students to feel comfortable throughout the school and site in academic and social environments and situations. A building that brings people together; a building where students and faculty want to be.

Site Circulation: Relates to both pedestrian and vehicular: clarity of movement for arrival / dismissal; separation of dissimilar modalities; access to outdoor learning environments and athletic fields.

Displacement of Fields: can include the temporary loss of field use for some portion of the construction period or the relocation of replacement fields following the construction or reconstruction of the school building.

Future Expansion: size and locations for building expansion (academic and support) to accommodate a larger student population. Can includes the ease or complexity of repurposing of constructed space or need for new construction.

Civic Presence: immediate recognition as a high school and important community building. Recognition of the main entry and building access.

Construction Duration: The calendar time required to construct or reconstruct the building. A secondary duration is the time to construct or reconstruct site components including: fields, parking, PV components etc.

Discussion/ Choose a “Phased in Place” Option

Construction Alternatives: Criteria Matrix

Rating Scale: Good (Green) | Fair (Yellow) | Poor (Red)



Topic	B.1 Quad	B.4 Figure Eight	D.2 Weave
Disruption to Students	Poor	Poor	Poor
Academic Adjacencies	Fair	Good	Good
Connection to Outdoors	Good	Good	Good
Organizational Flexibility	Good	Good	Good
Facilitates Inclusive Interactions	Good	Good	Good
Site Circulation	Fair	Fair	Fair
Displacement of Fields	Fair	Fair	Fair
Future Expansion	Fair	Good	Good
Civic Presence	Fair	Fair	Good
Construction Duration	Fair	Poor	Fair

EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

B.1 Approach:

- Renovate 1960's Buildings G and J
~88,000 sf
- Use larger structural bays of Science Building G for new classrooms
- Use undersized structural bays of Math Building J for small spaces such as offices
- Enable construction of new Commons/Kitchen/Custodial and Performing Arts with early demolition of World Languages Building H
- Core building services in Building D must be maintained until new plant can be constructed
- Includes new 18,000 sf Gymnasium



B.1 Plan

RENOVATION AND ADDITION – ON EXISTING FOOTPRINT

Option B.1 – ‘QUAD’ Massing





Option B.1- 'QUAD' Site Plan

Positives:

- Flexibility of program organization
- Maintains current Civic Presence and relationship to Muzzey St
- Potential for outdoor classrooms

Negatives:

- Utilizes a limited amount of existing buildings for renovation
- Very low headroom in existing buildings G and J
- Difficult to connect existing levels with new floor-to-floor heights
- Cannot build more levels over existing structures
- Seismic upgrades needed in existing buildings





Option B.1 – ‘QUAD’ Ground Floor

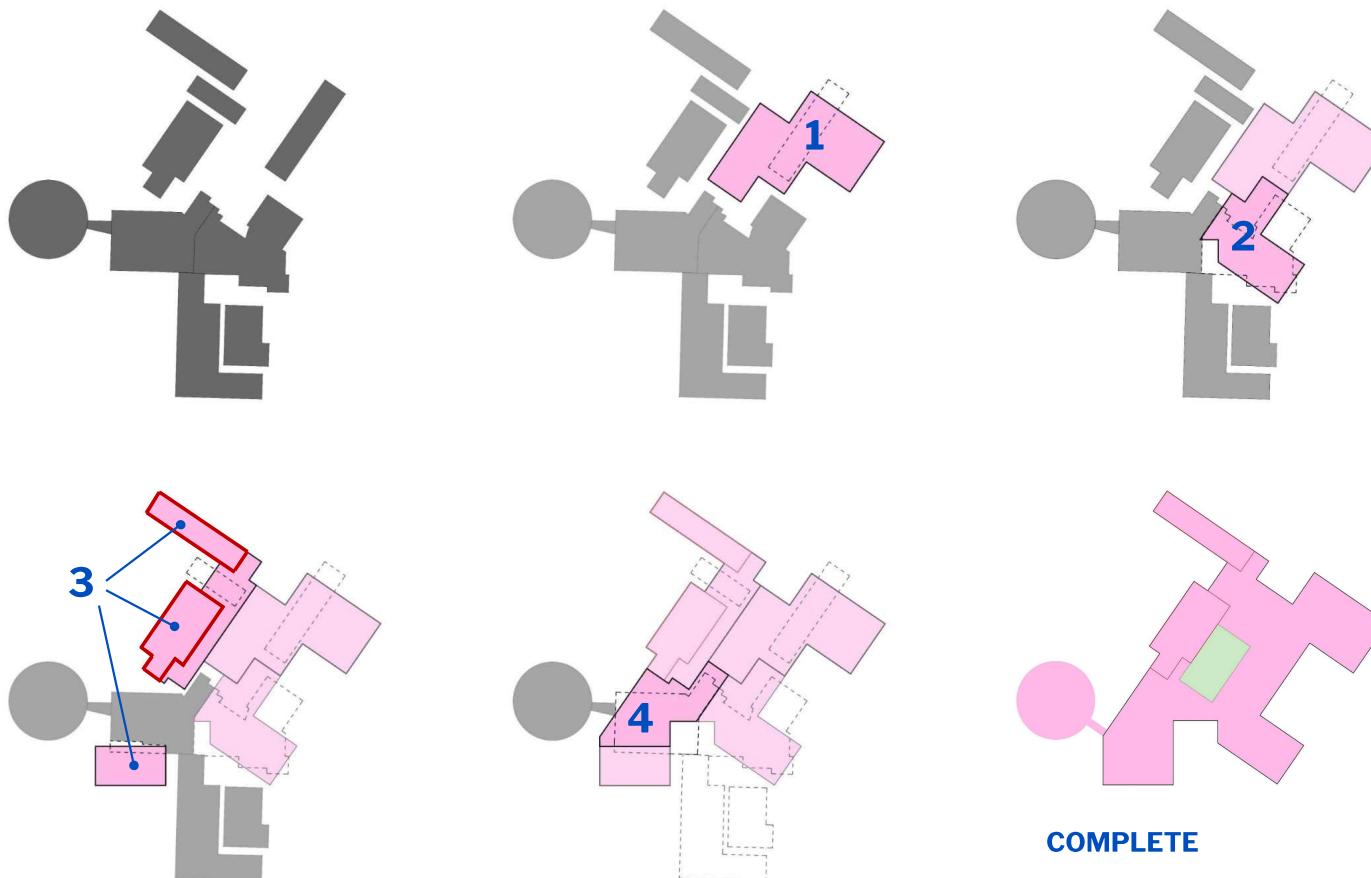
Level 1 Footprint: 230,800 sf
Floors: 2-4

- Media Center at Level 2
- Gym at Level 1
- Black Box at Level 1
- Deans/Guidance at Level 1
- Centralized Innovation Labs
- Courtyard at Level 1
- Visual Art at Level 3
- Gym adjacent to Field House
- 60 months Construction Duration



EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

B.1 'QUAD' Phasing



Takeaways:

- 4 phases total
- Renovation scope is limited to Buildings G & J
- Temporary shoring of existing structure is limited compared to Scheme B.4
- Demo required of new Gym construction pushes locker rooms to modulars
- Phase 2 removes existing MEP infrastructure & emergency generator in Building D which will necessitate temp services to supply Building A, B, C, D, E & K for two phases

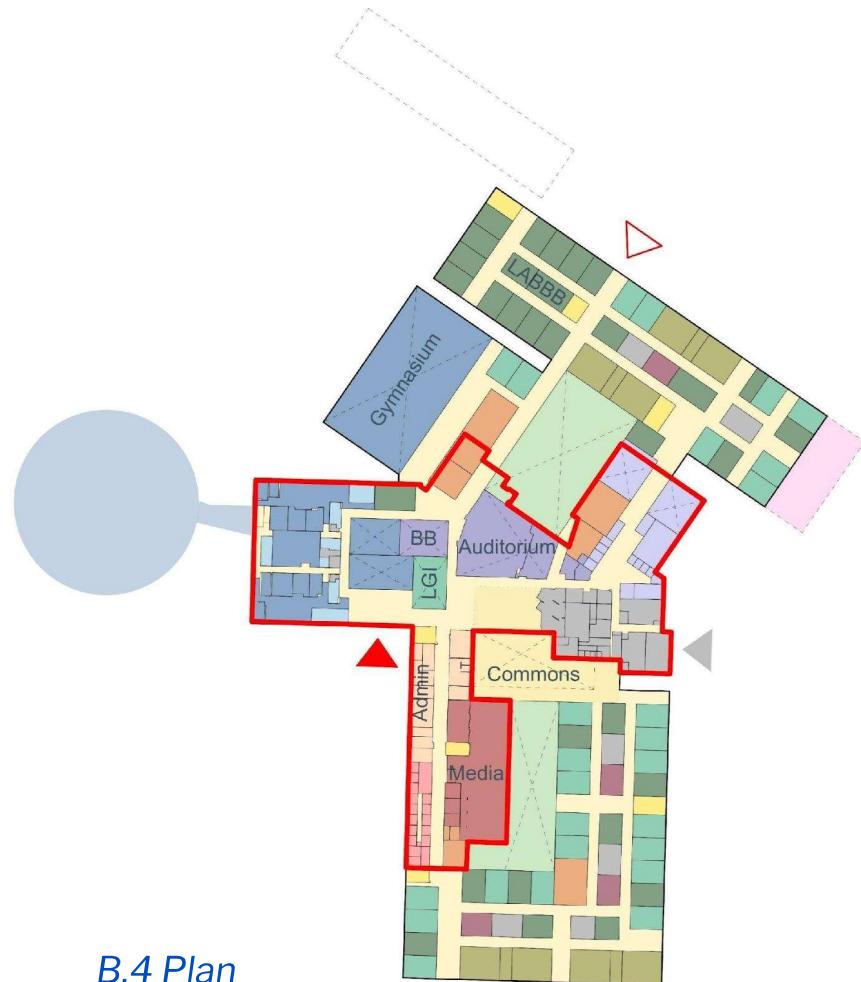
KEY

#	PHASE
■	EXISTING CONSTRUCTION
■	NEW ADDITION
■	COMPLETED CONSTRUCTION FROM PREVIOUS PHASE
■	EXISTING BUILDINGS TO BE RENOVATED
□	EXISTING BUILDINGS TO BE DEMOLISHED

EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

B.4 Approach:

- Renovate 1950's Buildings B, C, D and E
~169,500 sf
- Cafeteria, Performing Arts and Visual Arts in Buildings C and D may be renovated in place via Summer Construction
- Enlarge undersized classrooms of Building B by relocating partitions, or convert to office program
- Existing Gymnasium is repurposed for other high-bay programs
- New academic wings (120' wide footprint) bracket existing core buildings and define new courtyards
- Core building services in Building D must be maintained until new plant can be constructed



B.4 Plan

ADDITION RENOVATION – ON EXISTING FOOTPRINT

Option B.4– ‘Figure Eight’ Massing





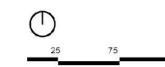
Option B.4- 'Figure Eight' Site Plan

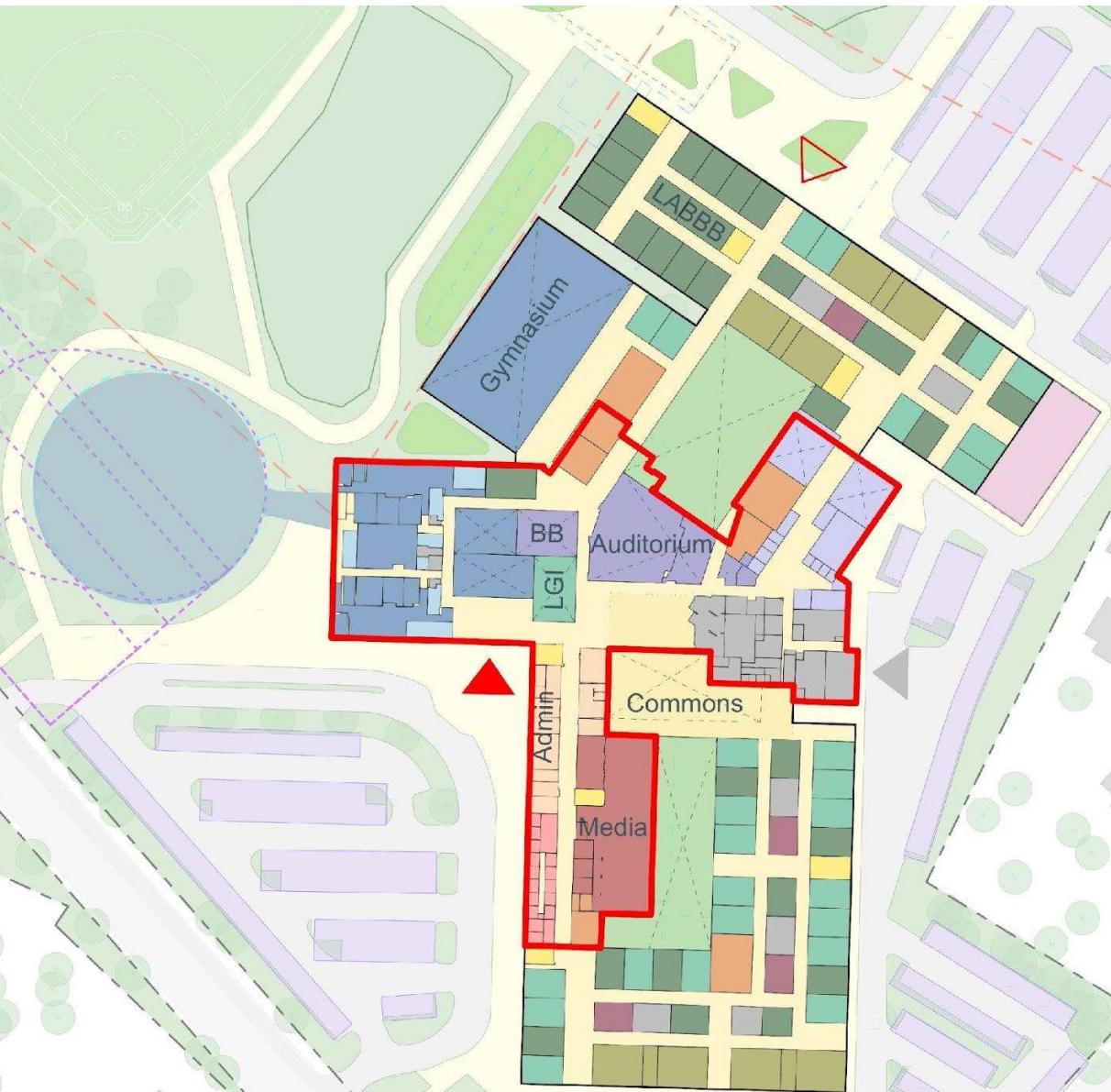
Positives:

- Utilizes more of existing buildings for renovation than Alt B.1, could potentially result in modest \$/SF cost savings
- Visibility of main entry from Worthen Rd
- Two enclosed courtyard spaces

Negatives:

- In-place renovations of Auditorium, Music, Kitchen, Media Center, Locker Rooms may take longer and be more disruptive than Alt B.1
- Low headroom in existing buildings
- Disconnected academic wings at L3
- Cannot build more levels over existing structures – multiple roof levels not efficient for PV layout
- Seismic upgrades needed in existing buildings





Option B.4– ‘Figure Eight’ Ground Floor

Level 1 Footprint: 242,861 sf

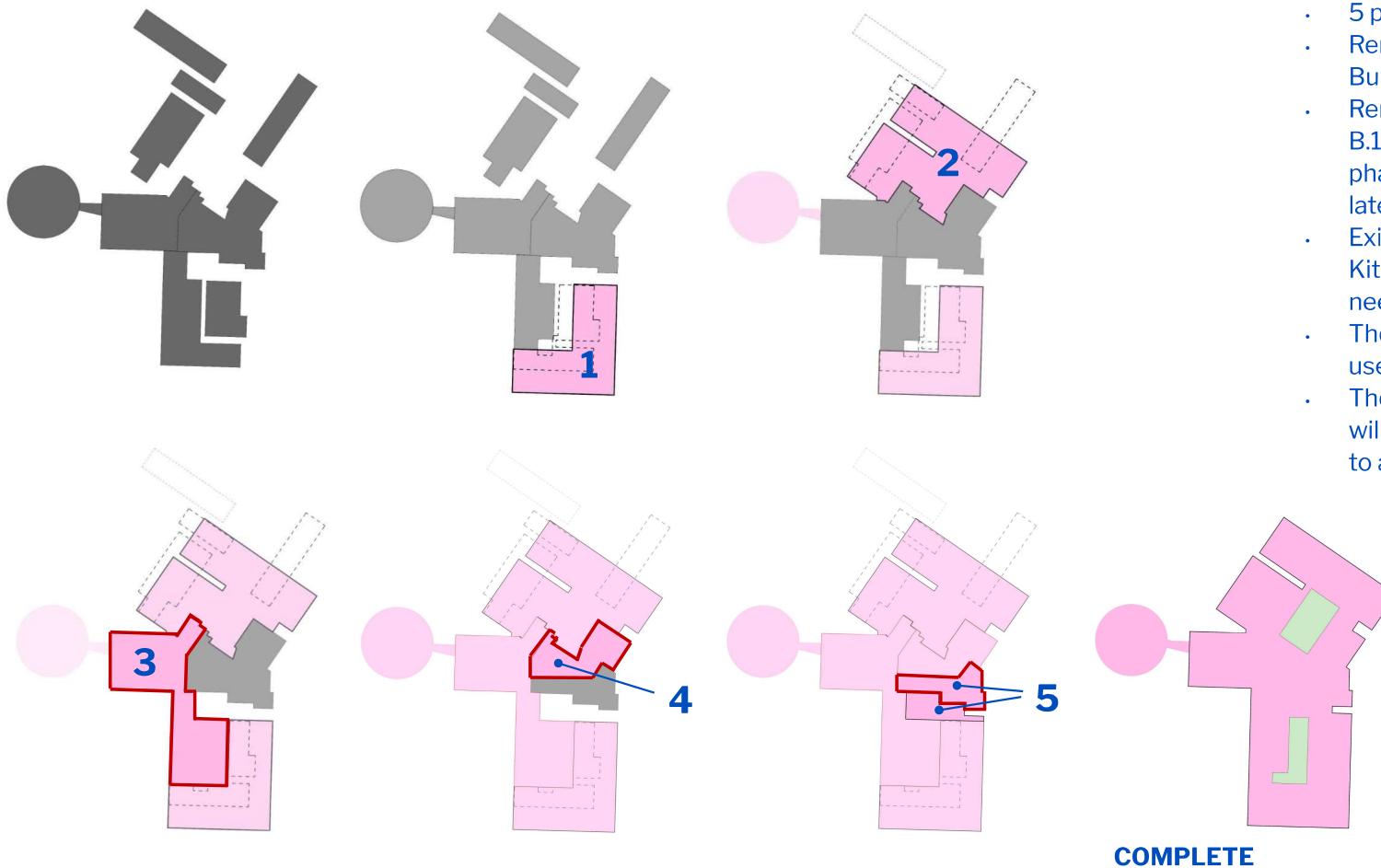
Floors: 2-3

- Renovates Buildings B, C, D and E
- Auditorium, Music, Kitchen, Media Center, Locker Rooms renovated in place
- Renovated spaces may be more constrained than new and offline for some duration
- Adds two new 120' wide Academic Wings
- Two enclosed Quad spaces
- New 18,000 sf Gymnasium
- 72 months Construction Duration



EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

B.4 Phasing



Takeaways:

- 5 phases total
- Renovation scope is large and includes Buildings B, C, D & E
- Renovation is more invasive than Scheme B.1 and will require temporary shoring at all phases and permanent seismic upgrades, lateral bracing and reinforcement
- Existing MEP infrastructure, Loading Dock & Kitchen in Building D are maintained as needed until Phase 5
- The existing Gym and Locker Rooms can be used until the new Gym is built in Phase 2
- The renovation of the existing Auditorium will not expand seating capacity or upgrade to a full-height fly tower/backstage

NEW CONSTRUCTION – ON EXISTING FOOTPRINT

Option D.2 – ‘WEAVE’ Massing





Option D.2 – ‘WEAVE’ Site Plan

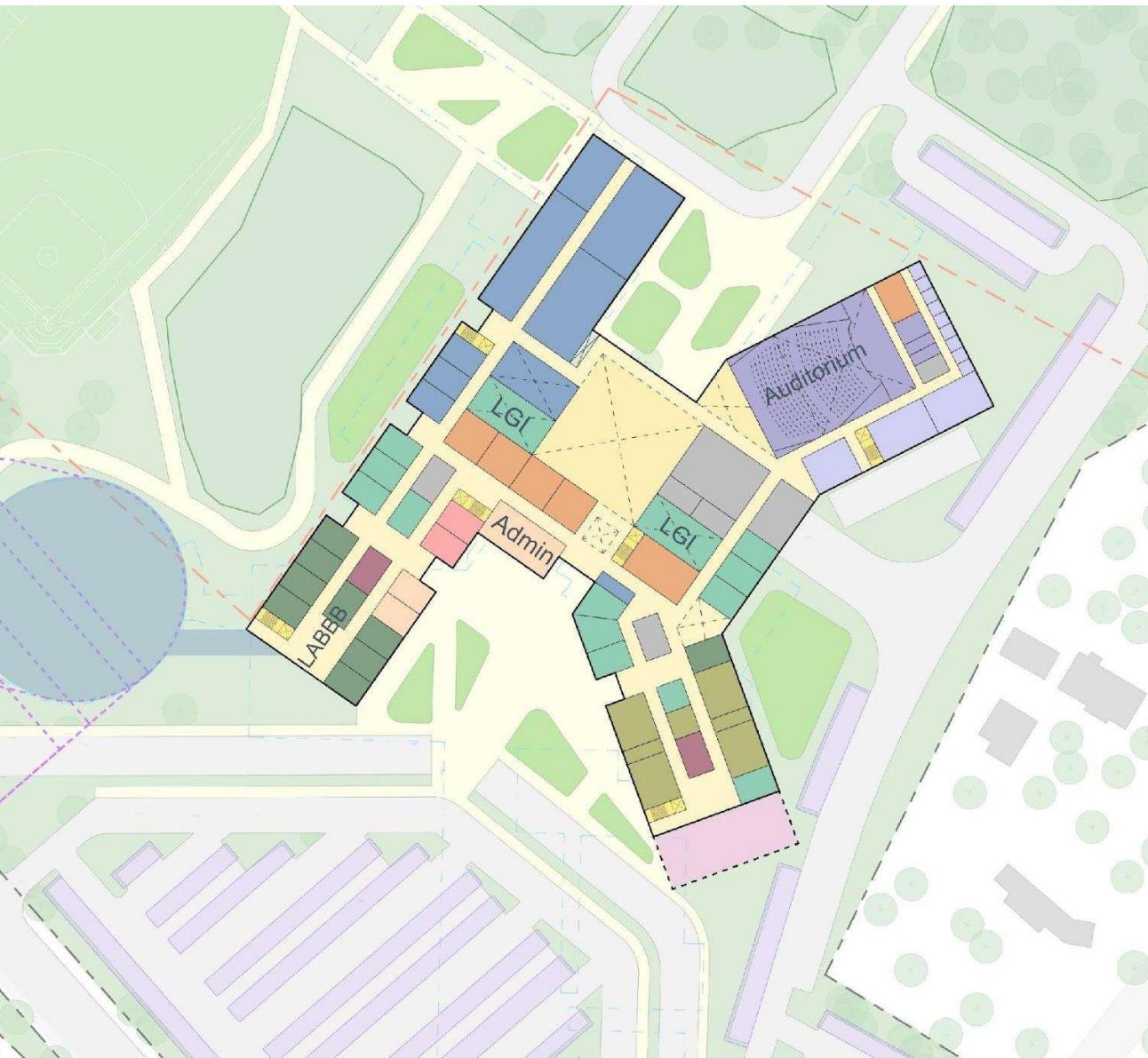
Positives:

- Reduces impacts on fields vs. other new construction alternatives.
- Flexibility of program organization
- Maintains current Civic Presence and relationship to Muzzey St
- Potential for outdoor classrooms

Negatives:

- Phased construction is more disruptive and time intensive than new construction.





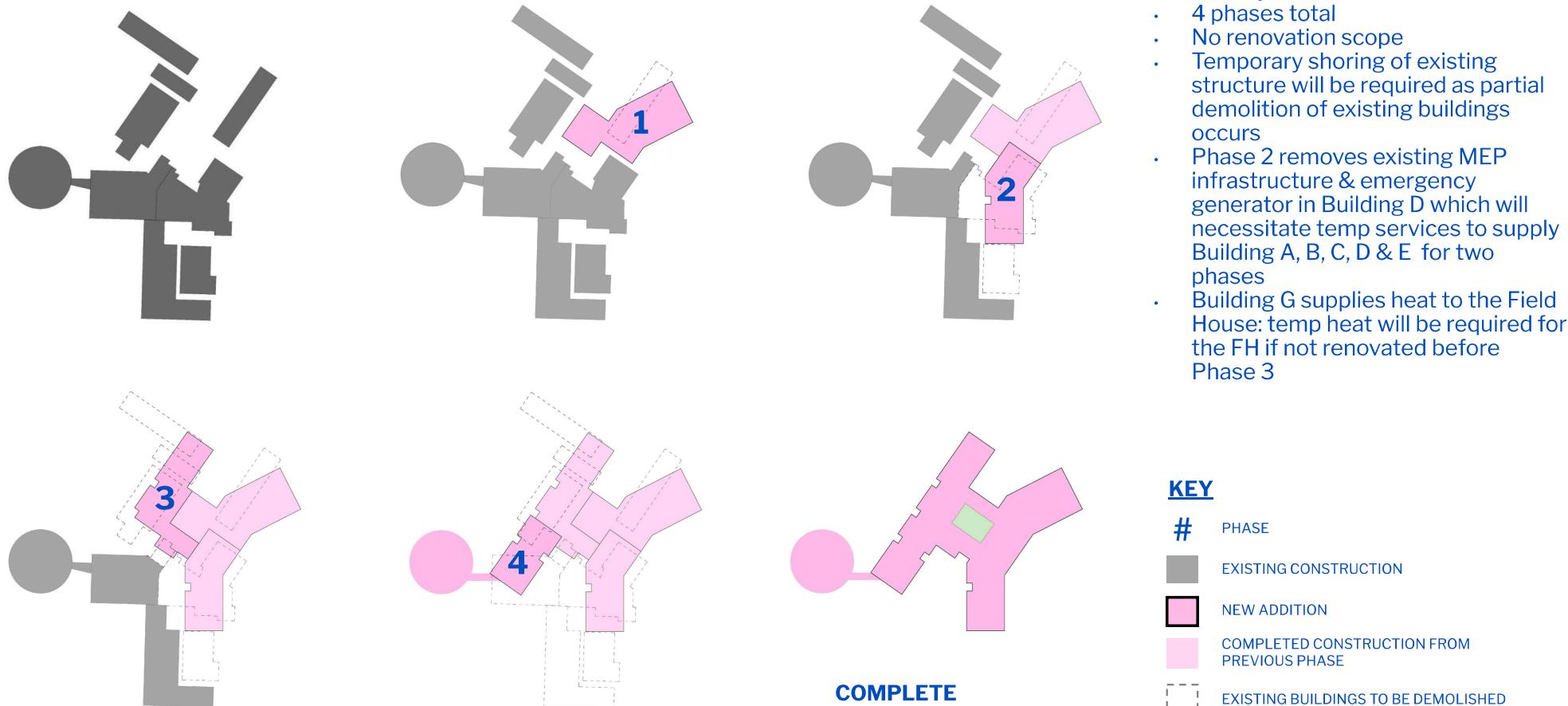
Option D.2- ‘WEAVE’ Ground Floor

Level 1 Footprint: 158,304 sf
Floors: 4

- Media Center at Level 3
- Gym at Level 2
- Black Box at Level 2
- Centralized Innovation Labs adjacent to Dining Commons
- Outdoor courtyard at Level 3
- Visual Art at Level 3
- Gym not adjacent to existing Field House due to phasing
- 60 months Construction Duration



D.2 'WEAVE' Phasing



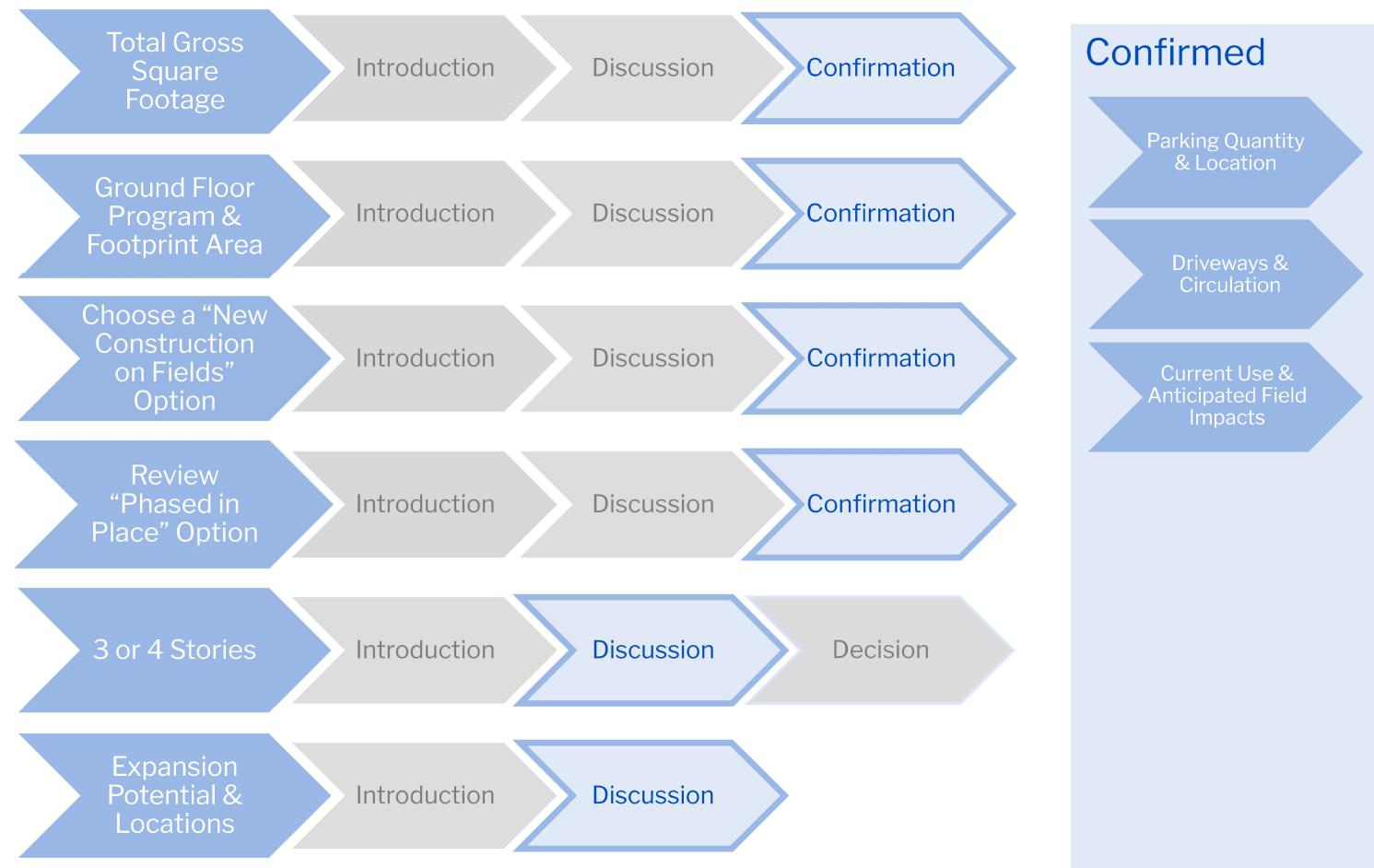
Takeaways:

- 4 phases total
- No renovation scope
- Temporary shoring of existing structure will be required as partial demolition of existing buildings occurs
- Phase 2 removes existing MEP infrastructure & emergency generator in Building D which will necessitate temp services to supply Building A, B, C, D & E for two phases
- Building G supplies heat to the Field House: temp heat will be required for the FH if not renovated before Phase 3

Next Steps

smma

Progress Update/ 9.30



1. Call to Order

2. Vote Previous Meeting Minutes 12:00 - 12:05 p.m.

- [September 3, 2024](#)
- [September 9, 2024](#)

3. Introduce: Review Expansion Potential and Locations & 3 or 4 Story Building 12:05 – 12:20 p.m.

4. Discuss: Ground Floor Program & Footprint Area, Total Gross Square Footage, Choose one

"New Construction on Fields" Massing Option, & "Phased-in-Place" Options 12:20 – 1:25p.m.

5. KartoonEDU Videos 1:25 - 1:30 p.m.

6. Vote: SBC to approve the RFQ

7. Public Comment 1:35 – 1:45 p.m.

8. Reflections/Action Items 1:45 – 2:00 p.m.

9. Adjourn – 2:00 p.m.

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Thank you