

# Lexington High School

## Community Meeting No. 10

03/19/2025

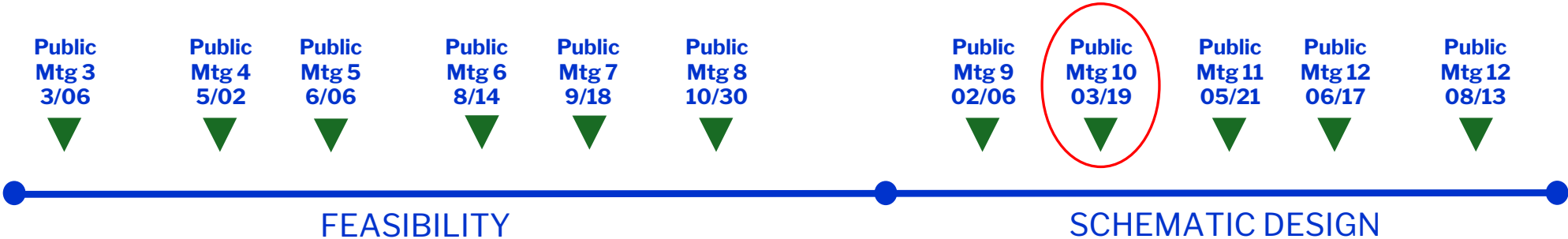


**smma** **dw** **Turner**  
JOSE + WHITTIER

Community Outreach

20242025

MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG

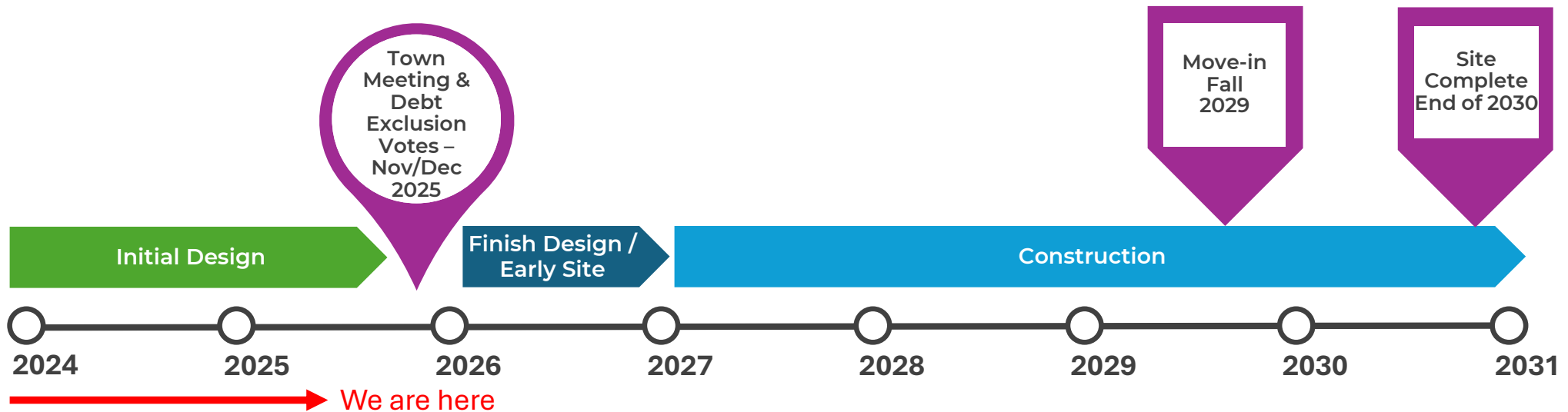


The project team has participated in over **178** public meetings to date. There have been **10** public community meetings, and **3** abutter meetings. In Schematic Design we are having monthly community and abutter meetings.

\*figure above does not show 1 additional community meeting in November of 2025

# Project Timeline/ Anticipated Overall Project Timeline

Issued: 03/19/2025



Construction duration is shown to provide a potential range.

Final duration will be determined toward the end of initial design and after local Fall 2025 Town votes.

Anticipated move-in currently shown in 2029 based on the preferred option C.5b 'Bloom', with sitework complete in 2030.



C.5b Bloom

Project Cost School, CO & FH	Total Cost with Grants & Rebates	Construction Duration	# of Phases	Building Location	Modular Max Required
\$662,000,000		4.5 Years	1	Fields	0
With MSBA	~\$562 M		3 years building		
+ Mass Save	~\$553 M		1.5 years site		
+ IRA*	~\$522 M				



\* IRA Rebates are not guaranteed



# Site Plan



## Site Plan



## SITE PLAN LEGEND

- ▶ BUILDING ENTRANCE
- ▶ LOADING AREA
- P PARKING (500 spaces)
- WETLANDS
- WETLAND REPLICATION AREA
- FUTURE BUILDING EXPANSION
- C1 VARSITY SOFTBALL FIELD (LIGHTED)
- C2 VARSITY BASEBALL FIELD (LIGHTED)
- C3 JUNIOR VARSITY BASEBALL FIELD
- C4 LITTLE LEAGUE FIELD
- C5 CRUMB FOOTBALL FIELD
- C6 PRACTICE FIELD
- C7 MULTI-USE OVERLAY FIELD
- C8 CRICKET OVERLAY FIELD

# Renderings

## Eye-Level View from Worthen Road Entrance Drive





## Eye-Level View from West





## Eye-Level View from Clarke Street / Park Drive





## Eye-Level View from East Across New Fields



# Community Submitted Questions



## Q: The new high school will provide space for our high school kids but what other facilities/amenities will be added to meet our educational needs that are not available currently?

- **Breakout rooms** for small group collaboration
- **Large Group Instruction rooms** for co-teaching, student presentations, guest speakers, meetings & events
- **Innovation Labs** for hands-on learning in subjects from Engineering and Robotics, to Business, to Digital Art
- **Wellness rooms** for quiet reflection, respite and mindfulness
- **Collaboration spaces** for teachers across all departments
- Appropriate space for **Special Education programs**, integrated with Gen Ed. neighborhoods
- Expanded **Gymnasium and Field House** spaces with flexibility to include all programs
- **Orchestra Room**, separate from Band and Chorus Rooms, **additional Music Practice Rooms**
- Expanded **Black Box theater** for teaching and smaller performances
- Larger **Library/Media Center** that accommodates larger group work for classes, as well as have small Quiet study rooms and an associated Makerspace
- Career Center provides resources and support to explore post-secondary education & career opportunities
- Larger **School Store and Pop-Up Shop/Gallery** provides real-world, authentic learning experience
- **Active hallways** adjacent to **informal gathering spaces**



## **Q: Why is cost management not on the list of community interest?**

A: Cost management is the priority for the School Building Committee (SBC) and engrained into the MSBA process. The project looks at the costs 3 times before the budget is set and the town votes. From there we continue to monitor the budget and perform 3 more estimates before going out to bid. At each stage of estimates Value Engineer will be utilized to manage the overall cost.



## Q: What are the drivers for project cost, as compared to Hastings, outside of inflation? Hastings is ~120k sf? LHS is 4x that, but projected cost is 10x?

- Hastings
  - \$65.2M Project Cost
  - 110ksf
  - \$592 Project cost per SF
  - Bid 2018
- Timing – Hastings bid 7 years ago (pre-covid) from today, or 10 years difference to the midpoint of LHS. Escalation alone accounts for 57% (bringing Hastings to \$929psf).
- Elementary schools \$psf are less than a high school \$psf due to what's included in them.
  - No auditorium
  - No Science labs
  - No music program
  - Smaller Gym, cafeteria
- Scope – Hastings did not include **solar, battery storage, EV charging** or adhere to the **new building code** requirements
- LHS also includes central office, A/R field house, and replacement of 7 athletic fields (as opposed to Hastings 1 field).



**Q: 25% (or greater) tariffs on crucial building materials risk blowing this project's price tag through the roof. Is anyone taking this into account, and if so, how?**

A: In the PSR Estimate and Turner estimate, escalation was carried at 10% (of construction cost). Due to the unpredictability and overall impact of Tariffs, Turner completed a study in December of 2024 based on the administration in 2018 and expect a **1-3%** increase to the overall cost of the project. Tariffs have been variable, and the project teams need to weigh the risks. At the time of each estimate as required by MSBA (SD, DD, 60%, 90% and GMP) the project team will include the appropriate % increase due to tariffs and escalation.





## **Q: What mitigation is in place to manage potential cost overruns?**

A: Preconstruction: Turner was hired early to work side by side with Town of Lexington, SMMA and Dore and Whittier during the design phases and produces multiple addition, for cost, schedule and logistics. The goal of this process is to maintain the proposed budget throughout the design development process. In addition, 5 full estimates are provided by Turner at each stage (SD, DD, 60%, 90% and GMP) to ensure the project remains on track. During each estimate phase a period of constructability reviews, value engineering and reconciliation will be performed by the Team.

In addition, the total cost of the project is a sum of the following: Construction cost + design contingency + escalation + tariffs + soft costs + owners contingency = Total Project cost. This process is typical in large construction projects over multiple years.

Bidding Phase: Turner prides itself on building safety, schedule and logistics, into bidding documents to reduce overall changes during construction.



**Q: Why are we considering building that will cost 3x per square foot compared to high end residential construction?**

A: Residential Construction is not applicable per building code for High School Construction. The cost per square foot for Lexington High School is in line with recent estimates for similar projects for North Attleborough High School, Brockton High School and Madison Park in Boston.

Upfront Costs are included to meet the Lexington Integrated Building Design and Construction Policy which would have an offset to the operating cost long term.



## **Q: Day-to-day impact. Will there be a lot of ambient noise while they're in class? What disruptions are expected for kids?**

**A:** Turner to meet or exceed The Town's Noise Bylaw chapter 80, including noise limits and work hours.

**Proposed** Mitigation Strategies include:

- a. Deliveries to take place before/after peak times of Start & End of School.
- b. All construction activities to be communicated to community, school and staff to understand where/what/why to eliminate surprises & keep community and school aware & safe.
- c. For classrooms facing the new project, Heat pump/AC split or new fresh air intakes will be added for Building G, L and J.
- d. Install window film or shades to provide visual buffer.
- e. Construction site to separate the construction from the school and general public by 8' high chain link fence with scrim.
- f. Sound Barriers at Fence line or at equipment to ensure noise levels at property line are meeting or exceeding requirements.
- g. Noise Monitoring to ensure compliance.
- h. Sequence of building construction to prioritize the Park Street/School work during summer months to the greatest extent possible.
- i. Lights will be on photo sensors and timers to limit light pollution.
- j. Electrical power brought into the site prior to start of steel for electric welders including stud welders to reduce fuel consumption and nuisance noise.



**Q: For the 30 years we have lived here, taxes have gone up by 4x compared to 2x for the cost of living (time value of money). Why is that?**

**Q: Need an Interactive spreadsheet to show increased taxes for every household in town.**

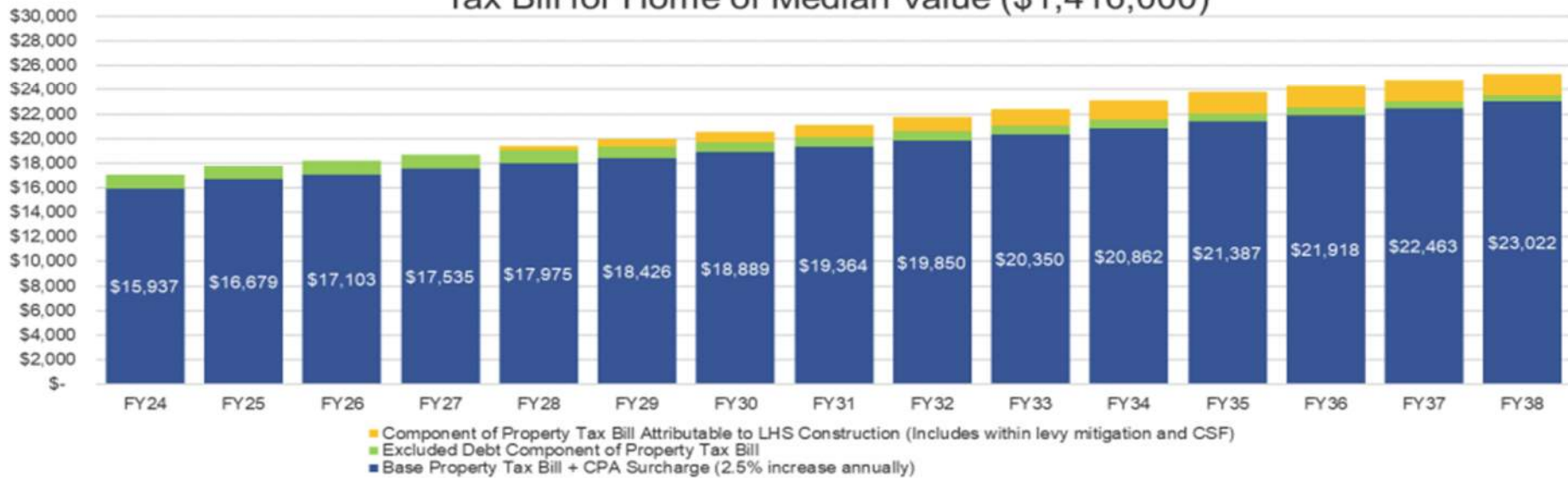






## Town of Lexington FY2026 Preliminary Budget

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



	Actual*		Projected**												
	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38
A) Base Property Tax Bill + CPA Surcharge (2.5% increase annually)	\$ 15,937	\$ 16,679	\$ 17,103	\$ 17,535	\$ 17,975	\$ 18,426	\$ 18,889	\$ 19,364	\$ 19,850	\$ 20,350	\$ 20,862	\$ 21,387	\$ 21,918	\$ 22,463	\$ 23,022
B) Component of Property Tax Bill Attributable to Existing Excluded Debt	\$ 1,110	\$ 1,121	\$ 1,120	\$ 1,168	\$ 1,112	\$ 927	\$ 784	\$ 753	\$ 734	\$ 715	\$ 698	\$ 678	\$ 588	\$ 556	\$ 542
C) Component of Property Tax Bill Attributable to LHS Construction (Includes within levy mitigation and CSF)	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 598	\$ 864	\$ 1,026	\$ 1,187	\$ 1,360	\$ 1,543	\$ 1,743	\$ 1,774	\$ 1,762	\$ 1,749
Total Excluded Debt	\$ 1,110	\$ 1,121	\$ 1,120	\$ 1,168	\$ 1,412	\$ 1,525	\$ 1,647	\$ 1,779	\$ 1,921	\$ 2,075	\$ 2,241	\$ 2,420	\$ 2,362	\$ 2,318	\$ 2,290
D) Total Tax Bill for Home of Average Value	\$ 17,047	\$ 17,801	\$ 18,223	\$ 18,703	\$ 19,387	\$ 19,951	\$ 20,536	\$ 21,143	\$ 21,772	\$ 22,425	\$ 23,103	\$ 23,807	\$ 24,280	\$ 24,781	\$ 25,312
E) \$ Change from Prior Year (Total Property Tax Bill)		\$ 753	\$ 422	\$ 480	\$ 684	\$ 564	\$ 585	\$ 607	\$ 629	\$ 653	\$ 678	\$ 704	\$ 473	\$ 501	\$ 532
F) % Change from Prior Year (Total Property Tax Bill)		4.4%	2.4%	2.6%	3.7%	2.9%	2.9%	3.0%	3.0%	3.0%	3.0%	3.0%	2.0%	2.1%	2.1%

**Q: Article 97, is the contemplated "Replacement Land" currently subject to any deed restrictions or protections? Please provide us with the details of the proposed replacement land**

**A: The project team is engaged with the established working group who had previously identified all use restrictions on the current site. Refer to previously presented information (slides 11 and 12 from the 2/6/2025 community meeting).**



## Article 97/Overview

### – What is Article 97 land and where is it on the High School property?

- Article 97 land open space protected by the state constitution
- Any project on Article 97 land requires a no net loss of land

### – How can the LHS project build on Article 97 land?

- The LHS project incorporates 11 land swap on the same property.
- Building on Article 97 land requires town approval of the land swap and state legislation.

» *Vote at Fall 2025 Town Meeting to approve land swap*

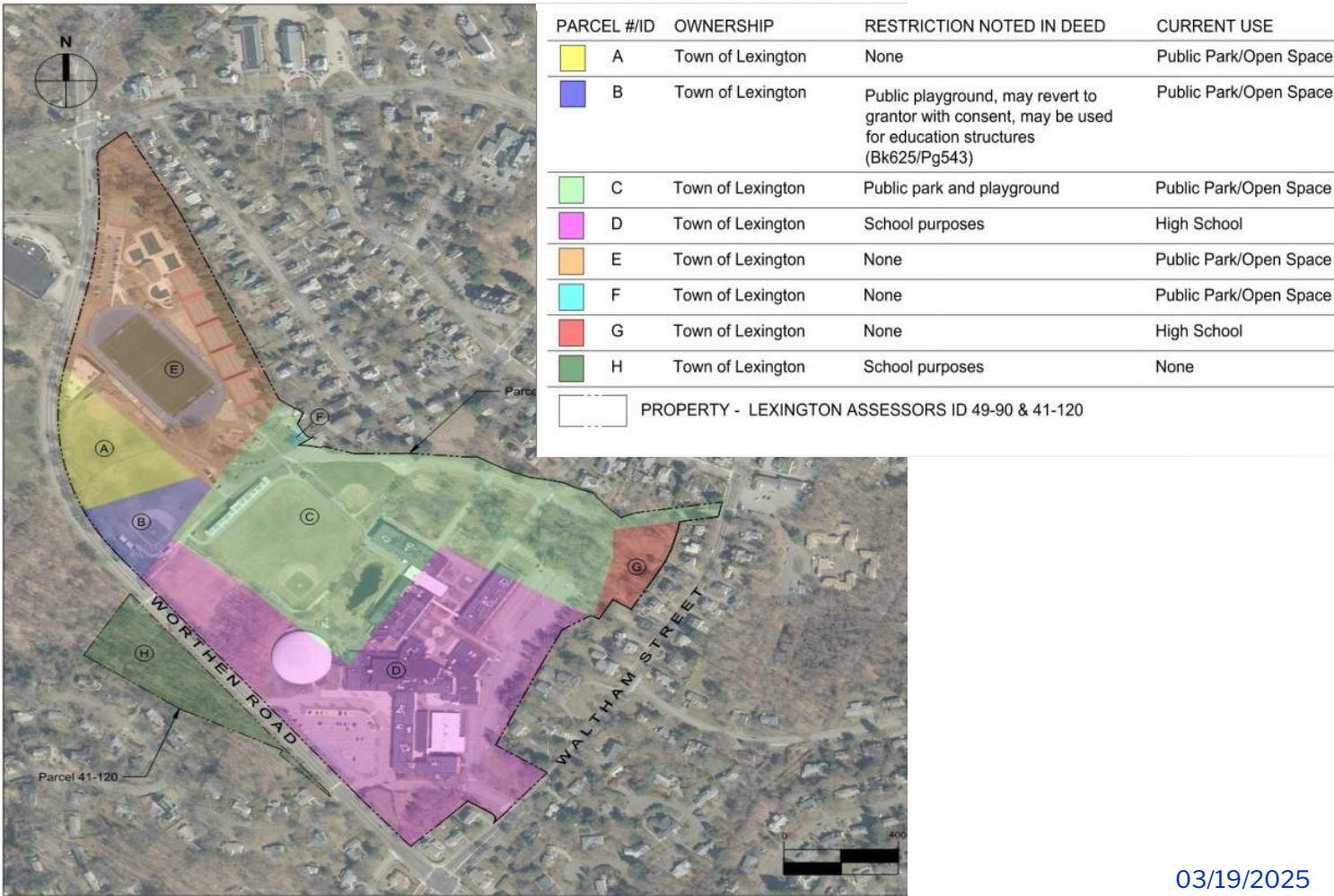
### – Who has been engaged with developing plans/program for the swapped land?

- LHS, High School Athletics, Parks & Recreation, Sports Council, State Legislative Delegation



Article 97/ Site Use Restrictions

Issued: 02/06/2025





**Q: How will construction be affected by the new FIRM map which places the new high school site in a Zone A flood zone? (see Planning Board 2/26/25 for Article 31)**

A: SMMA is evaluating the impact of Article 31 and the updated FEMA mapping in anticipation of it being passed at ATM.



**Q: When will traffic impacts be assessed, particularly as it pertains to the intersection of Lincoln Street and Worthen Road, which is already a difficult intersection?**

A: Existing conditions have been evaluated. Traffic analysis is currently being evaluated. Proposed on-site circulation options are under review by the LHS project's traffic consultant and the Transportation Safety Group. A Traffic Report is anticipated to be complete in April. The traffic patterns at the intersection of Worthen Road and Lincoln Street will be included in the Traffic Report. The traffic report will provide recommendations for the impact of the High School project and will likely include recommendations for the town for future offsite projects.



**Q: Are we still on schedule for the new LHS? Will federal policy on renewable energy impact LHS design?**

**A: Yes, we are still on schedule.**

Impacts to the Inflation Reduction Act may have an impact on expected rebates to be included in the new High School. For example, the selection of geothermal wells.



**Q: Will class sizes be larger?**

A: The average existing General Ed classroom is about 700 sf, with a typical class size of 25-26 students.

The proposed General Ed classroom will be 850 sf, with class sizes of 23 students, as per MSBA guidelines.



**Q: Given the impending explosion of students expected with new zoning, how does the School expect to operate? We will have no funds available.**

**Q: Has the new school footprint, classes, and amenities taken into account the influx of newcomers due to the additional MBTA multifamily homes?**





	# of Students
<b>23 students per class</b>	<b>2,395</b>
Increase to 24 students per class	2,491
Increase to 25 students per class	2,587
Increase to 90% utilization	2,738
Central Office Expansion	+299
<b>Total</b>	<b>3,037</b>
Additional Expansion	+552
<b>Total</b>	<b>3,589</b>

**The Superintendent has expressed the desire to have student enrollment no greater than 3,000 students**

**Utilization:** It is industry standard to program a High School at 85%. One cannot simply translate an increased utilization rate to an increased number of students. Utilization is the percentage of time a room is used. The higher the rate, the more reduced opportunity for students to be accepted into the desired classes. The higher the rate the more difficult it is for Administration to schedule the spaces.



**Q: Why is the central office still part of the design and why was this never put to a vote?**

**A:** Central office was included as part of the ‘base project’ (along with the educational program & renovated field house) and agreed upon at the 10/15/2024 SBC Meeting No. 20.

The central office space will be designed to be converted to general classrooms, if the enrollment needs require it.



# Discussion/Q&A



# Thank you!

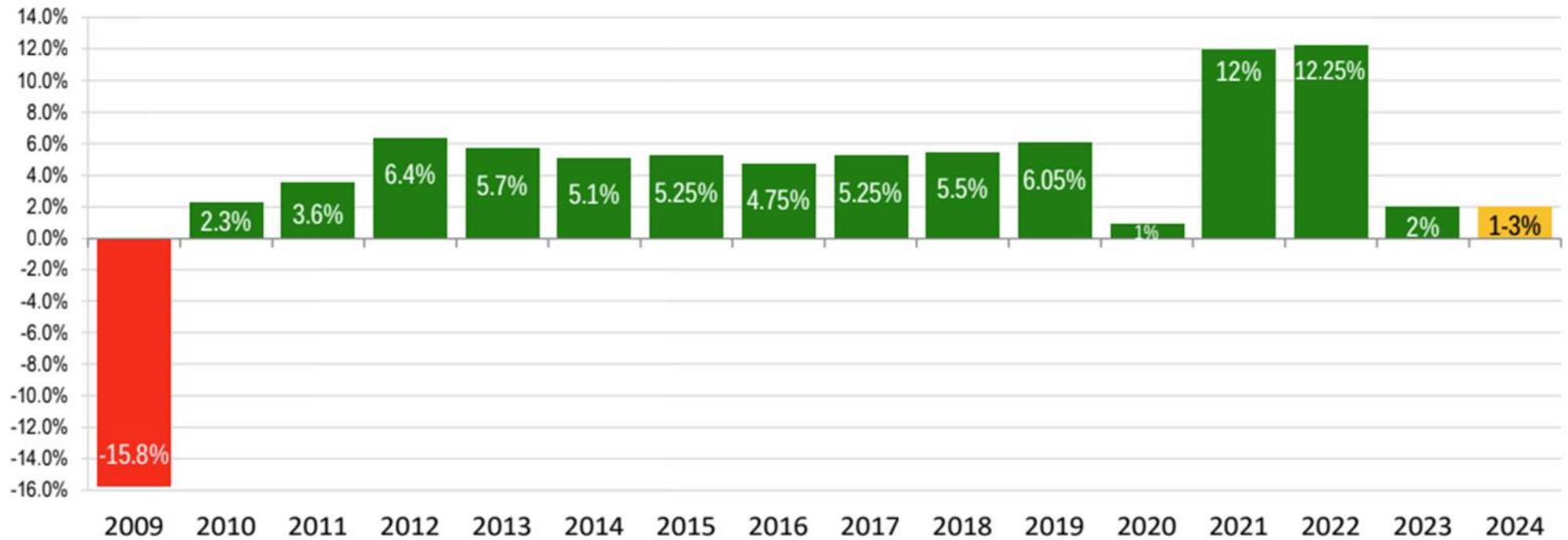
## Site Plan / Circulation



### CIRCULATION LEGEND

-  Bus
-  Van
-  Car
-  Cyclist

## Turner





**Q: The new high school will provide space for our high school kids but what other facilities/amenities will be added to meet our educational needs that are not available currently?**

**A:** The proposed new high school increases usable square footage of the school by almost 75,000sf. In addition to providing appropriately sized, flexible and modern classrooms to address the many adverse effects of overcrowding in current facilities, the High School Building Project will include additional spaces appropriate to 21st Century teaching and learning practices, as well as those that enhance underlying safety, health and wellness needs of students. The LPS Educational Plan identifies several features of contemporary education that the design must support, including small learning communities, teacher collaboration, shared leadership, and personalized, student-centered learning. To support these initiatives, the proposed design includes many new space types in a healthful and accessible building environment.

