

Lexington High School

School Building Committee



1. Call to Order
2. Vote Previous Meeting Minutes 12:00 – 12:05 p.m.
3. Discuss: Parking Quantity and Location, Driveways and Circulation, Current Use and Anticipated Impacts of Fields 12:05 – 1:05 p.m.
4. Introduce: Ground Floor Program & Footprint Area, Total Gross Square Footage, Choose one "New Construction on Fields" Massing Option 1:05 – 1:25 p.m.
5. Discuss: Construction Manager at Risk vs Design-Bid-Build (vote required) 1:25 – 1:45 p.m.
6. Public Comment 1:45 – 1:55 p.m.
7. Reflections/Action Items 1:55 – 2:00 p.m.
8. Adjourn – 2:00 p.m.

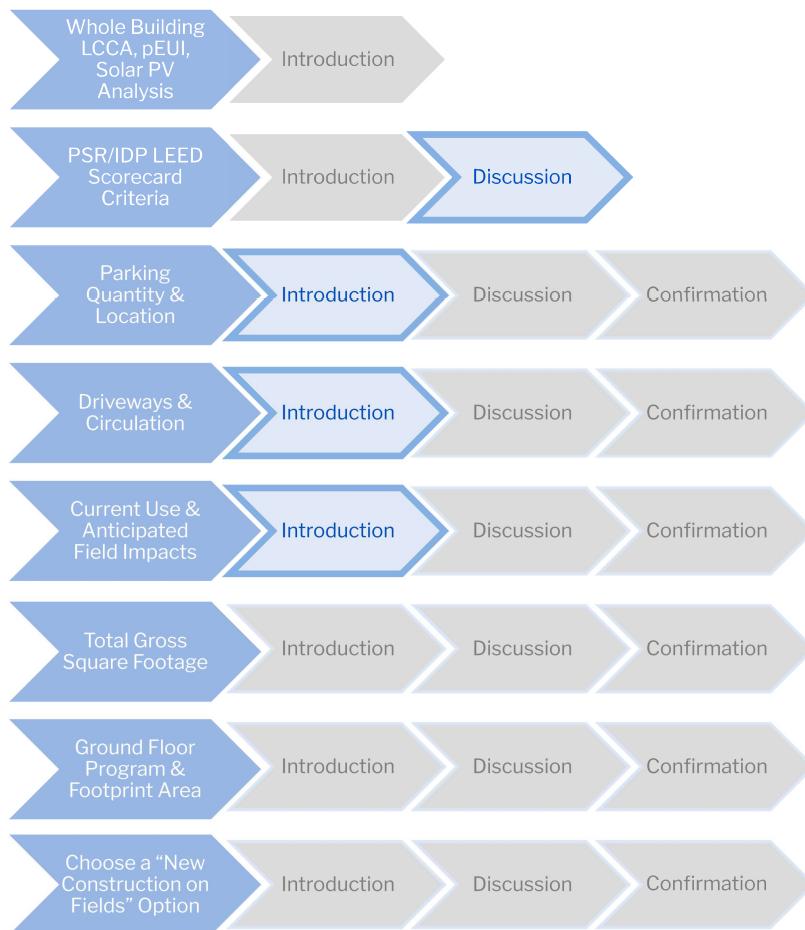
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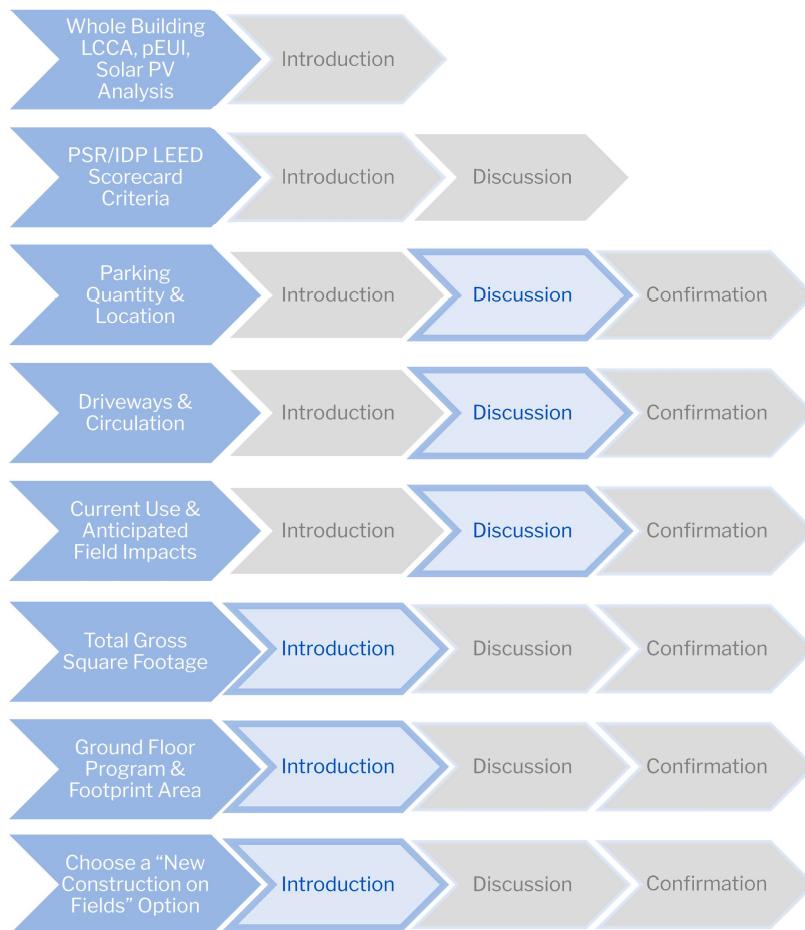
PSR Decision Progress Update

smma

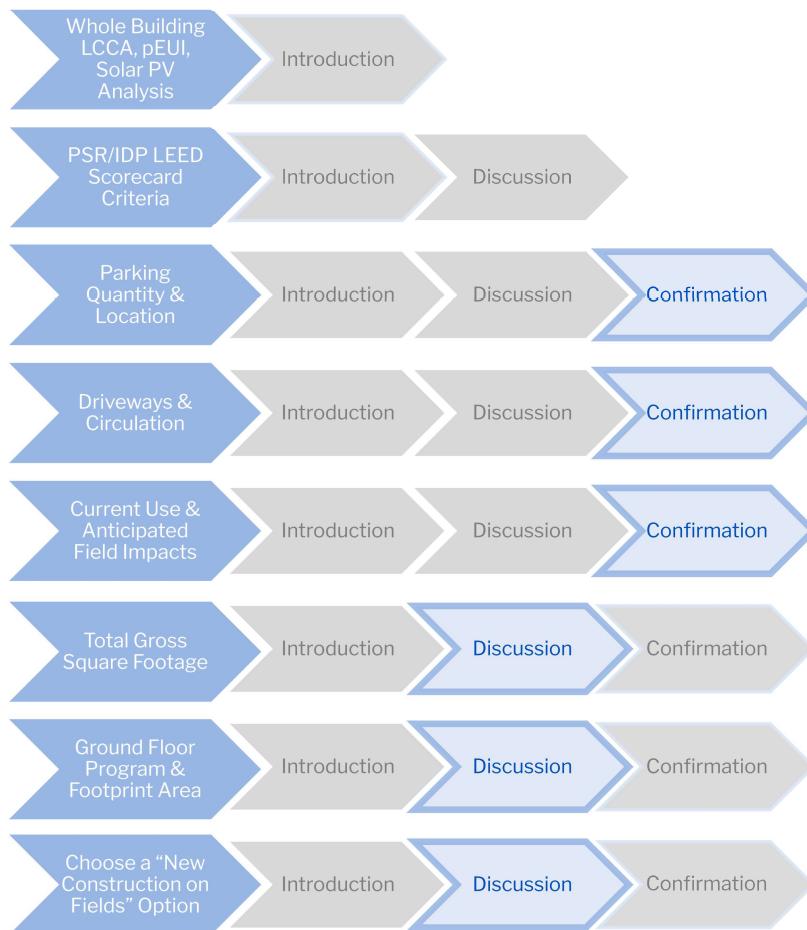
Progress Update/ 8.05 SBC Meeting



Progress Update/ 8.19 SBC Meeting



Progress Update/ 9.3



Discussion: Parking Quantity & Location

smma

Discussion: Parking Quantity & Location/Existing

| Quantity (Utilization) | Accessible | Staff | Visitor | Student | Unmarked |
|------------------------------|---------------------|---|---------------------|---------------------|----------------------|
| Lot A - 154 spaces | 6 | 105 staff 3 K-12 | 15 | 25 | - |
| Lot B - 288 spaces | 8 | 6 Facilities/ Food Service 20 LABBB | - | - | 254 |
| Lot C - 8 spaces | 8 | - | - | - | - |
| TOTAL - 450 (89%) | 22 (14%) | 134 (87%) | 15 (53%) | 25 (68%) | 254 (98%) |



Discussion: Parking Quantity & Location

| Quantity (Utilization) | Accessible | Staff | Visitor | Student | Unmarked |
|-----------------------------|------------|-----------|----------|----------|-----------|
| Existing – 450 spaces (89%) | 22 (14%) | 134 (87%) | 15 (53%) | 25 (68%) | 254 (98%) |
| PROPOSED | | # | # | # | |

| | Existing Spaces | | | Proposed Spaces – TO CONFIRM | |
|-------------------------|-----------------|--|--|------------------------------|--|
| LHS/LABBB Faculty/Staff | 362 | LHS staff is 386 full and part time positions + LABBB staff is 90 (75 full + 15 part time positions)= Total 476 full + part time positions | | 375 | Ratio of combined staff to student enrollment, existing to proposed |
| Facilities/Food Service | 6 | | | 6 | Maintain existing program |
| LABBB Vans | 20 | LABBB van parking | | 20 | Maintain existing program |
| Visitors | 15 | 53% utilized | | 15 | Maintain existing quantity |
| Central Office | 100 | Central Office at 146 Maple Street accommodates 100 spaces | | 60 | Based on program, providing parking for all in person staff |
| Students | 25 | Permits available for Seniors through lottery | | ? | Decision needed |
| Accessible | 22 | | | 20 | 2% min - Mass Architectural Access Board requirement, depends on how parking is arranged/grouped on site |
| TOTAL | | | | 496? | To Be Confirmed |

Discussion: Parking Quantity & Location

B.1 Quad
 $465 \pm$ spaces



C.1d Branch
 $530 \pm$ spaces



C.2b Braid
 $505 \pm$ spaces



C.5b Bloom
 $450 \pm$ spaces



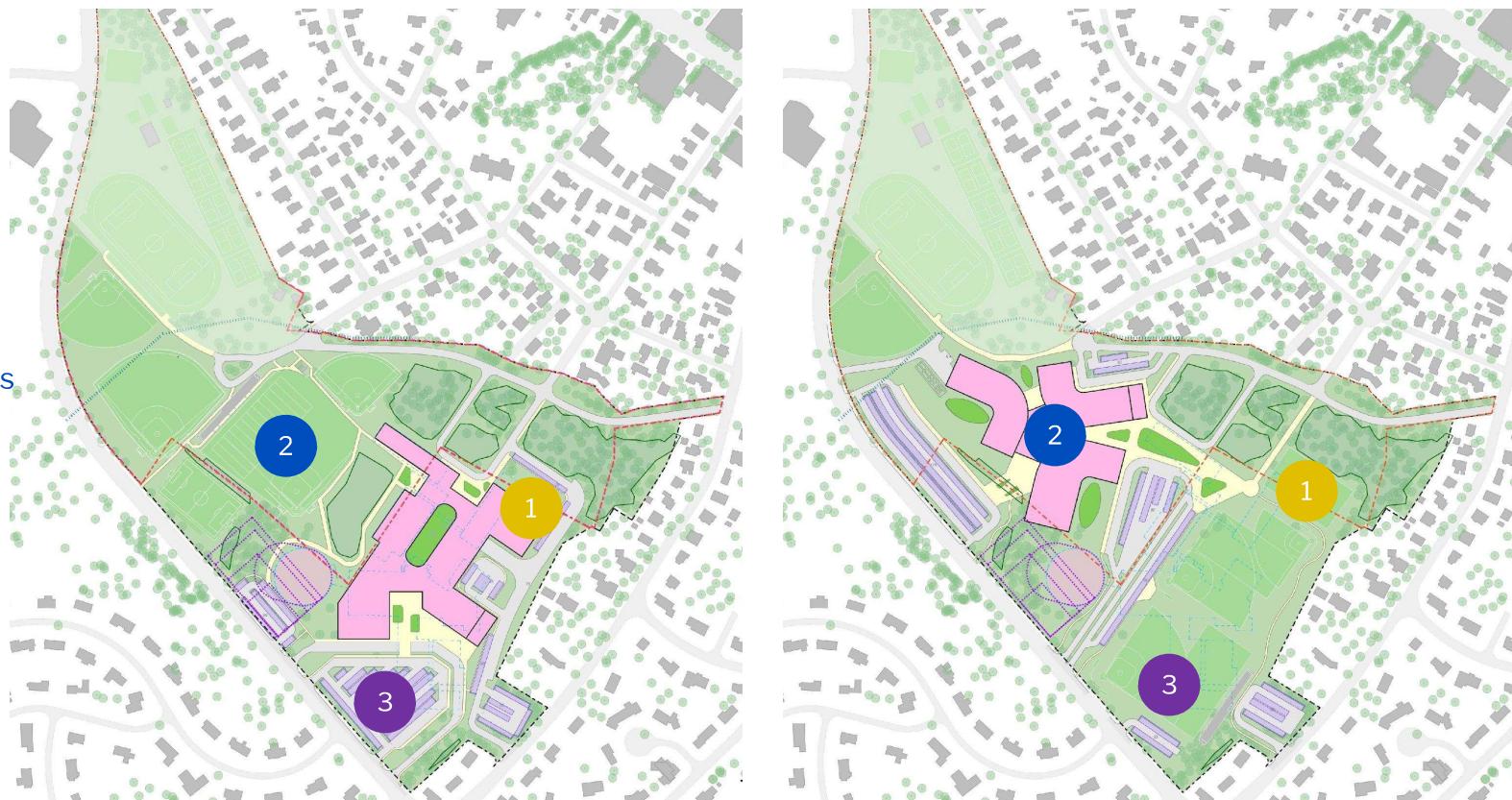
D.2 Weave
 $450 \pm$ spaces



Discussion: Parking Quantity & Location/Parking Underground

Considerations

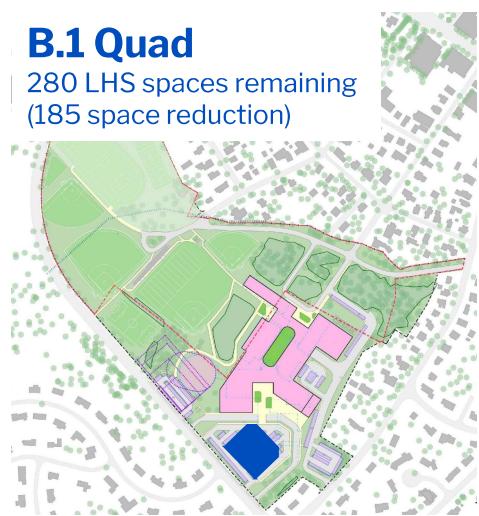
- Geotechnical
 - Soils
 - Groundwater
 - Bedrock
- Security & Access
- Environmental
 - Minimize Impervious
 - Increase Student Program Areas



Discussion: Parking Quantity & Location/Bus Depot Impacts

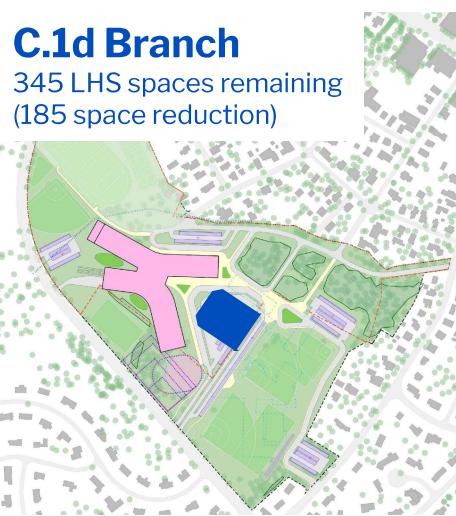
B.1 Quad

280 LHS spaces remaining
(185 space reduction)



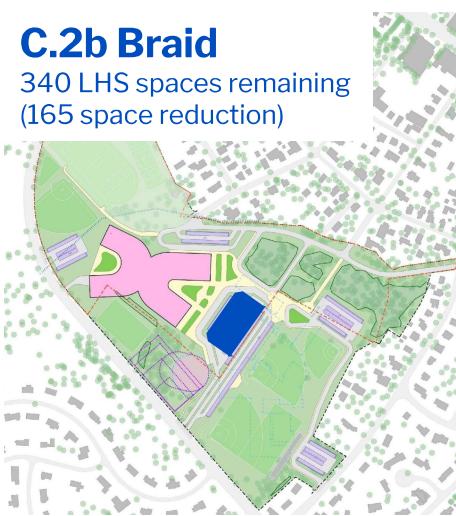
C.1d Branch

345 LHS spaces remaining
(185 space reduction)



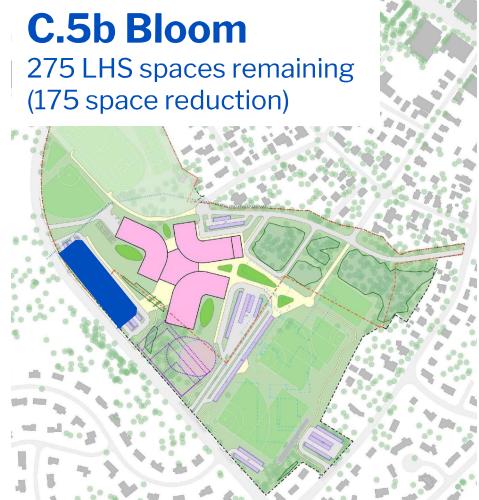
C.2b Braid

340 LHS spaces remaining
(165 space reduction)



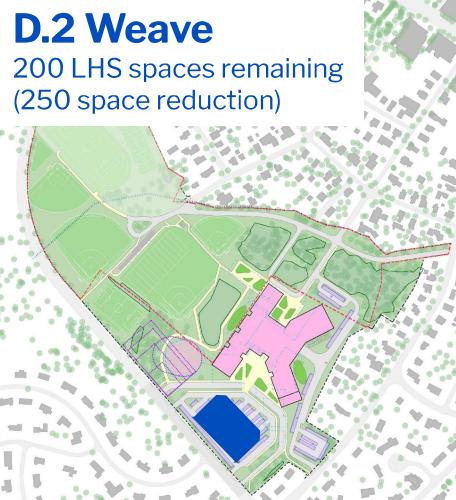
C.5b Bloom

275 LHS spaces remaining
(175 space reduction)



D.2 Weave

200 LHS spaces remaining
(250 space reduction)



Discussion: Driveways & Circulation

smma

Discussion: Driveways & Circulation

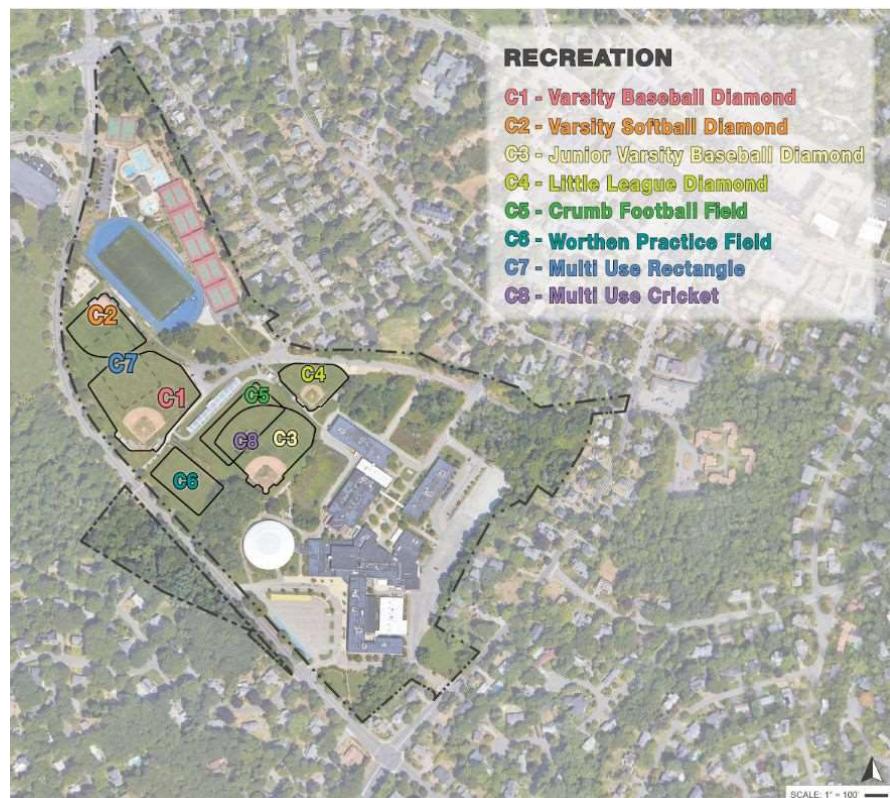


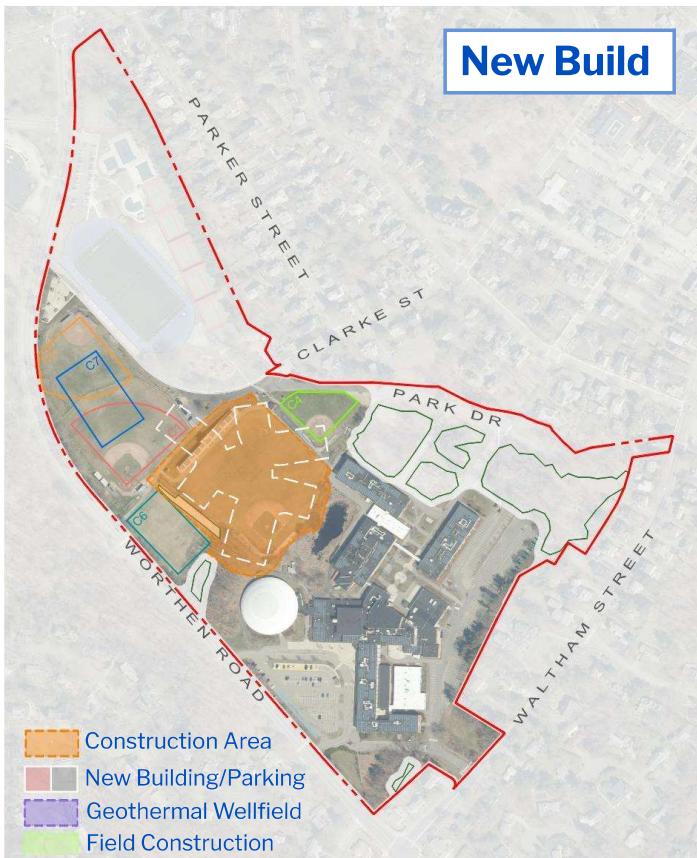
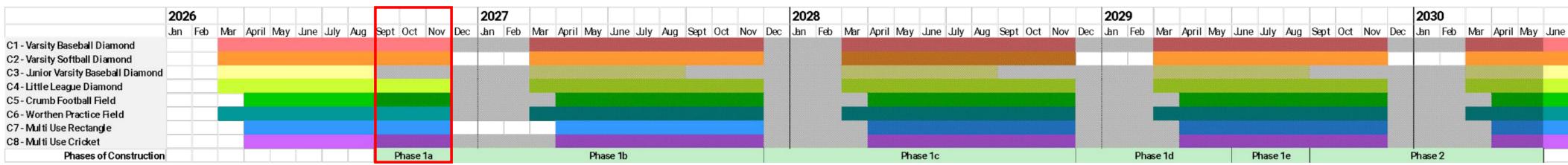
Discussion: Current Use & Anticipated Field Impacts

smma

| FIELDS | Program Schedule | | | | | | | | | | | |
|--|------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| DIAMOND | | | | | | | | | | | | |
| C1 | | | | | | | | | | | | |
| C2 | | | | | | | | | | | | |
| C3 | | | | | | | | | | | | |
| C4 | | | | | | | | | | | | |
| C5 | | | | | | | | | | | | |
| C6 | | | | | | | | | | | | |
| C7 | | | | | | | | | | | | |
| C8 | | | | | | | | | | | | |
| RECTANGLE | | | | | | | | | | | | |
| C5 - Crumb Football Field | | | | | | | | | | | | |
| Camps 8:00 AM - 4:00 PM | | | | | | | | | | | | |
| HS Boy's Varsity Soccer | | | | | | | | | | | | |
| HS Girl's Varsity Soccer | | | | | | | | | | | | |
| HS JV Football | | | | | | | | | | | | |
| HS Varsity Football | | | | | | | | | | | | |
| Lexington Little League Games and Practices | | | | | | | | | | | | |
| Little League wiffleball tournament | | | | | | | | | | | | |
| Minuteman flag football clinic | | | | | | | | | | | | |
| C6 - Worthen Practice Field | | | | | | | | | | | | |
| Cricket | | | | | | | | | | | | |
| Farmers Market Tuesday 11:00 AM - 7:00 PM | | | | | | | | | | | | |
| Girls Ultimate Frisbee | | | | | | | | | | | | |
| HS Practice Football | | | | | | | | | | | | |
| OVERLAY | | | | | | | | | | | | |
| C7 - Multi Use Rectangle | | | | | | | | | | | | |
| F.A.S.T. Athletics Flag Football | | | | | | | | | | | | |
| Lexington United Soccer Club | | | | | | | | | | | | |
| Lions Club Youth Field Games (Fourth of July Week) | | | | | | | | | | | | |
| Soccer | | | | | | | | | | | | |
| Ultimate Frisbee | | | | | | | | | | | | |
| Viking Soccer Camp | | | | | | | | | | | | |
| C8 - Multi Use Cricket | | | | | | | | | | | | |
| Greater Boston Cricket Foundation | | | | | | | | | | | | |
| United Cricket League | | | | | | | | | | | | |

Discussion: Current Use & Anticipated Field Impacts



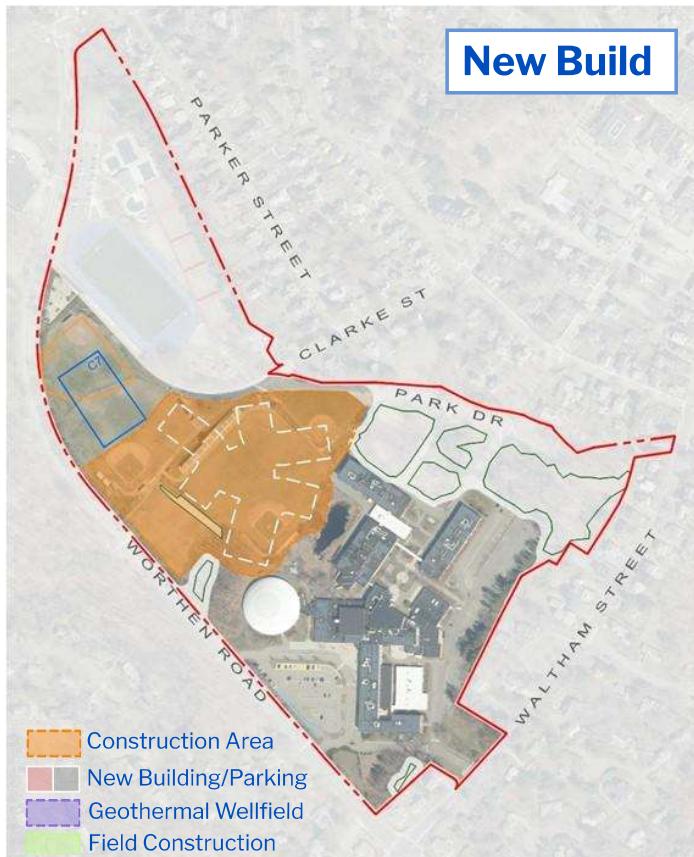
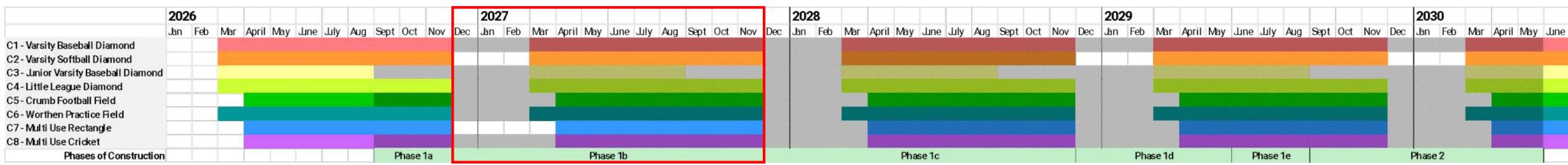


Phase 1a September 2026 – November 2026

- Begin HS Construction
- Maintain Some Fields Through Fall Season



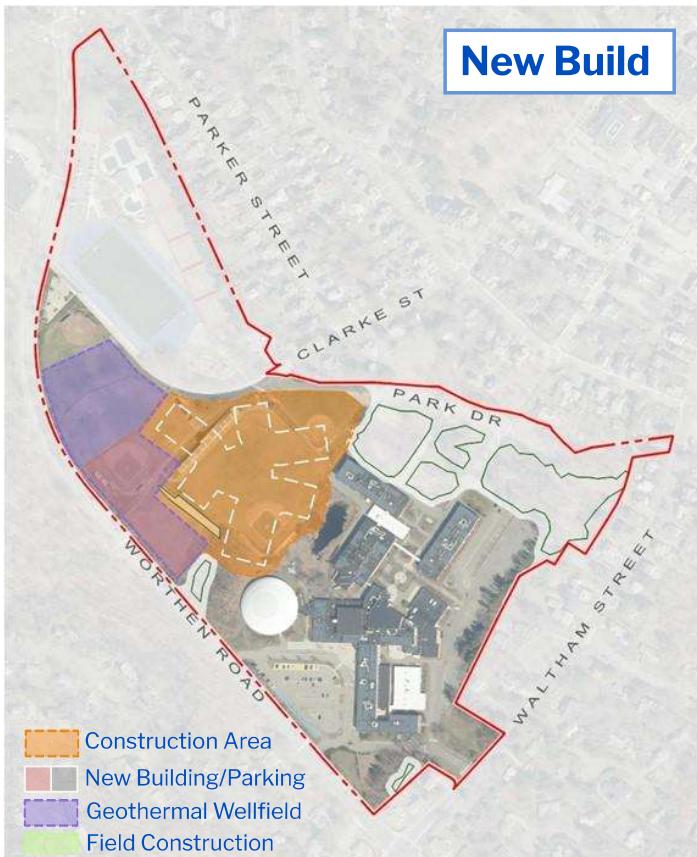
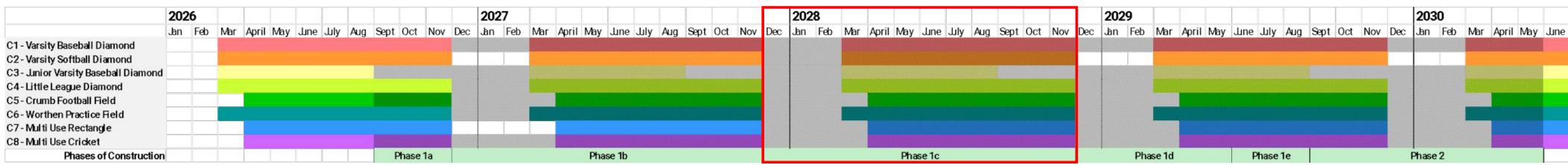
Phasing is preliminary and would need to be confirmed and coordinated with the selected CM



Phase 1b December 2026 – November 2027

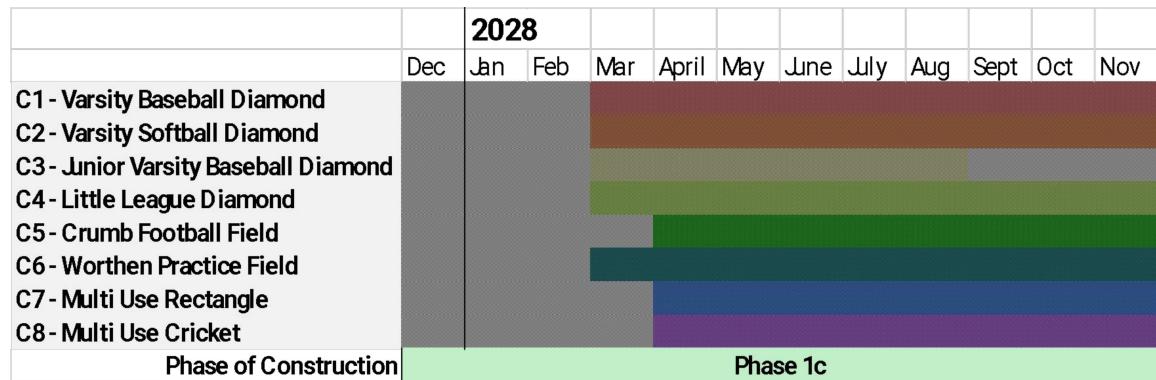
- Construction of HS

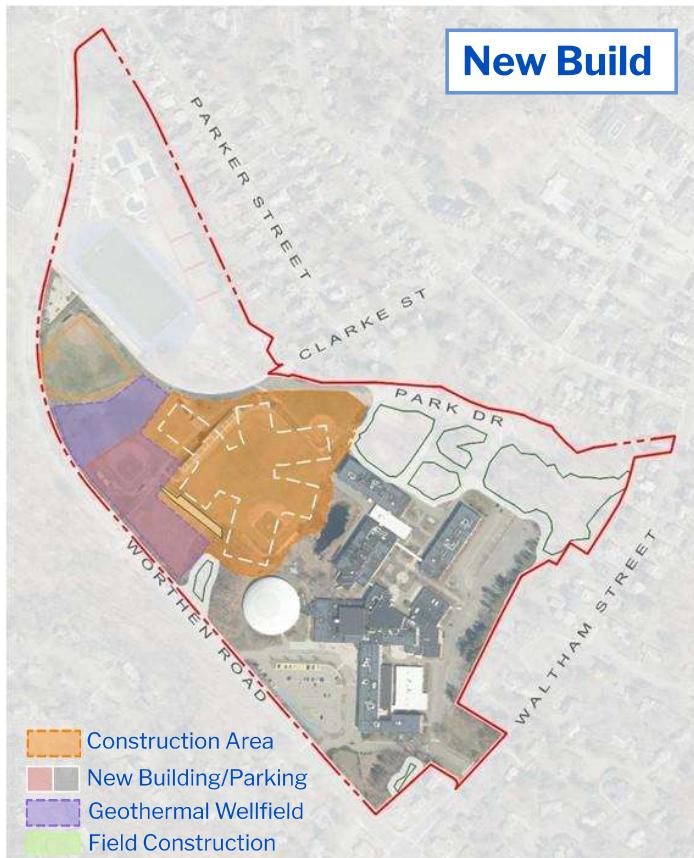
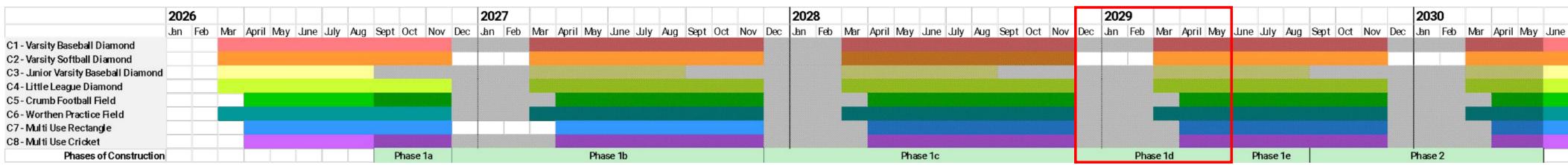




Phase 1c December 2027 – November 2028

- Construction of HS
- Install Geothermal Wells (assumes 5 acres)

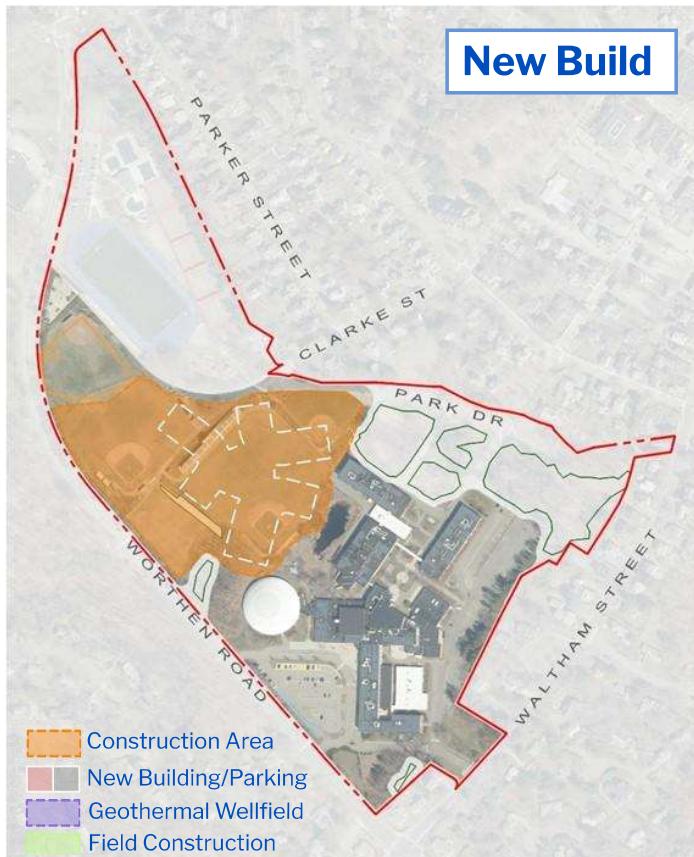
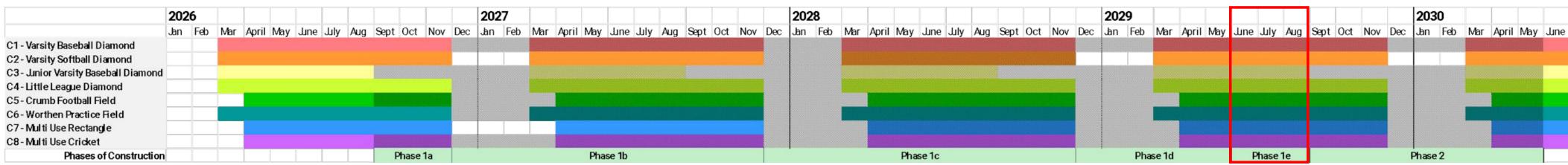




Phase 1d December 2028 – May 2029

- Construction of HS
- Complete Geothermal Wells

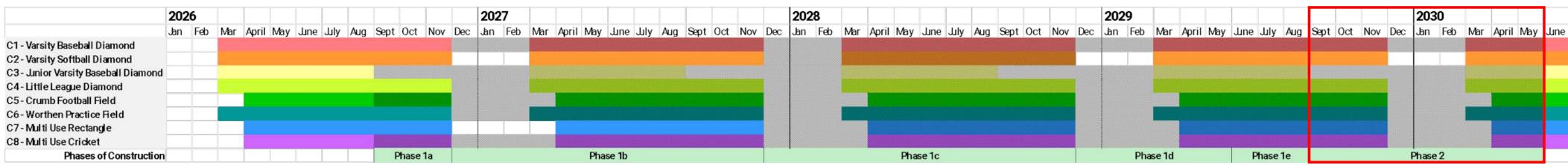




Phase 1e June 2029 – August 2029

- Complete Building
- Complete Sitework
- Move into School Fall 2029

| | 2029 | | |
|--------------------------------------|----------|------|-----|
| | June | July | Aug |
| C1 - Varsity Baseball Diamond | | | |
| C2 - Varsity Softball Diamond | | | |
| C3 - Junior Varsity Baseball Diamond | | | |
| C4 - Little League Diamond | | | |
| C5 - Crumb Football Field | | | |
| C6 - Worthen Practice Field | | | |
| C7 - Multi Use Rectangle | | | |
| C8 - Multi Use Cricket | | | |
| Phase of Construction | Phase 1e | | |



Phase 2 June 2029 – May 2030

- Abatement
 - Demolition
 - Sitework
 - Field Reconstruction





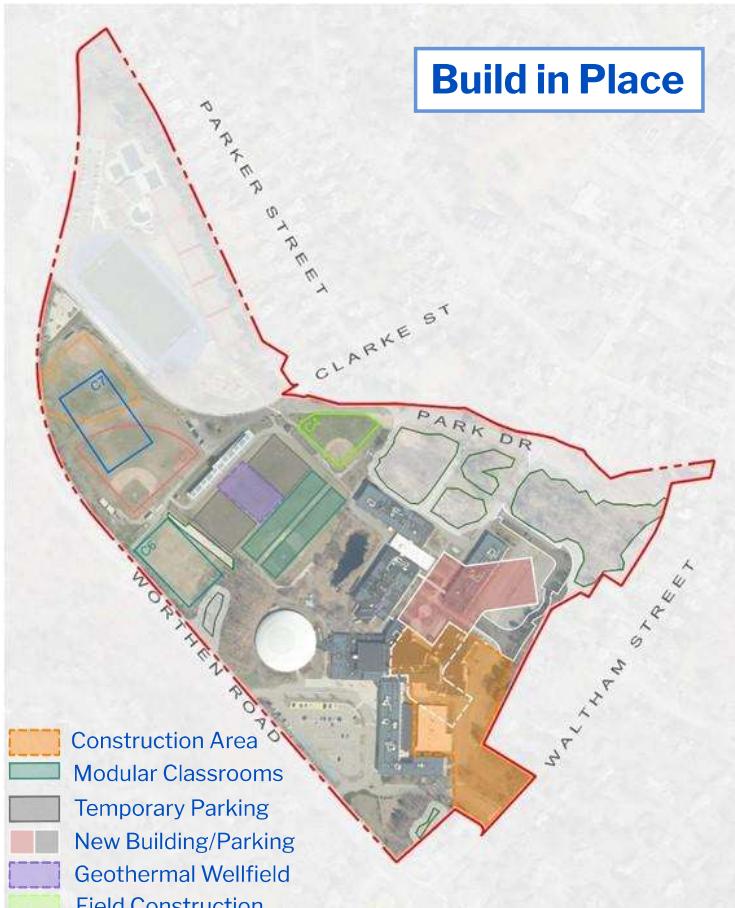
Build in Place

Phase 1 September 2026 – March 2028

- Demo/Construction Phase 1
 - Temporary Modular Classrooms & Parking
 - Install Partial Geothermal Wells
 - Move into new building April Break 2027

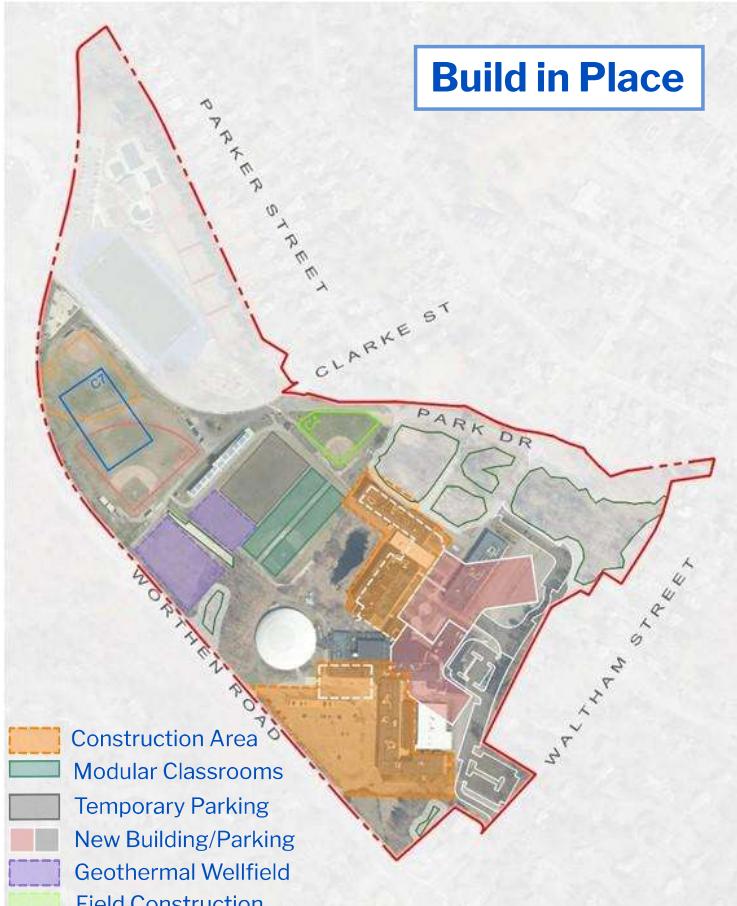


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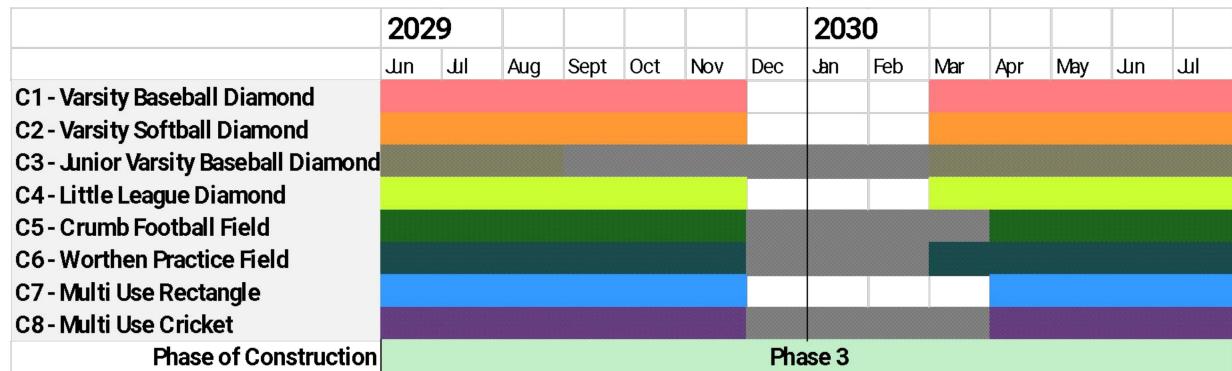
Phase 2 April 2028 – May 2029

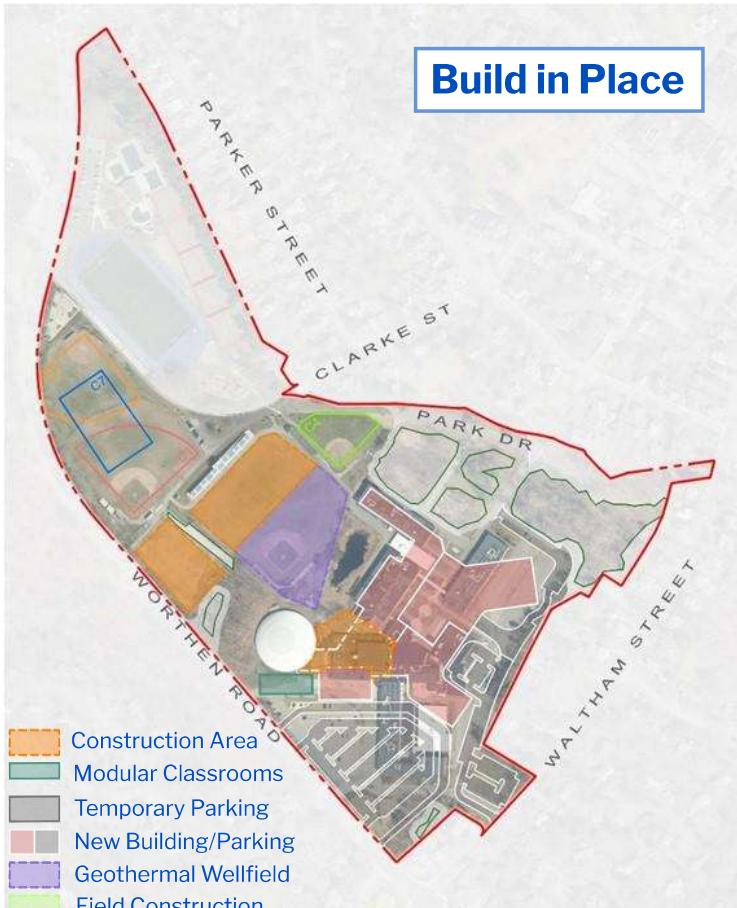
- Demo/Construction Phase 2
 - Maintain Temporary Modular Classrooms & Parking
 - Move into New Building Fall 2028



Phase 3 June 2029 – July 2030

- Demo/Construction Phase 3
- Maintain Temporary Modular Classroom & Parking
- Install Partial Geothermal Wells
- Move into New Building Fall 2029

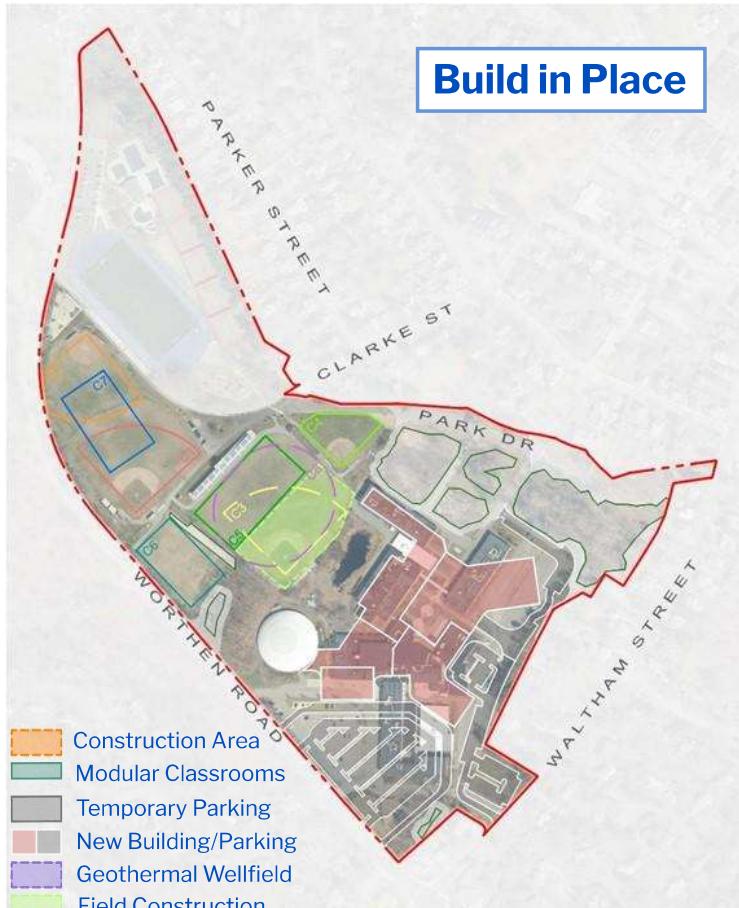




Phase 4 June 2030 – July 2031

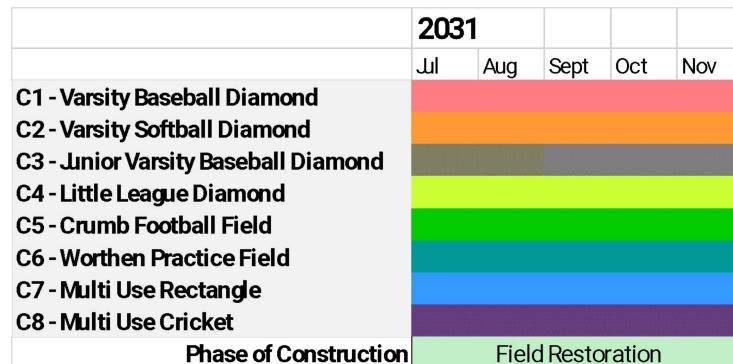
- Demo/Construction Phase 4
- Remove Modular Classrooms & Parking
- Temporary Modulars for Gym
- Complete Geothermal Wells
- Move into New Building Fall 2030





Phase 5 July 2031 – November 2031

- Complete Field Restoration



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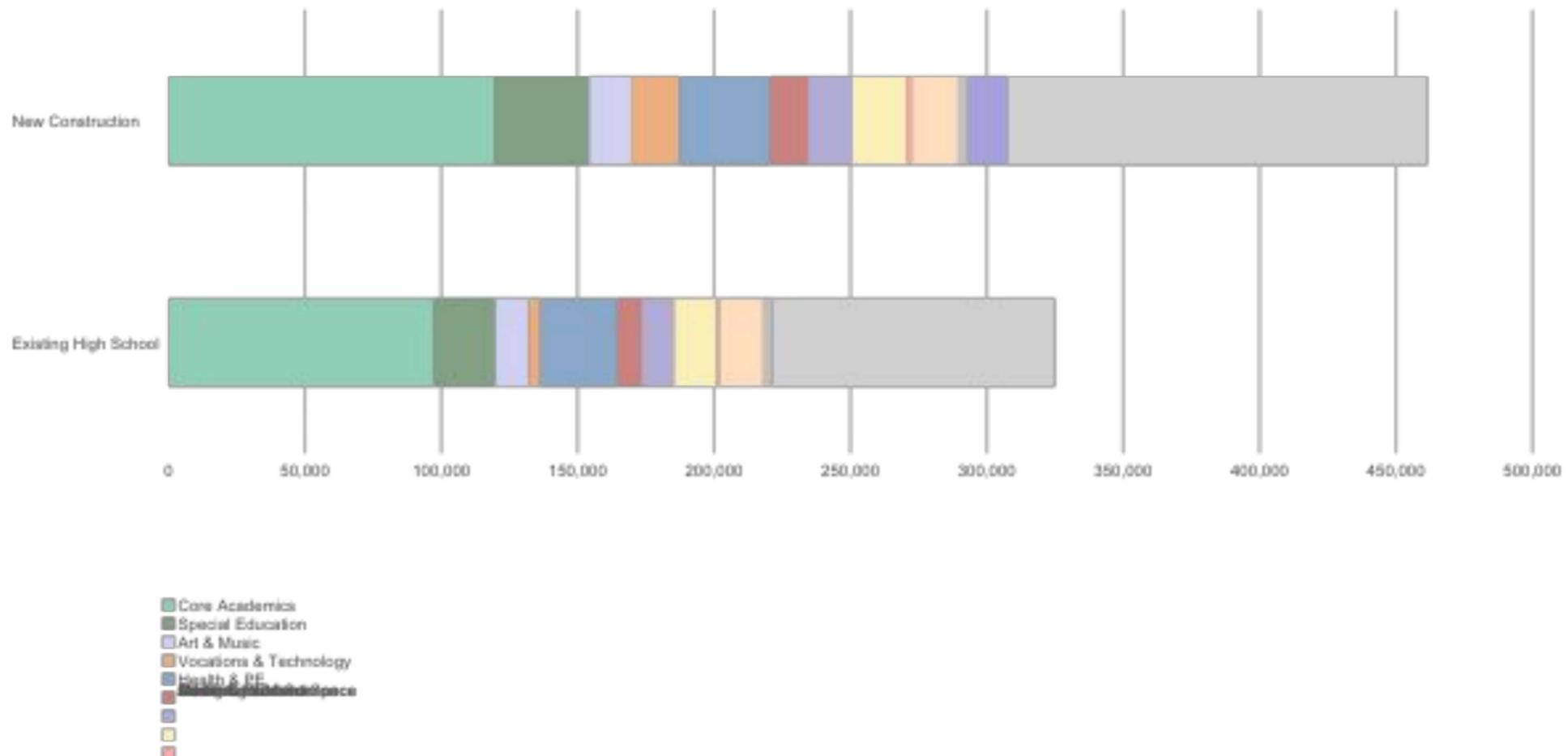
Introduction: Total Gross Square Footage

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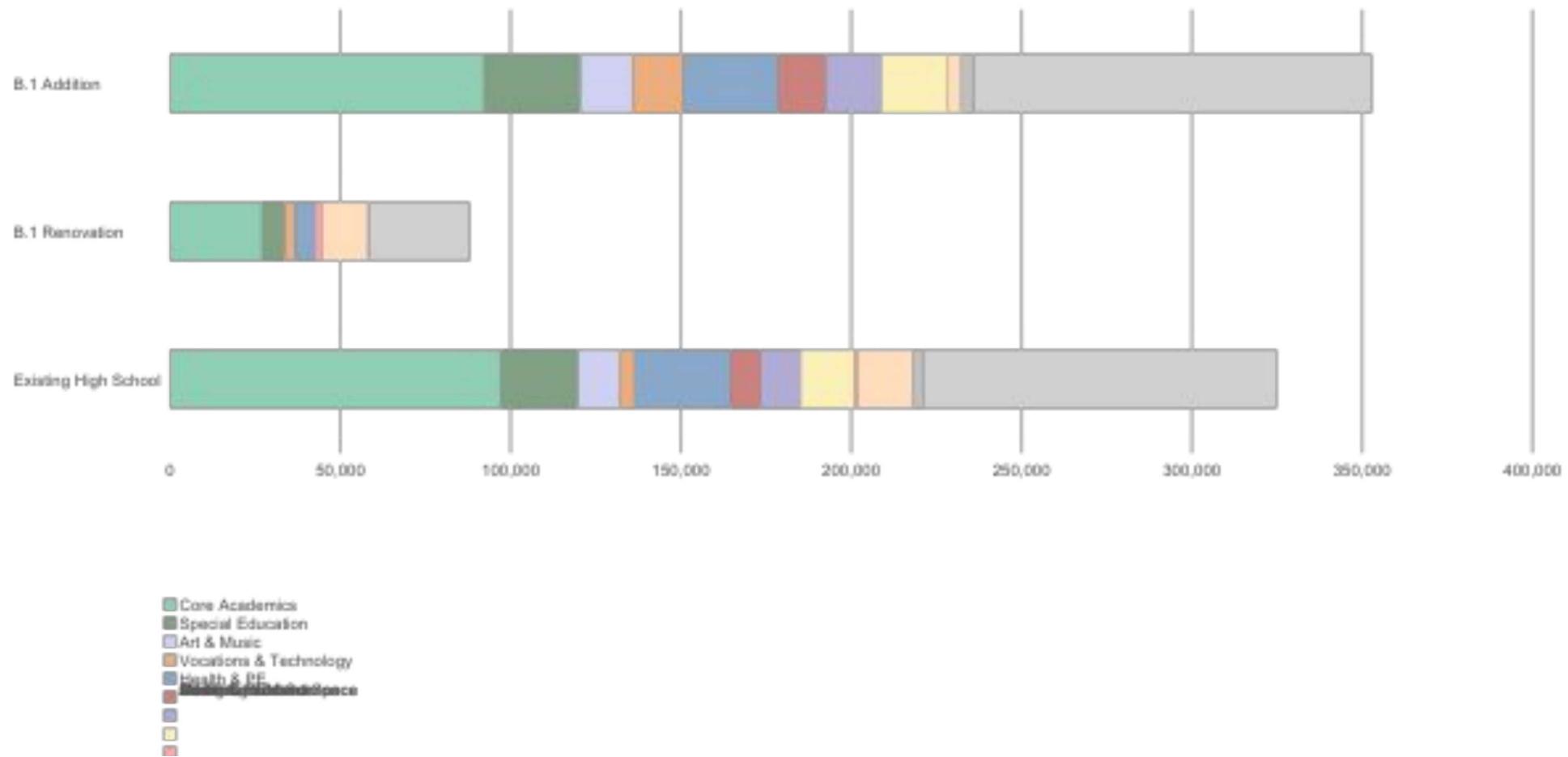
Whole Building Program/Proposed Space Summary - New Construction w/ Central Office

| 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

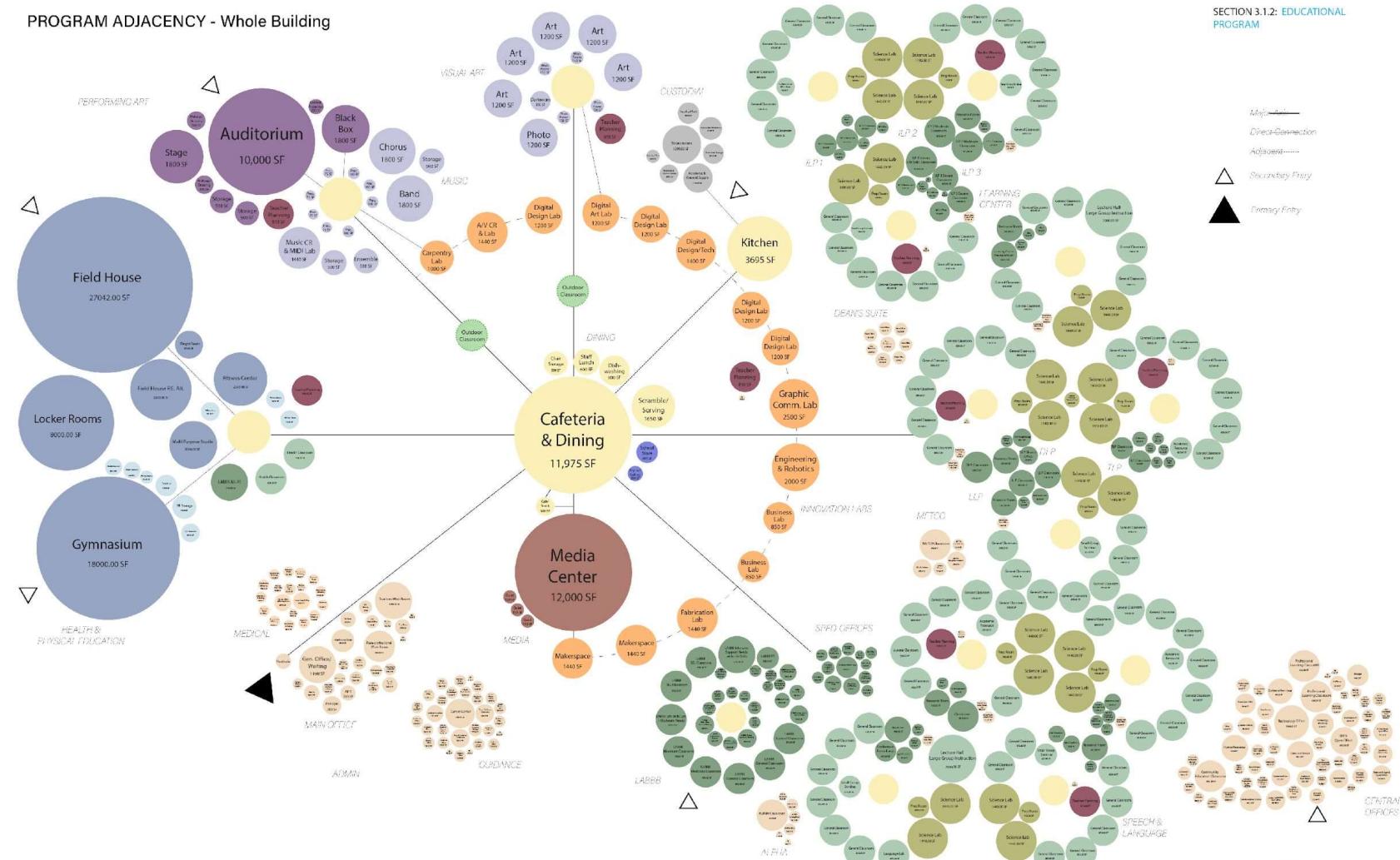


Introduction: Ground Floor Program and Footprint Area

smma

Whole Building Program/Program Adjacency

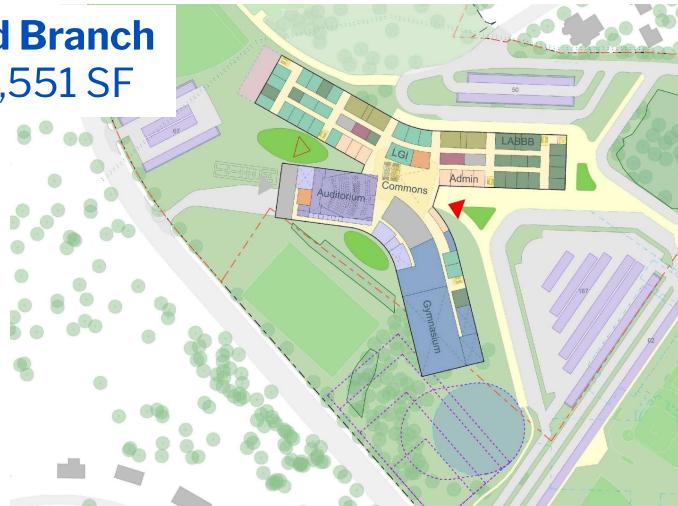
PROGRAM ADJACENCY - Whole Building



Discussion: Footprint Area – New Construction in Open Space

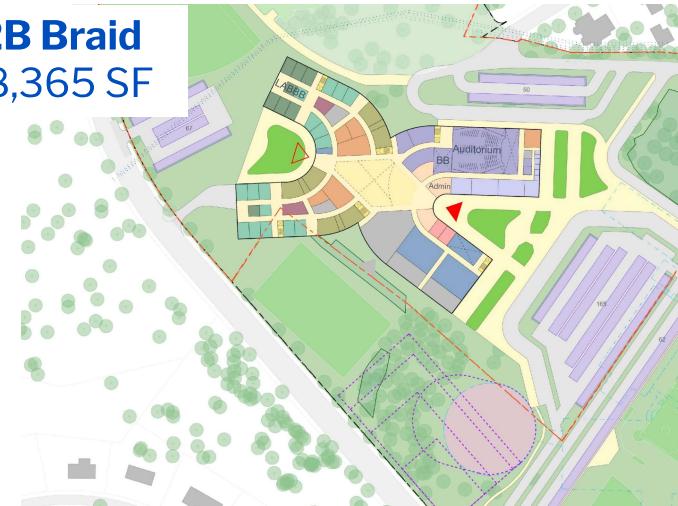
C.1d Branch

169,551 SF



C.2B Braid

168,365 SF

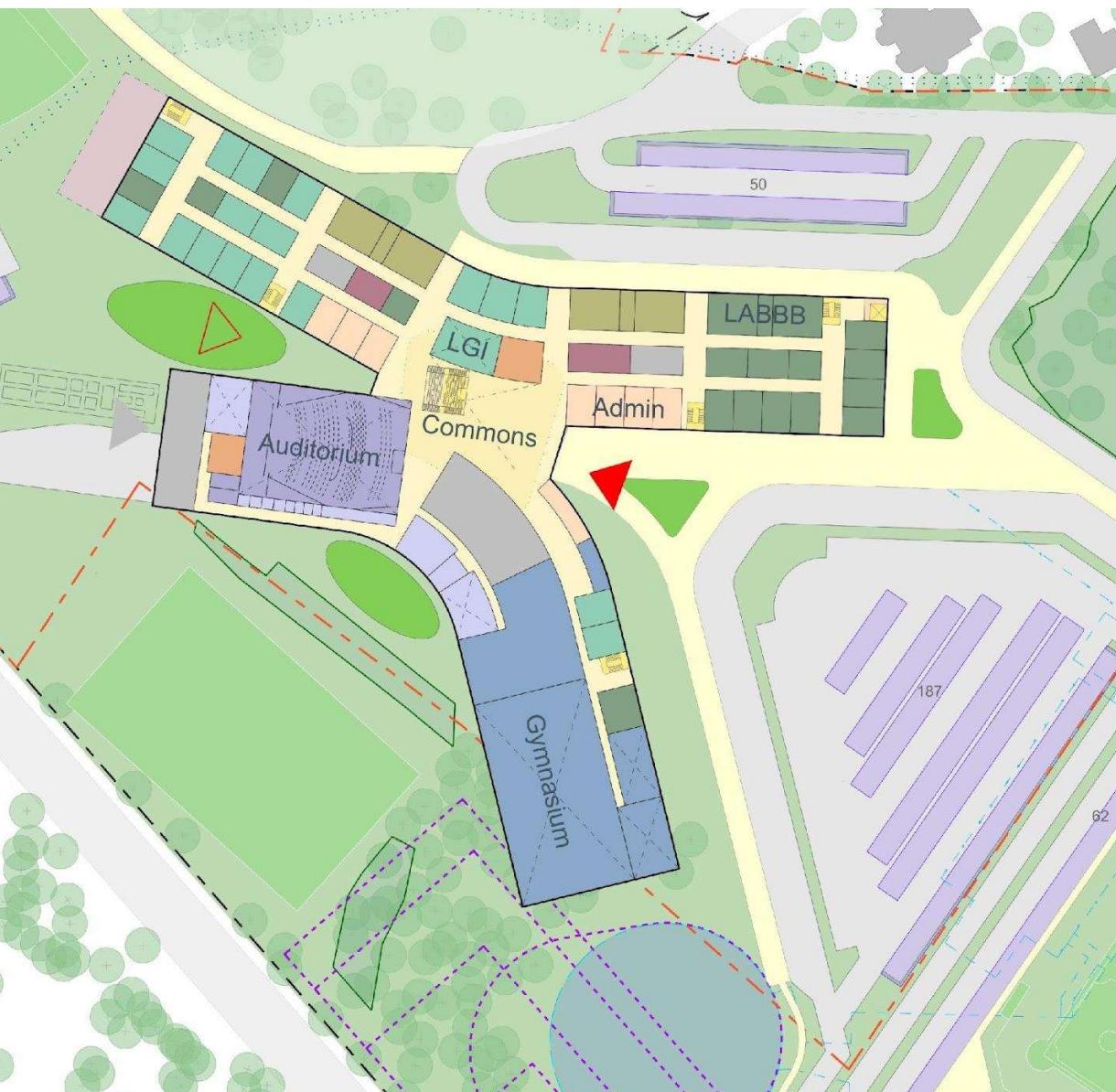


C.5B Bloom

173,013 SF*



*Potential 7,000 SF reduction
of footprint with Level 2
Gymnasium

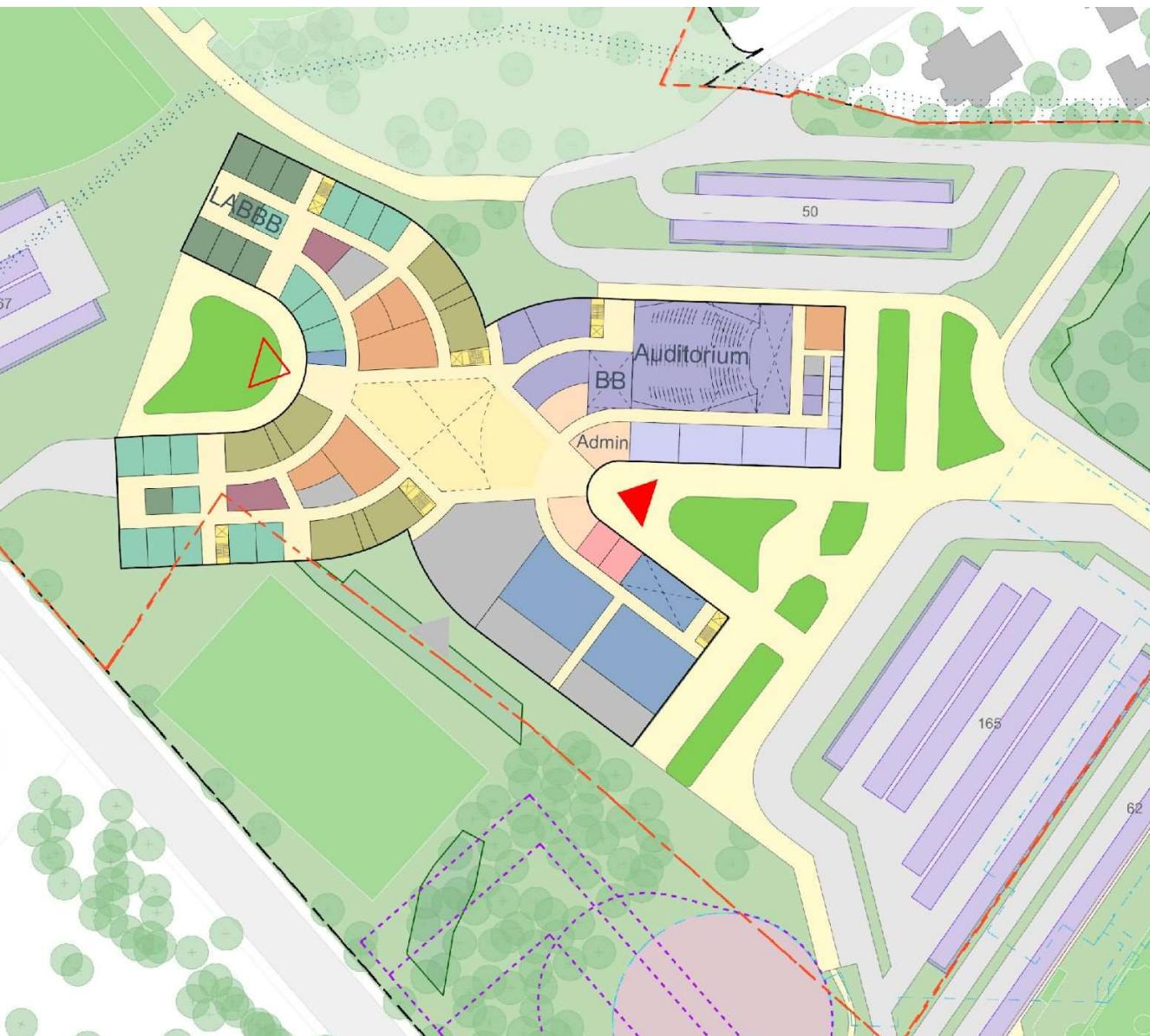


Option C.1d – ‘BRANCH’ Ground Floor

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





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

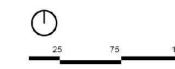




Option C.5b – ‘BLOOM’ Ground Floor

Level 1 Footprint: 173,013 sf
Floors: 4

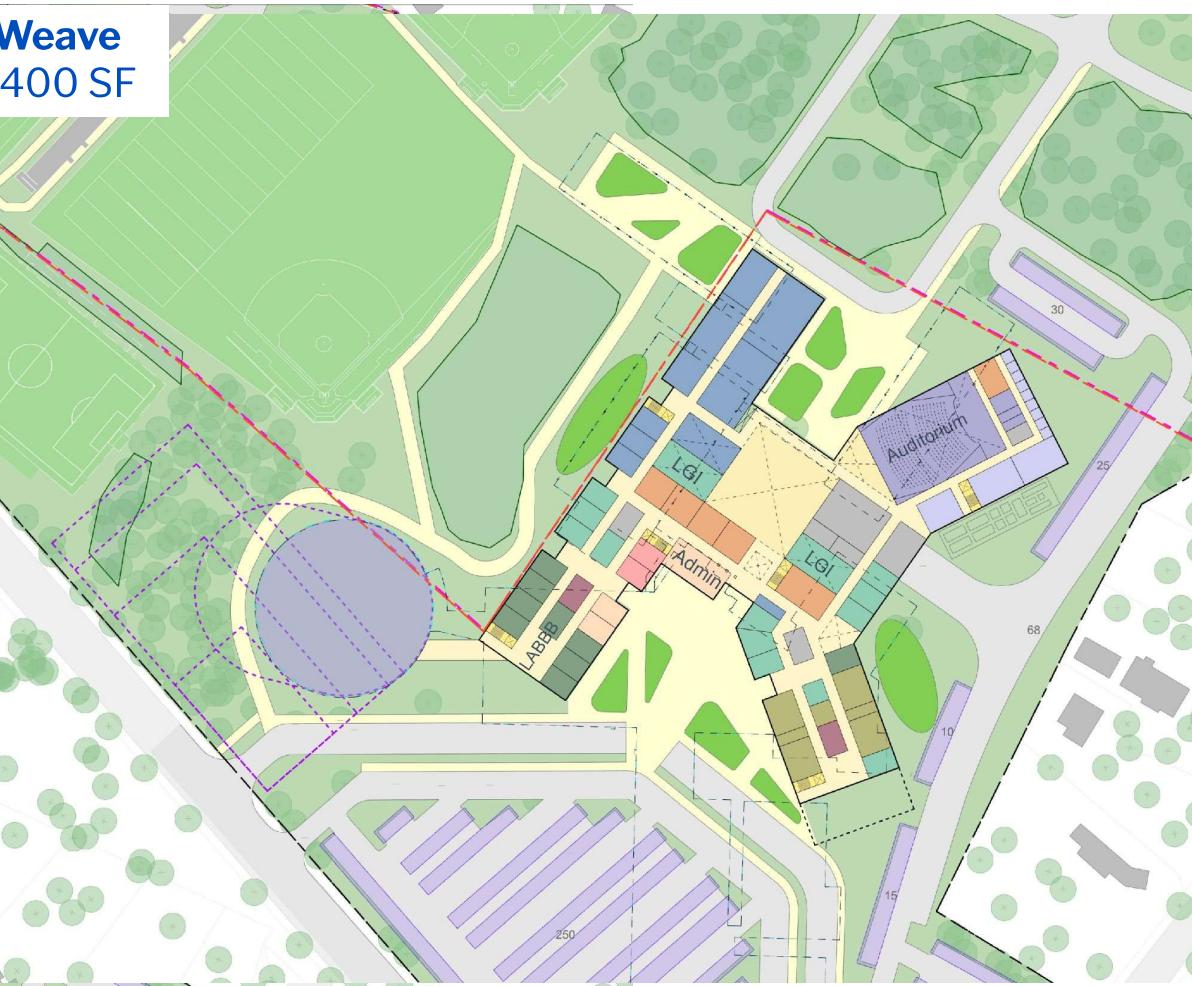
- Bi-level Central Commons
- Gym at Level 1
- Media Center at Level 2
- Black Box at Level 2
- Stacked Innovation Labs adjacent to Dining Commons
- Outdoor courtyard at Level 3



Discussion: Footprint Area – Phased in Place

B.1 Quad
214,023 SF

D.2 Weave
156,400 SF



Introduction: Choose a “New Construction on Fields” Option

smma

Introduction: Choose a “New Construction on Fields” Option

Lexington High School Educational Criteria:

- Classroom configurations that promote **collaboration**
- Adjacencies of different curricular areas for a wide variety of **interdisciplinary learning**
- **Flexibility** to organize school in different ways:
 - i.e.: Small learning communities, Schools within a School, Freshman Academy)
- Accessibility to and shared **hands-on learning** opportunities of Innovation Labs/ Makerspaces
- Organizational and **character-defining** elements:
 - Library / media center (centralized)
 - Student dining (centralized)
 - Auditorium
 - Outdoor student space similar to existing LHS Quad
 - Active hallways

Introduction: Choose a “New Construction on Fields” Option

Lexington High School Educational Criteria:

- Ease of **wayfinding**
- Reduced student corridor **passing time**
 - 4 minutes
 - 5 minutes
 - 6+ minutes
- **Outdoor learning** opportunities
 - At the ground
 - On elevated floors / rooftop
- Ability to reduce impacts of **open campus**
- Promotes **student agency**

Introduction: Choose a “New Construction on Fields” Option

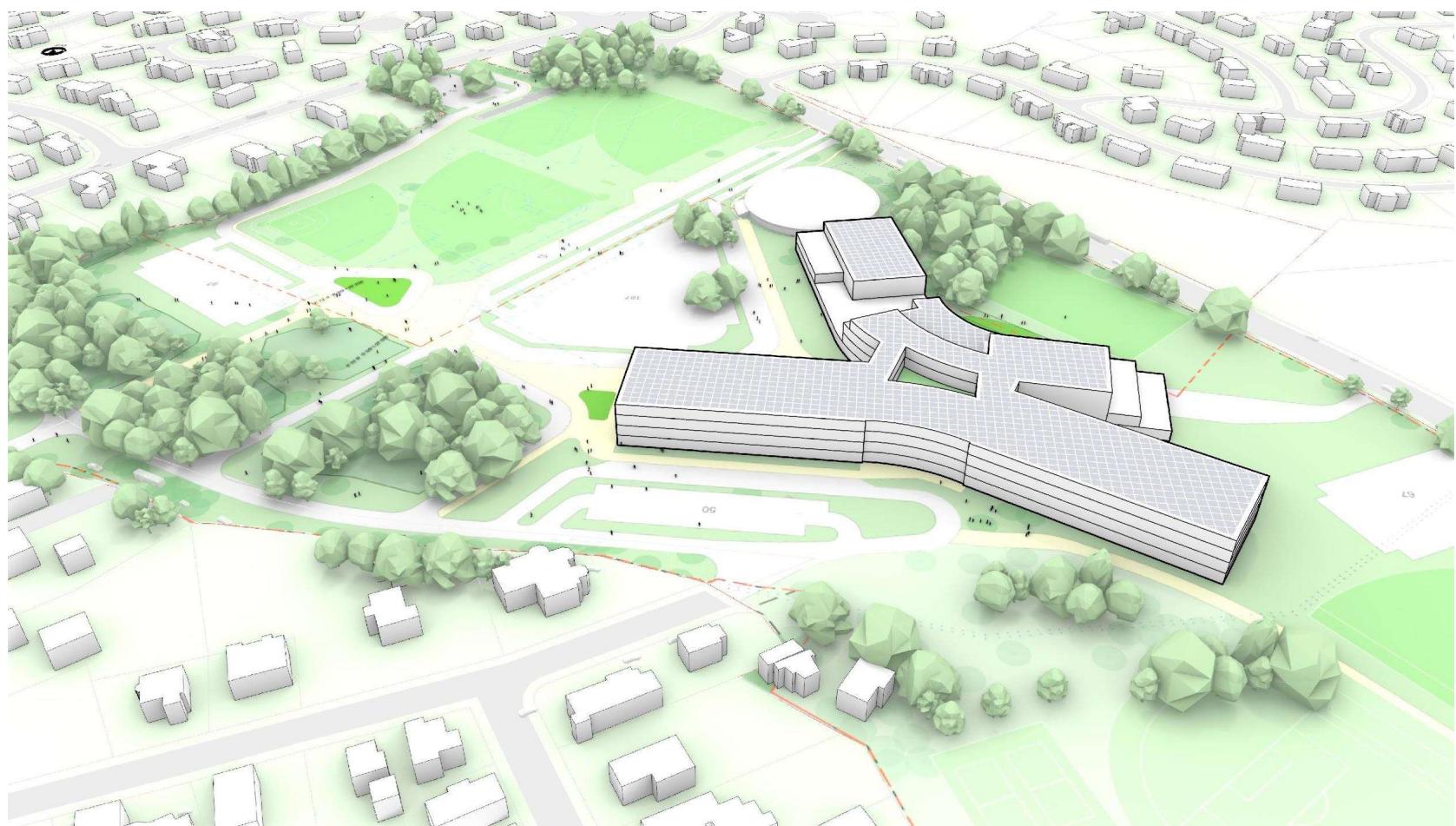
Construction Alternatives: Educational Criteria

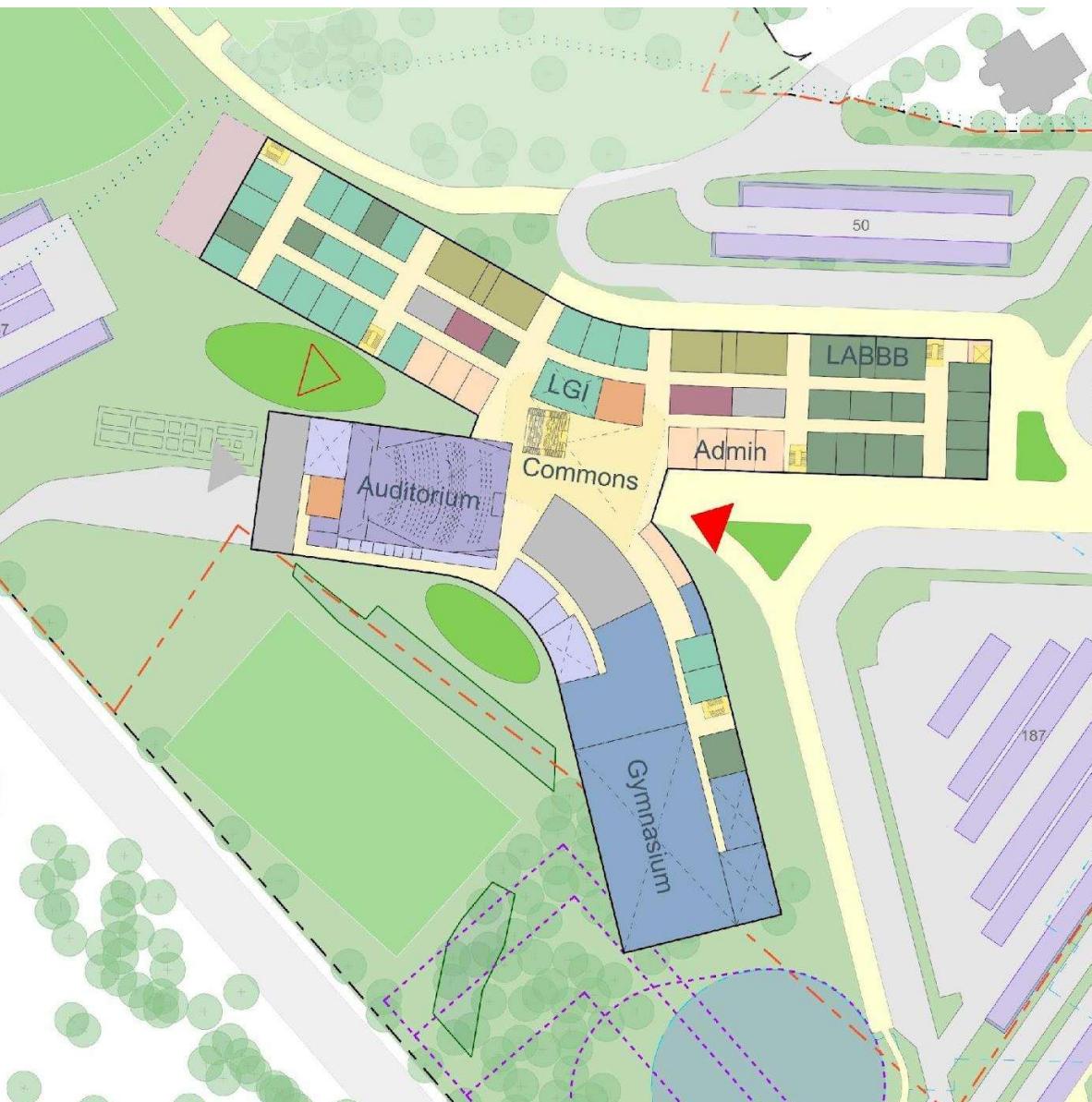


| Topic | Branch | Braid | Bloom |
|---|--------|-------|-------|
| Promotes Collaboration and Student Agency | + | | |
| Interdisciplinary Adjacencies | + | + | |
| Flexibility of Organization | + | | |
| Access to Hands-on Learning | | + | |
| Ease of Wayfinding | + | | |
| Outdoor Learning Opportunities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

NEW CONSTRUCTION ON FIELDS

Option C.1d – ‘BRANCH’ Massing



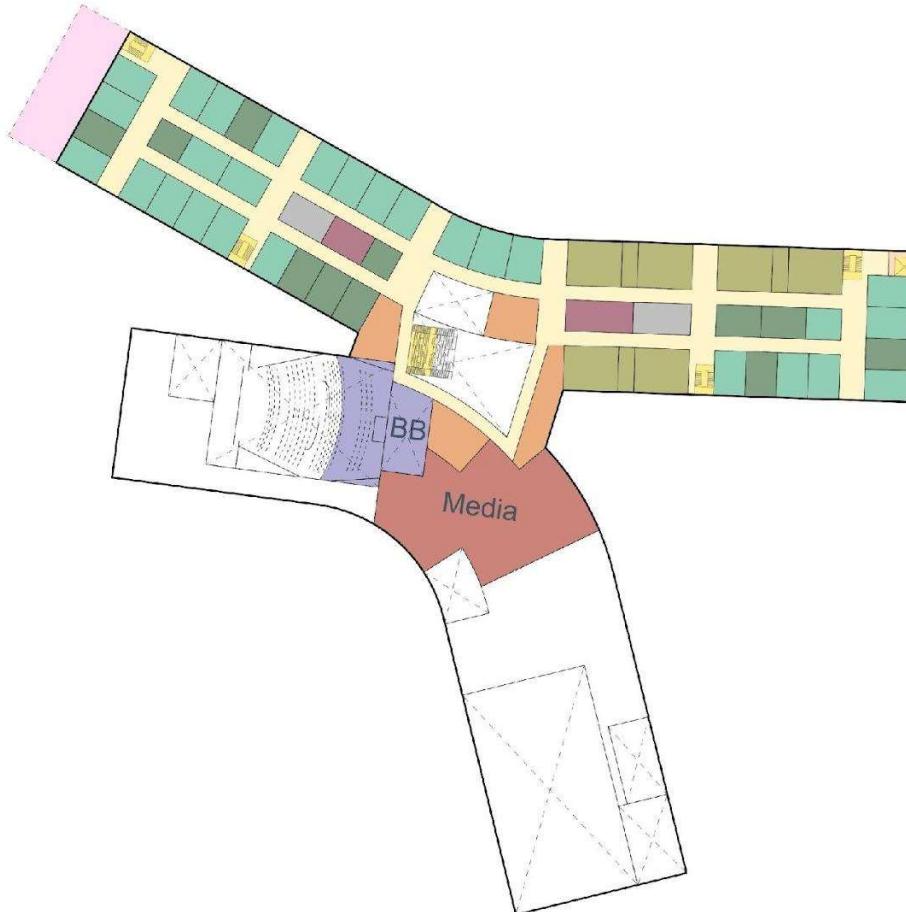


Option C.1d – ‘BRANCH’ Educational Criteria

| Topic | Grade |
|---|-------|
| Promotes Collaboration/ Student Agency | + |
| Interdisciplinary Adjacencies | + |
| Flexibility of Organization | + |
| Access to Hands-on Learning | |
| Ease of Wayfinding | + |
| Outdoor Learning | |
| Future Expansion Potential | |
| Possibilities for Inclusion | |

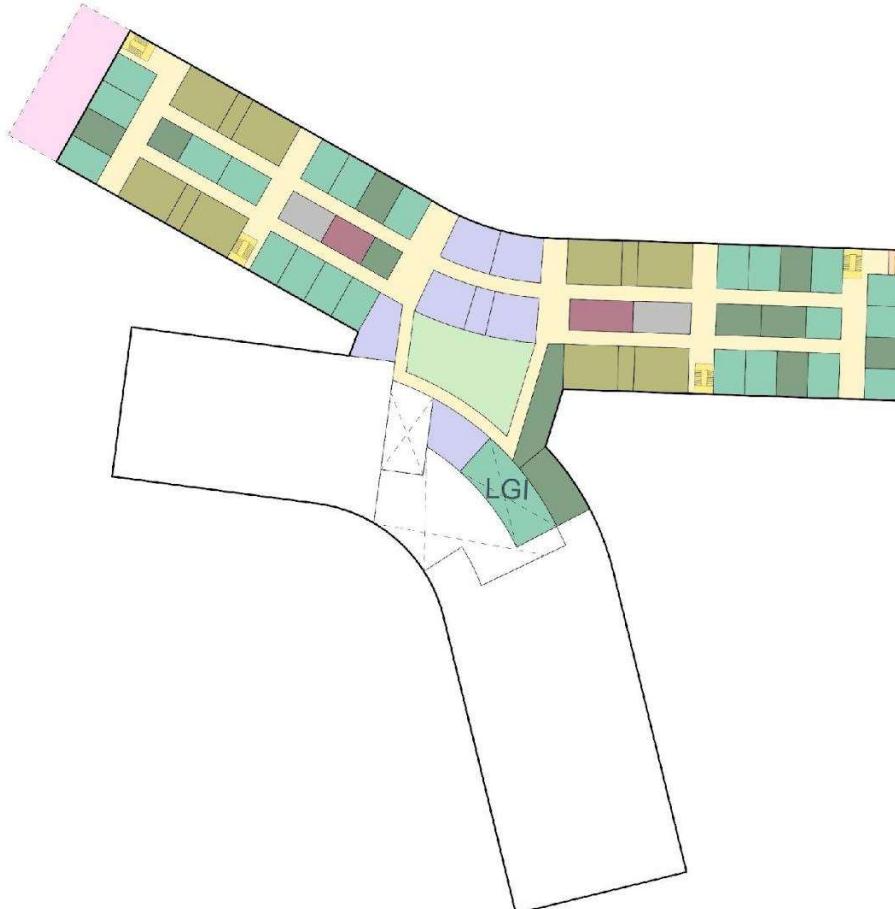


Option C.1d – ‘BRANCH’ Level 2



- Core Academic
 - Teacher Planning & Small Group Spaces
 - Special Education
 - Auditorium / Drama
 - Art & Music
 - Media Center
 - Vocation & Technology
 - Health & Physical Education
 - Administration, Guidance, ALPHA, METCO, Central Offices
 - Medical
 - Kitchen, Restrooms, Custodial
 - Commons
 - Circulation
 - Vertical Circulation
 - Rooftop Open Space
-
- 25 75 125

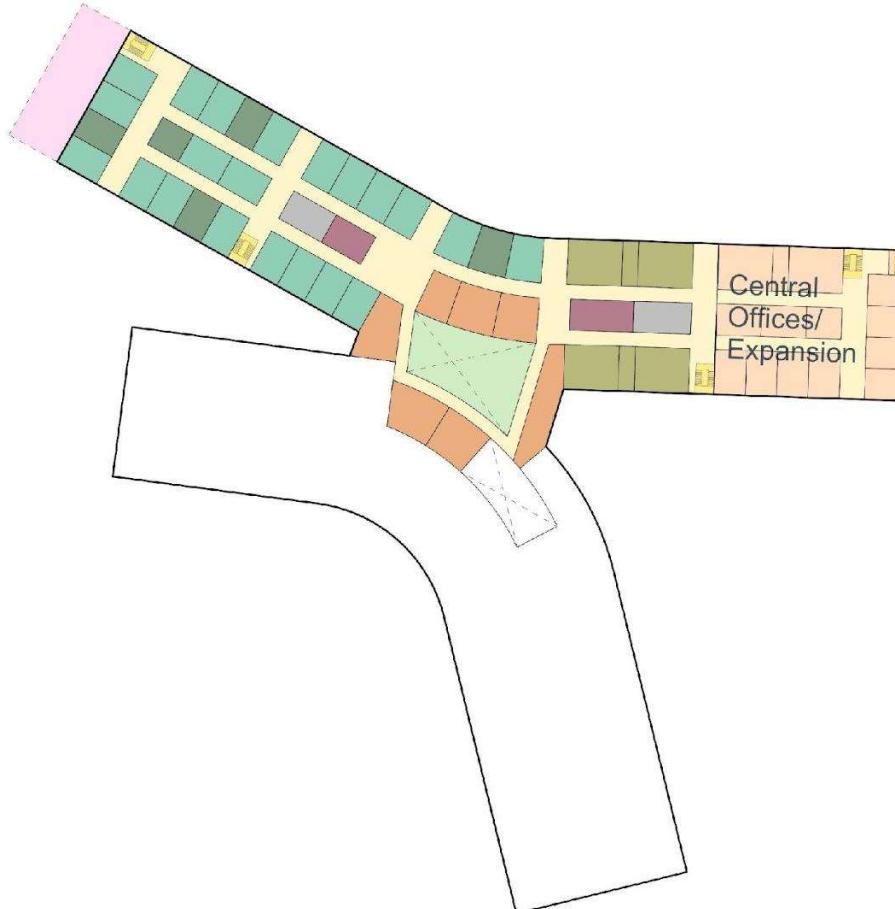
Option C.1d – ‘BRANCH’ Level 3



- Core Academic
- Teacher Planning & Small Group Spaces
- Special Education
- Auditorium / Drama
- Art & Music
- Media Center
- Vocation & Technology
- Health & Physical Education
- Administration, Guidance, ALPHA, METCO, Central Offices
- Medical
- Kitchen, Restrooms, Custodial
- Commons
- Circulation
- Vertical Circulation
- Rooftop Open Space



Option C.1d – ‘BRANCH’ Level 4



- Core Academic
 - Teacher Planning & Small Group Spaces
 - Special Education
 - Auditorium / Drama
 - Art & Music
 - Media Center
 - Vocation & Technology
 - Health & Physical Education
 - Administration, Guidance, ALPHA, METCO, Central Offices
 - Medical
 - Kitchen, Restrooms, Custodial
 - Commons
 - Circulation
 - Vertical Circulation
 - Rooftop Open Space
-
- 25 75 125



Option C.1d – ‘BRANCH’ Ground Floor

Positives:

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

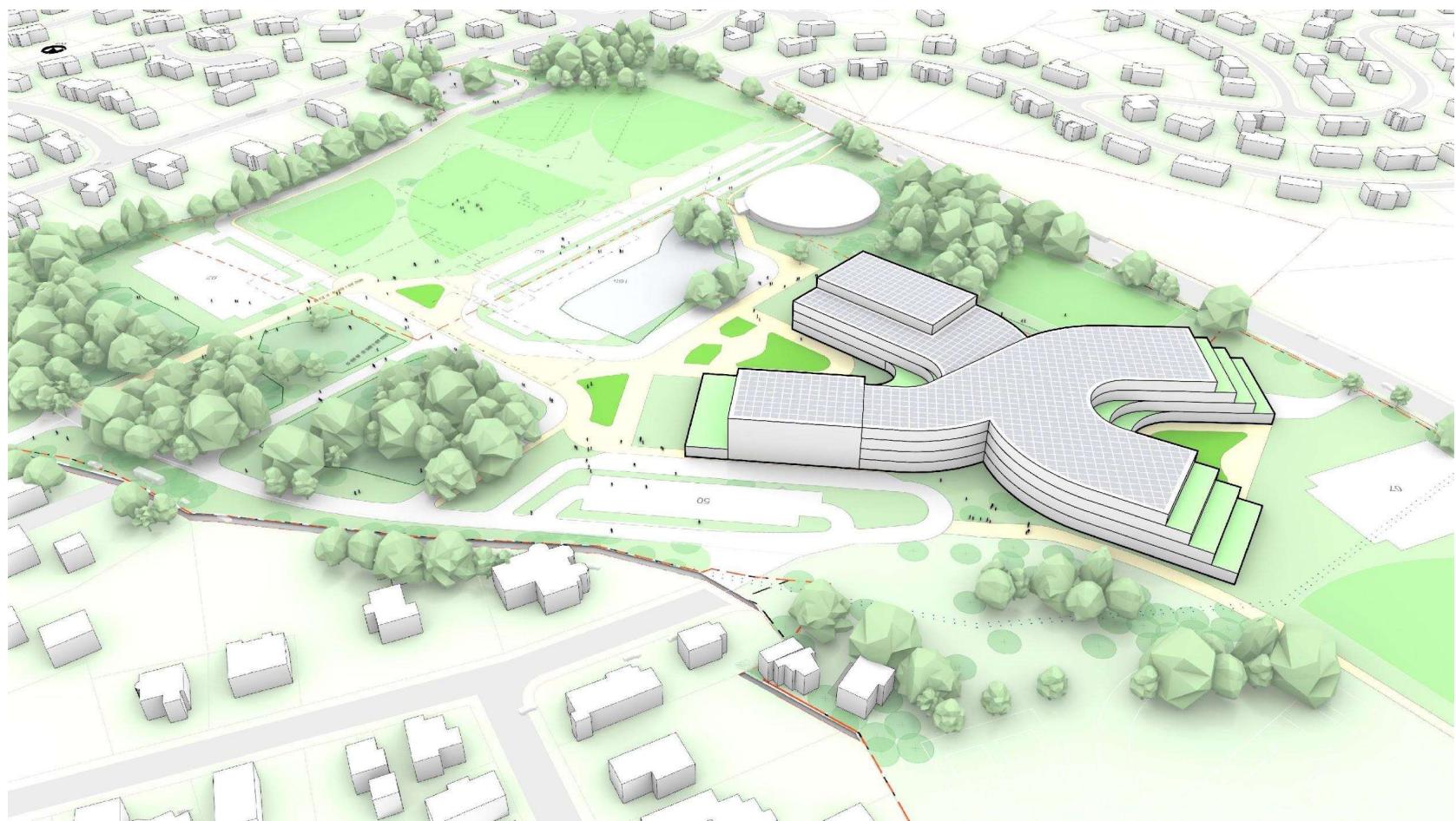
Negatives:

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



NEW CONSTRUCTION ON FIELDS

Option C.2B – ‘BRAID’ Massing



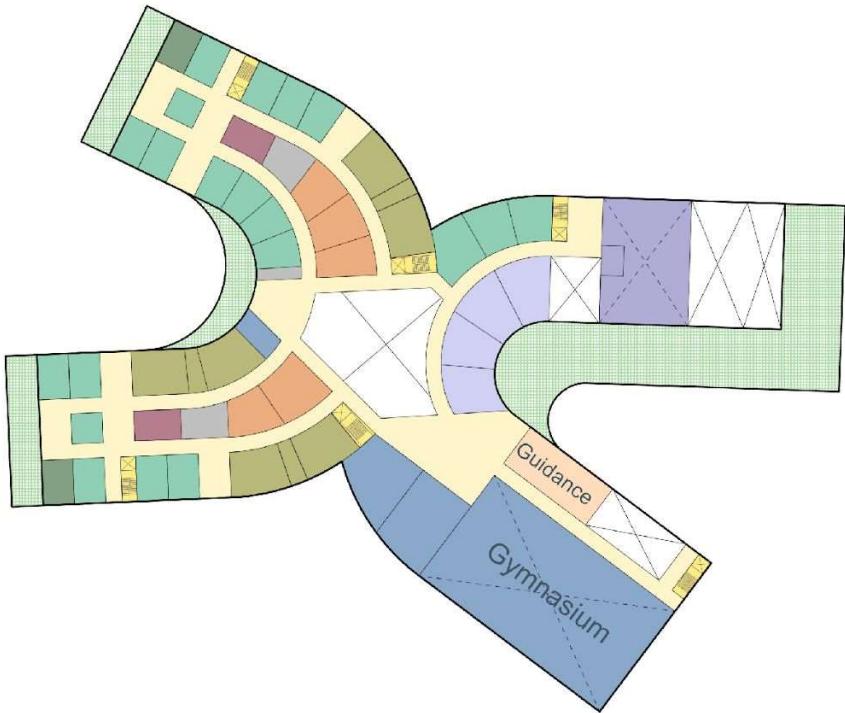


Option C.2b – ‘BRAID’ Educational Criteria

| Topic | Grade |
|---|-------|
| Promotes Collaboration/ Student Agency | |
| Interdisciplinary Adjacencies | + |
| Flexibility of Organization | |
| Access to Hands-on Learning | + |
| Ease of Wayfinding | |
| Outdoor Learning | + |
| Future Expansion Potential | |
| Possibilities for Inclusion | |

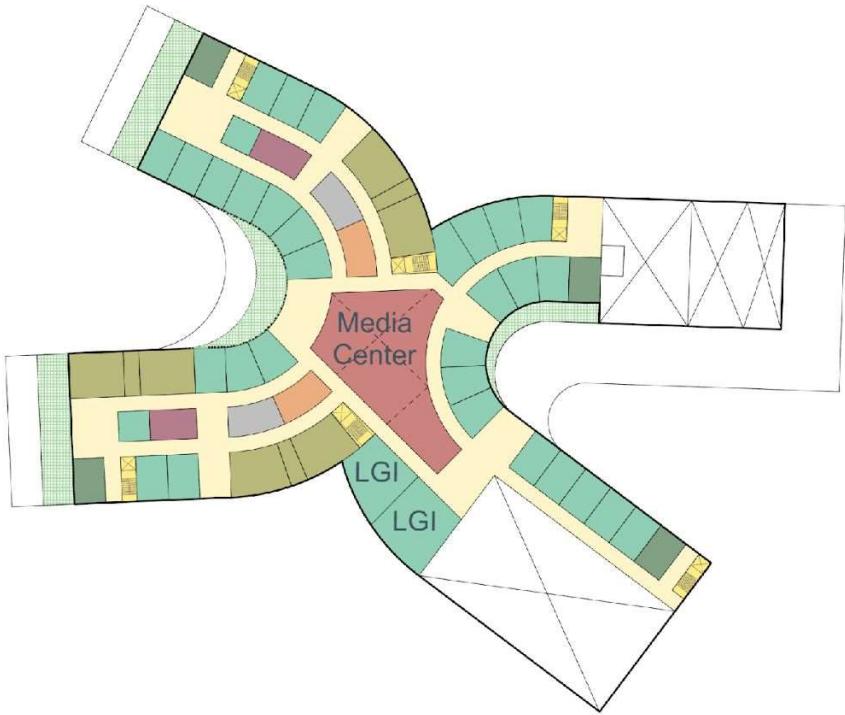


Option C.2b – ‘BRAID’ Level 2



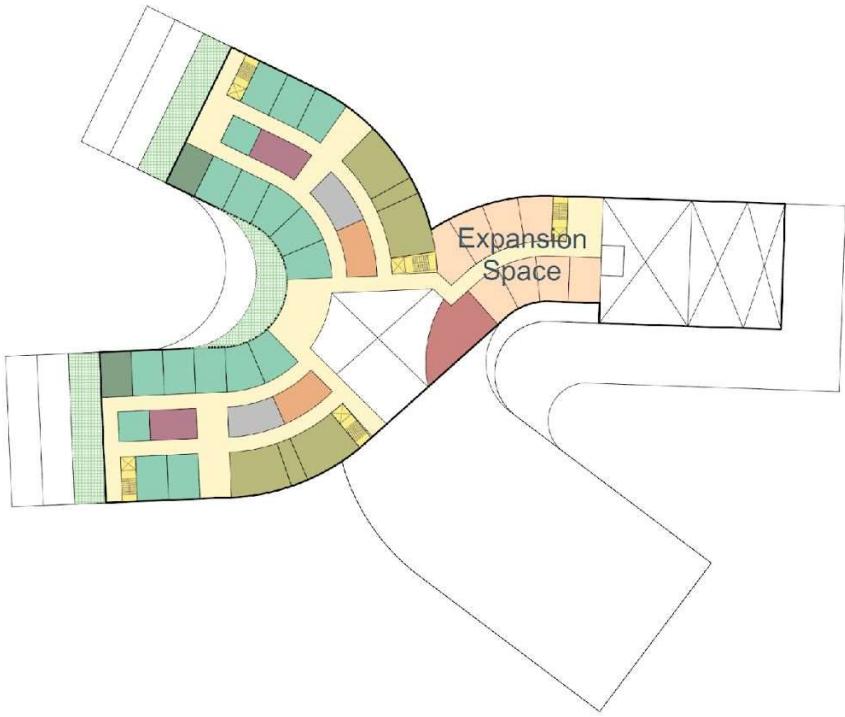
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 - Medical
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 - Circulation
 - Vertical Circulation
 - Rooftop Open Space
-
- 25 75 125

Option C.2b – ‘BRAID’ Level 3



- Core Academic
 - Teacher Planning & Small Group Spaces
 - Special Education
 - Auditorium / Drama
 - Art & Music
 - Media Center
 - Vocation & Technology
 - Health & Physical Education
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 - Circulation
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 - Rooftop Open Space
-
- 25 75 125

Option C.2b – ‘BRAID’ Level 4



- Core Academic
 - Teacher Planning & Small Group Spaces
 - Special Education
 - Auditorium / Drama
 - Art & Music
 - Media Center
 - Vocation & Technology
 - Health & Physical Education
 - Administration, Guidance, ALPHA, METCO, Central Offices
 - Medical
 - Kitchen, Restrooms, Custodial
 - Commons
 - Circulation
 - Vertical Circulation
 - Rooftop Open Space
-
- 25 75 125



Option C.1d – ‘BRANCH’ Ground Floor

Positives:

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

Negatives:

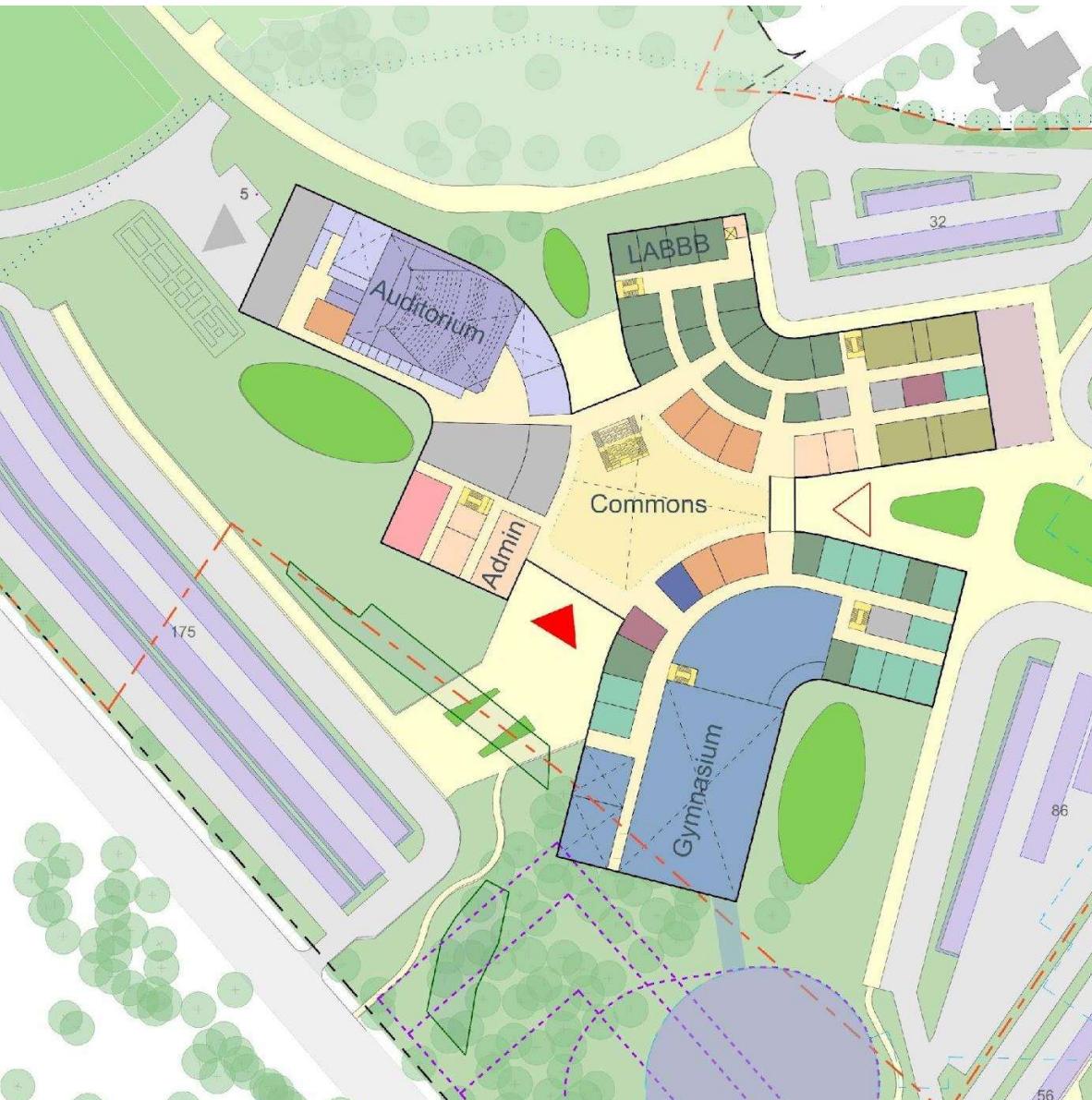
- No Courtyard within building
- Entry not visible at Worthen Rd
- Tall massing adjacent to playground
- Gym may not be close to both main entry AND Field House



NEW CONSTRUCTION ON FIELDS

Option C.5b – ‘BLOOM’ Massing



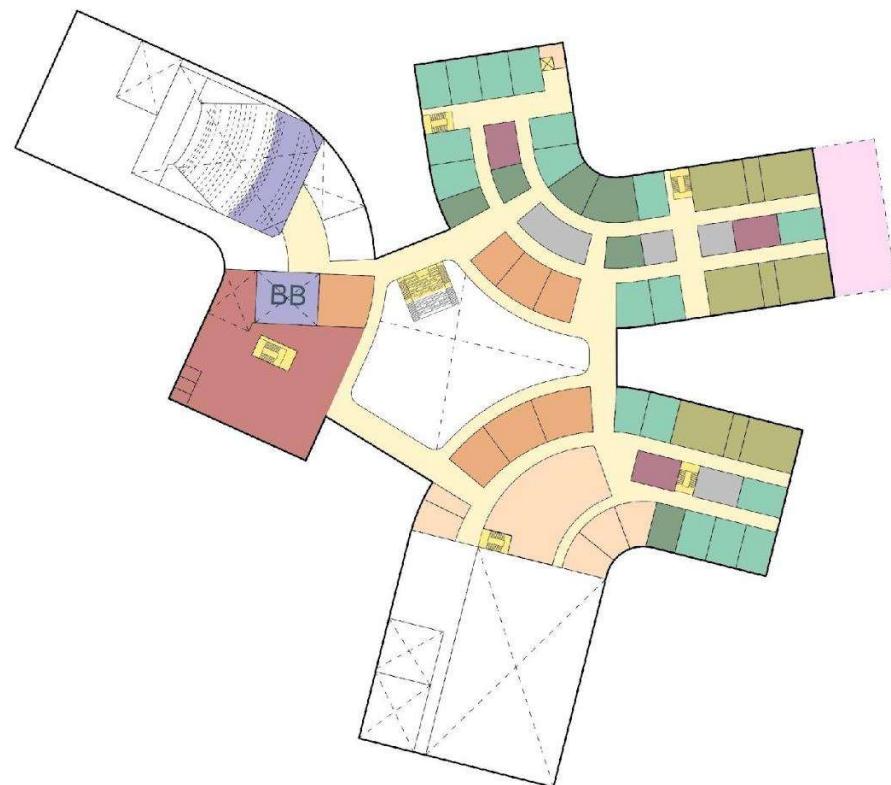


Option C.5b – ‘BLOOM’ Educational Criteria

| Topic | Grade |
|---|-------|
| Promotes Collaboration/ Student Agency | |
| Interdisciplinary Adjacencies | |
| Flexibility of Organization | |
| Access to Hands-on Learning | |
| Ease of Wayfinding | |
| Outdoor Learning | + |
| Future Expansion Potential | + |
| Possibilities for Inclusion | + |



Option C.5b – ‘BLOOM’ Level 2



- Core Academic
- Teacher Planning & Small Group Spaces
- Special Education
- Auditorium / Drama
- Art & Music
- Media Center
- Vocation & Technology
- Health & Physical Education
- Administration, Guidance, ALPHA, METCO, Central Offices
- Medical
- Kitchen, Restrooms, Custodial
- Commons
- Circulation
- Vertical Circulation
- Rooftop Open Space



Option C.5b – ‘BLOOM’ Level 3



- Core Academic
- Teacher Planning & Small Group Spaces
- Special Education
- Auditorium / Drama
- Art & Music
- Media Center
- Vocation & Technology
- Health & Physical Education
- Administration, Guidance, ALPHA, METCO, Central Offices
- Medical
- Kitchen, Restrooms, Custodial
- Commons
- Circulation
- Vertical Circulation
- Rooftop Open Space



Option C.5b – ‘BLOOM’ Level 4



- Core Academic
 - Teacher Planning & Small Group Spaces
 - Special Education
 - Auditorium / Drama
 - Art & Music
 - Media Center
 - Vocation & Technology
 - Health & Physical Education
 - Administration, Guidance, ALPHA, METCO, Central Offices
 - Medical
 - Kitchen, Restrooms, Custodial
 - Commons
 - Circulation
 - Vertical Circulation
 - Rooftop Open Space
-
- 25 75 125



Option C.5b – ‘BLOOM’ Ground Floor

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:

- Requires structured parking



Introduction: Choose a “New Construction on Fields” Option

Construction Alternatives: Concept Facts



| Concept Facts | Branch | Braid | Bloom |
|--|---------------|---------------|---------------|
| 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 | |
| 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 | |
| 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 | \$625,000,000 | \$600,000,000 | \$620,000,000 |
| Project Duration (Base Program Only) | | 4 Years | |

Introduction: Choose a “New Construction on Fields” Option

Construction Alternatives: Criteria Matrix

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



| Topic | Branch | Braid | 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 | Poor |
| Future Expansion | Good | Good | Good |
| Civic Presence | Fair | Good | Good |
| Construction Duration | Good | Good | Good |

SAMPLE

Introduction: Choose a “New Construction on Fields” Option

Construction Alternatives: Criteria Matrix

Rating Scale: Good Fair Poor

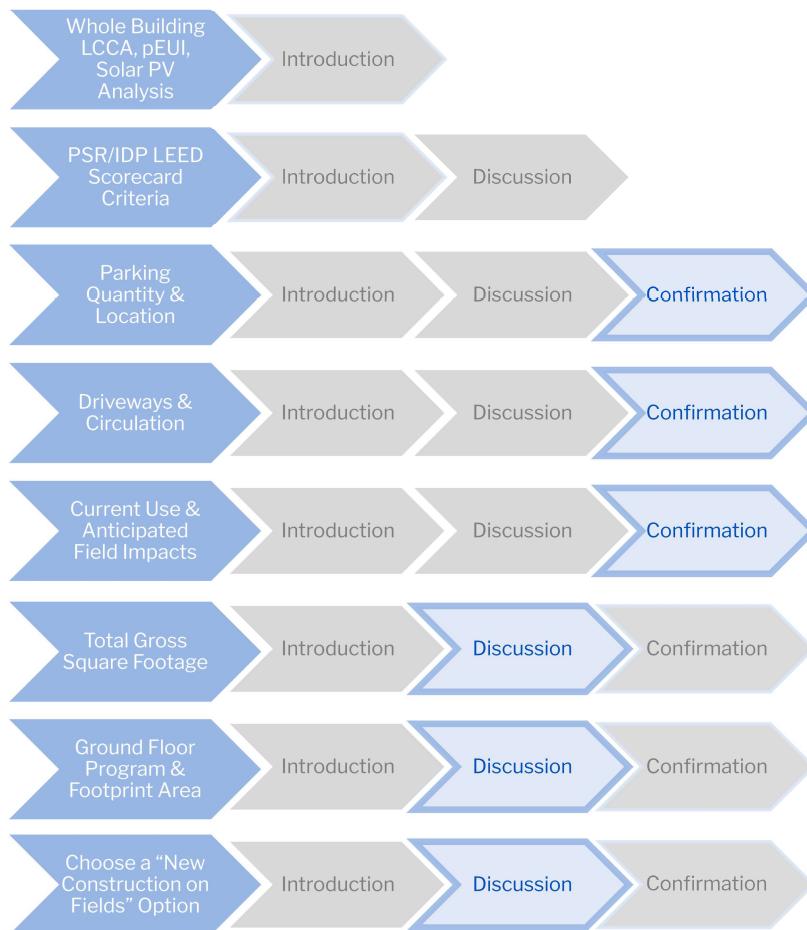


| Topic | Branch | Braid | Bloom |
|------------------------------------|--------|-------|-------|
| Disruption to Students | | | |
| Academic Adjacencies | | | |
| Connection to Outdoors | | | |
| Organizational Flexibility | | | |
| Facilitates Inclusive Interactions | | | |
| Site Circulation | | | |
| Displacement of Fields | | | |
| Future Expansion | | | |
| Civic Presence | | | |
| Construction Duration | | | |

Next Steps

smma

Progress Update/ 9.3



1. Call to Order
2. Vote Previous Meeting Minutes 12:00 – 12:05 p.m.
 1. August 19, 2024
3. Discuss: Parking Quantity and Location, Driveways and Circulation, Current Use and Anticipated Impacts of Fields 12:05 – 1:05 p.m.
4. Introduce: Ground Floor Program & Footprint Area, Total Gross Square Footage, Choose one "New Construction on Fields" Massing Option 1:05 – 1:25 p.m.
5. Discuss: Construction Manager at Risk vs Design-Bid-Build (vote required) 1:25 – 1:45 p.m.
6. Public Comment 1:45 – 1:55 p.m.
7. Reflections/Action Items 1:55 – 2:00 p.m.
8. Adjourn – 2:00 p.m.

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

d

MGL Chapter 149

CM at Risk

MGL Chapter 149a

CONSTRUCTION DELIVERY METHOD

Owner's Requirements & Considerations

- Budget
- Design
- Schedule
- Risk assessment (Repair project, lack of swing space, impact to school)
- Owner's Expertise

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

**You are purchasing a building in
accordance with plans and
specifications after design is at 100%**

CONSTRUCTION DELIVERY METHOD

CM at Risk

**You are hiring a professional service firm
that manages the construction of
buildings and provides input during
(Schematic) design process**

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build: Facts

- Selection is bid/price based (Lowest bidder wins)
- Design is finished, then the bid to GC and subcontractors (After MSBA PFA)
- Sealed bid, fixed price
- Contract value based on a “lump sum” amount
- “Closed book” construction budget accounting

PFA = Project Funding Agreement

CONSTRUCTION DELIVERY METHOD

CM at Risk: Facts

- Selection is qualifications *AND* cost based
- CM provides pre-construction (Prior to MSBA PFA) & construction services
- CM participates in the sub-contractor prequalification process
- Option for early release bid packages or “fast-track” schedules
- Contract value based on a “Guaranteed Maximum Price (GMP)”
- GMP Assembled with assumptions and allowances for phasing/logistics –
Potential for additional reimbursement on unforeseen items
- “Open book” construction budget accounting

CONSTRUCTION DELIVERY METHOD

DBB: Advantages

- Simple procurement process to manage
- Lowest price proposed & accepted
- Simple accounting (GC/GR)

CONSTRUCTION DELIVERY METHOD

CMR: Advantages

- Qualifications based selection
- The builder assists with budgeting, logistics & constructability
- Schematic Design Estimate (reconciled) set budget (Prior to MSBA PFA)
- Fast track scheduling allows use of Early Release Packages (ERP)
- CM joins the “Team” during design phase and provides constructability review as documents are developed
- Negotiations and “Team” atmosphere reduces likelihood of claims and schedule extension
- CM assumes risk for project cost and schedule

CONSTRUCTION DELIVERY METHOD

DBB: Disadvantages

- Linear process: may mean longer schedule durations
- Construction cost not known until bids received; may require re-design/re-bid (AFTER PFA)
- GC project management, safety, and field supervision is minimal
- Increased probability of disputes/claims
- No GC input in design, planning, constructability or budgeting
- Full costs not realized until completion

CONSTRUCTION DELIVERY METHOD

CMR: Disadvantages

- Requires OPM/Design team to be familiar with GMP model
- Two-step procurement process takes time
- Additional CM costs related to preconstruction services

Timeline

- 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

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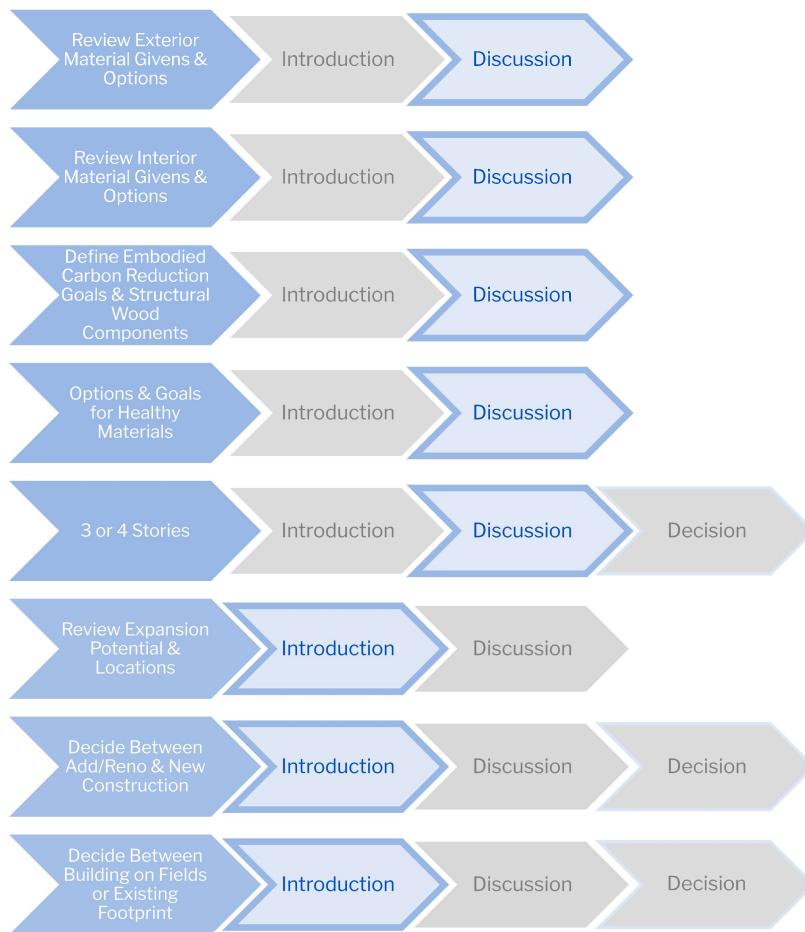
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8. Adjourn – 2:00 p.m.

Progress Update/ 9.16



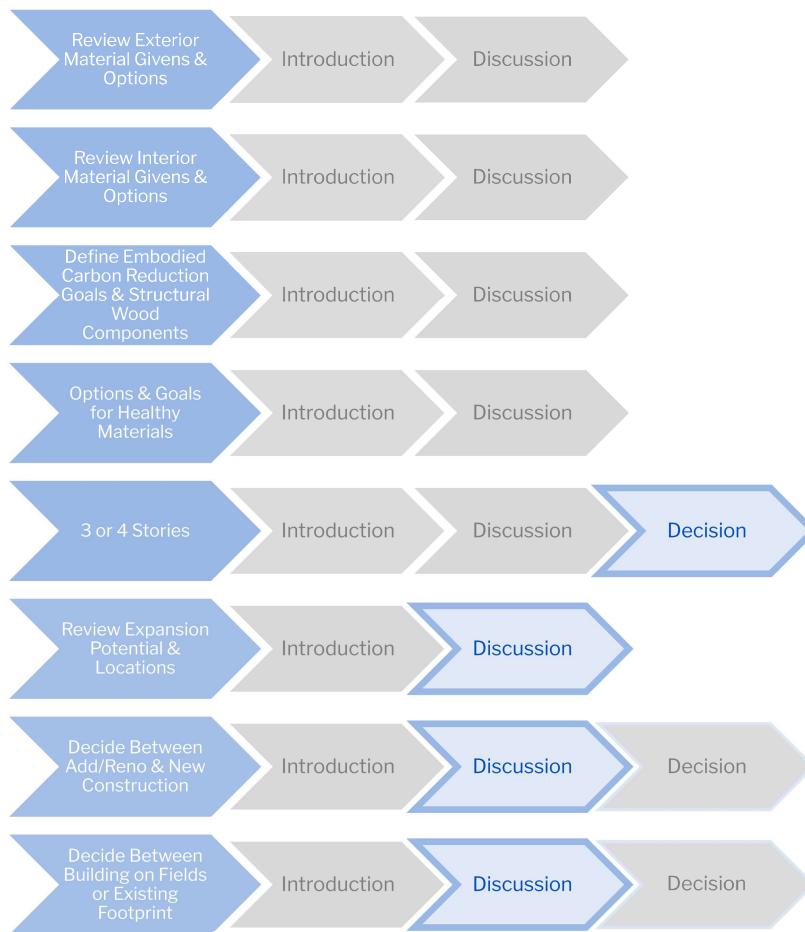
Progress Update/ 9.30



Confirmed

- Parking Quantity & Location
- Driveways & Circulation
- Current Use & Anticipated Field Impacts
- Ground Floor Program & Footprint Area
- Total Gross Square Footage
- Choose a "New Construction on Fields" Option

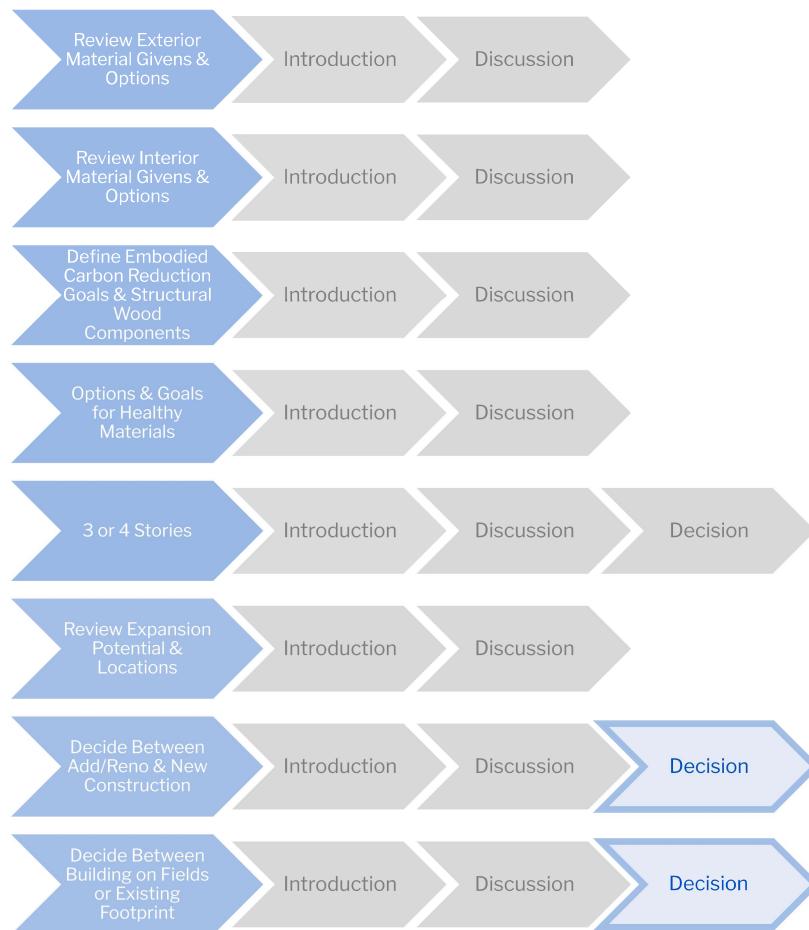
Progress Update/ 10.15



Confirmed

- Parking Quantity & Location
- Driveways & Circulation
- Current Use & Anticipated Field Impacts
- Ground Floor Program & Footprint Area
- Total Gross Square Footage
- Choose a "New Construction on Fields" Option

Progress Update/ 10.28



Confirmed

- Parking Quantity & Location
- Driveways & Circulation
- Current Use & Anticipated Field Impacts
- Ground Floor Program & Footprint Area
- Total Gross Square Footage
- Choose a "New Construction on Fields" Option
- 3 or 4 Stories

Whole Building Program/Proposed Space Summary - New Construction w/ Central Office

| LEXINGTON PUBLIC SCHOOLS LEXINGTON HIGH SCHOOL | | | EXISTING CONDITIONS | | | PROPOSED PROGRAM | | | | | | MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information) | |
|--|-----------------------|------------|---------------------|-----------------------|------------|------------------|-----------------------|------------|------------|-------------|--|--|--|
| ROOM TYPE | EXISTING CONDITIONS | | NEW CONSTRUCTION | | | TOTAL | | | # OF ROOMS | AREA TOTALS | COMMENTS | | |
| | ROOM NFA ¹ | # OF ROOMS | AREA TOTALS | ROOM NFA ¹ | # OF ROOMS | AREA TOTALS | ROOM NFA ¹ | # OF ROOMS | | | | | |
| CORE ACADEMIC | | 97,199 | | | 119,230 | | | 119,230 | | 118,140 | Science Lab Guidelines | | |
| SPECIAL EDUCATION | | 22,675 | | | 35,025 | | | 35,025 | | 23,160 | Special Education spaces require DESE review and approval. | | |
| ART & MUSIC | | 12,186 | | | 15,350 | | | 15,350 | | 9,925 | | | |
| VOCATIONS & TECHNOLOGY | | 4,271 | | | 17,720 | | | 17,720 | | 24,480 | | | |
| HEALTH & PHYSICAL EDUCATION | | 55,255 | | | 33,250 | | | 33,250 | | 29,612 | Excess PE Spaces Policy | | |
| MEDIA CENTER | | 8,912 | | | 13,890 | | | 13,890 | | 14,869 | | | |
| AUDITORIUM / DRAMA | | 11,814 | | | 16,300 | | | 16,300 | | 10,400 | Excess Auditorium Spaces Policy | | |
| DINING & FOOD SERVICE | | 15,783 | | | 19,520 | | | 19,520 | | 17,868 | | | |
| MEDICAL | | 856 | | | 2,100 | | | 2,100 | | 1,810 | | | |
| ADMINISTRATION & GUIDANCE | | 15,970 | | | 17,170 | | | 17,170 | | 7,464 | | | |
| CUSTODIAL & MAINTENANCE | | 3,502 | | | 3,722 | | | 3,722 | | 3,421 | | | |
| OTHER | | 125 | | | 14,400 | | | 14,400 | | 0 | | | |
| Total Building Net Floor Area (NFA) | | 248,548 | | | 307,677 | | | 307,677 | | 261,149 | Total Building Net Floor Area (NFA) | | |
| Proposed Student Capacity / Enrollment | Current Pop. | 2,315 | | | % of GFA | 153,839 | | % of GFA | 153,839 | 2,395 | Enter Total Enrollment | | |
| NON-PROGRAMMED SPACES | | | | | - | 33.3333% | 153,839 | - | 33.3333% | 153,839 | | Complete this category with Schematic Design Submittal | |
| Remaining ³ | | | | | | | | | | | | | |
| Total Building Gross Floor Area (GFA) ² | | 352,000 | | | | 461,516 | | | 461,516 | | 376,015 | Total Building Gross Floor Area (GFA) ² | |
| Grossing Factor (GFA / NFA) | | 1.42 | | | | 1.50 | | | 1.50 | | 1.44 | Grossing Factor (GFA / NFA) | |