

Lexington High School

School Building Committee



SBC Meeting Agenda

1. Call to Order
2. Vote Previous Meeting Minutes 12:00 – 12:05 p.m.
 - September 30th, 2024
 - October 7th, 2024
3. CM at Risk Selection Sub-Committee 12:05 – 12:10 p.m.
 - **Vote:** Qualified CM(s) for RFP Shortlist
 - **Vote:** Request for Proposal Approval
4. Present PSR Cost Estimates 12:10 – 12:50 p.m.
5. Present Solar PV Assessment 12:50 – 1:25 p.m.
6. **Confirm:** "New Construction on Fields" Option 1:25 – 1:30 p.m.
7. **Confirm:** "Phased-in-Place" Option 1:30 – 1:35 p.m.
8. Public Comment 1:35 – 1:45 p.m.
9. Reflections/Action Items 1:45 – 2:00 p.m.
10. Adjourn 2:00 p.m.

CM at Risk Selection Sub-Committee/ Schedule

- Develop Construction Manager at Risk (CMR) sub-committee ~~08/19/2024~~
- Develop Request for Qualifications (RFQ) ~~08/26 – 09/5/2024~~
- Review RFQ with CMR sub-committee ~~09/09/2024~~
- Issue RFQ ~~09/18/2024~~
- CMR qualifications due ~~10/09/2024~~
- Short list CMR 10/17/2024
- CMR Request for Proposals (RFP) 10/17/2024
- CMR site walkthrough 10/24/2024
- CMR proposals due 11/14/2024
- Review proposals with CMR sub-committee ~~11/14 – 11/22/2024~~
- Interview CMR firms week of ~~12/03/2024~~
- Award Schematic Design (SD) Purchase Order (PO) ~~12/16/2024~~

PSR Cost Estimates

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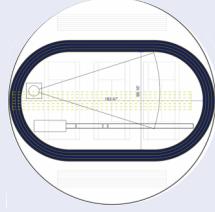
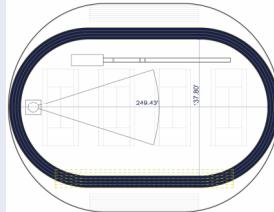
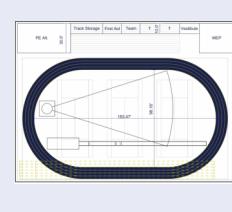
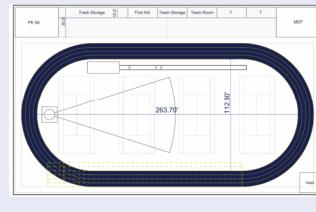
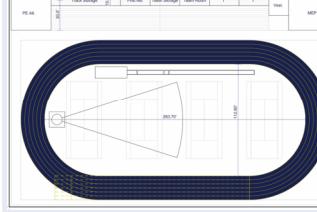
Construction Alternative Summary | Costs are School Building + Central Office + Renovated Field House

	B. Renovation & Addition		C. New Construction – On Fields			D. New Construction – Phased in Place
Alternative	B.1 Quad	B.4 Figure Eight	C.1d Branch	C.2b Braid	C.5b Bloom	D.2 Weave
Project Cost School + CO + FH	\$699,000,000	\$704,000,000	\$646,000,000	\$645,000,000	\$648,000,000	\$720,000,000
*Total Cost with Grants & Rebates	\$559,000,000	\$564,000,000	\$506,000,000	\$505,000,000	508,000,000	\$580,000,000
Construction Duration	6 Years	6.25 Years	4.5 Years	4.5 Years	4.5 Years	6.5 Years
# of Phases	4 building + 1 site	5 building + 1 site	1 building + 1 site	1 building + 1 site	1 building + 1 site	4 building + 1 site
Building Location	Existing Footprint	Existing Footprint	Fields	Fields	Fields	Existing Footprint
Modular Max Required	32	42	0	0	0	48
Costs are School Building, Central Office & Renovated Field House Only NO Pool						

PSR Cost Estimates

	B.1 Quad	B.4 Figure Eight	C.1d Branch	C.2b Braid	C.5b Bloom	D.2 Weave
New High School	\$649 Million	\$651 Million	\$596 Million	\$595 Million	\$598 Million	\$670 Million
New High School + CO	\$672 Million	\$674 Million	\$619 Million	\$618 Million	\$621 Million	\$694 Million
New High School + CO + Renovated FH	\$699 Million	\$704 Million	\$646 Million	\$645 Million	\$648 Million	\$720 Million
New High School + CO + Add/Reno FH	\$713 Million	\$715 Million	\$660 Million	\$659 Million	\$662 Million	\$734 Million
New High School + CO + Small New FH	\$710 Million	\$712 Million	\$657 Million	\$656 Million	\$659 Million	\$731 Million
New High School + CO + Medium New FH	\$732 Million	\$734 Million	\$679 Million	\$678 Million	\$681 Million	\$754 Million
New High School + CO + Large New FH	\$743 Million	\$745 Million	\$690 Million	\$689 Million	\$692 Million	\$764 Million

PSR Cost Estimates/ Field House Alternative Summary

	Renovation	Add/Reno	Small	Medium	Large
Project Cost	\$27,000,000	\$41,000,000	\$38,000,000	\$60,000,000	\$71,000,000
Footprint	34,000 SF	48,000 SF	36,000 SF	60,000 SF	72,000 SF
Track Size	146m	200m	146m	200m	200m
Lane Count	4	4	4	4	6
Bleacher Count	750	1500	750	1500	1500
					

Solar PV Assessment

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Solar PV Assessment /Net Zero Energy Planning

Estimated Annual Building Energy Use:

3,300,000 – 3,500,000 kWh

Based on **EUI**

25

KBtu/SF/Yr.

Solar PV Analysis caveats:

- Sizing and quantities are PRELIMINARY and subject to change
- Include a 10% margin of error
- Preliminary HVAC layouts: subject to change with impact available roof areas and final PV layout: location, clearances, roof screens, etc.

Solar PV Assessment

Estimated Solar PV System Site Sizing and Annual Production Roof & Parking Spaces Only			
	C.1d Branch	C.5b Bloom	D.2 Weave
Simulated Total Annual Production (kWh)	4,221,028	4,193,761	4,117,464
Estimated Total Production (kWh) with Margin of Error (10%)	3,798,925	3,774,385	3,705,718

****Notes:**

1. The Simulated Total Annual Production values are PRELIMINARY and represent the highest possible yield of the modeled system. Values are subject to change as the system's design (layout, stringing, shading, roof equipment screens, etc.) advances that will impact the final Solar PV sizing. The estimated total capacity with a 10% margin of error has been calculated.
2. The assessments take into the maximum total roof areas allocated for Solar PV within the preliminary roof equipment assessments. They are subject to reduction/adjustments in area available, pending HVAC design layouts/walkways, paths, and setbacks, and roof screens. They do take into account the 10-15' high shading from the HVAC equipment areas, shading from the buildings on the canopies, and canopy-to-canopy shading.

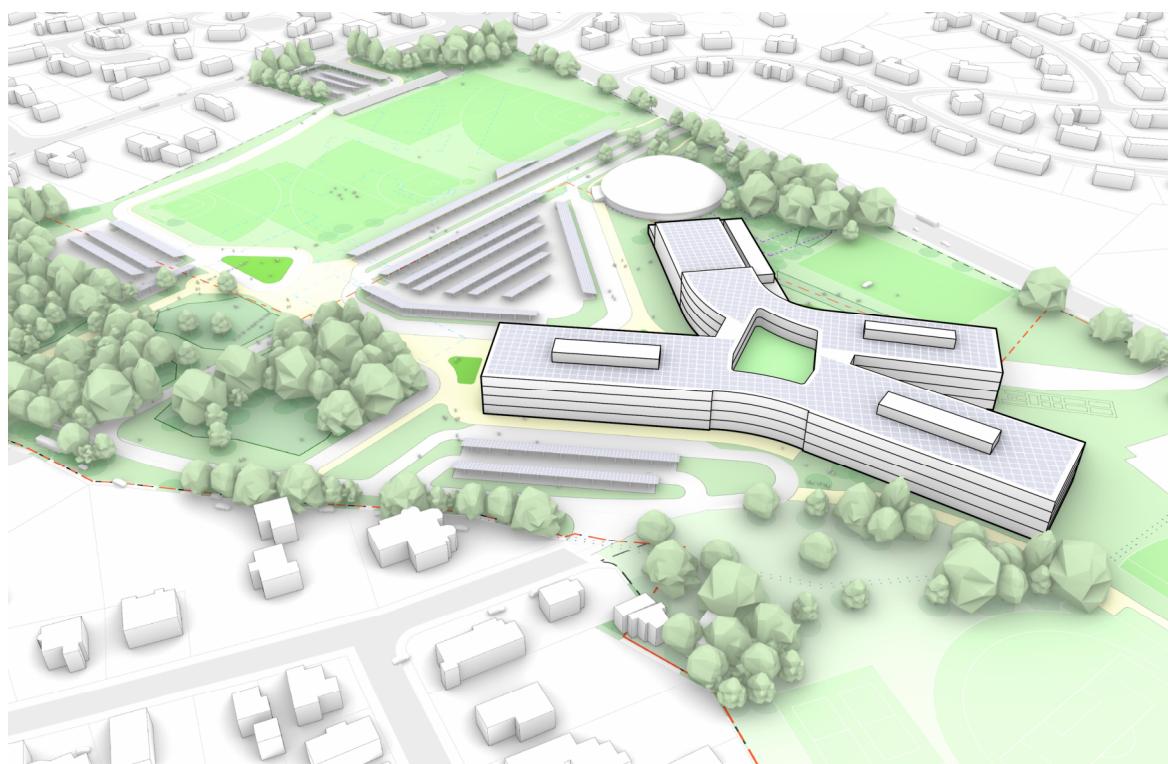
Slide 10

AK0 [@Lam, Brenda] [@Dion, Martine] [@Jimenez, Anthony] This table feels easier to read than the previous slide.
What do you think?

Krafian, Anoush, 2024-10-10T14:40:09.999

AJ0 0 I would agree this reads better and conveys the same information.
Jimenez, Anthony, 2024-10-10T15:26:46.830

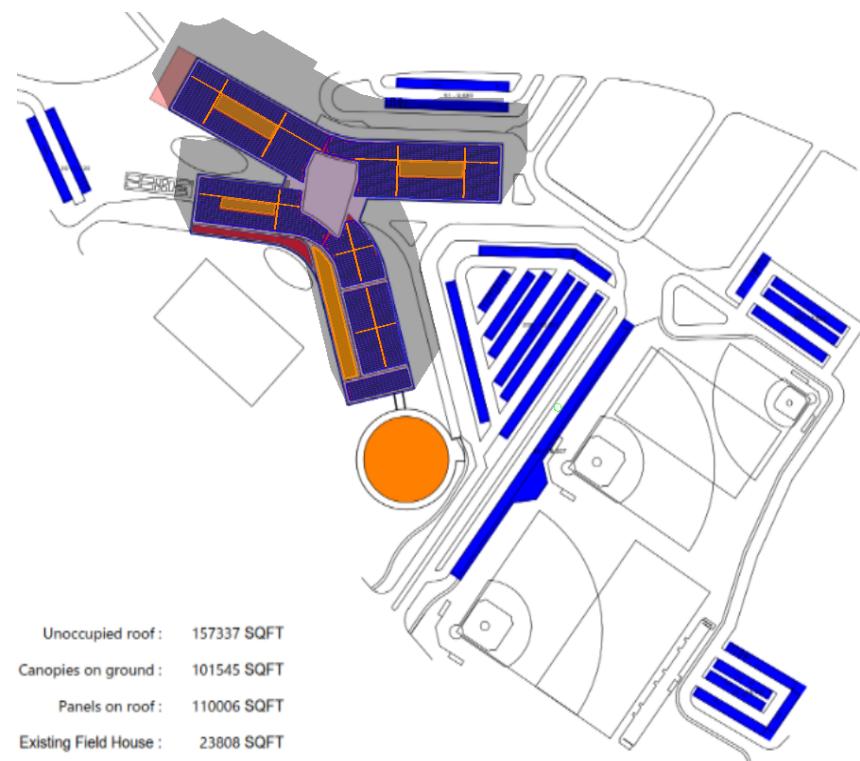
Solar PV Assessment / C.1d Branch



View of Roof + Parking Scenario

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C1.d Branch Roof & Parking Spaces Only	
Estimated Annual Total Production (kWh)	4,221,028.1
Estimated Total Production (kWh) with Margin of Error (10%)	3,798,925



Solar Design Associates: Rooftop Solar PV Layout

10/15/2024

11

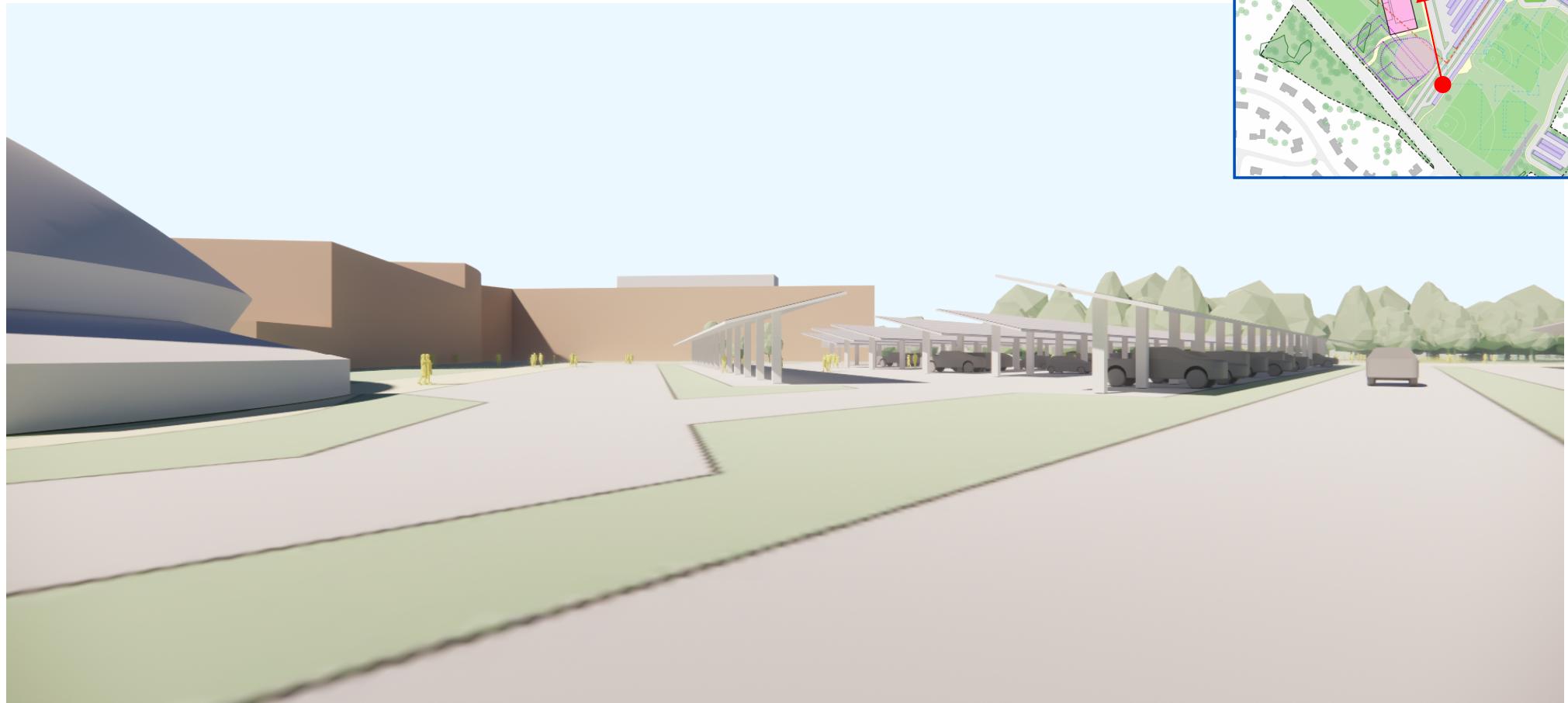
Solar PV Assessment / C.1d Branch



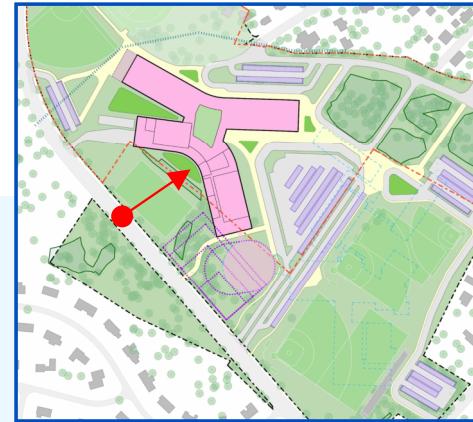
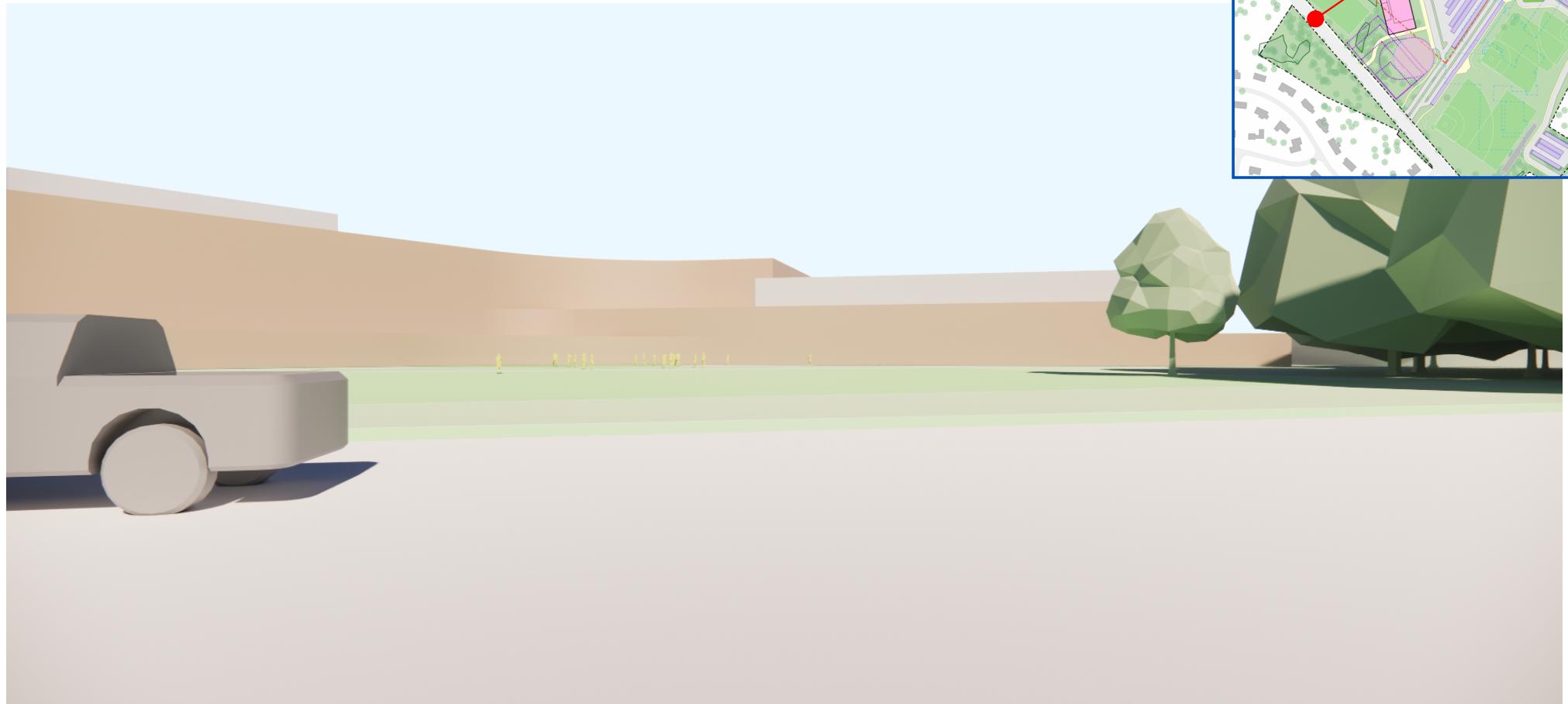
Solar PV Assessment / C.1d Branch



Solar PV Assessment / C.1d Branch



Solar PV Assessment / C.1d Branch

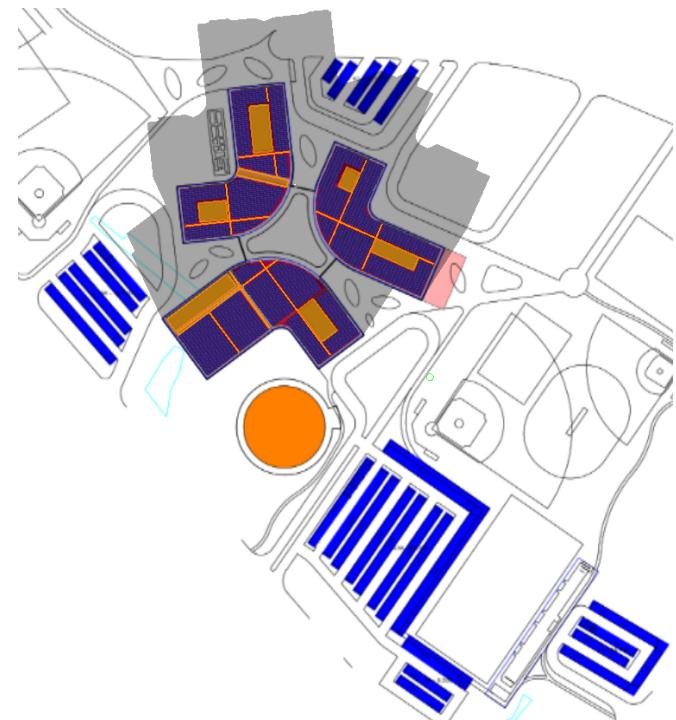


Solar PV Assessment / C.5b Bloom



View of Roof + Parking Scenario

C5.b Bloom Roof & Parking Spaces Only	
Estimated Annual Total Production (kWh)	4,193,761.4
Estimated Total Production (kWh) with Margin of Error (10%)	3,774,385



Solar Design Associates: Rooftop Solar PV Layout

Solar PV Assessment / C.5b Bloom



Solar PV Assessment / C.5b Bloom



Solar PV Assessment / C.5b Bloom



Solar PV Assessment / C.5b Bloom

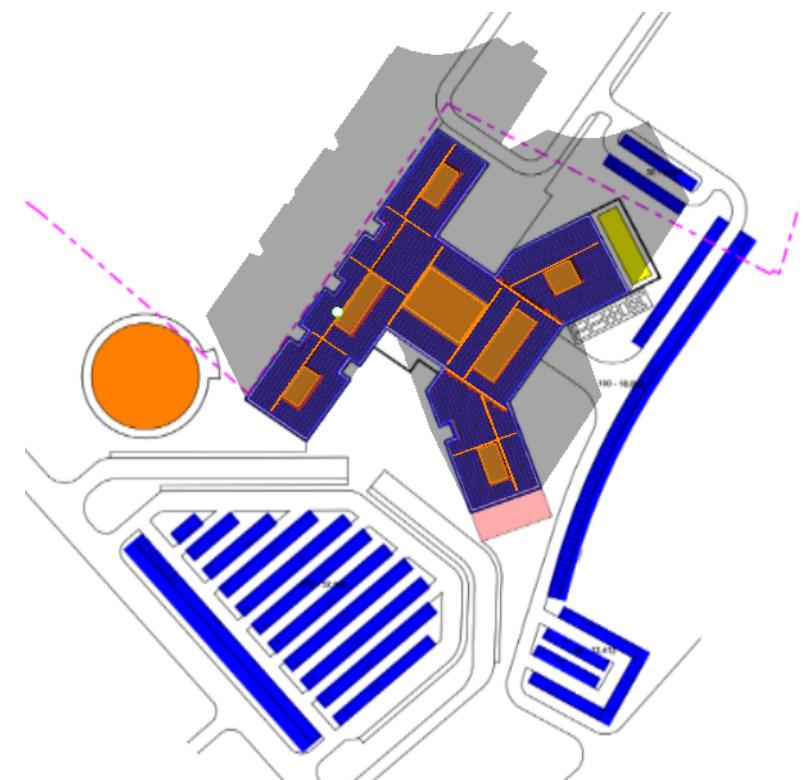


Solar PV Assessment / D.2 Weave



View of Roof + Parking Scenario

D.2 Weave Roof & Parking Spaces Only	
Estimated Annual Total Production (kWh)	4,117,464.3
Estimated Total Production (kWh) with Margin of Error (10%)	3,705,718



Solar Design Associates: Rooftop Solar PV Layout

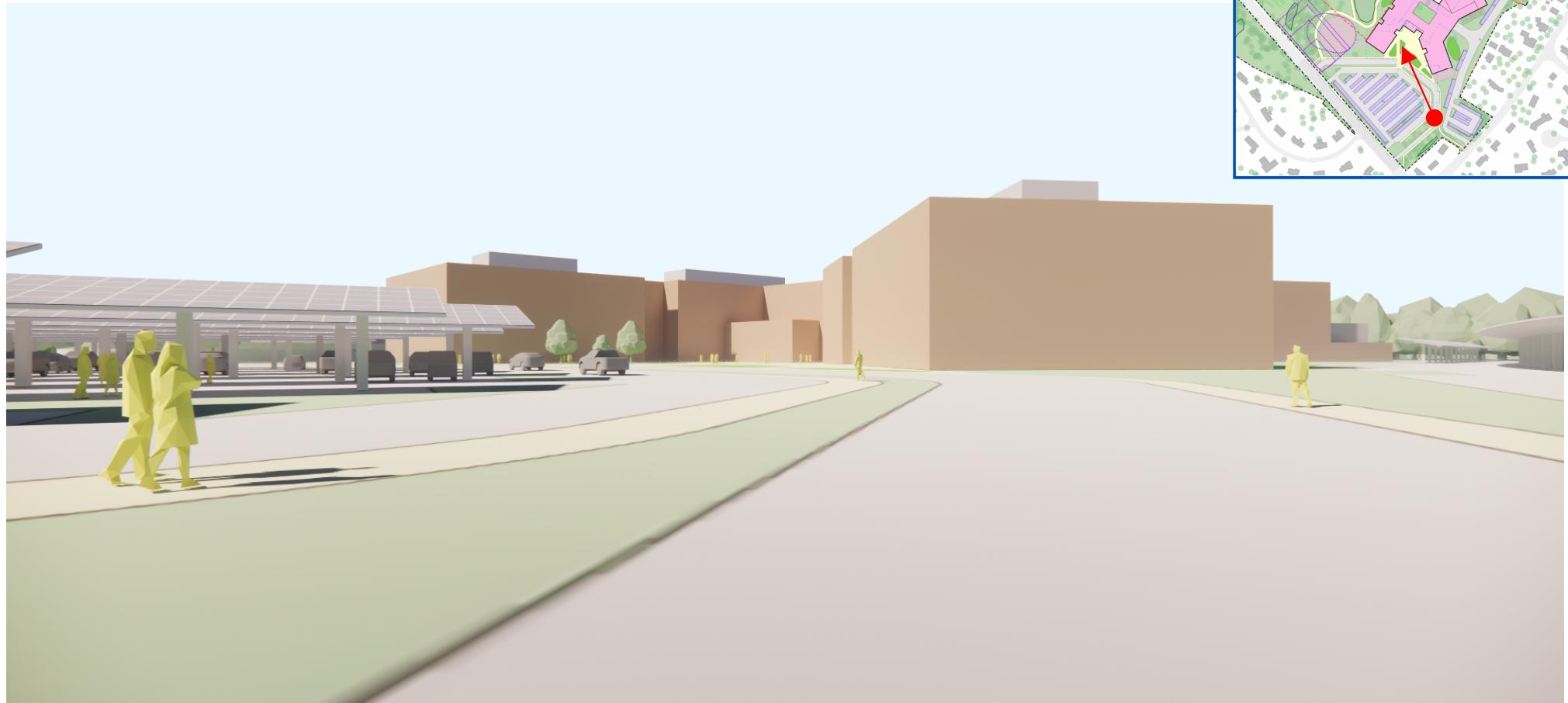
Solar PV Assessment / D.2 Weave



Solar PV Assessment / D.2 Weave



Solar PV Assessment / D.2 Weave



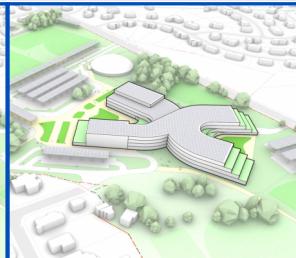
Solar PV Assessment / D.2 Weave



Confirm New Construction on Fields Option

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Confirmation/ New Construction on Fields

	B. Renovation & Addition		C. New Construction – On Fields			D. New Construction – Phased in Place
Alternative	B.1 Quad	B.4 Figure Eight	C.1d Branch	C.2b Braid	C.5b Bloom	D.2 Weave
Project Cost School & CO	\$672,000,000	\$674,000,000	\$619,000,000	\$618,000,000	\$621,000,000	\$693,710,000
Construction Duration	6 Years	6.25 Years	4.5 Years	4.5 Years	4.5 Years	6.5 Years
# of Phases	4 + 1	5 + 1	1 + 1	1 + 1	1 + 1	4 + 1
Building Location	Existing Footprint	Existing Footprint	Fields	Fields	Fields	Existing Footprint
Modular Max Required	32	42	0	0	0	48
Costs are School Building and Central Office Only NO Field House or Pool						

Confirm Phased in Place Option

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Confirmation/ Phased in Place

	B. Renovation & Addition		C. New Construction – On Fields			D. New Construction – Phased in Place
Alternative	B.1 Quad	B.4 Figure Eight	C.1d Branch	C.2b Braid	C.5b Bloom	D.2 Weave
Project Cost School & CO	\$672,000,000	\$674,000,000	\$619,000,000	\$618,000,000	\$621,000,000	\$693,710,000
Construction Duration	6 Years	6.25 Years	4.5 Years	4.5 Years	4.5 Years	6.5 Years
# of Phases	4 + 1	5 + 1	1 + 1	1 + 1	1 + 1	4 + 1
Building Location	Existing Footprint	Existing Footprint	Fields	Fields	Fields	Existing Footprint
Modular Max Required	32	42	0	0	0	48
Costs are School Building and Central Office Only NO Field House						

Public Comment

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Reflections & Action Items

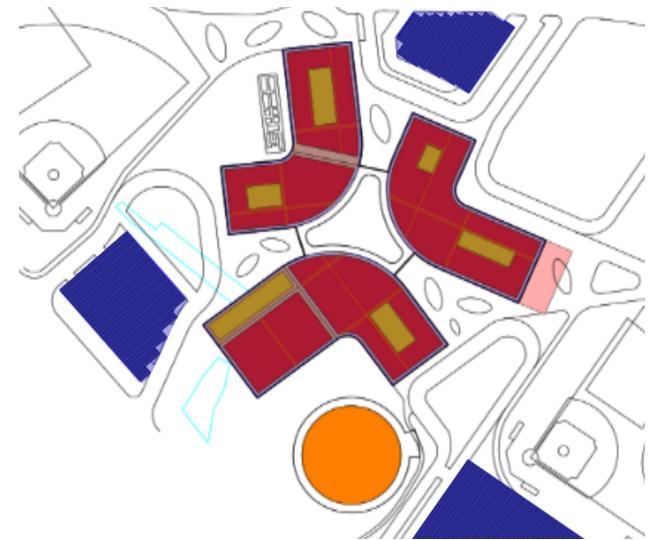
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Thank You!

Solar PV Examples / Parking Only over Aisles



Solar Design Associates: C5.b Bloom –
Longspan Solar PV Layout

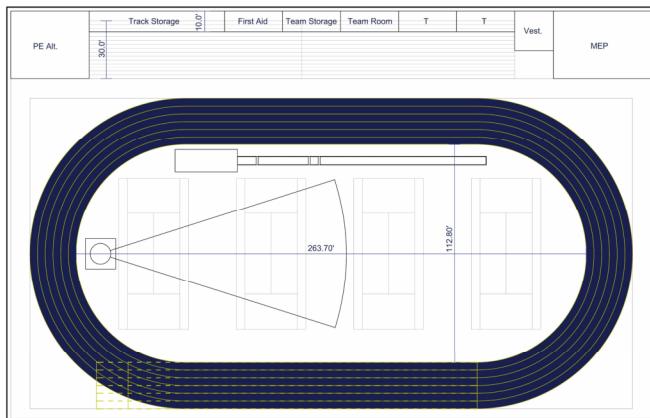


Source: Solar Design Associates (SDA)

Scale Comparison

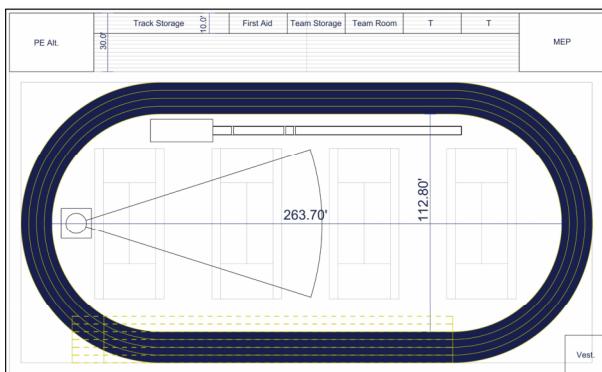
Large

72,000 GSF



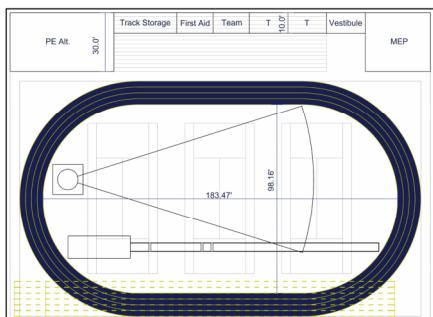
Medium

60,000 GSF



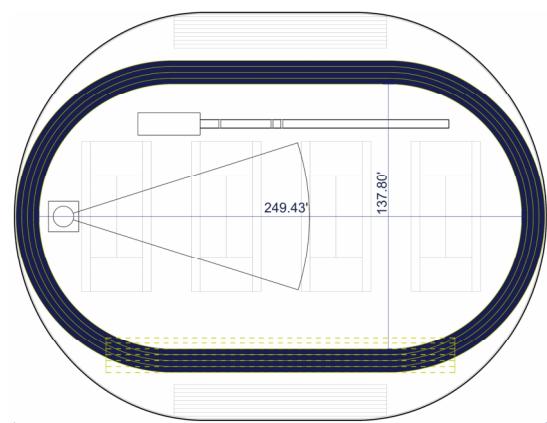
Small

36,000 GSF



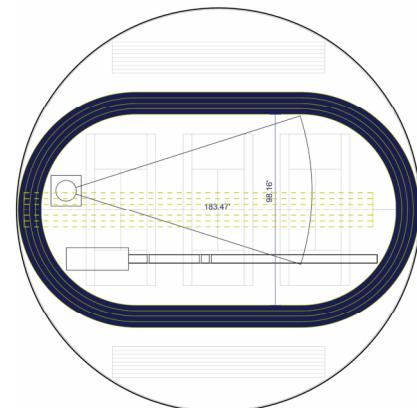
Renovation & Addition

48,000 SF



Renovation

34,400 SF



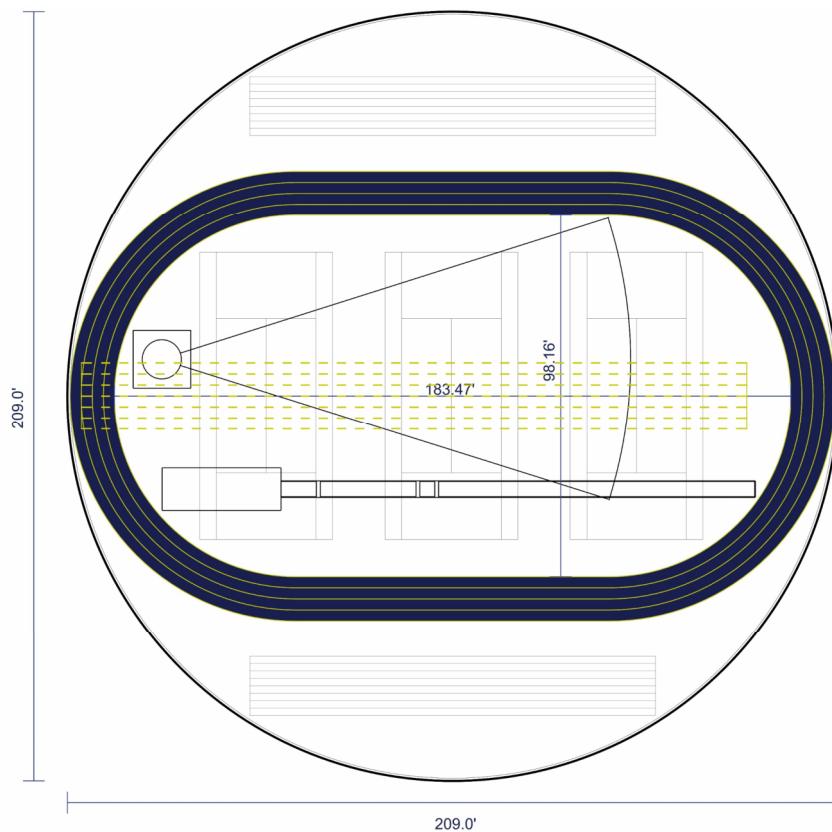
10/15/2024

34

Renovation Only/ 34,400GSF

Specifications

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

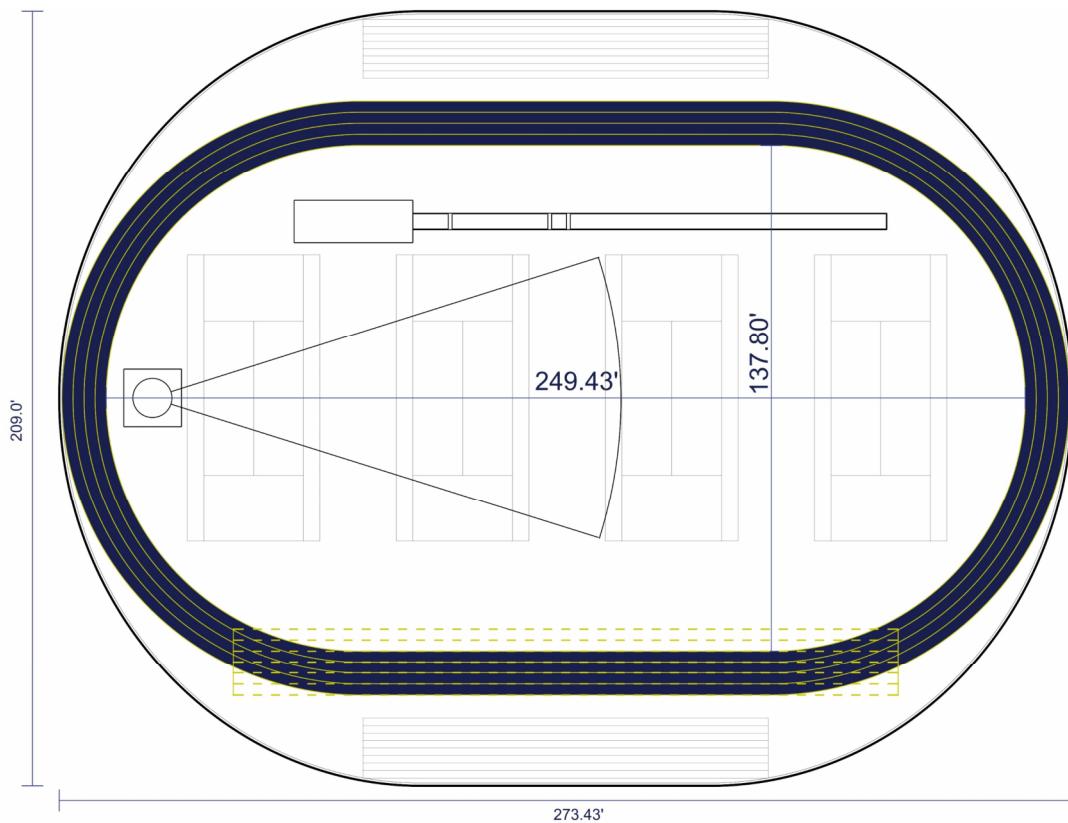


Approximate Total Gross Area: 34,400 GSF

Addition & Renovation/48,000 GSF

Specifications

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

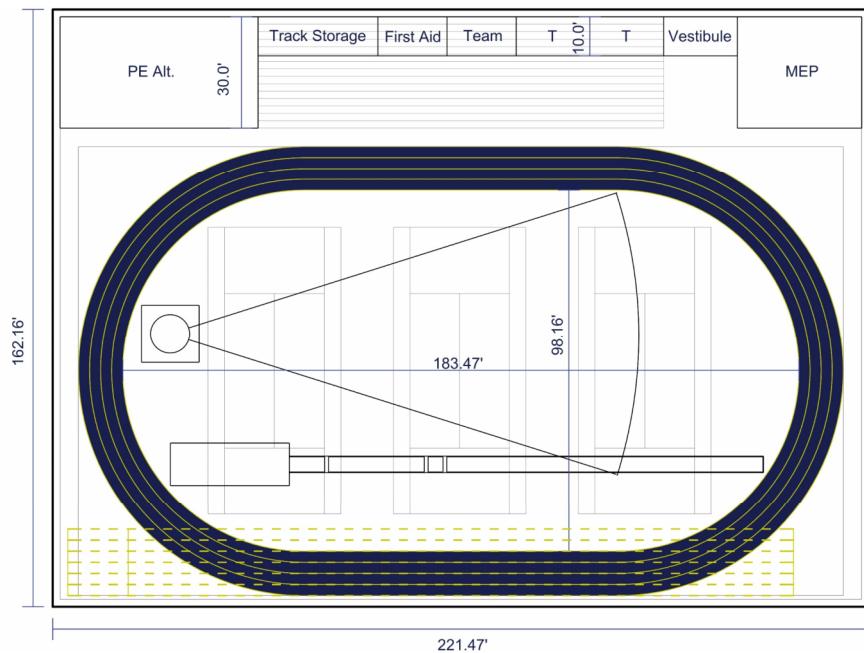


Approximate Total Gross Area: 48,000 GSF

Small New Construction /36,000 GSF

Specifications

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

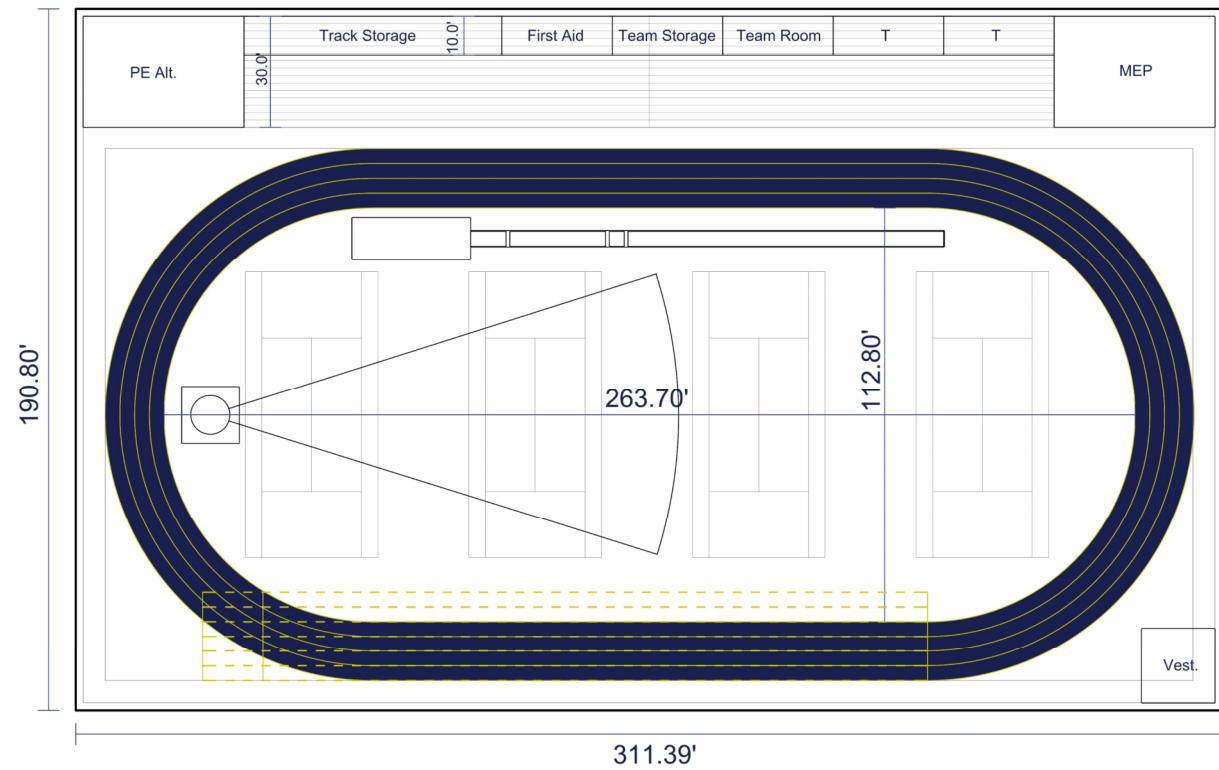


Approximate Total Gross Area: 36,000 GSF

Medium New Construction/60,000GSF

Specifications

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

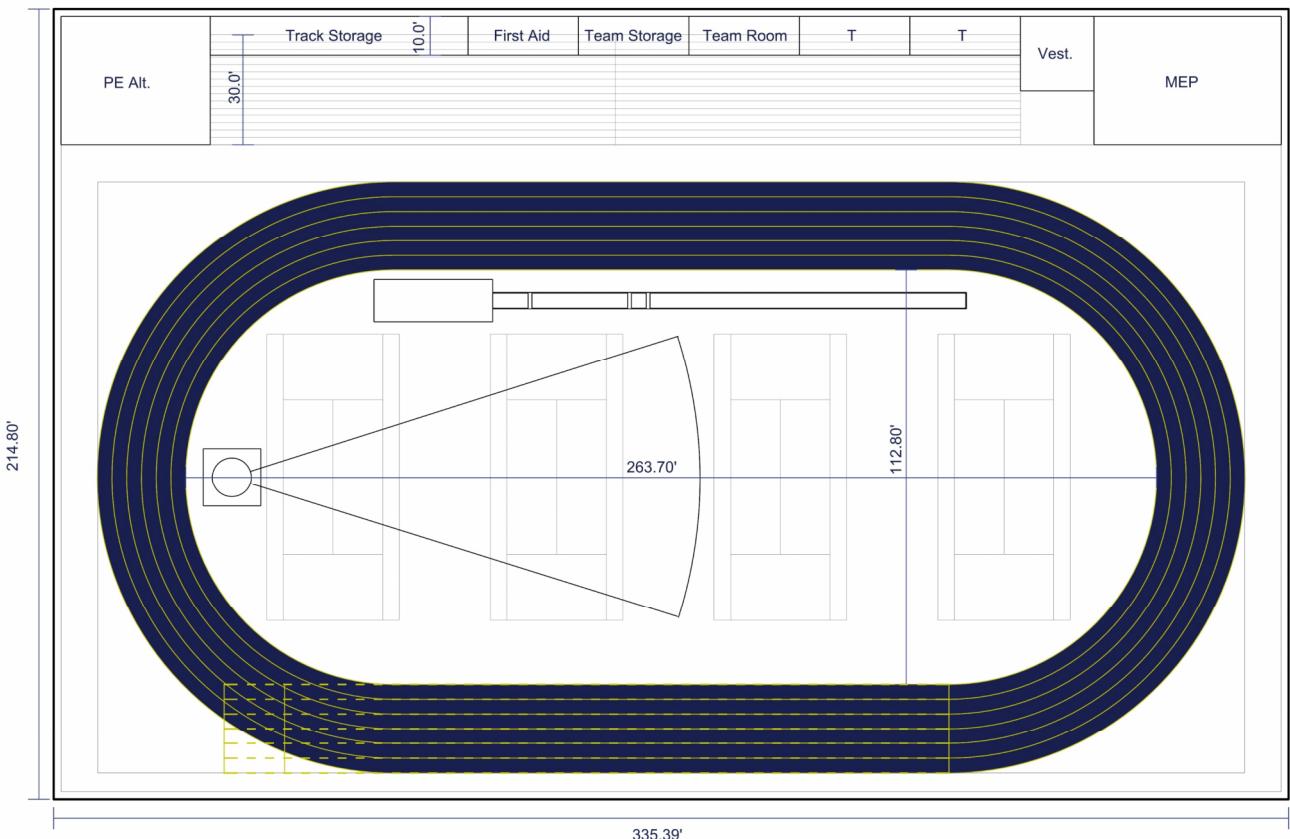


Approximate Total Gross Area: 60,000 GSF

Large New Construction/72,000 GSF

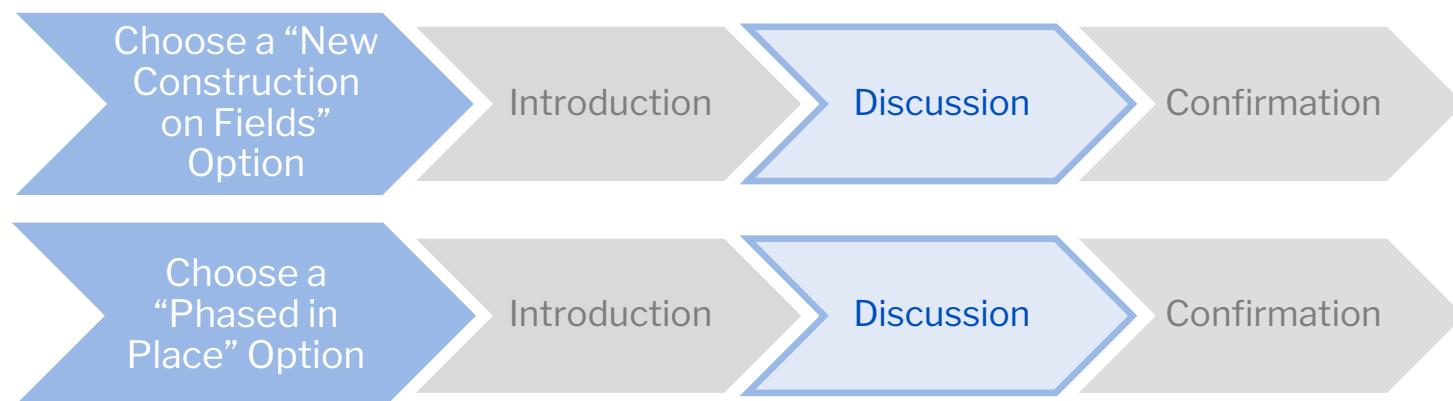
Specifications

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



Approximate Total Gross Area: 72,000 GSF

Progress Update/ 9.30



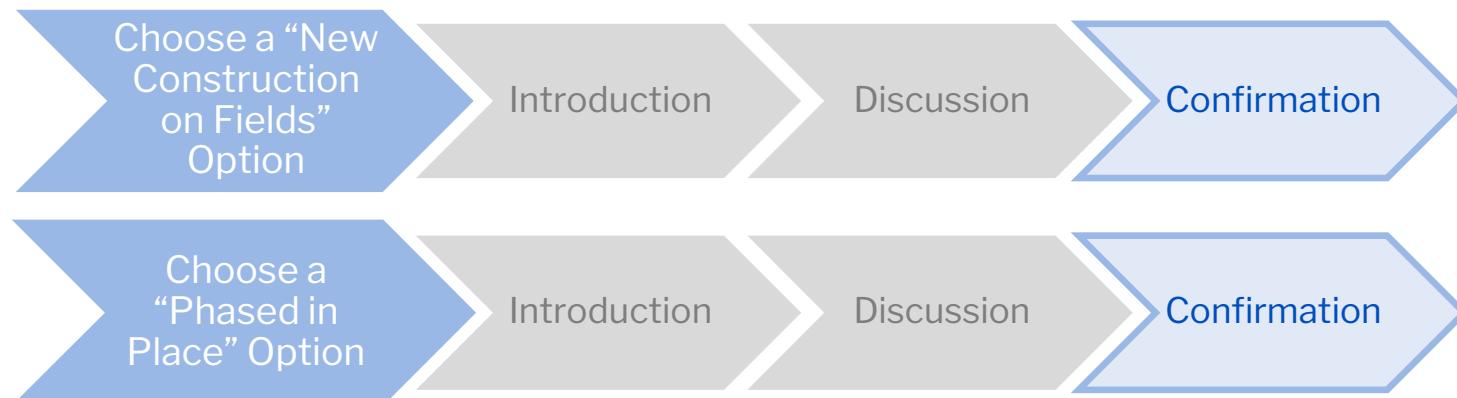
Confirmed 9.03.24

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

Confirmed 9.16.24

- 461,513 Total GSF
- 1st Floor Gymnasium
- 4 Stories
- Horizontal Expansion

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
- 1st Floor Gymnasium
- 4 Stories
- Horizontal Expansion