

# Lexington High School

## School Building Committee



1. Call to Order

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

- [September 16<sup>th</sup>, 2024](#)
- [September 23<sup>rd</sup>, 2024](#)

3. Communications Working Group Update 12:05 – 12:15 p.m.

**4. Discussion:** “New Construction on the Fields” 12:15 – 12:45 p.m.

**5. Discussion:** “Phased-in-Place Option” 12:45 – 1:35 p.m.

6. Public Comment 1:35 – 1:45 p.m.

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

Adjourn – 2:00 p.m.

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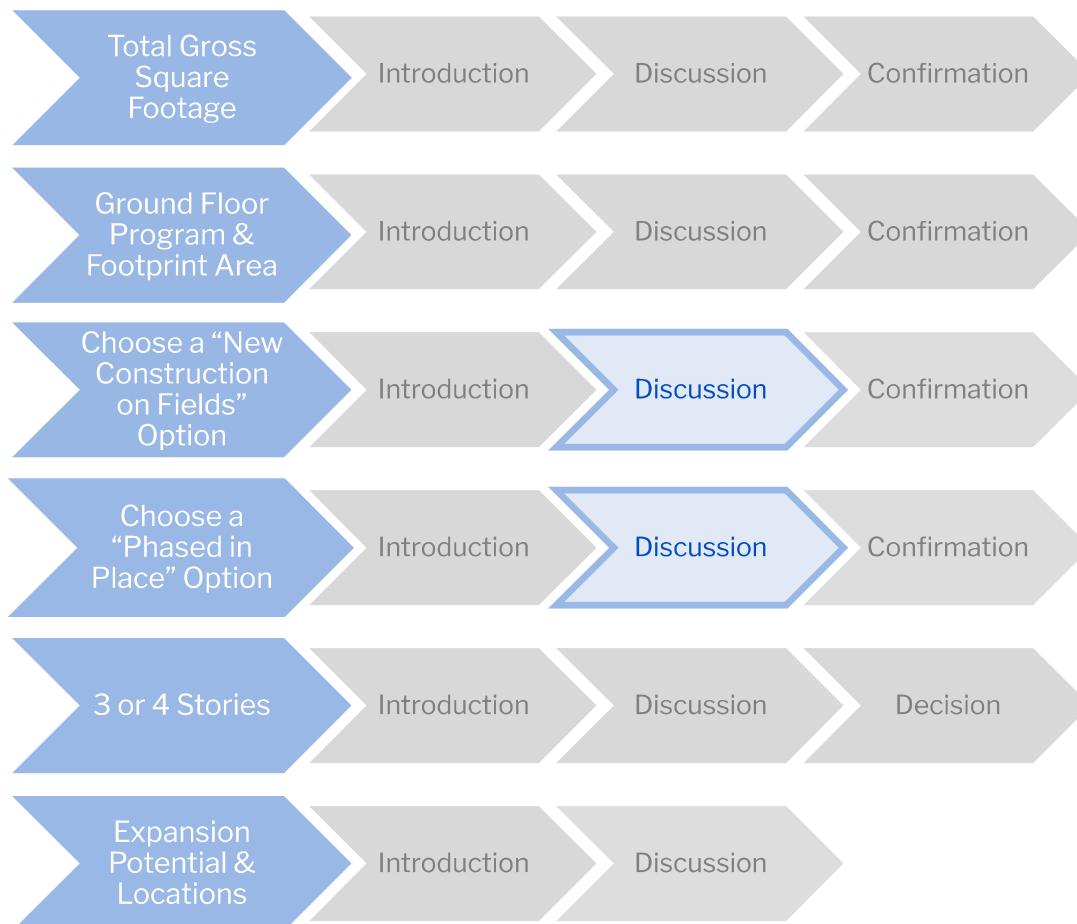
7. Reflections/Action Items 1:45 – 2:00 p.m.

Adjourn – 2:00 p.m.

# PSR Decision Progress Update

smma

## Progress Update/ 9.30



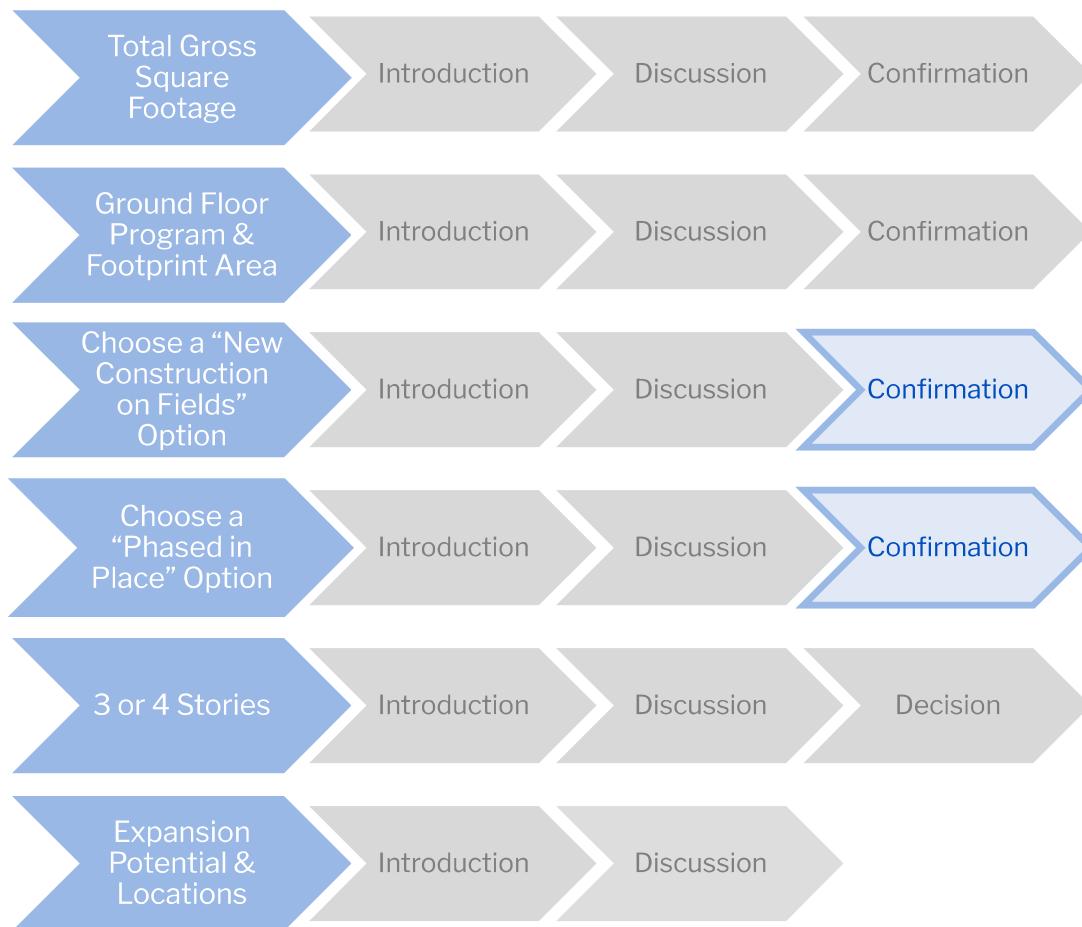
### Confirmed 9.03.24

- 470 Parking Spaces – Existing Footprint
- 500 Parking Spaces – on Fields

### Confirmed 9.16.24

- 461,513 Total GSF
- 1<sup>st</sup> Floor Gymnasium
- 4 Stories
- Horizontal Expansion

## Progress Update/ 10.15



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- 500 Parking Spaces – on Fields

### Confirmed 9.16.24

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- 1<sup>st</sup> Floor Gymnasium
- 4 Stories
- Horizontal Expansion

## Agenda

1. Discussion: "New Construction on Fields" Options
  - Bloom (C.5b)
  - Branch (C.1d)
  - Braid (C.2b)
2. Discussion: "Phased in Place" Options
  - Quad (C.1d)
  - Figure Eight (C.2b)
  - Weave (C.5b)
3. Next Steps

## PSR Construction Alternative Summary

	B. Renovation & Addition		C. New Construction – On Fields			D. New Construction – Phased in Place
<b>Alternative</b>	B.1 Quad	B.4 Figure Eight	C.1d Branch	C.2b Braid	C.5b Bloom	D.2 Weave
<b>Construction Duration</b>	6 Years	6.25 Years	4 Years	4 Years	4 Years	6.5 Years
<b># of Phases</b>	4	5	1	1	1	4
<b># of Floors</b>	2-4	2-3	4	4	4	4
<b>Building Location</b>	Existing Footprint	Existing Footprint	Fields	Fields	Fields	Existing Footprint
<b>Modular Max Required</b>	32	42	0	0	0	48
Costs are School Building Only <b>NO</b> additions included (Central Office, Field House, Pool)						

# New Construction on Fields

smma

## PSR Construction Alternative Summary

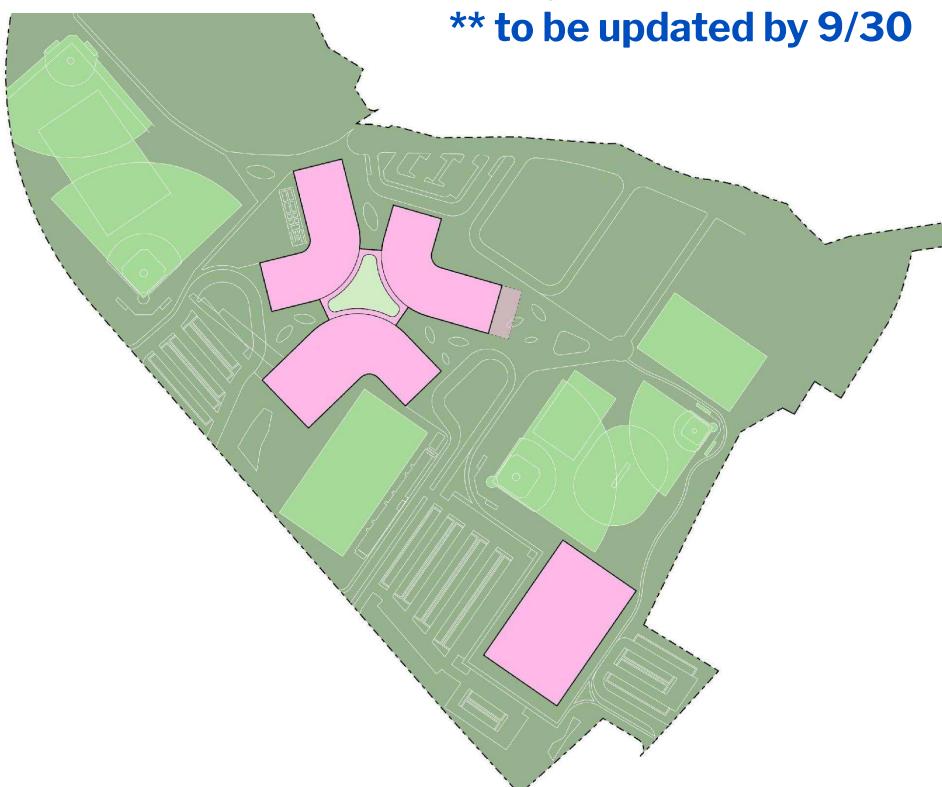
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# C.5b Bloom

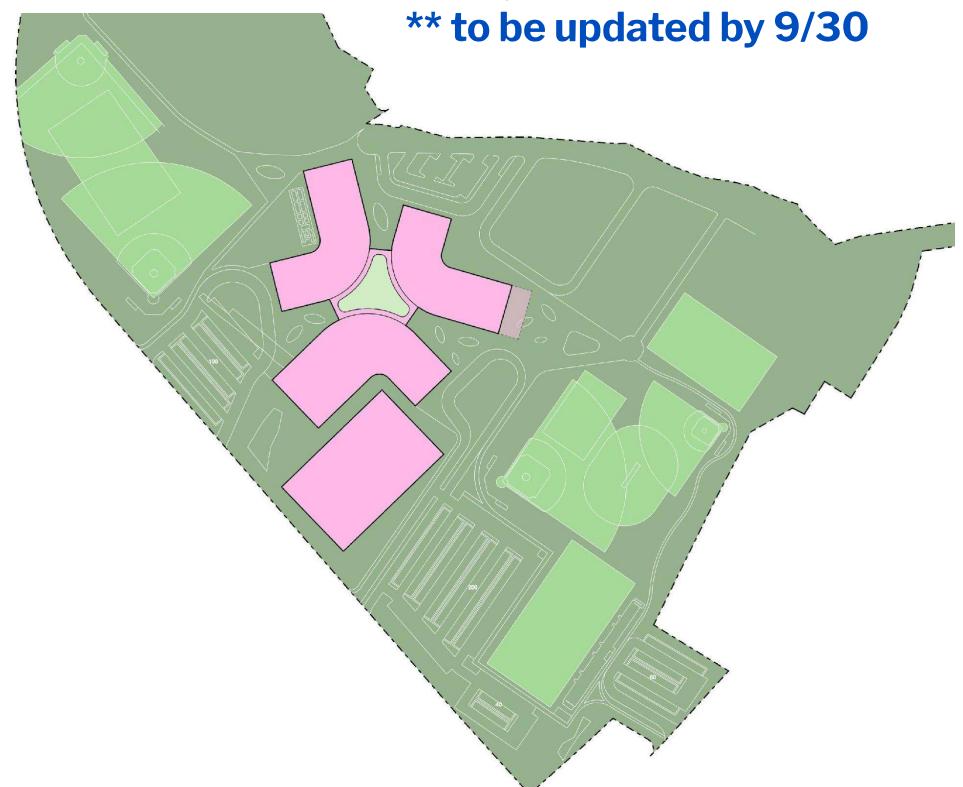
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## C.5B Bloom/ Large Field House

1



2



- Impact on HS
- Impact on site
- Impact on circulation

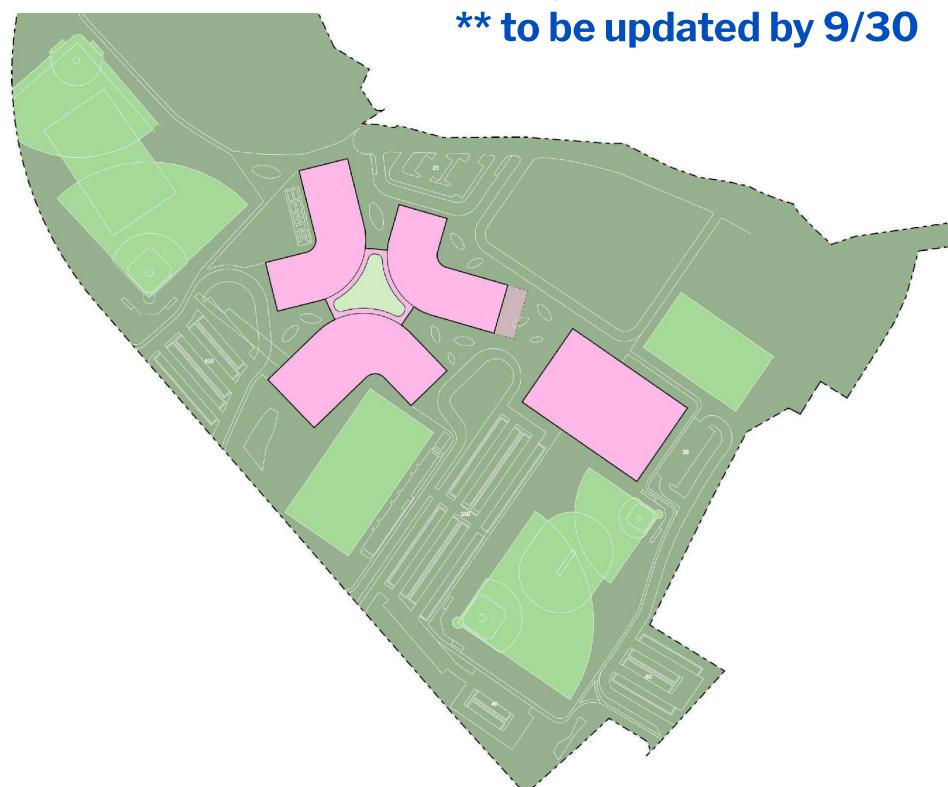
**\*\* to be updated by 9/30**

- Impact on HS
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- Impact on circulation

**\*\* to be updated by 9/30**

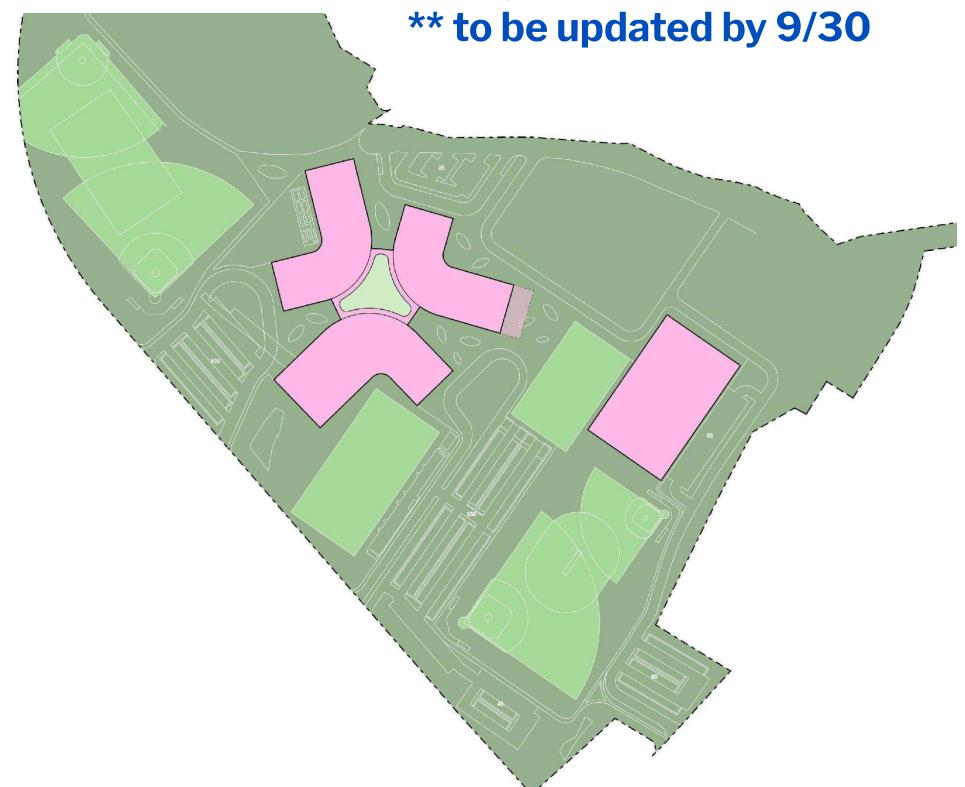
## C.5B Bloom/ Large Field House

3



- Impact on HS
  - Impact on site
  - Impact on circulation
- \*\* to be updated by 9/30**

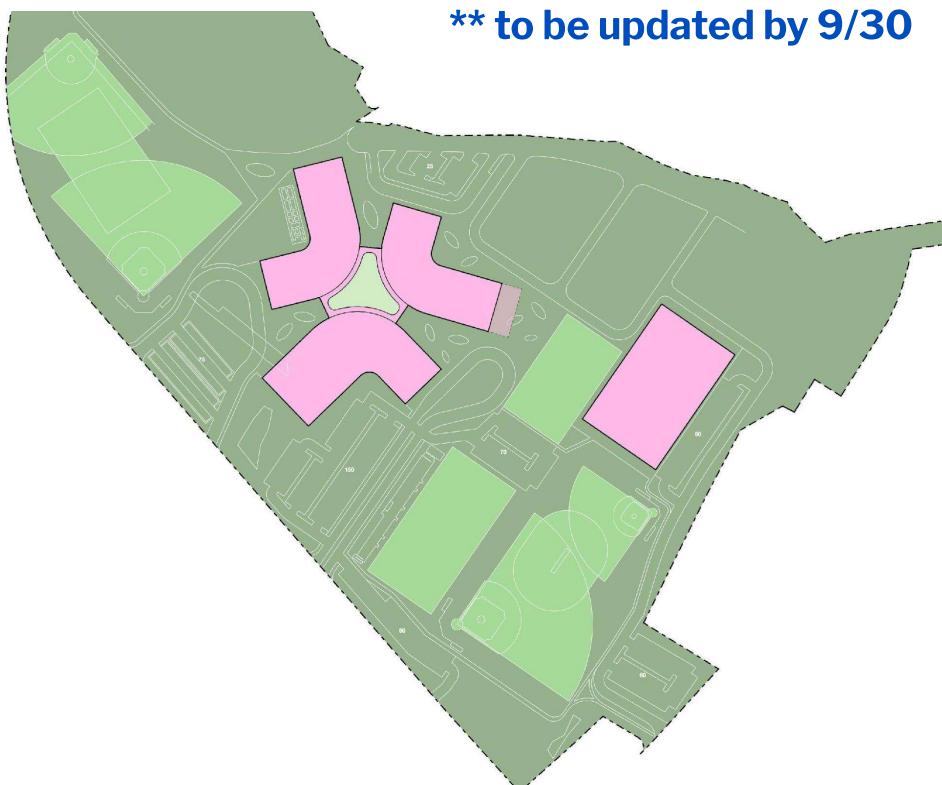
4



- Impact on HS
  - Impact on site
  - Impact on circulation
- \*\* to be updated by 9/30**

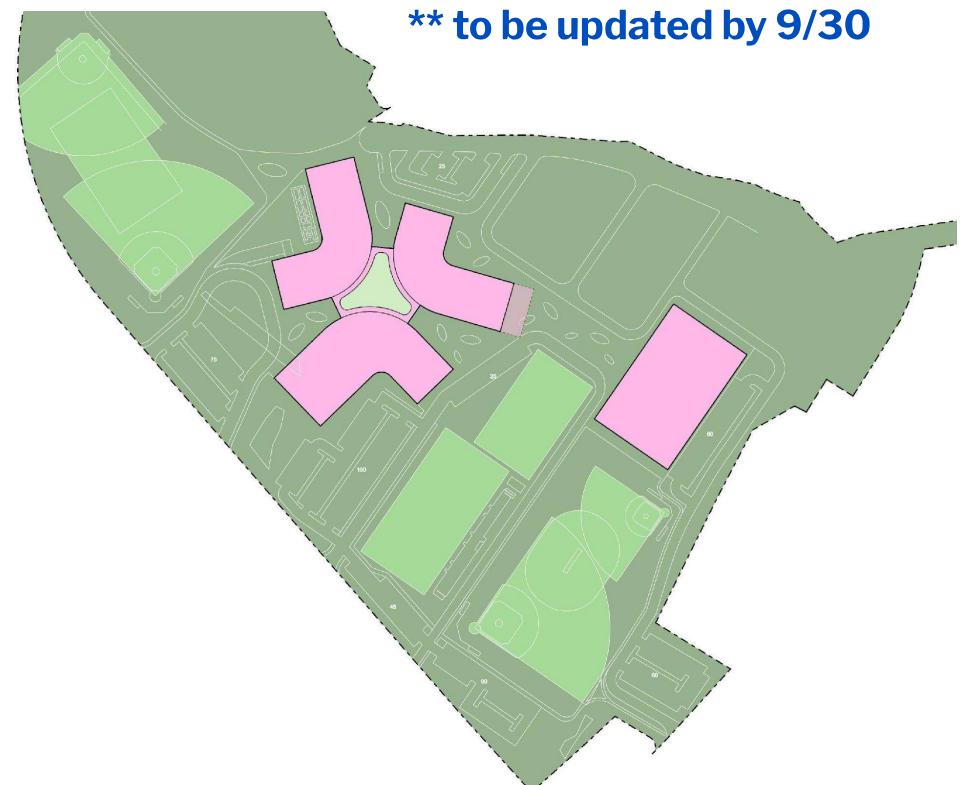
## C.5B Bloom/ Large Field House

5



- Impact on HS
  - Impact on site
  - Impact on circulation
- \*\* to be updated by 9/30**

6



- Impact on HS
  - Impact on site
  - Impact on circulation
- \*\* to be updated by 9/30**

## C.5B Bloom

1. Any lingering questions about this option?
2. What do you like/dislike about this option?

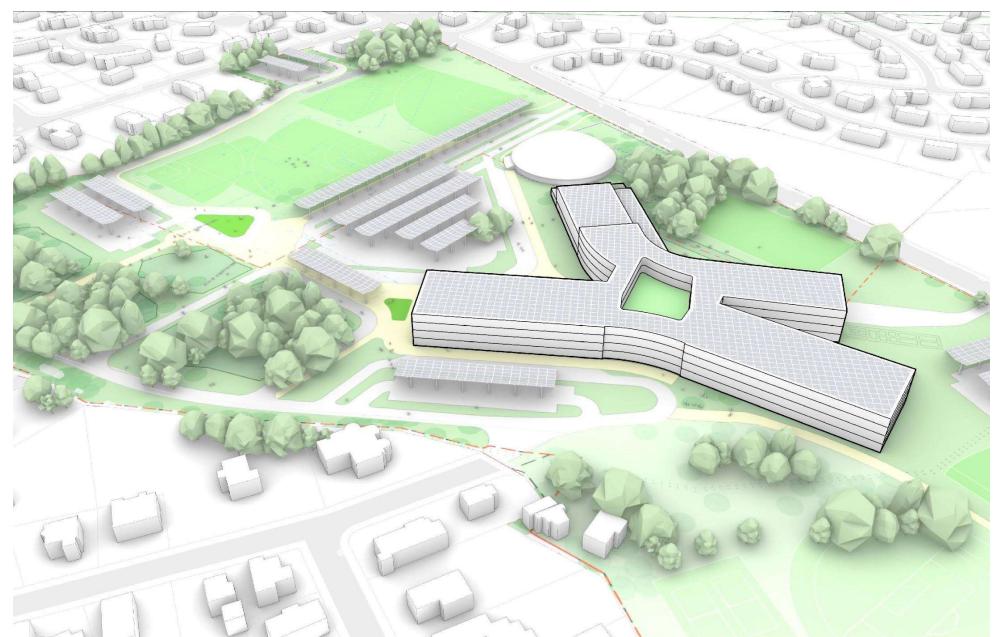


# C.1d Branch

smma

## C.1D Branch

1. Any lingering questions about this option?
2. What do you like/dislike about this option?

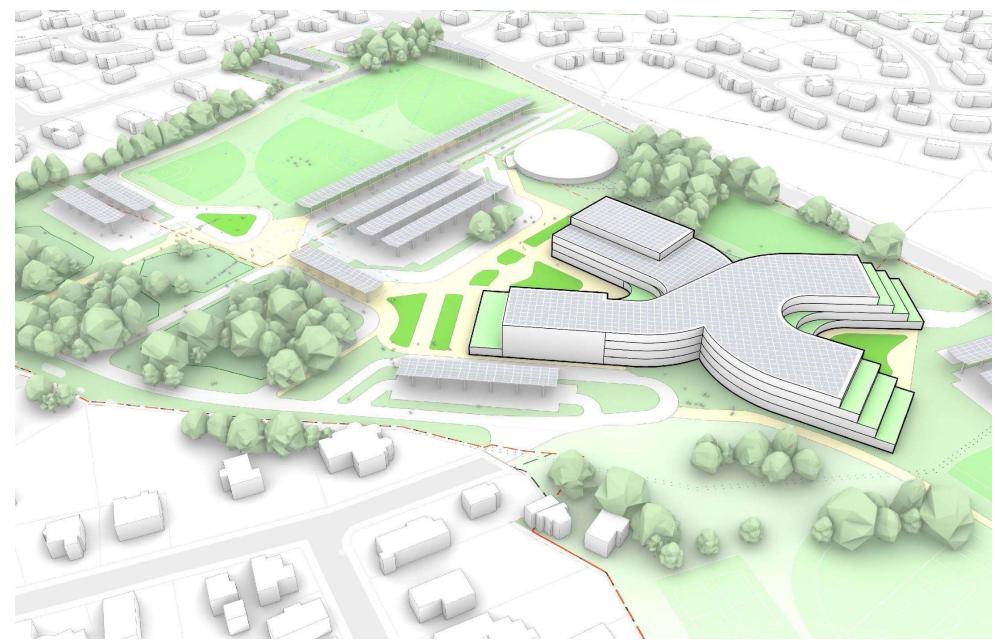


# C.2b Braid

smma

## C.2B Braid

1. Any lingering questions about this option?
2. What do you like/dislike about this option?



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# Phased in Place

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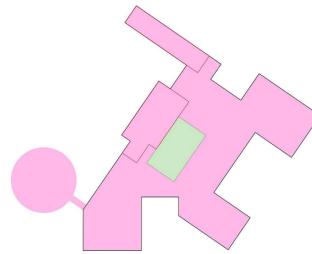
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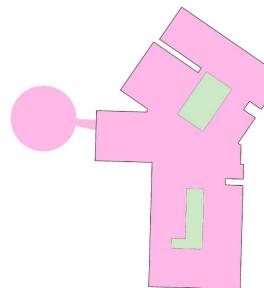
## PHASED-IN-PLACE ANALYSIS – DISRUPTIONS

### Typical Disruptions Across All Options

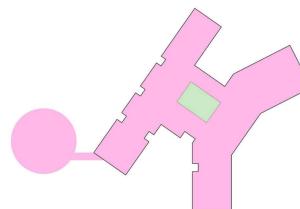
1. **Noise:** will vary during construction but will be impactful across all phases
2. **Vibration:** certain construction activities generate significant vibrations that could transfer to occupied spaces
3. **Temporary conditions:** construction zones will necessitate various temporary conditions for:
  1. Egress & access
  2. Life safety
  3. Vehicular access
  4. Security
4. **Reduced Square Footage:** occupiable square footage will vary through each phase
5. **Academic schedule:** loss of program spaces will constrain scheduling
6. **Travel times:** each phase will impact student and staff travel times across campus to varying degrees
7. **Move-in:** multiple move-ins will need to occur as each phase ends and before the next one begins, and will be highly compressed with little room for delay



B.1 QUAD



B.4 FIGURE EIGHT



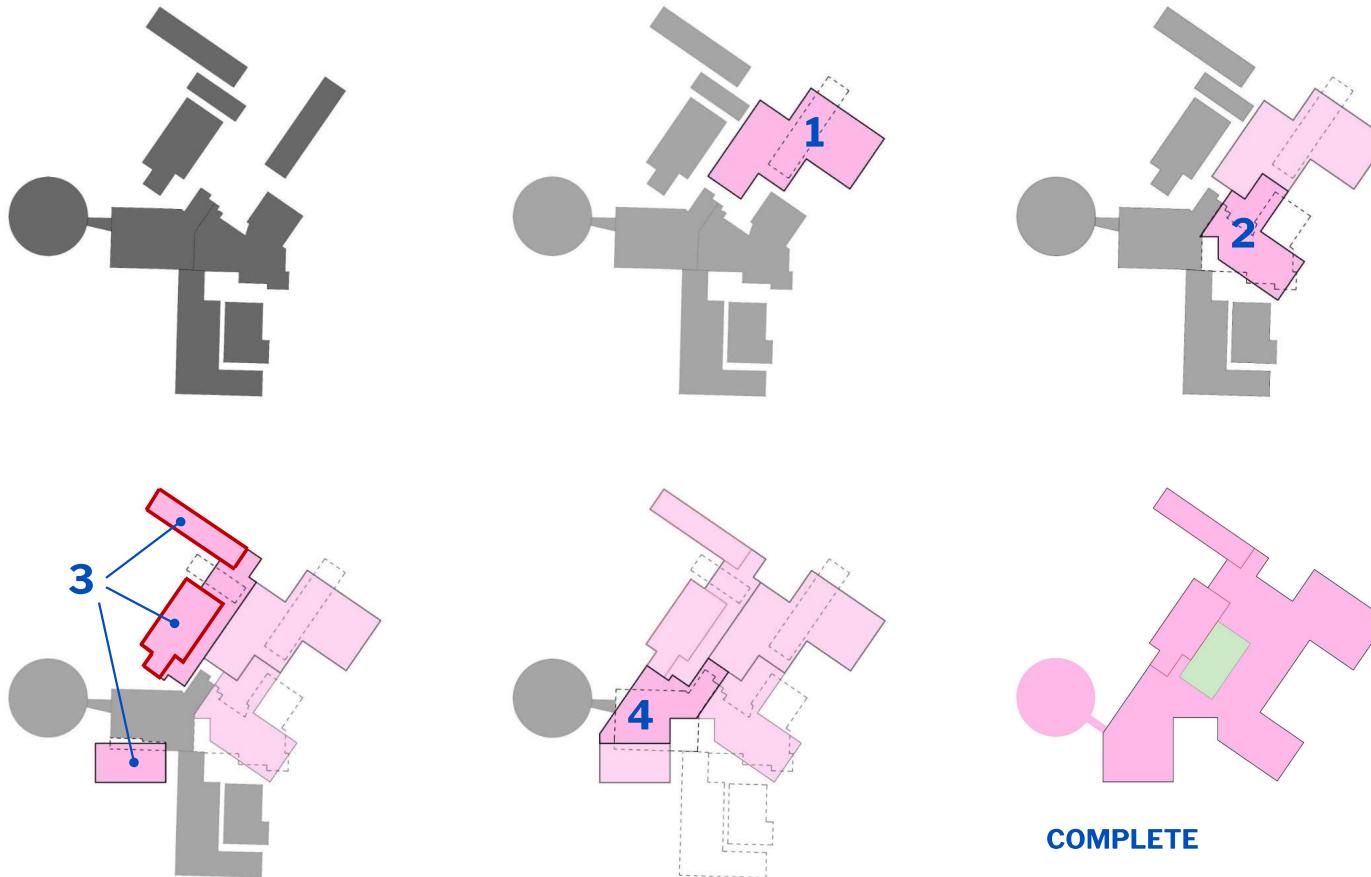
D.2 WEAVE

# B.1 QUAD

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## PHASED-IN-PLACE ANALYSIS

### B.1 'QUAD' Phasing



### Takeaways:

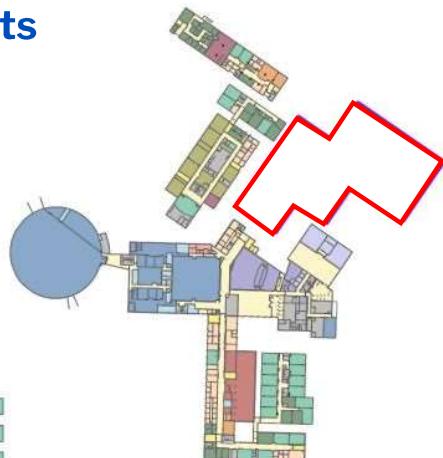
- 4 phases total
- Renovation scope is limited to Buildings G & J
- Temporary shoring of existing structure is limited compared to Scheme B.4
- Phase 2 removes existing MEP infrastructure & emergency generator in Building D which will necessitate temp services to supply Building A, B, C, D, E & K for two phases
- Starting in Phase 3 the Boy's Locker Room will need to be housed in swing space
- During Phase 4 the majority of athletic spaces (except for the Gymnasium) are offline

## PHASED-IN-PLACE ANALYSIS

### B.1 'QUAD' Phasing Impacts

#### Phase 1

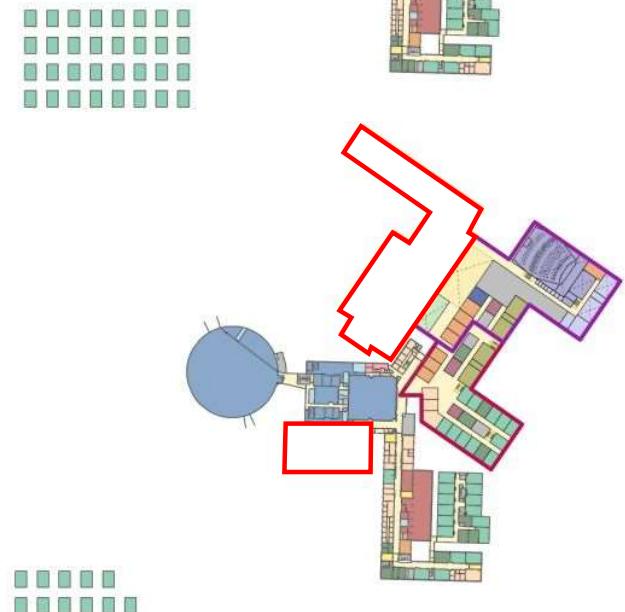
18 Months  
32 Modulars



#### Phase 3

17 Months  
11 Modulars

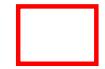
- No Multi-Purpose/Dance Studio
- No Lecture Hall
- No Boys' Locker Room



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**72 Months Total**

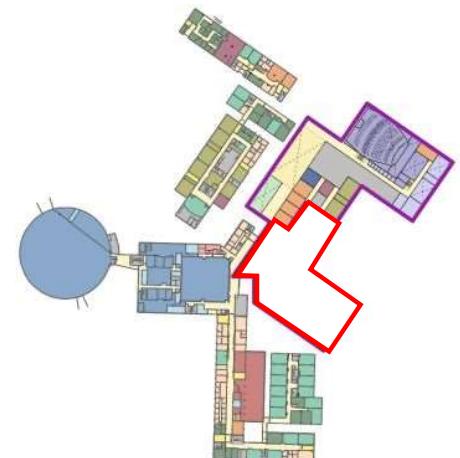
Construction Zone



#### Phase 2

18 Months  
11 Modulars

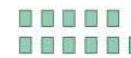
- No Multi-Purpose/Dance Studio
- Boiler Room & other service spaces for A, B, E & K lost
- Reduced Commons capacity



#### Phase 4

15 Months  
11 Modulars

- No Multi-Purpose/Dance Studio
- No Nurse's Suite
- No Locker Rooms
- No Team Rooms
- No Fitness Center
- No Media Center

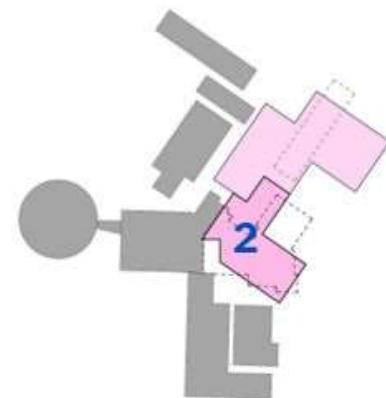


## PHASED-IN-PLACE ANALYSIS – IMPACTS EXAMPLE

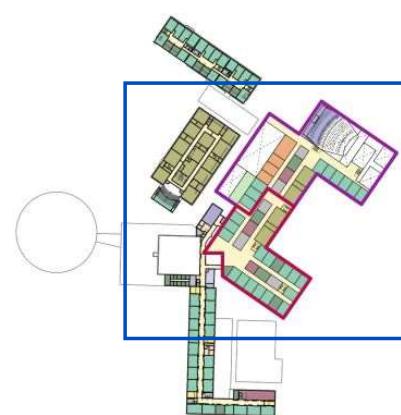
### B.1, Phase 2:

**Buildings C & D demolished, new 4 story wing under construction, Phase 1 occupied**

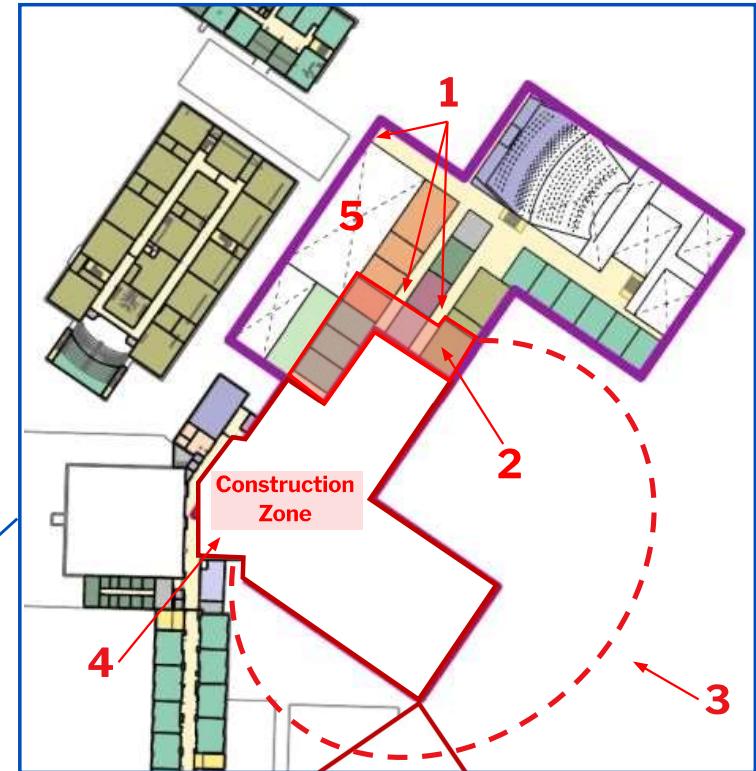
1. Dead End Corridors\*: phased construction creates dead end corridor (DEC) conditions necessitating either temporary egress stairs, permanent stairs in locations that are not required in the final plan, or preventing use of spaces during construction to eliminate the DEC altogether
2. Potentially Inaccessible Spaces: spaces directly adjacent to construction zone may need to act as buffers for constructability purposes, noise control, laydown areas, site safety, etc., limiting full occupation of completed spaces
3. Barrier to Circulation: the construction zone acts as a barrier between the various occupied buildings on campus
4. Disrupted Services: the demolition of the Boiler Room and other major service spaces in Phase 2 would likely necessitate temporary heat, cooling, water, fire protection and electrical services to be installed for Buildings A, B, E & K
5. Partial Commons: roughly only 2/3 of the new Dining Commons will be constructed in Phase 1 while in Phase 2 the existing Commons will be demolished, impacting seating capacity



Phase 2 Diagram



Phase 2, Level 2 Plan



\* A dead-end corridor is a corridor or passageway in a building that only has an exit in one direction.

# 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
- Existing floor heights in G & J present challenges to connectivity with new construction
- Low existing floor to floor heights (+/-10'-6") result in very low ceiling ceilings in G & J



B.1 Plan

## B.1 QUAD

1. Any lingering questions about this option?
2. What do you like/dislike about this option?

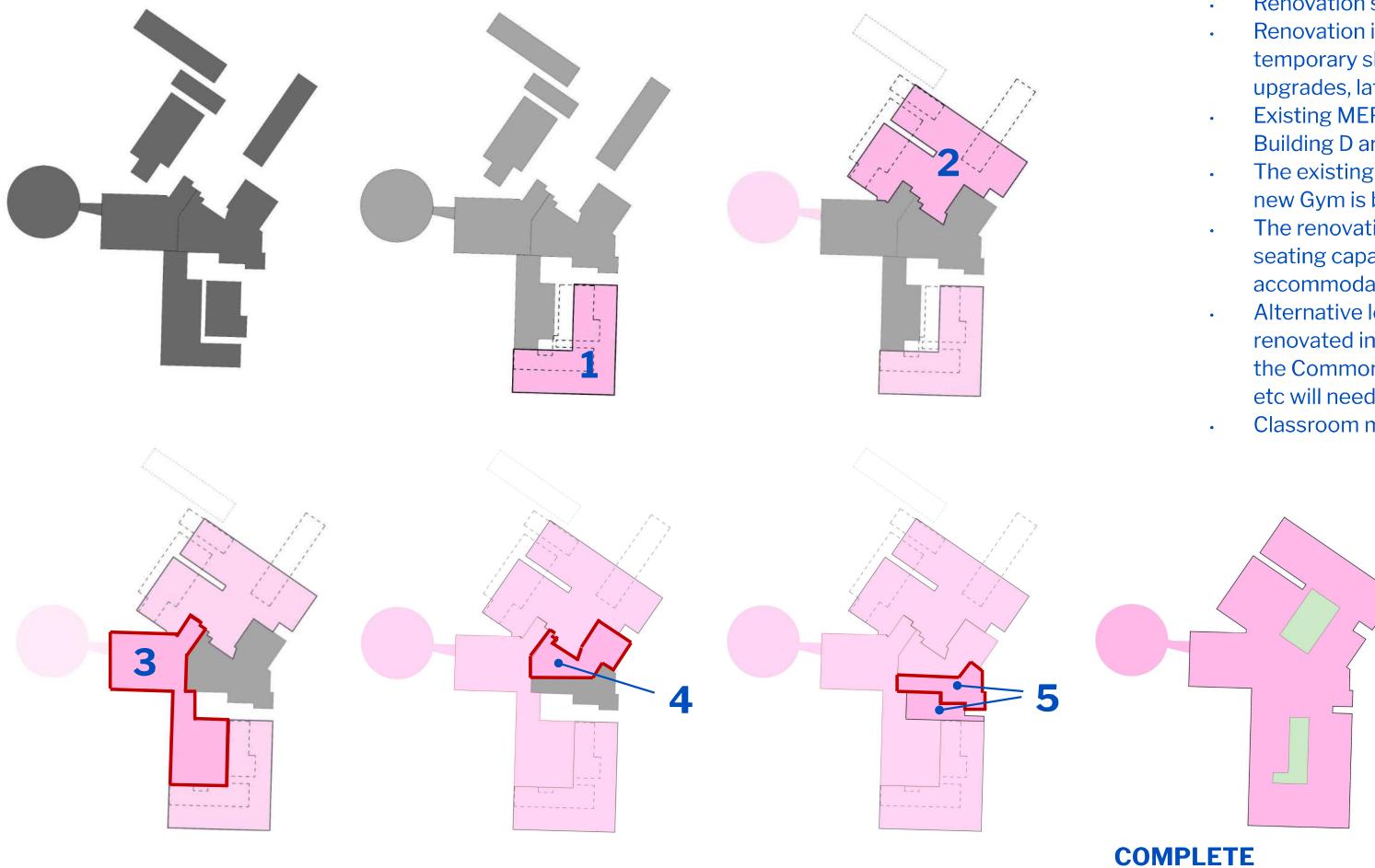


# B.4 Figure Eight

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## PHASED-IN-PLACE ANALYSIS

### B.4 'FIGURE EIGHT' 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 and an expanded fly loft is challenging to accommodate
- Alternative locations for a number of large spaces that will be renovated in-place, such as the Auditorium, Music Spaces, the Commons, Fitness Center, Black Box Theater, Kitchen, etc will need to be found while they are under renovation
- Classroom modulars are not required from Phase 3 onward

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

## PHASED-IN-PLACE ANALYSIS

76 Months Total

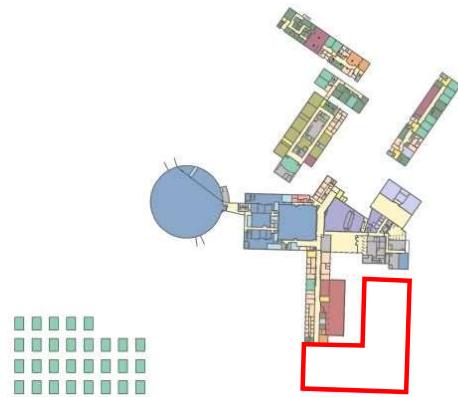
Construction Zone



### B.4 'FIGURE EIGHT' Phasing Impacts

#### Phase 1

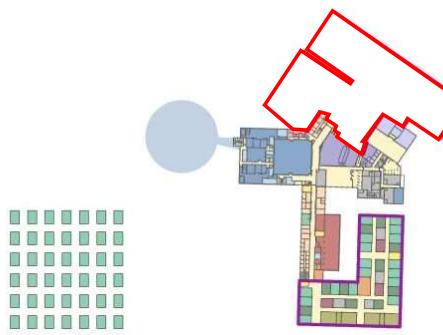
18 Months  
29 Modulars



#### Phase 2

18 Months  
42 Modulars

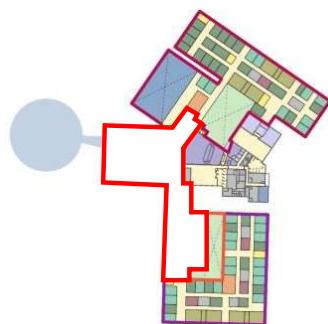
- No Lecture Hall



#### Phase 3

15 Months  
0 Modulars

- No Locker Rooms
- No Black Box Theater
- No Fitness Center
- No Team Rooms
- No Media Center



#### Phase 4

14 Months  
0 Modulars

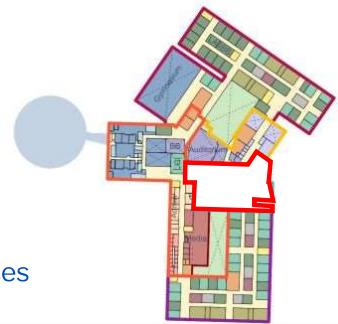
- No Auditorium
- No Band Room
- No Orchestra Room



#### Phase 5

12 Months  
0 Modulars

- No Commons
- No Kitchen
- No Loading Dock
- No Facilities Spaces

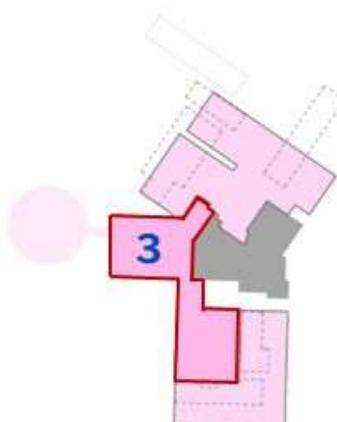


## PHASED-IN-PLACE ANALYSIS – IMPACTS EXAMPLE

### B.4, Phase 3:

**Buildings B & E under renovation, Phases 1 & 2 occupied**

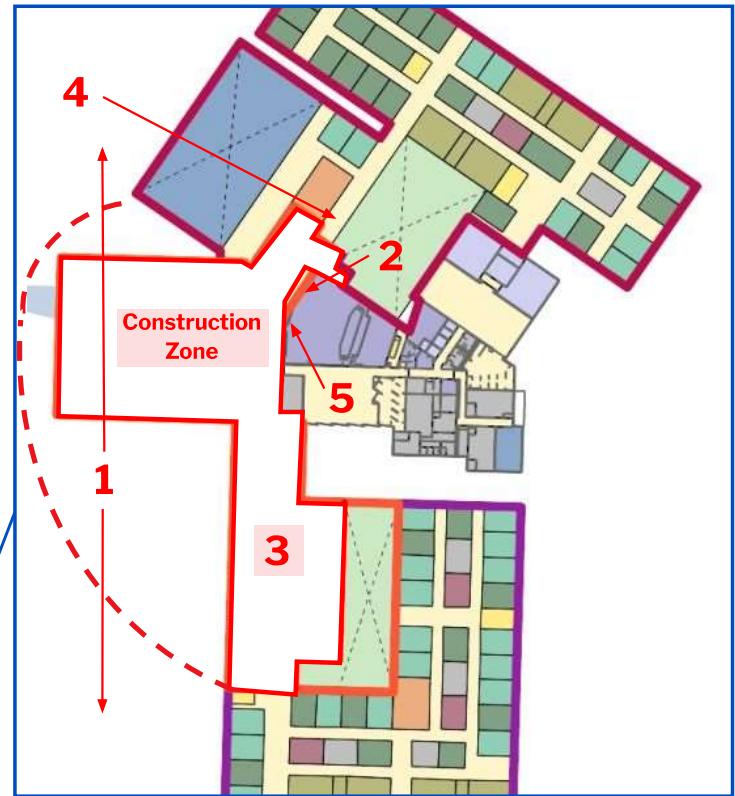
1. Barrier to Circulation: the construction zone acts as a significant barrier between the two newly constructed academic wings of the building
2. Temporary Conditions: temporary access and egress will be required for the Auditorium, particularly at Level 2
3. Lost Program: large program areas under renovation during Phase 3 include the Media Center, Locker Rooms, Team Rooms, Fitness Center and Black Box Theater and will require swing space either on site or off
4. Dead End Corridors: phased construction creates dead end corridor (DEC) conditions necessitating either temporary egress stairs, permanent stairs in locations that are not required in the final plan, or preventing use of spaces during construction to eliminate the DEC altogether
5. Noise: the Auditorium will be particularly impacted due to its direct adjacency to the construction zone



Phase 3 Diagram



Phase 3, Level 1 Plan



# 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
- Existing floor heights present challenges to connectivity with new construction



## B.4 FIGURE EIGHT

1. Any lingering questions about this option?
2. What do you like/dislike about this option?

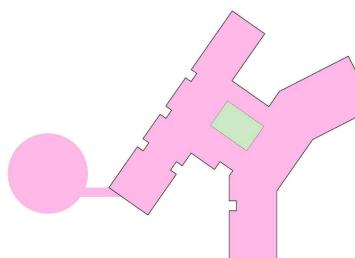
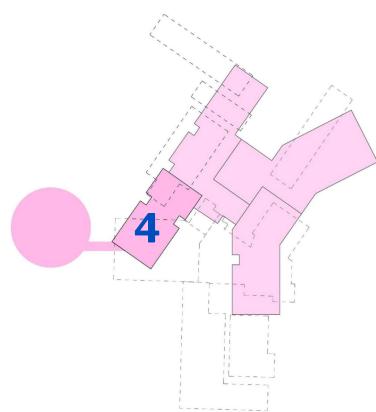
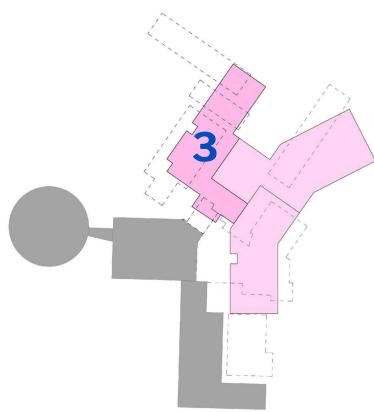
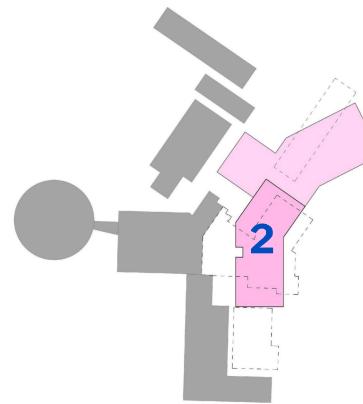
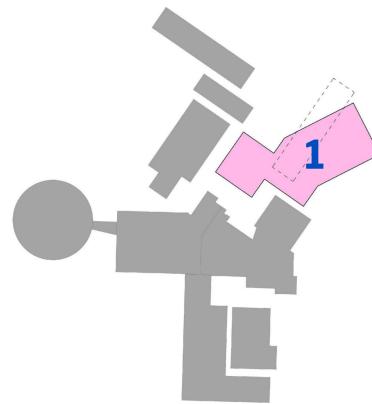
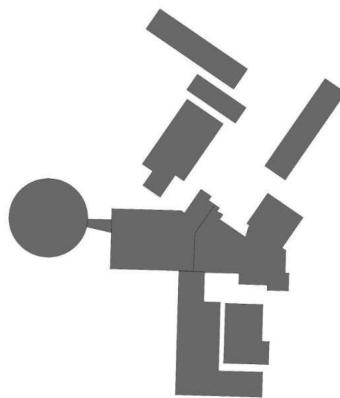


# D.2 Weave

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## PHASED-IN-PLACE ANALYSIS

### 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 & 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
- Large quantities of classroom modulars required
- Large and specialized program spaces can be phased sequentially to avoid need for large swing spaces

#### KEY

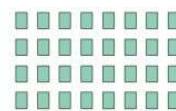
#	PHASE
■	EXISTING CONSTRUCTION
■	NEW ADDITION
■	COMPLETED CONSTRUCTION FROM PREVIOUS PHASE
□	EXISTING BUILDINGS TO BE DEMOLISHED

## PHASED-IN-PLACE ANALYSIS

### D.2 'WEAVE' Phasing Impacts

#### Phase 1

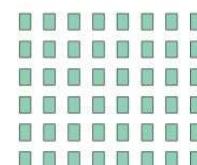
18 Months  
32 Modulars



#### Phase 3

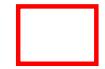
19 Months  
48 Modulars

- No Multi-Purpose/Dance Studio



**78 Months Total**

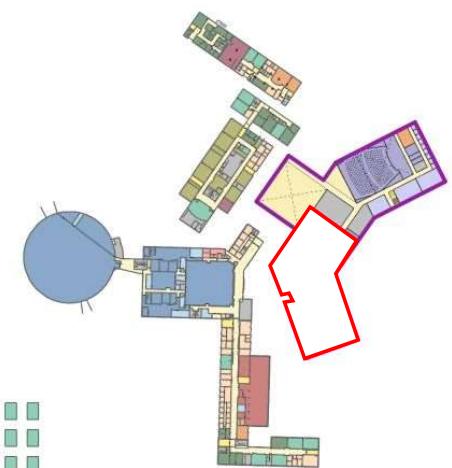
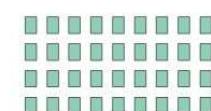
Construction Zone



#### Phase 2

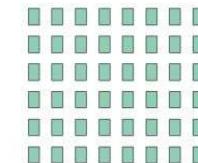
18 Months  
36 Modulars

- No Multi-Purpose/Dance Studio
- Boiler Room & other service spaces for A, B, & E lost



#### Phase 4

16 Months  
48 Modulars

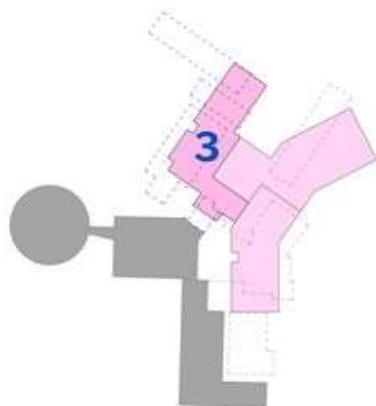


## PHASED-IN-PLACE ANALYSIS – IMPACTS EXAMPLE

### D.2, Phase 3:

**Buildings G, J & L demolished, Phases 1 & 2 occupied**

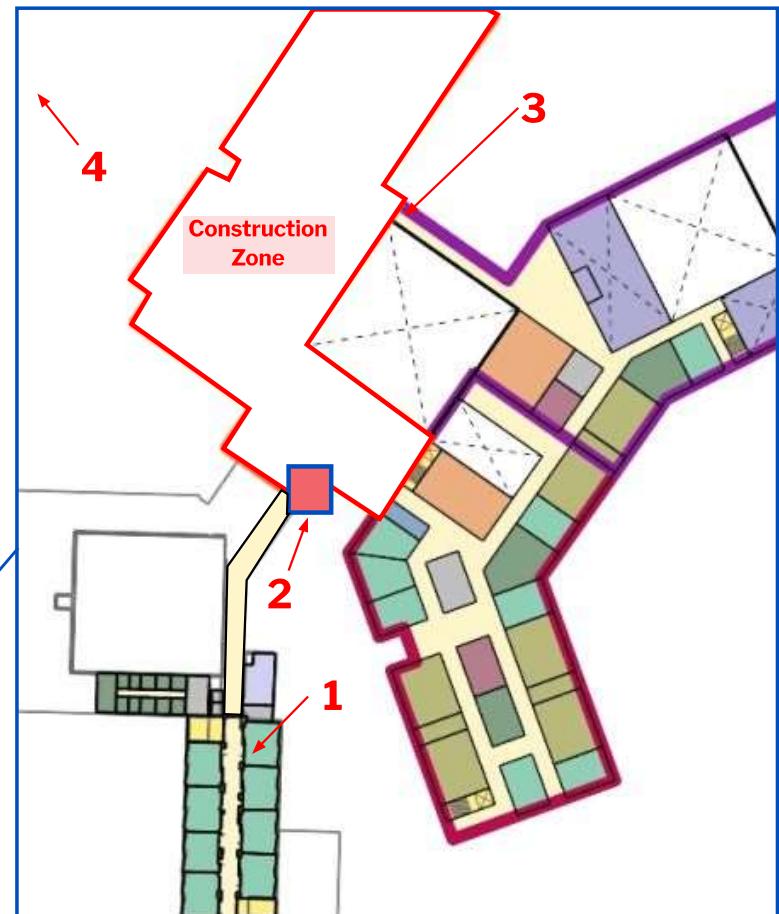
1. Disrupted Services: the demolition of the Boiler Room and other major service spaces in Phase 2 would likely necessitate temporary heat, cooling, water, fire protection and electrical services to be installed for Buildings A, B & E
2. Elevator Conflict: the current plan shows the existing elevator in Building E demolished in Phase 3, but to maintain Level 2 access in the existing building, the new construction will need to work around it, further reducing occupiable space during Phase 3
3. Dead End Corridors: phased construction creates dead end corridor (DEC) conditions necessitating either temporary egress stairs, permanent stairs in locations that are not required in the final plan, or preventing use of spaces during construction to eliminate the DEC altogether
4. Modulars: Phase 3 requires roughly 48 modular classrooms, more than is estimated for any other phase across all options



Phase 3 Diagram



Phase 3, Level 2 Plan



## Option D.2- 'WEAVE' Ground Floor

Level 1 Footprint: 158,304 sf  
Floors: 4

- All new construction
- 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



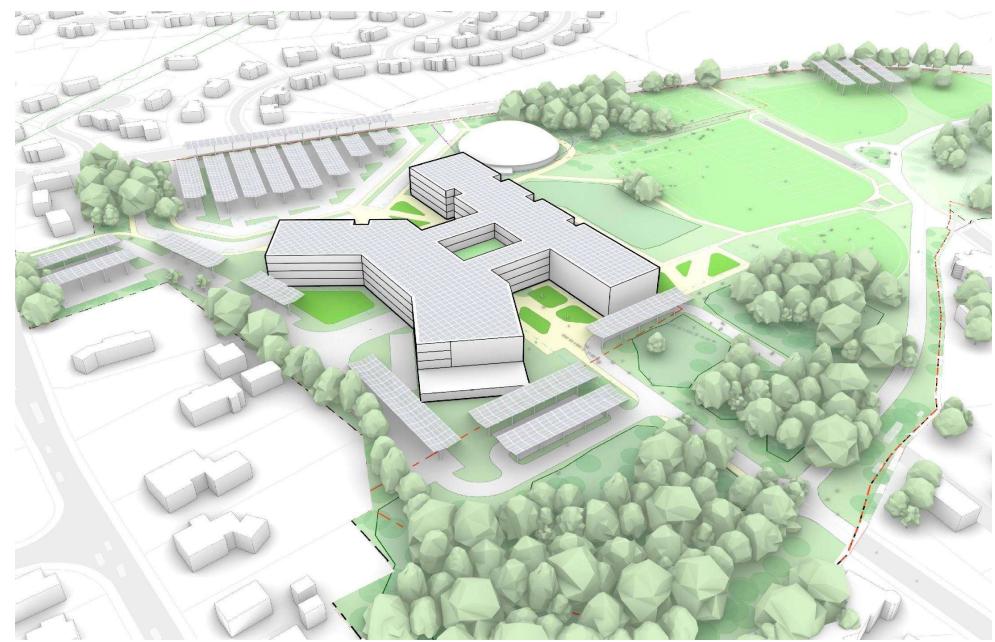
D.2 Plan

09/30/2024

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## D.2 WEAVE

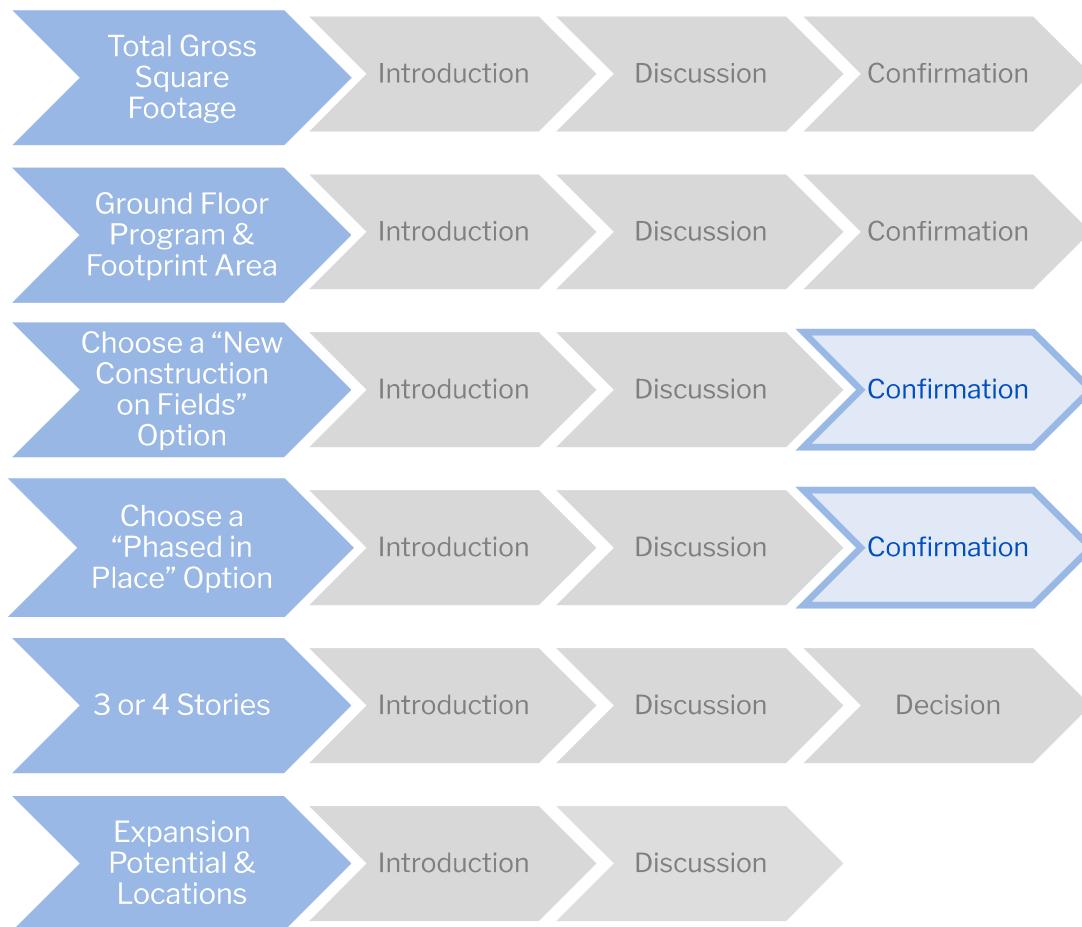
1. Any lingering questions about this option?
2. What do you like/dislike about this option?



# Next Steps

smma

## Progress Update/ 10.15



### Confirmed 9.03.24

- 470 Parking Spaces – Existing Footprint
- 500 Parking Spaces – on Fields

### Confirmed 9.16.24

- 461,513 Total GSF
- 1<sup>st</sup> Floor Gymnasium
- 4 Stories
- Horizontal Expansion

1. Call to Order

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

- [September 16<sup>th</sup>, 2024](#)
- [September 23<sup>rd</sup>, 2024](#)

3. Communications Working Group Update 12:05 – 12:15 p.m.

**4. Discussion:** “New Construction on the Fields” 12:15 – 12:45 p.m.

**5. Discussion:** “Phased-in-Place Option” 12:45 – 1:35 p.m.

**6. Public Comment** 1:35 – 1:45 p.m.

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

8. Adjourn – 2:00 p.m.

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6. Public Comment 1:35 – 1:45 p.m.

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

**8. Adjourn – 2:00 p.m.**

# For Reference

smma

# Phasing

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## PHASED-IN-PLACE ESTIMATED SCHEDULES

OPTIONS	2027	2028	2029	2030	2031	2032	2033	2034
	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
<b>16 YEARS!</b>								
<b>B-QUAD</b>								
MODULARS	NEED FOR 32 CRs			NEED FOR 11 CRs MAX FOR PROJECT DURATION				
PHASE 1								
DEMOLITION	BUILDING H [37,497 SF] 4 STORIES [128,811 SF]		FALL MOVE IN					
NEW CONSTRUCTION		18 MONTHS						
PHASE 2								
DEMOLITION	BUILDINGS C & D [49,204 SF] 4 STORIES [158,605 SF]			SPRING BREAK MOVE IN				
NEW CONSTRUCTION		18 MONTHS						
PHASE 3								
DEMOLITION				BUILDING L & PARTIAL E [10,181 SF] BUILDINGS G & J [89,809 SF] 2 STORIES [46,331 SF]		FALL MOVE IN		
RENOVATION					17 MONTHS	15 MONTHS		
NEW CONSTRUCTION								
PHASE 4								
DEMOLITION				BUILDINGS A, B, E & K [125,458 SF] 2 STORIES [37,600 SF]				
NEW CONSTRUCTION					15 MONTHS			
<b>16.25 YEARS!</b>								
<b>B-4 FIGURE EIGHT</b>								
MODULARS	NEED FOR 29 CRs		NEED FOR 12 CRs TOTAL		MODULARS NO LONGER NEEDED			
PHASE 1								
DEMOLITION	BUILDINGS A & K [30,146 SF] 3 STORIES [142,599 SF]		FALL MOVE IN					
NEW CONSTRUCTION		18 MONTHS						
PHASE 2				SPRING BREAK MOVE IN				
DEMOLITION	BUILDINGS G, L, J & H [132,126 SF] 3 STORIES [369,585 SF]							
NEW CONSTRUCTION		18 MONTHS						
PHASE 3								
RENOVATION				BUILDINGS B & E [86,496 SF SF]		FALL MOVE IN		
NEW CONSTRUCTION					17 MONTHS			
PHASE 4								
RENOVATION				BUILDING C [27,244 SF]		14 MONTHS		
NEW CONSTRUCTION								
PHASE 5								
RENOVATION				BUILDING D [24,647 SF] 1 STORY [10,946 SF]		12 MONTHS		
NEW CONSTRUCTION					12 MONTHS			
<b>16.5 YEARS!</b>								
<b>B-2 WEAVE</b>								
MODULARS	NEED FOR 32 CRs		NEED FOR 36 CRs TOTAL		NEED FOR 48 CRs TOTAL		NEED FOR 48 CRs TOTAL	
PHASE 1								
DEMOLITION	BUILDING H [37,496 SF] 4 STORIES [140,258 SF]		FALL MOVE IN					
NEW CONSTRUCTION		18 MONTHS						
PHASE 2				SPRING BREAK MOVE IN				
DEMOLITION	BUILDINGS C, D & K [76,076 SF] 4 STORIES [141,816 SF]							
NEW CONSTRUCTION		18 MONTHS						
PHASE 3								
DEMOLITION				BUILDINGS G, J & I [101,728 SF] 4 STORIES [110,424 SF]		WINTER BREAK MOVE IN		
NEW CONSTRUCTION					19 MONTHS			
PHASE 4								
DEMOLITION				BUILDINGS A, B & F [105,307 SF] 4 STORIES [109,018 SF]				
NEW CONSTRUCTION					16 MONTHS			

\*\*\* this timeline is an estimate, not an official document

09/30/2024

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# Renovation

smma

# EXISTING BUILDINGS – RENOVATION SUMMARY

## General Renovation Takeaways - Plans

### Building G:

- Science Classroom bays may be reconfigured for General Education classrooms, SPED Resource Rooms and Teacher Planning
- New shafts may be introduced for fresh air distribution from roof

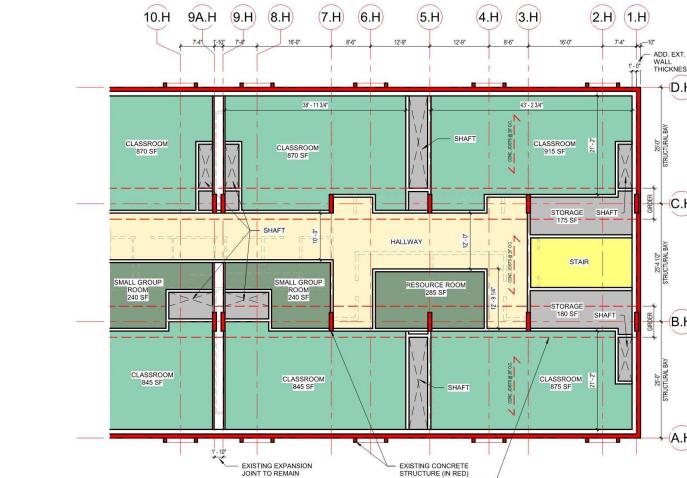
### Building J:

- Gut renovation allows enlarging classrooms for General Education use, however room proportion would be slightly elongated
- New shafts may be introduced for fresh air distribution from roof
- Central zone may not yield useful geometry for SPED, Teacher Planning or other support spaces
- Renovation for office program layout is possible at Level 2

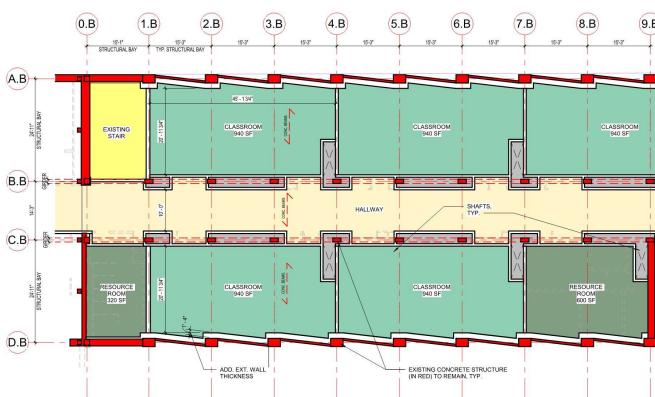
### Building B:

- Existing undersized Classroom bays may be enlarged, however this may result in oversized rooms with elongated proportions
- New shafts may be introduced for fresh air distribution from roof
- Linear character of “student street” with double-loaded corridors would remain
- Existing Classroom bays may be reconfigured for Innovation Lab spaces, however room proportion is more elongated than would be desirable.

Existing undersized Classroom bays may be converted to office suites (similar to some current uses)



Building J – Classroom Test Fit



Building B – Classroom Test Fit

# EXISTING BUILDINGS – RENOVATION SUMMARY

## General Renovation Takeaways - Sections

### Building G:

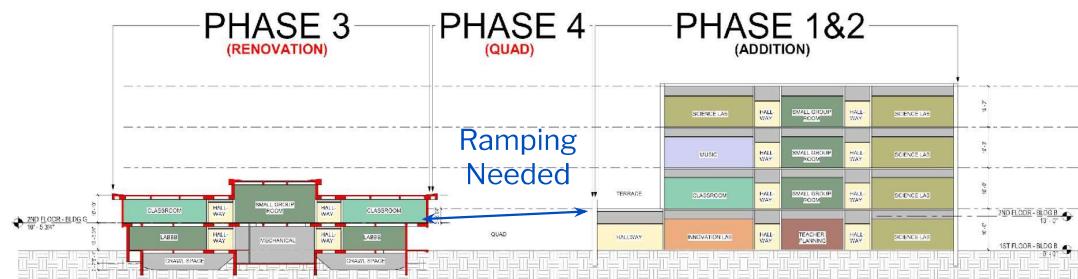
- Level 2 is 5'-6" lower than new building Level 2
- Floor to floor height is only +/- 10'-6"
- Little to no ceiling space available to run new MEP systems

### Building J:

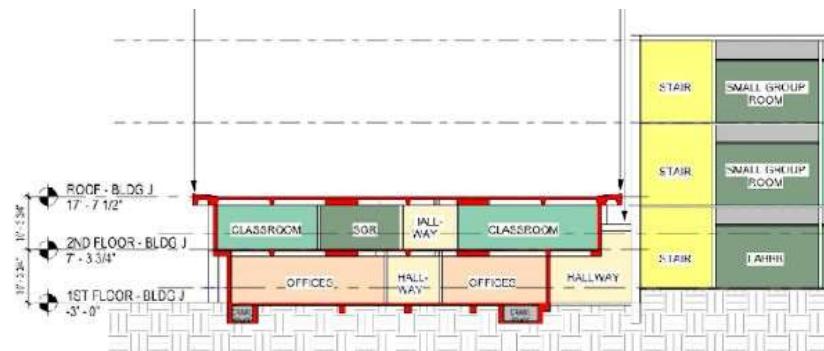
- Level 1 is 3'-0" lower than rest of building
- Floor to floor height is only +/- 10'-4"
- Little to no ceiling space available to run MEP
- Rooftop and new Addition Level 2 roughly align, preventing a connection to Building J Level 2

### Building B:

- Level 2 is 3'-0" lower than new building Level 2
- Floor to floor height is +/- 13'-0"
- More ceiling space available to run MEP compared to Building G



Building G – Section for Option B.1



Building J – Section for Option B.1

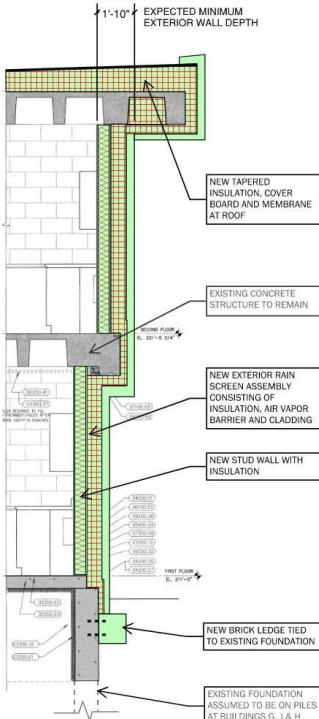
# EXISTING BUILDINGS – RENOVATION SUMMARY

## General Renovation Takeaways – Conceptual Wall Sections

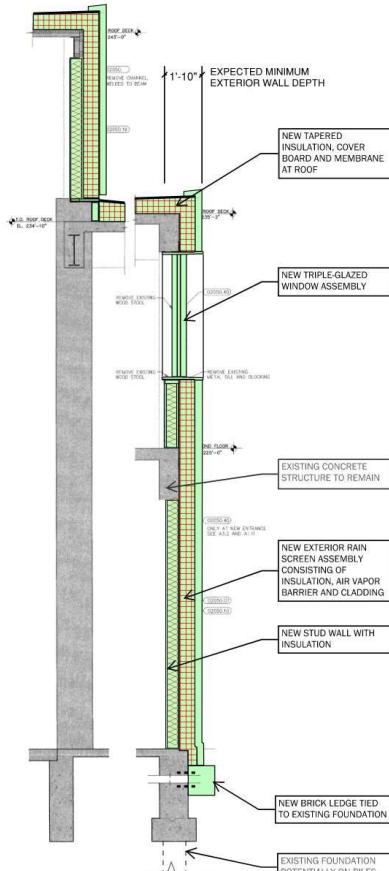
BUILDING G WALL SECTION  
(H & J ARE SIMILAR)

**EXPECTED EXTERIOR RENOVATION REQUIREMENTS:**

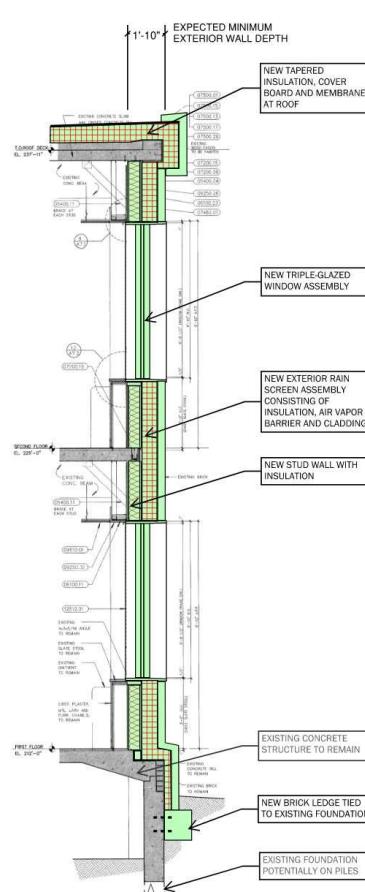
1. EXCAVATE AND INSTALL NEW FOUNDATIONS OUTBOARD OF EXISTING FOUNDATIONS
2. DEMOLISH EXISTING EXTERIOR WALLS
3. REPAIR AND REINFORCE EXISTING CONCRETE STRUCTURE AS NEEDED
4. INSTALL NEW EXTERIOR WALLS THAT PROVIDE A CONTINUOUS AIR BARRIER AND AN ENERGY CODE COMPLIANT INSULATION VALUE
5. REMOVE EXISTING ROOFING MEMBRANE AND INSTALL NEW TAPERED INSULATION, COVERBOARD AND ROOFING MEMBRANE TO MEET ENERGY CODE REQUIREMENTS



BUILDING E WALL SECTION



BUILDING B WALL SECTION



Existing exterior walls & windows are inadequate to meet current energy code and will need to be fully replaced

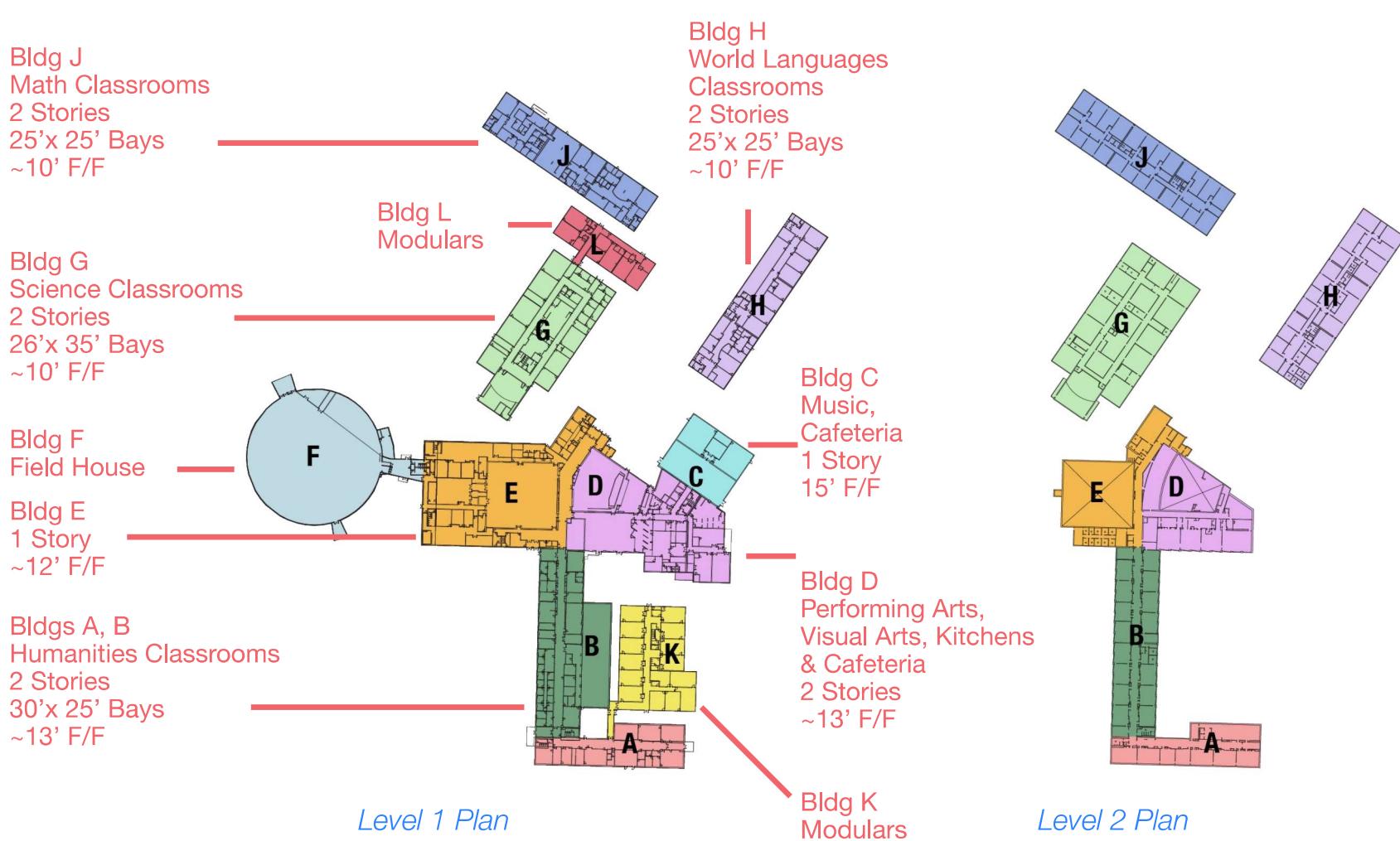
Structural considerations for renovated buildings include:

- Temporary shoring at existing buildings will be required at each phase prior to final completion
- Renovations are likely to trigger seismic upgrade requirements that include new shear walls, brace frames and steel reinforcement
- New foundations on minipiles are needed for any added loads at existing buildings
- Any existing roof adjacent to a taller addition will require reinforcement for snow drift
- New steel dunnage is required at new mechanical units placed atop an existing roof
- Steel framing and reinforcement is required for all new openings cut into an existing roof or floor
- Building expansion joints are required to separate all existing construction from new

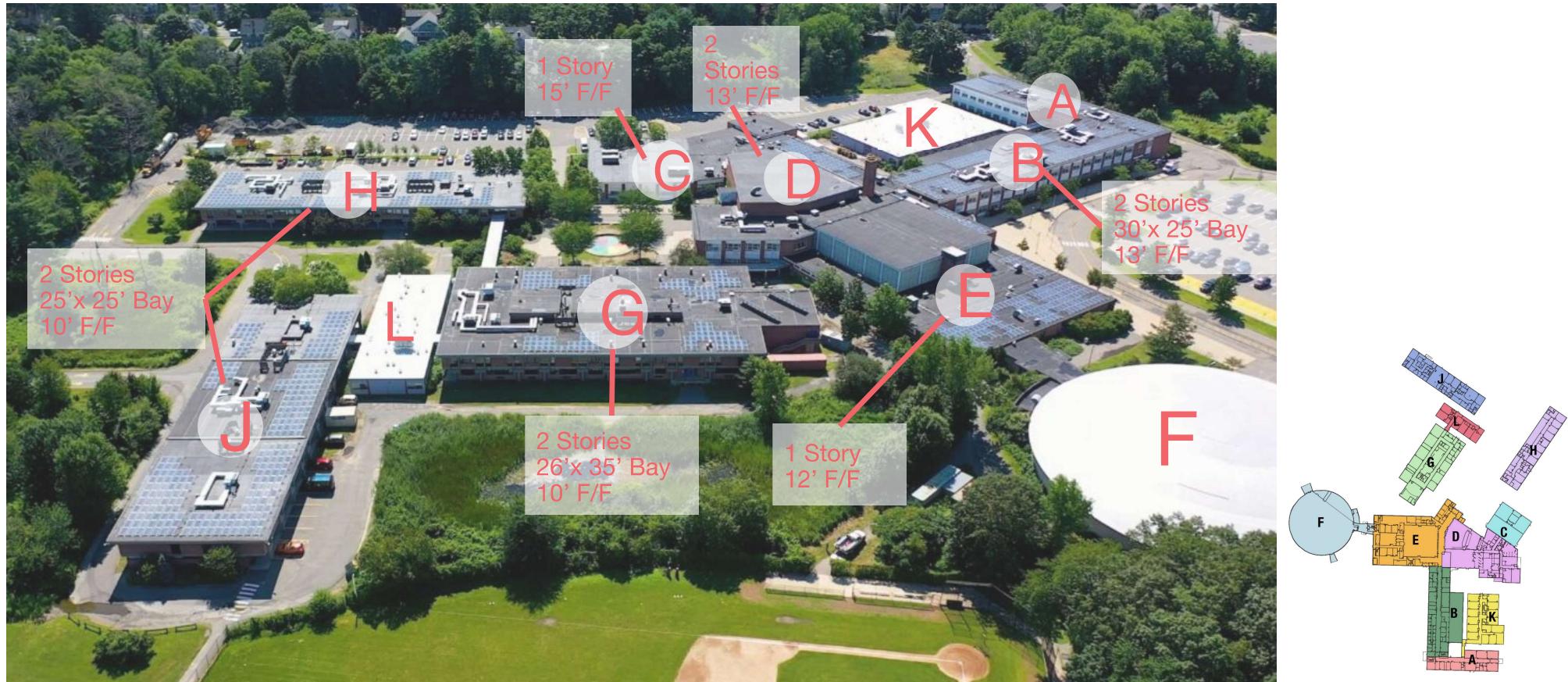
## EXISTING BUILDINGS – PROSPECTS FOR RENOVATION



## EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

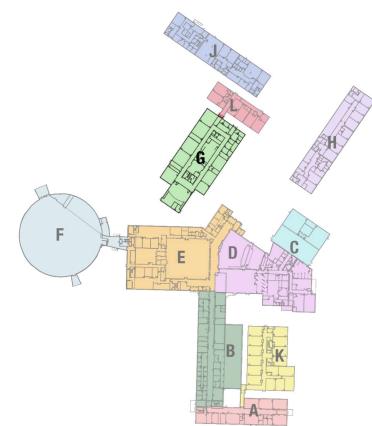


## EXISTING BUILDINGS – PROSPECTS FOR RENOVATION



# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building G – Structural Bay Analysis – Level 2 Existing Partial Plan



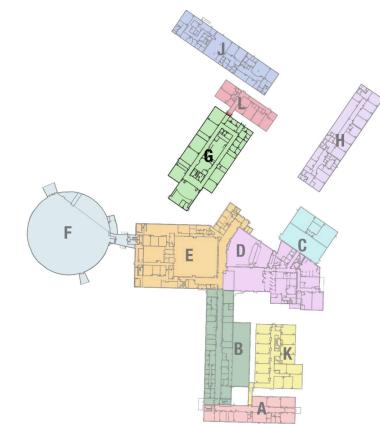
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building G – Structural Bay Analysis – Level 2 Partial Plan



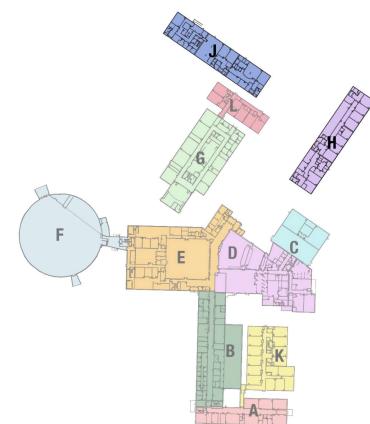
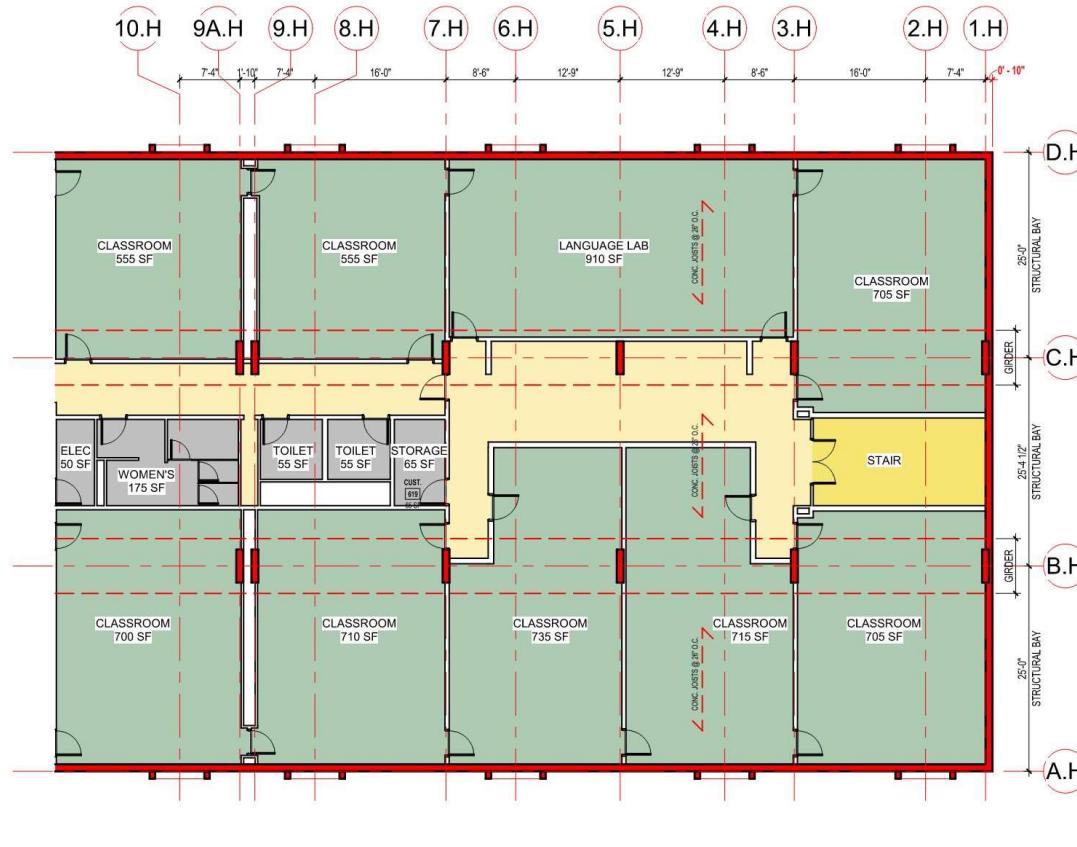
Takeaways:

- Science Classroom bays may be reconfigured for General Education classrooms, SPED Resource Rooms and Teacher Planning
- New shafts may be introduced for fresh air distribution from roof
- Exterior walls thickened to meet thermal performance criteria



# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Buildings H & J – Structural Bay Analysis – Level 2 Existing Partial Plan



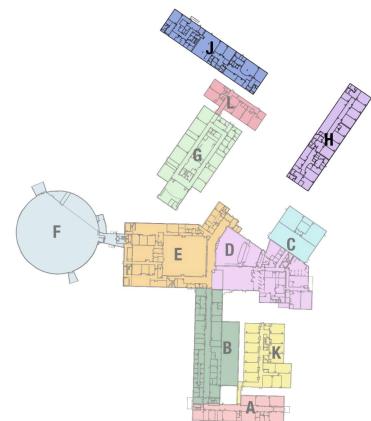
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Buildings H & J – Structural Bay Analysis – Level 2 Partial Plan



Takeaways:

- Gut renovation allows enlarging classrooms for General Education use, however room proportion would be slightly elongated
- New shafts may be introduced for fresh air distribution from roof
- Exterior walls thickened to meet thermal performance criteria
- Central zone may not yield useful geometry for SPED, Teacher Planning or other support spaces



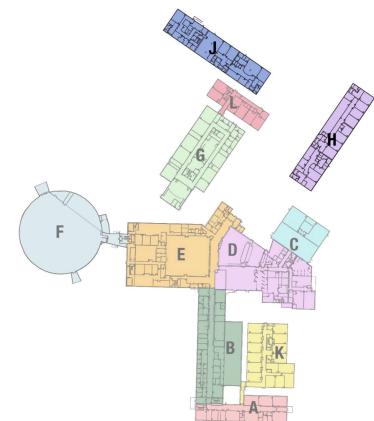
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building H & J – Structural Bay Analysis – Level 2 Partial Plan



Takeaways:

- Renovation for office program layout is possible at Level 2
- New shafts may be introduced for fresh air distribution from roof
- Exterior walls thickened to meet thermal performance criteria



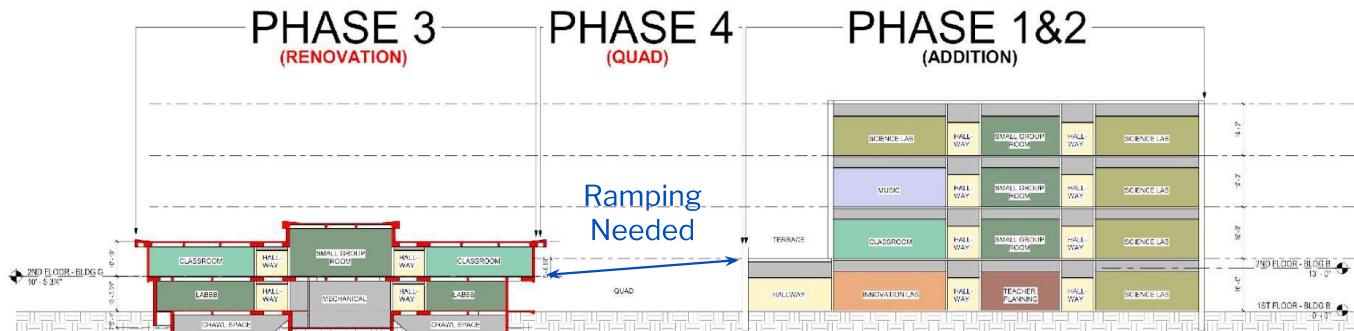
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Section Study – Building G & Addition

### Takeaways:

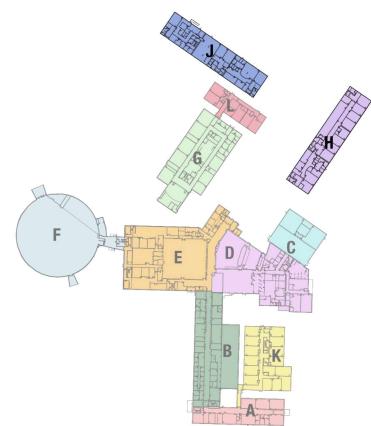
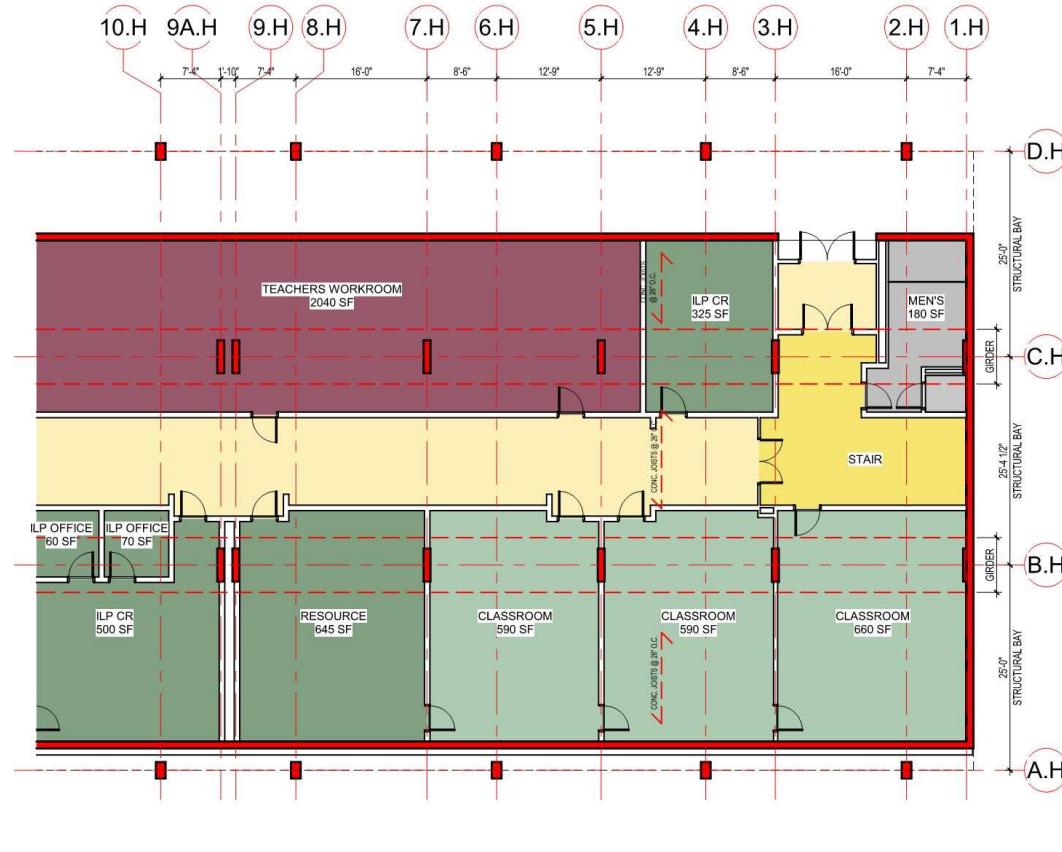
#### Building G:

- Level 2 is 5'-6" lower than new building Level 2
- Floor to floor height is only +/- 10'-6"
- Little to no ceiling space available to run new MEP systems



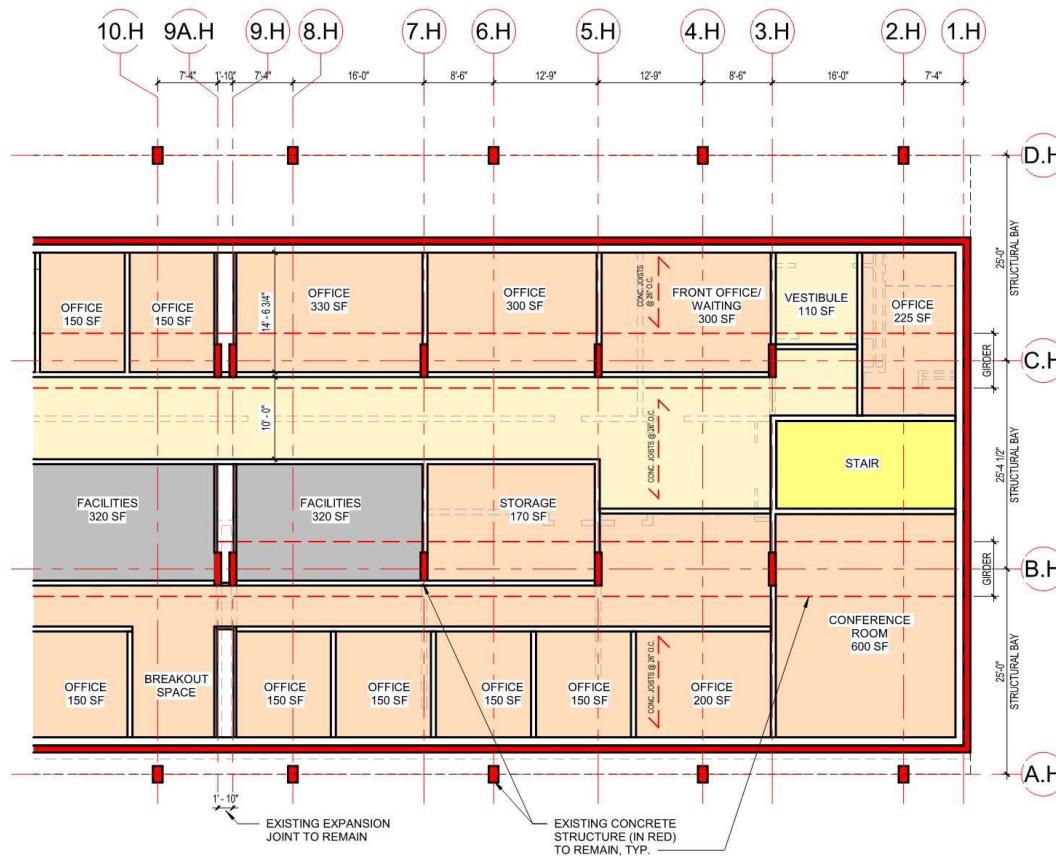
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building H & J – Structural Bay Analysis – Level 1 Existing Partial Plan



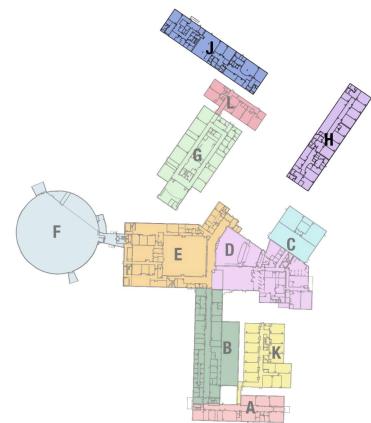
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building H & J – Structural Bay Analysis – Level 1 Partial Plan



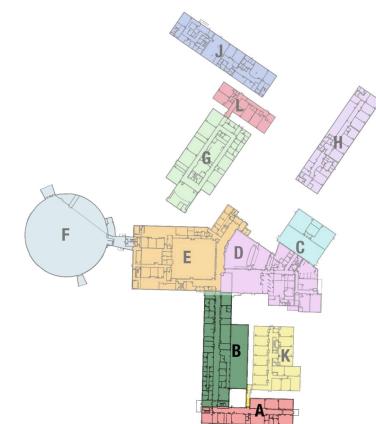
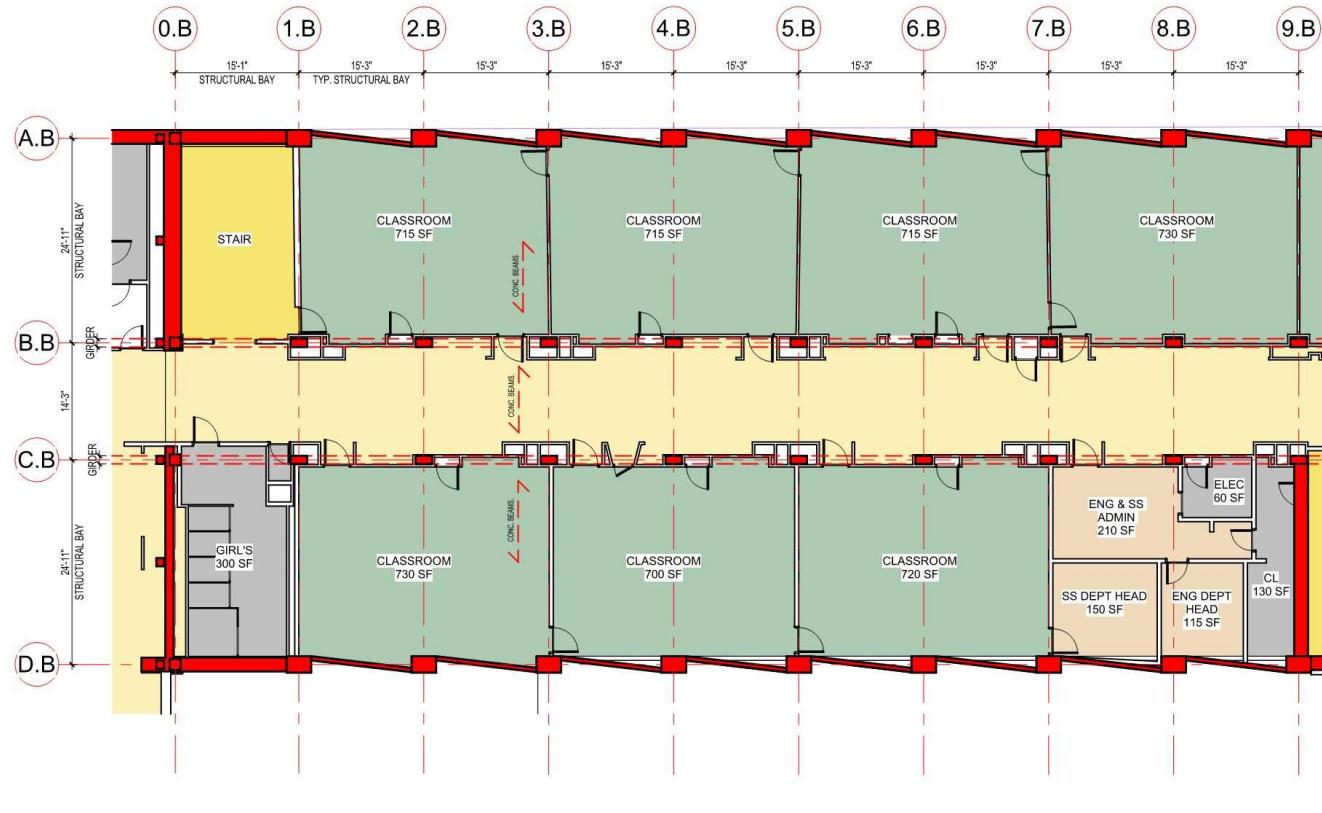
Takeaways:

- Renovation for office program layout is possible at Level 1
- Note: Building J Level 1 is 3' lower than the rest of the campus



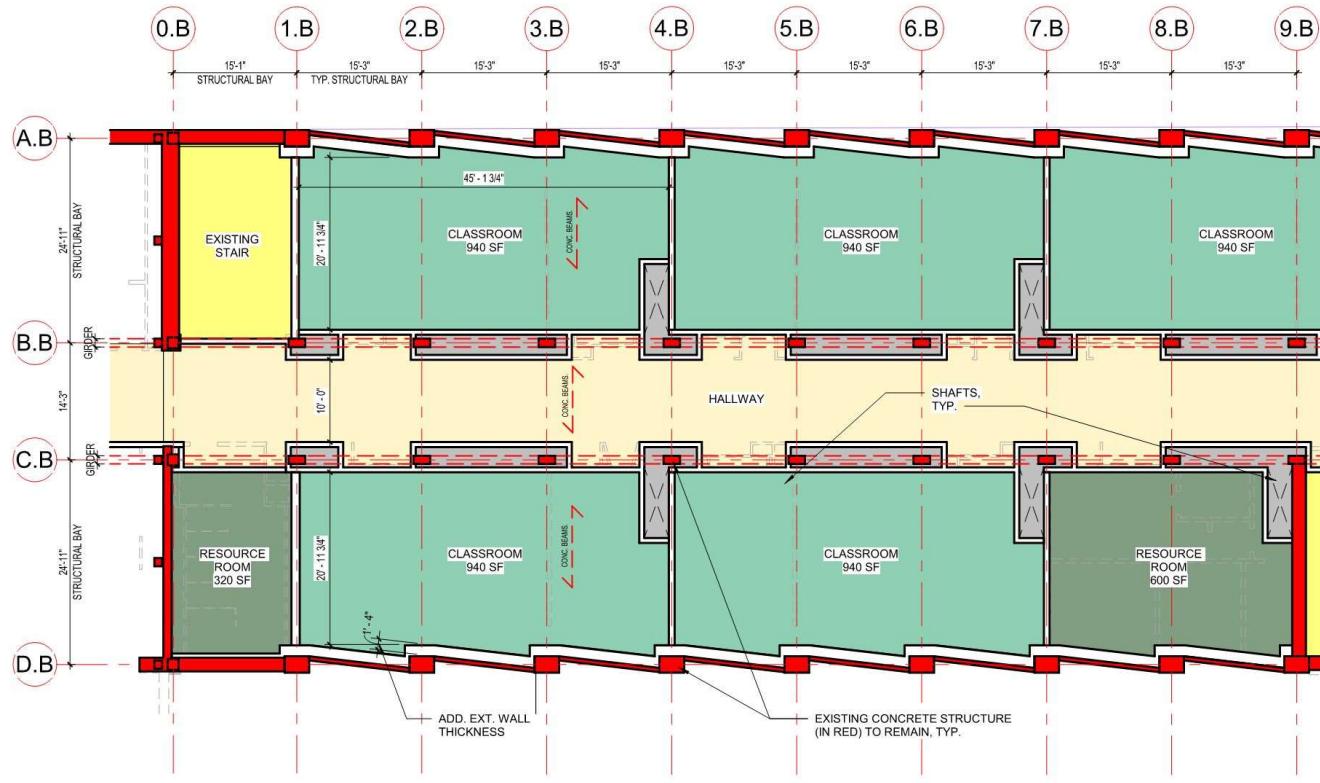
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building B – Structural Bay Analysis – Level 2 Existing Partial Plan



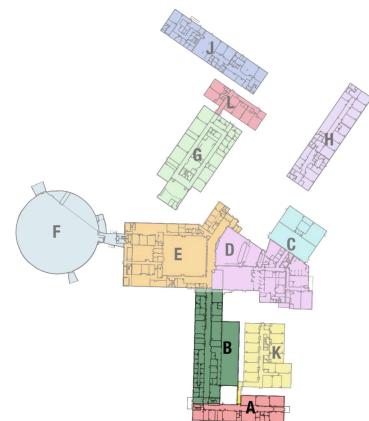
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building B – Structural Bay Analysis – Level 2 Partial Plan



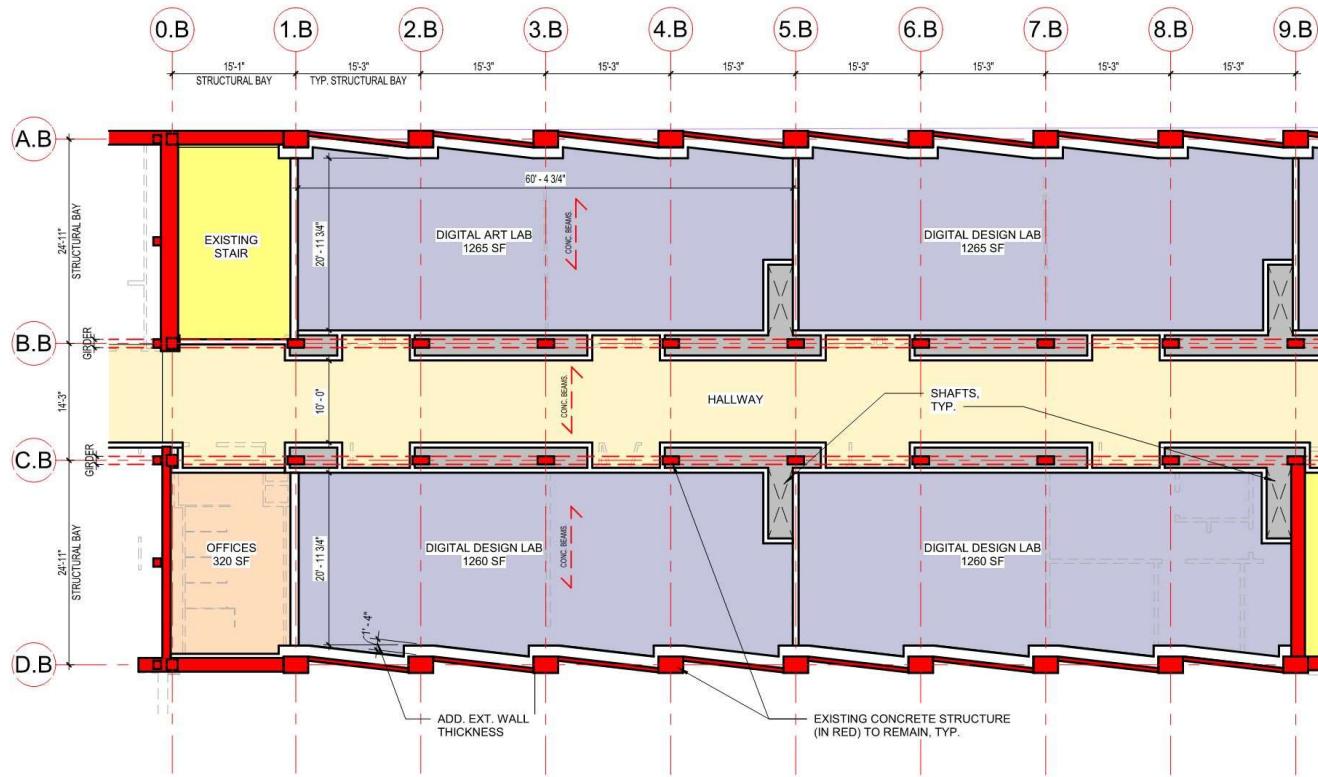
Takeaways:

- Existing undersized Classroom bays may be enlarged, however this may result in oversized rooms with elongated proportions
- New shafts may be introduced for fresh air distribution from roof
- Exterior walls thickened to meet thermal performance criteria
- Linear character of “student street” with double-loaded corridors would remain



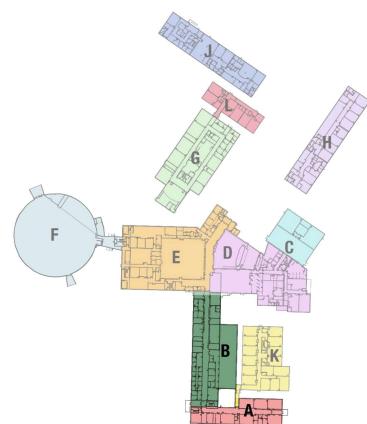
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building B – Structural Bay Analysis – Level 2 Partial Plan



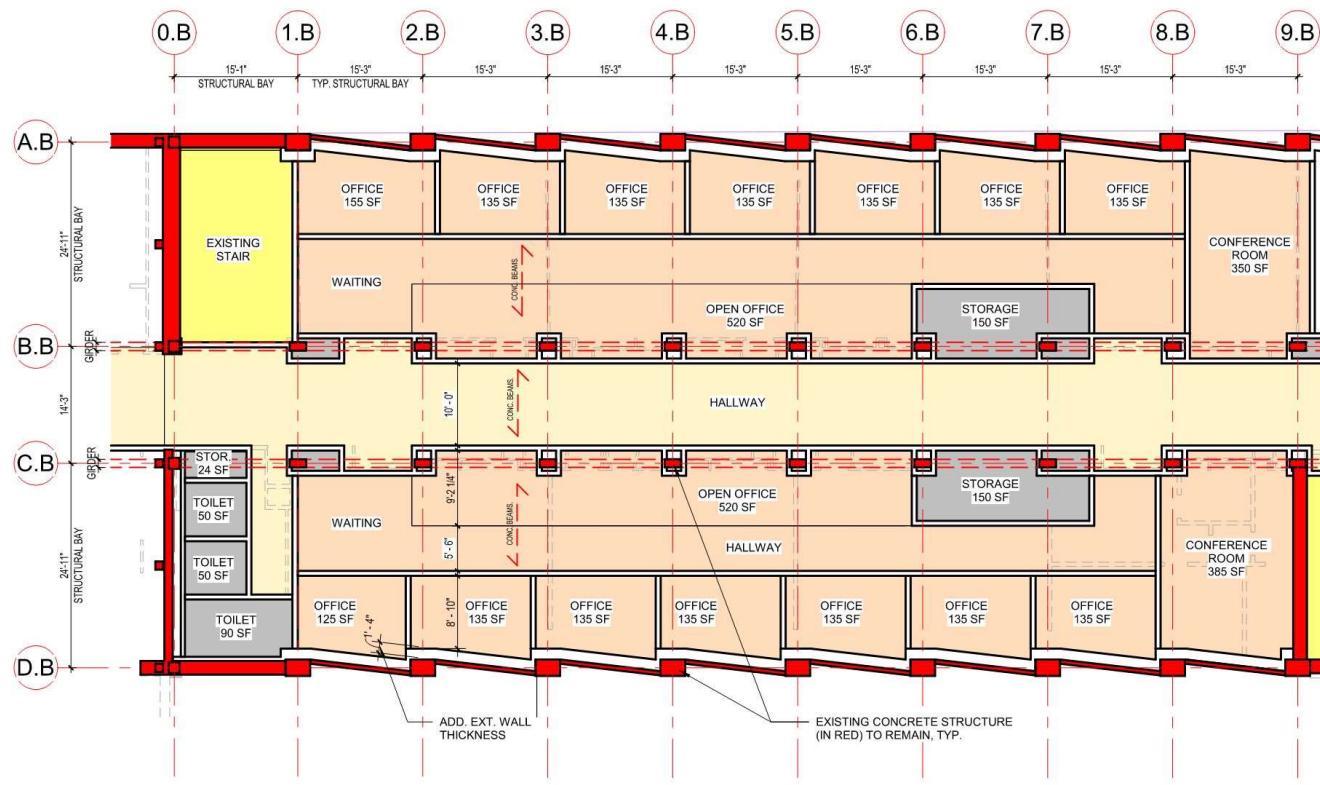
Takeaways:

- Existing Classroom bays may be reconfigured for Innovation Lab spaces, however room proportion is more elongated than would be desirable.
- New shafts may be introduced for fresh air distribution from roof
- Exterior walls thickened to meet thermal performance criteria
- Linear character of “student street” with double-loaded corridors would remain and “authentic learning” programs would not be very visible



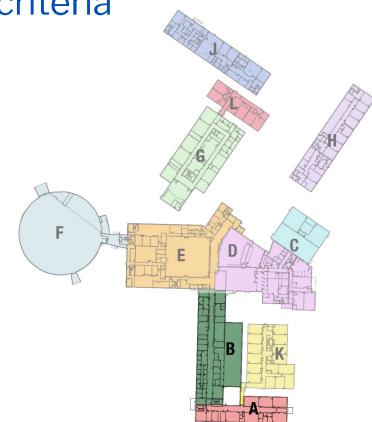
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Building B – Structural Bay Analysis – Level 1 Partial Plan



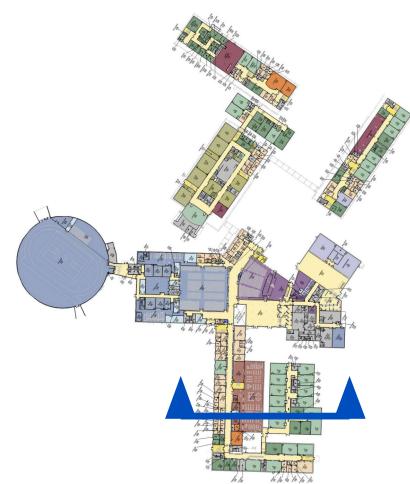
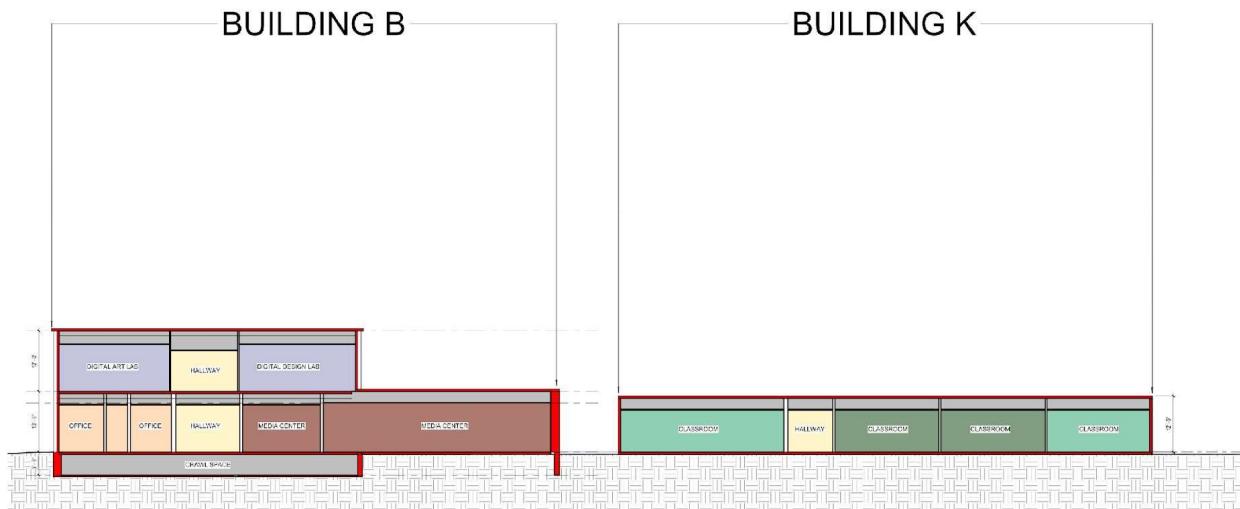
Takeaways:

- Existing undersized Classroom bays may be converted to office suites (similar to some current uses)
- New shafts may be introduced for fresh air distribution from roof
- Exterior walls thickened to meet thermal performance criteria



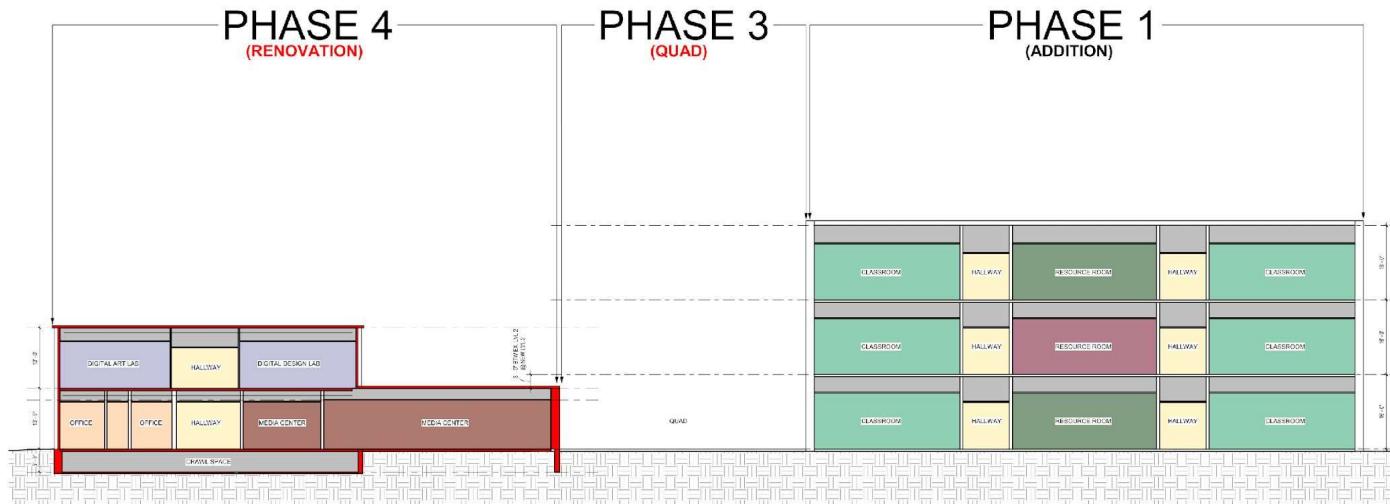
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Section Study – Existing Buildings B & K



# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Section Study – Alternative B.4 Building B & Addition



### Takeaways:

#### Building B:

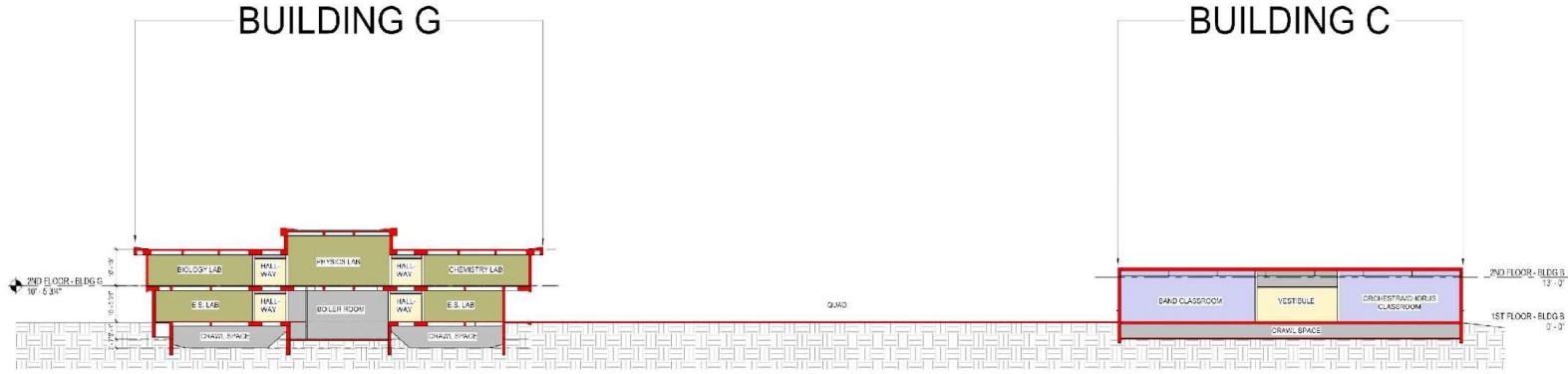
- Level 2 is 3'-0" lower than new building Level 2
- Floor to floor height is +/- 13'-0"
- More ceiling space available to run MEP compared to Building G



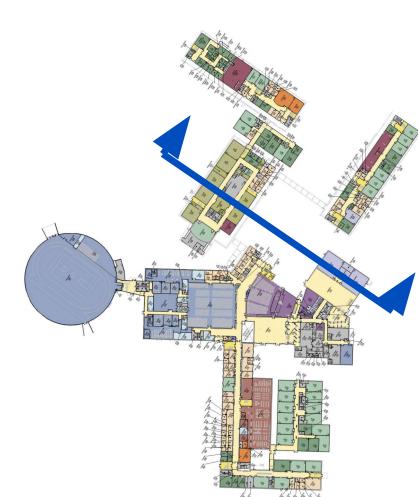
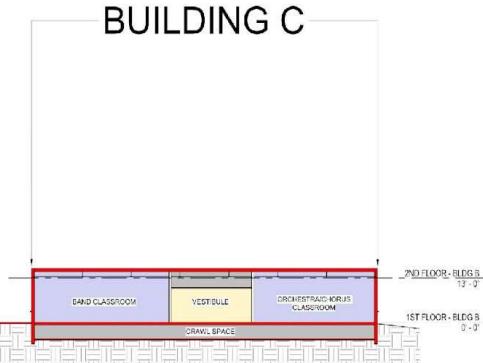
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Section Study – Existing Buildings G & C

BUILDING G



BUILDING C



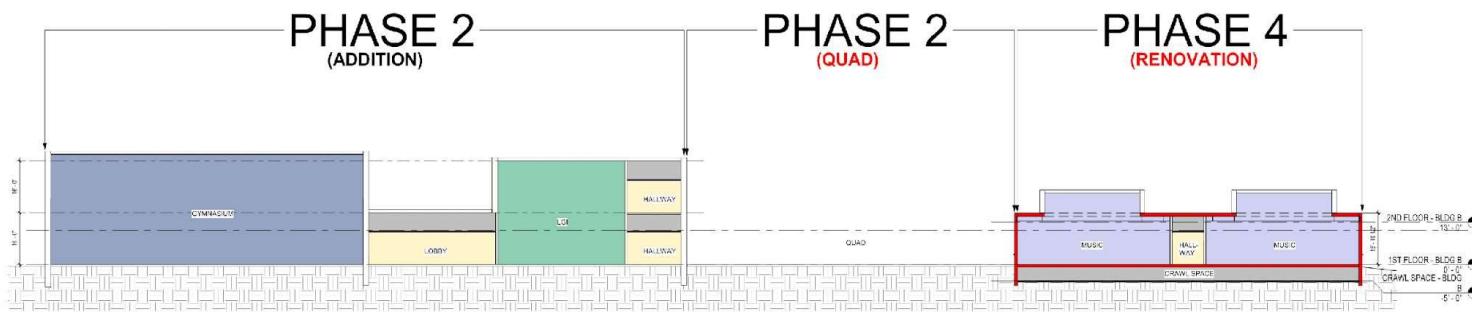
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Section Study – Addition & Building C

Takeaways:

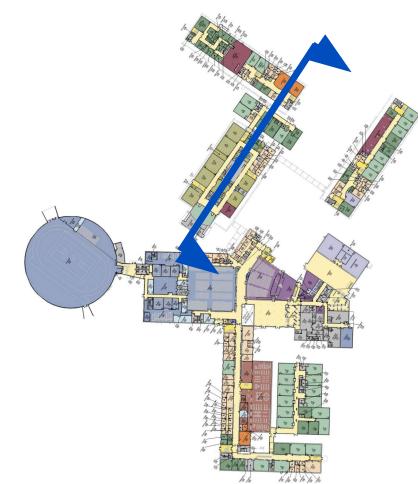
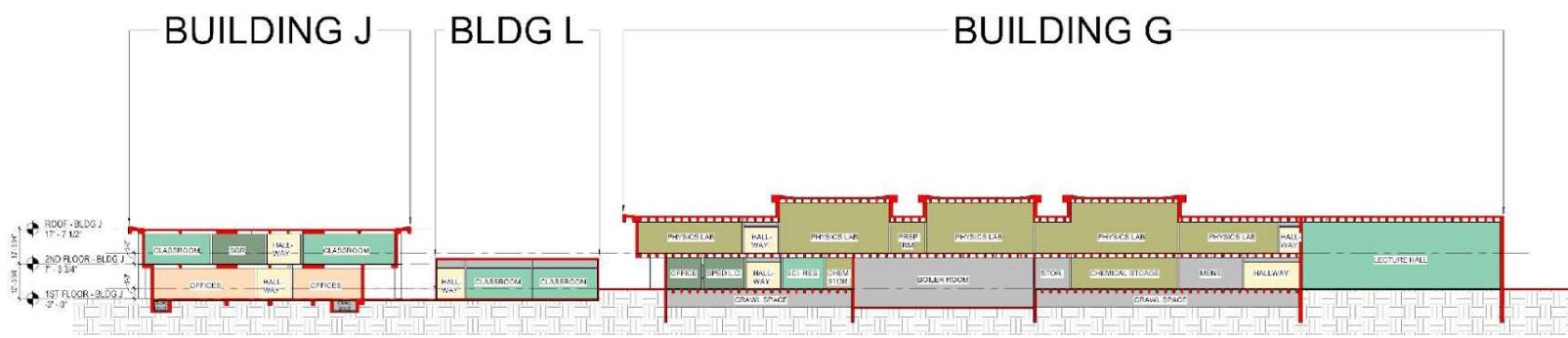
Building C:

- Bottom of roof steel = +13'-4" which is not ideal for Music spaces, requires roof expansion



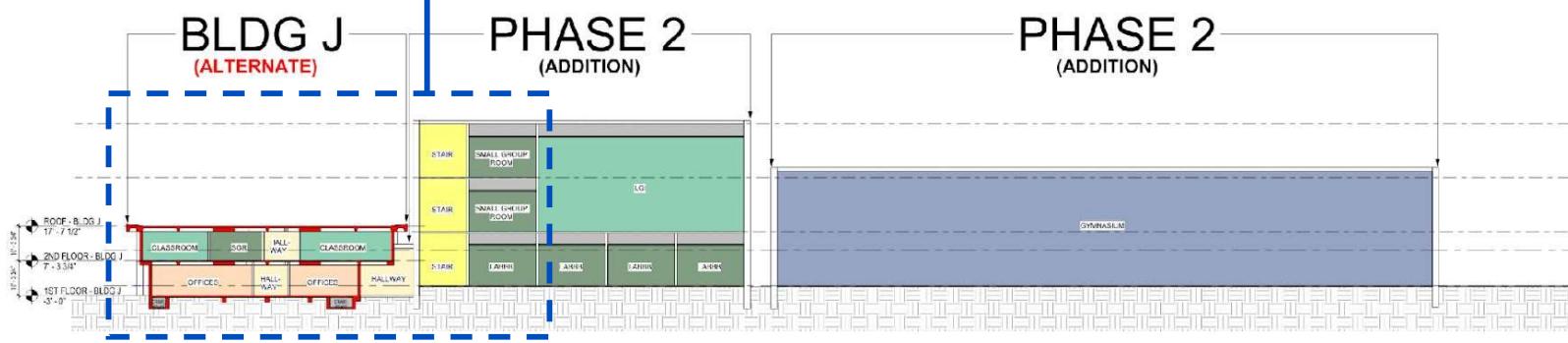
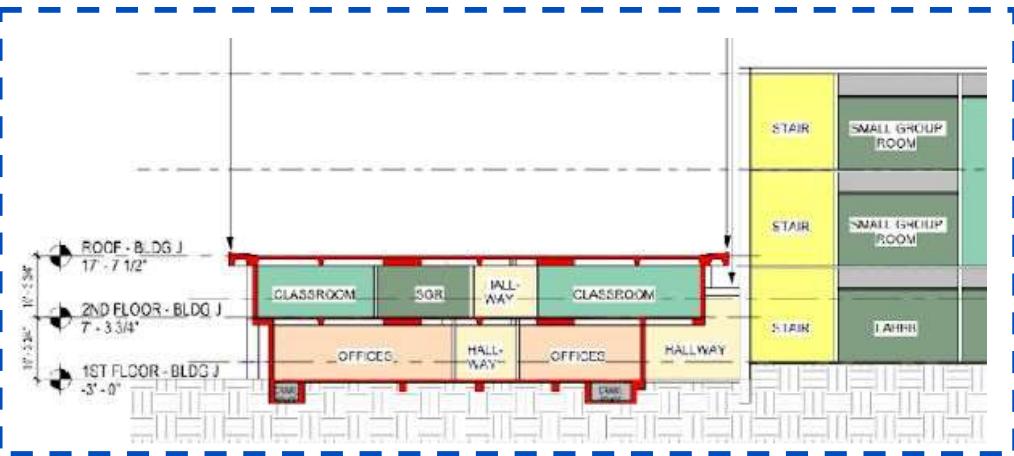
# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Section Study – Existing Buildings J & G



# EXISTING BUILDINGS – PROSPECTS FOR RENOVATION

## Section Study –Buildings J & Addition



## Takeaways:

- Building J Not Renovated:
- Level 1 is 3'-0" lower than rest of building
- Floor to floor height is only +/- 10'-4"
- Little to no ceiling space available to run MEP
- Rooftop and new Addition Level 2 roughly align, preventing a connection to Building J Level 2

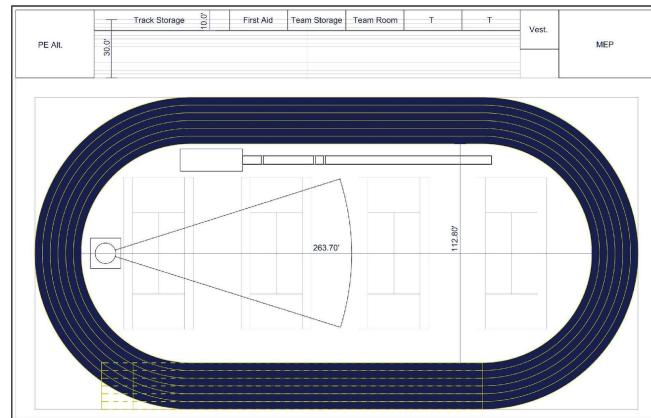


# Field House

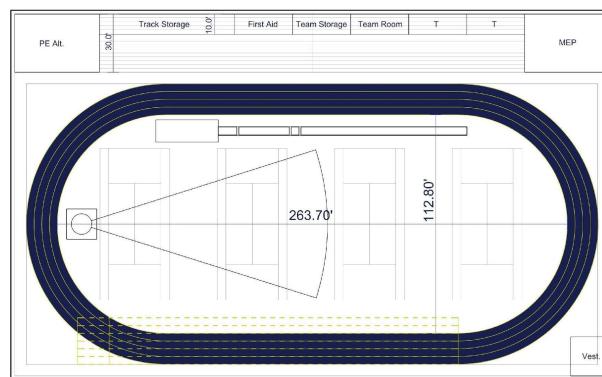
smma

## Scale Comparison

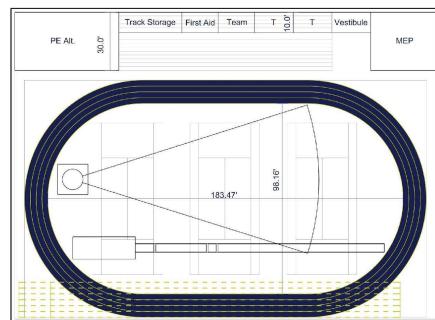
**Large**  
72,000 GSF  
6 lane, 200m



**Medium**  
60,000 GSF  
4 lane, 200m

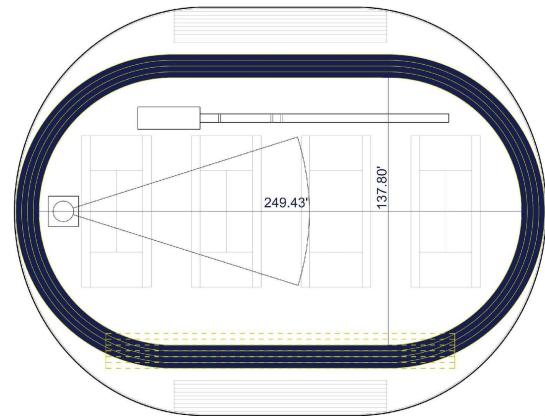


**Small**  
36,000 GSF  
4 lane, 146m

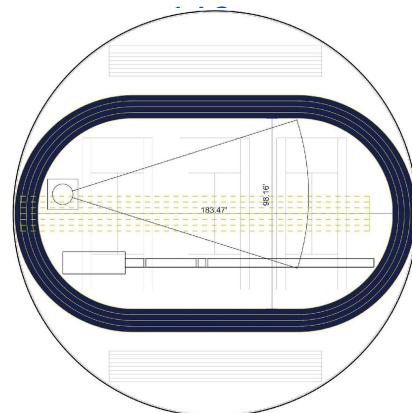


## Renovation & Addition

48,000 GSF, 4 lane, 200m



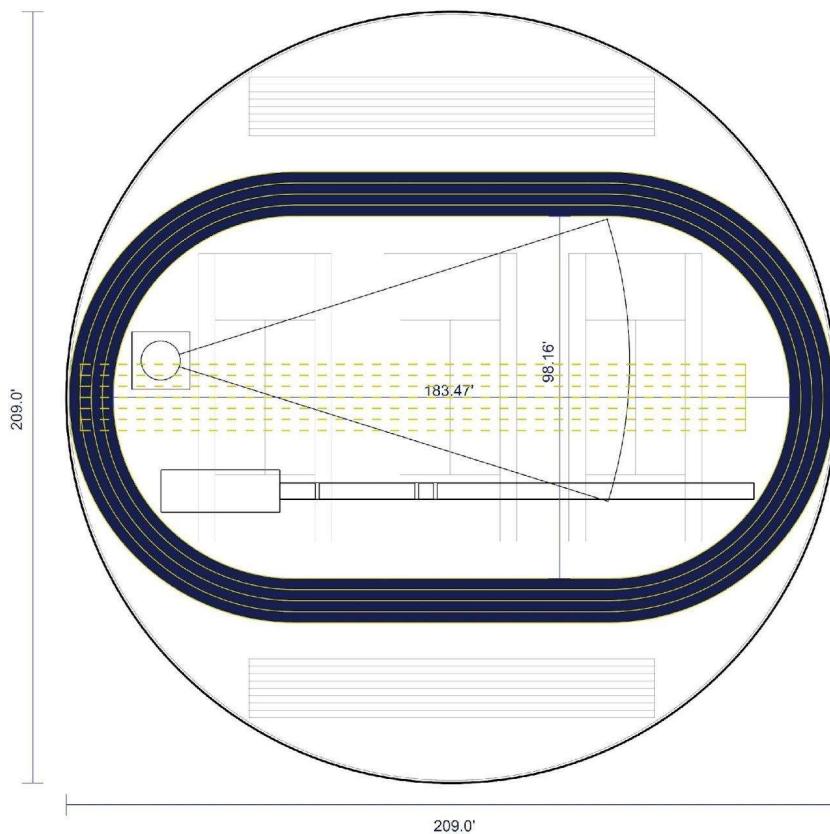
**Renovation**  
34,400 GSF, 4 lane,



**Renovation Only/ 34,400GSF**

### **Specifications**

- 146-meter track
- 4 lane oval
- 300 - 750 seat bleachers
- Infield all rubber surface

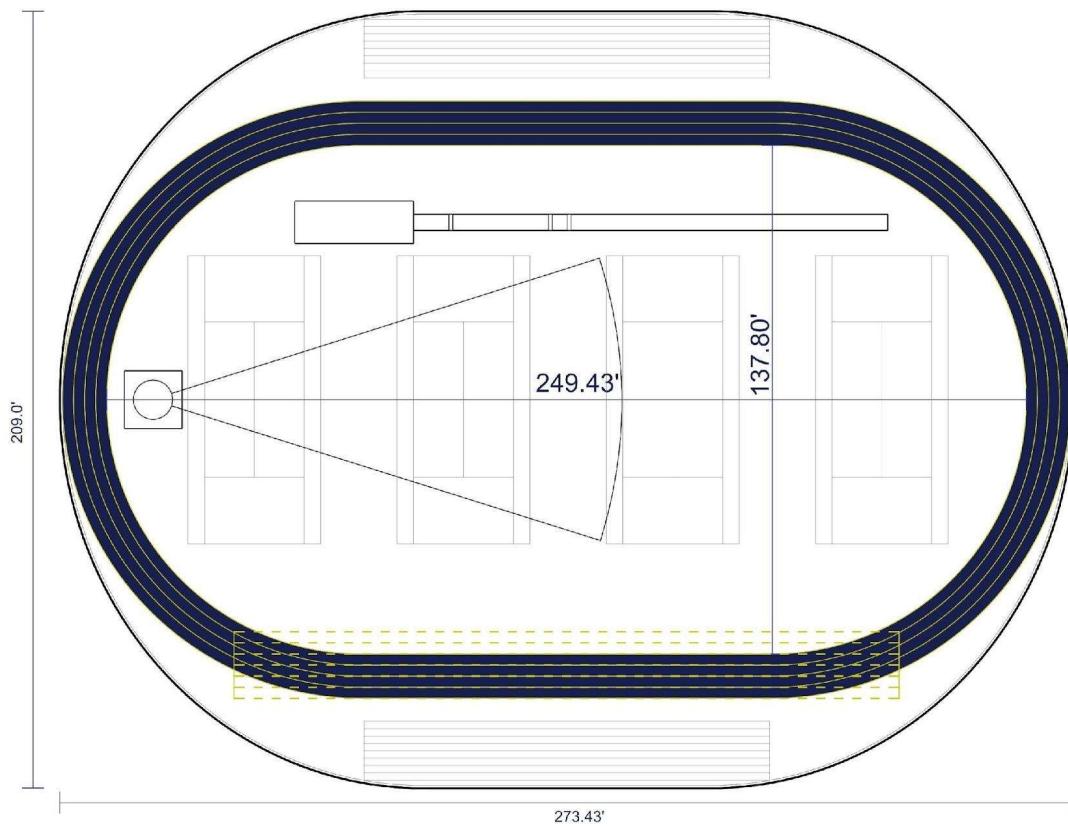


**Approximate Total Gross Area: 34,400 GSF**

## Addition & Renovation/48,000 GSF

### Specifications

- 200-meter track
- 4 lane oval
- ~1500 seat bleachers
  - to be confirmed
- Infield half rubber half wood surface

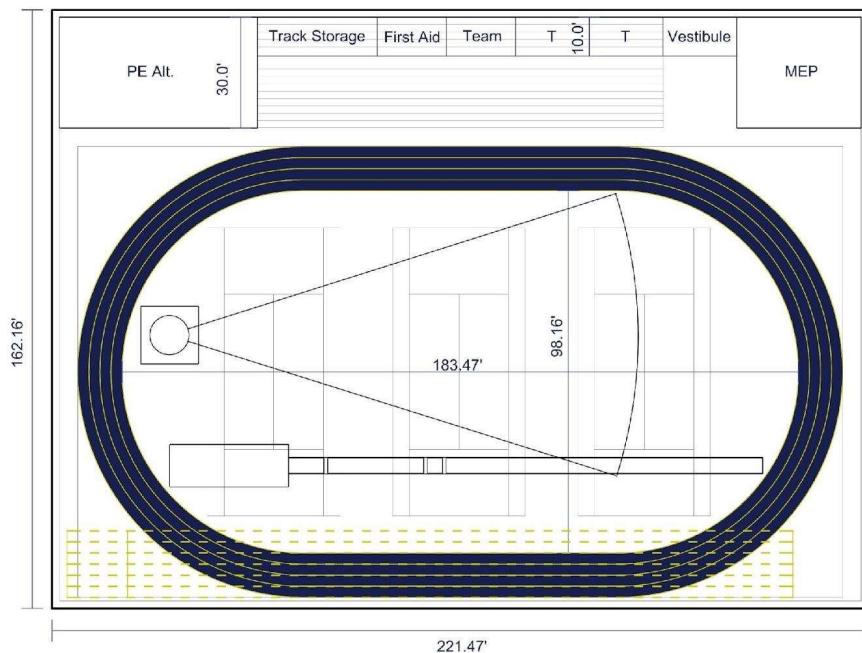


Approximate Total Gross Area: 48,000 GSF

## **Small New Construction /36,000 GSF**

### **Specifications**

- 146-meter track
- 4 lane oval
- ~750 seat bleachers
- Infield all rubber

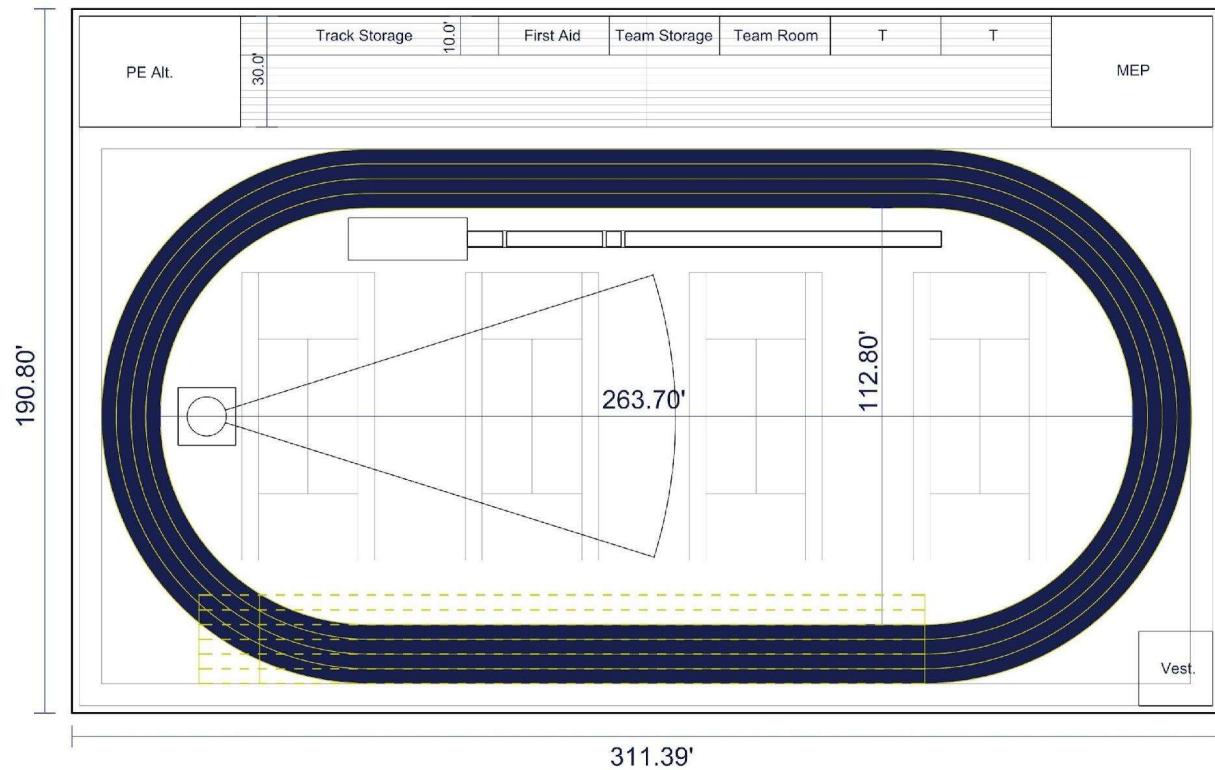


**Approximate Total Gross Area: 36,000 GSF**

## Medium New Construction/60,000GSF

### Specifications

- 200-meter track
- 4 lane oval
- ~1500 seat bleachers
- Infield half rubber, half wood surface

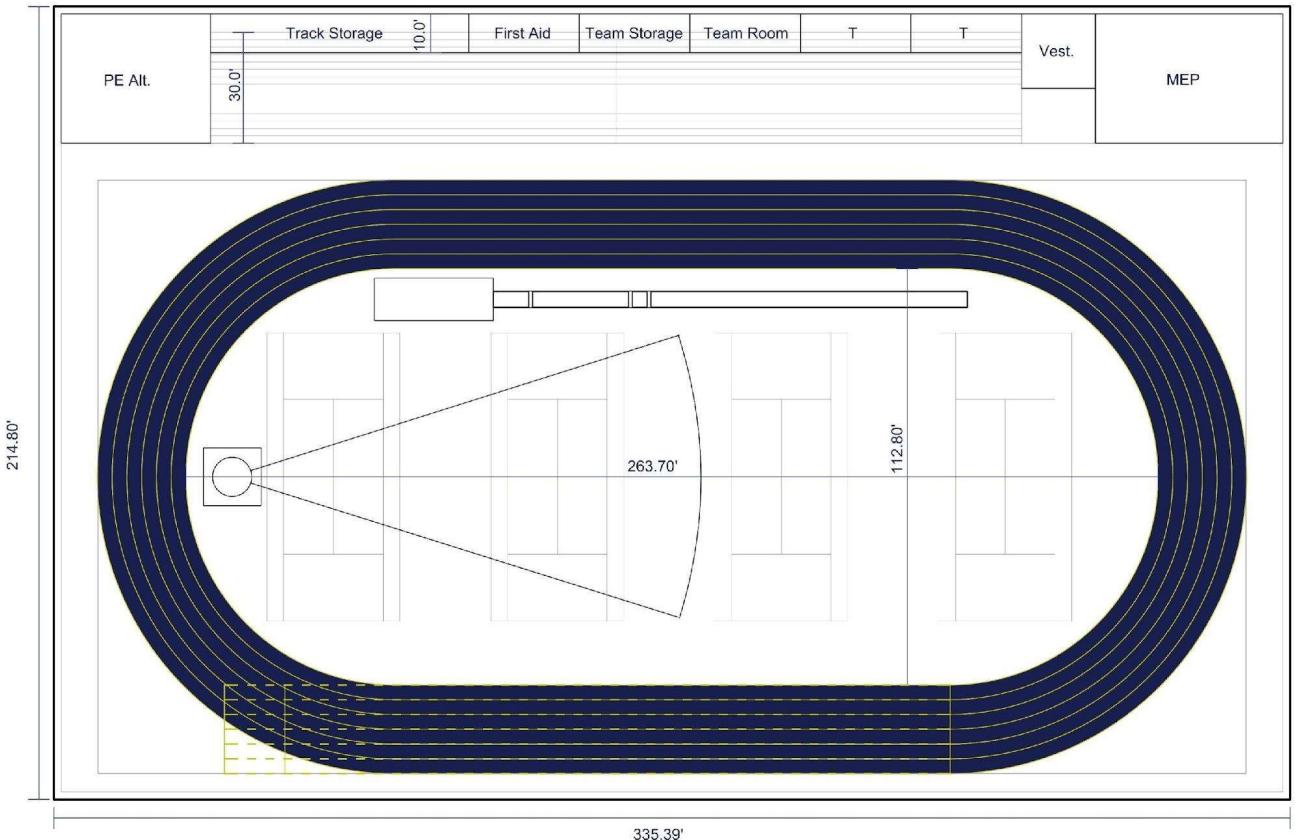


**Approximate Total Gross Area: 60,000 GSF**

## Large New Construction/72,000 GSF

### Specifications

- 200-meter track
- 6 lane oval
- ~1500 seat bleachers
- Infield half rubber half wood surface



Approximate Total Gross Area: 72,000 GSF

# Thank you