

# Lexington High School

## Community Meeting #7



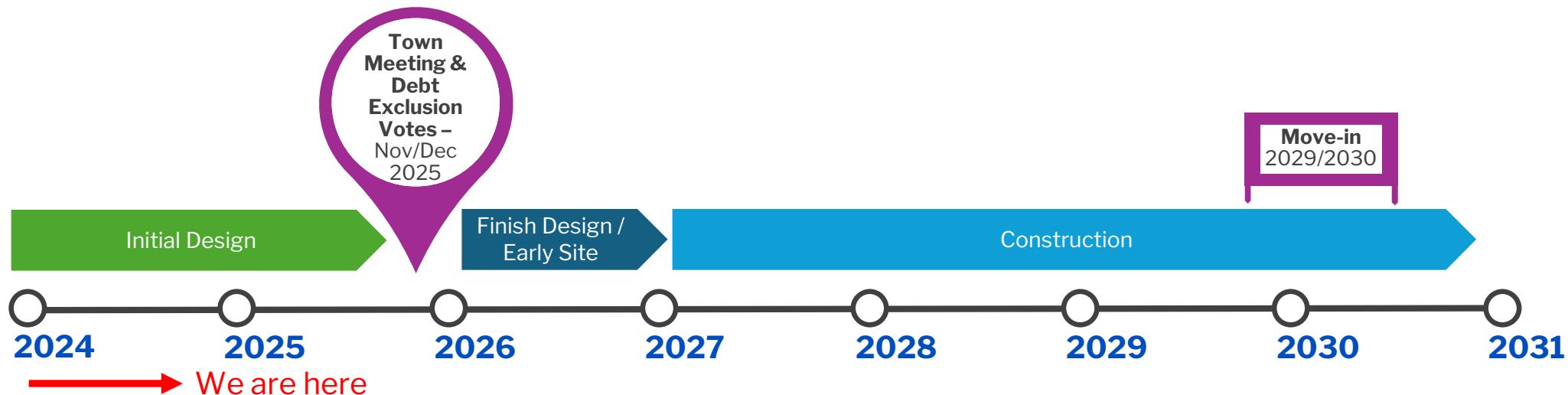
## Agenda

1. Project Timeline
2. Current Design Options
3. Cost
4. Q&A

# Project Timeline

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## Project Timeline/ Anticipated Overall Project Timeline



All dates after local vote in November / December 2025 are subject to change based upon the selected option.

Construction duration is shown to provide a potential range. Final duration will be determined toward the end of initial design.

Move-in date will be determined after an option is selected. Anticipated move-in currently shown in the range of 2029 to 2030

## Project Timeline/ Preferred Schematic Report



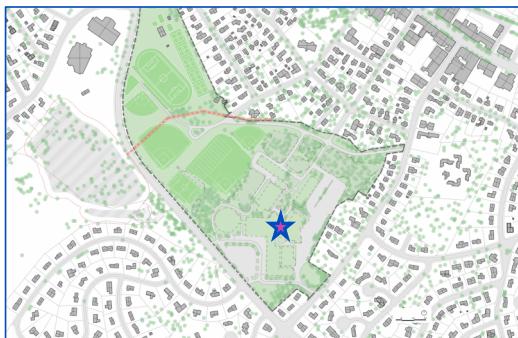
Issued:8/7/24

# Current Design Options

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## Current Design Options/ Construction Approaches

### Addition & Renovation Phased in Place

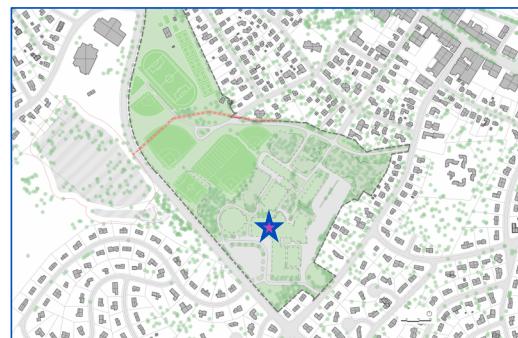


#### Challenges:

- Major disruption to ongoing LHS building uses
- Construction schedule extended by ~1 to 2 years
- Existing structure not conducive to educational needs (i.e. low ceilings, undersized classrooms)
- Requires large # of modulars

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### New Construction Phased in Place

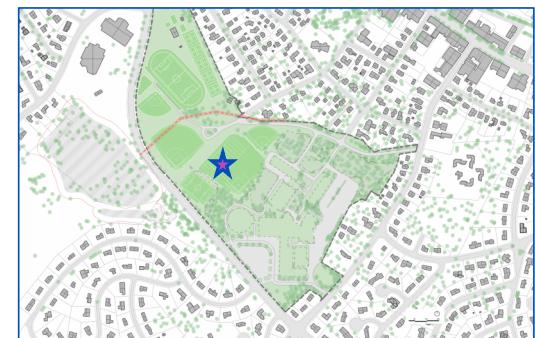


#### Challenges:

- Major disruption to ongoing LHS building uses
- Construction schedule extended by ~2 years
- Increased cost vs. new construction on fields

AK0

### New Construction On Fields



#### Challenges:

- Requires Article 97 legislation
- Requires relocation of some athletic fields

## Slide 7

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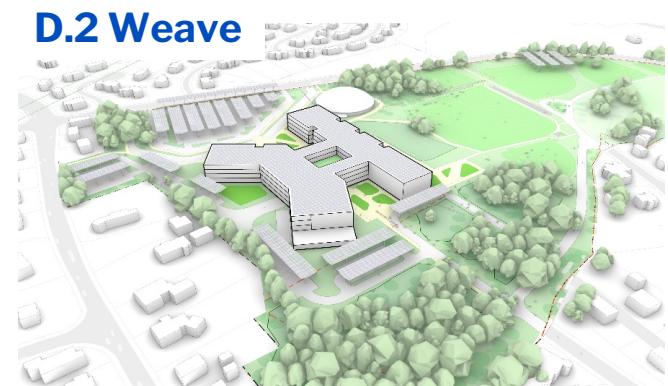
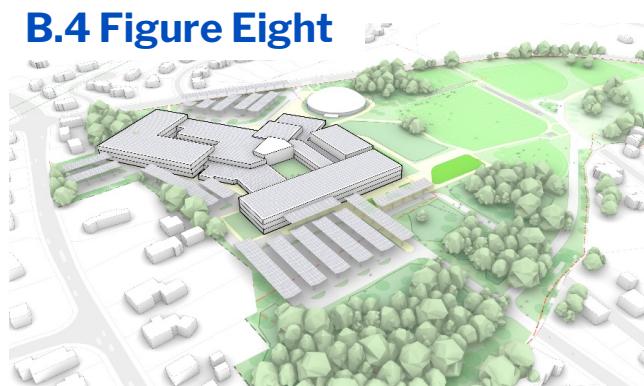
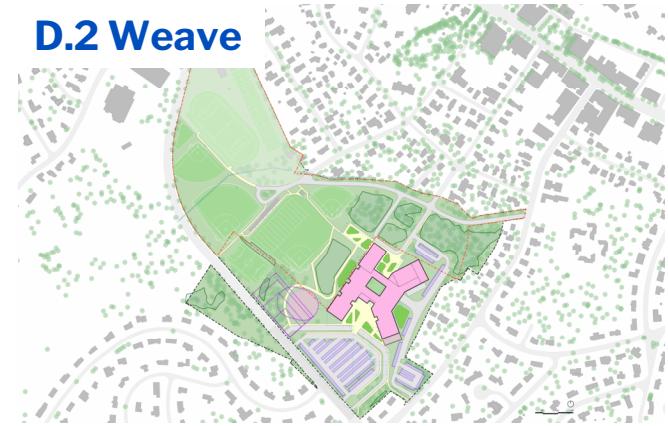
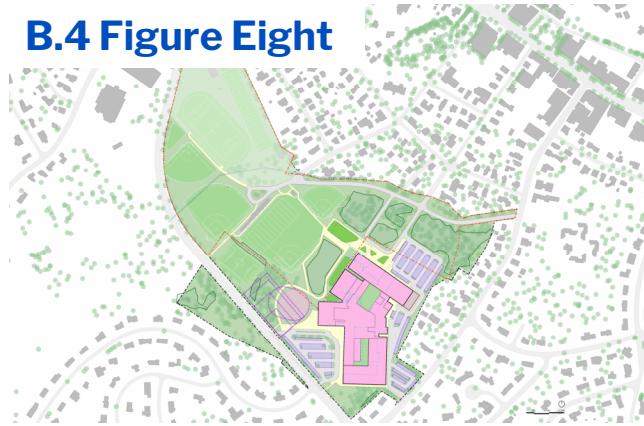
**AK0** Not sure if this is important enough to include

Kraian, Anoush, 2024-09-11T17:56:15.983

**AK1** [@Finnegan, Lorraine] Please review this slide and make sure challenges are correct and relevant. I pulled this information from old slides.

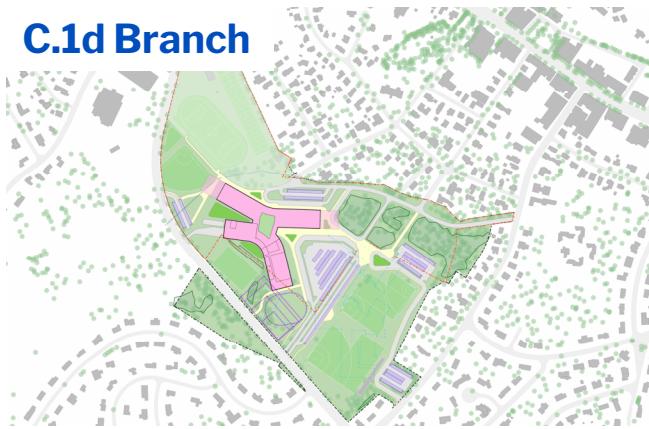
Kraian, Anoush, 2024-09-16T20:51:03.384

## Current Design Options/ Phased in Place



## Current Design Options/ On Fields

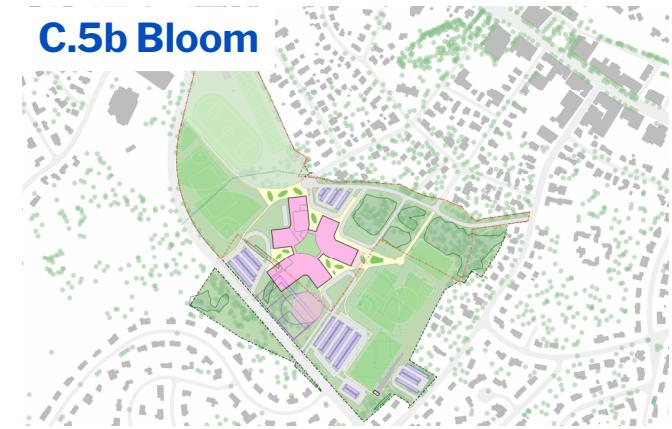
**C.1d Branch**



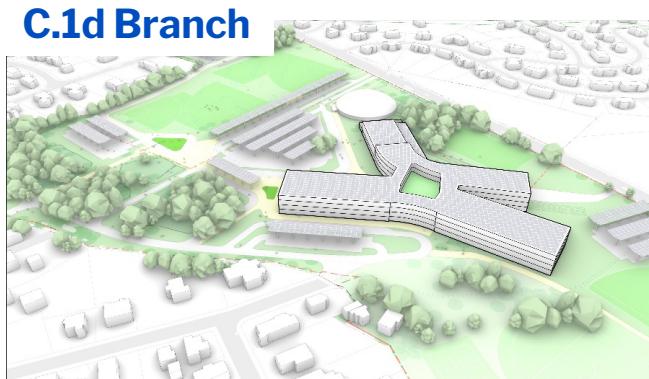
**C.2b Braid**



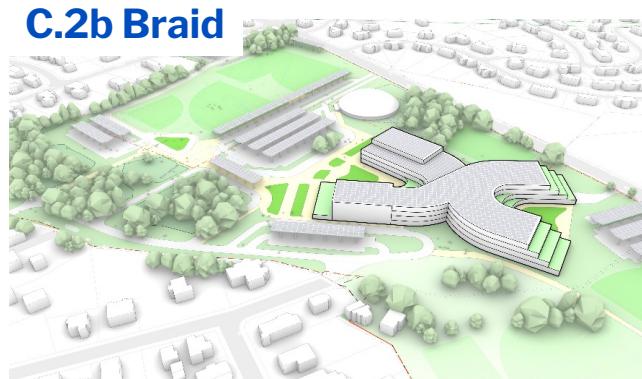
**C.5b Bloom**



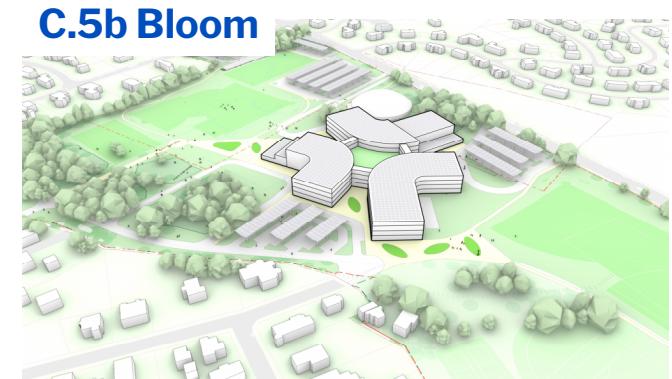
**C.1d Branch**



**C.2b Braid**



**C.5b Bloom**



Current Design Options/ Thought Exchange

**Scan the QR code to rank the design options**



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641-322-820

# Cost

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# Comparison to Recent High School Projects

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# High School Comparison Video



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## Cost/ Comparison to Recent High School Projects

	Arlington	Belmont	Revere	Waltham	Lexington
Size (sf)	408,500	445,100	422,600	414,854	440,816
Enrollment	1,755	2,215	2,450	1,830	2,395
Bid Date	April 2019	April 2019	March 2025	September 2021	July 2028
Project Cost	\$290,851,820	\$295,159,189	\$497,517,901	\$374,1387	\$601,250,000
Project \$/sf	\$688	\$698	\$1,177	\$886	\$1,364
Escalated Project \$/sf (to July 2028)	\$1,042	\$971	\$1,283	\$1,163	\$1,364
Escalated & Adjusted Project \$/sf	\$1,135	\$1,057	\$1,401	\$1,310	\$1,364
Escalated & Adjusted Project Cost to Match LHS sf	\$500,113,743	\$466,021,770	\$617,397,431	\$577,287,628	\$601,250,000
New Incentives for Scope Adjustments (IRA/MassSave)	-	-	-	-	\$(39,027,500)
MSBA Grant (incl. 4% for Green School Program)	-	-	-	-	\$(100,000,000)
<b>Escalated &amp; Adjusted Net Cost to the District</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$462,222,500</b>

\*\*\* Escalation: increase in material, equipment, and labor costs over time (Market Watch Snapshot Index: View [HERE](#))

\*\*\* Scope Adjustment: Costs associated with Lexington goals & requirements i.e. all electric, geothermal, PV, battery storage, <25 EUI, passive house, ground improvements (explained in video [HERE](#))

**AK0** Did these projects not receive MSBA reimbursement?

Kraian, Anoush, 2024-09-11T16:26:56.585

**jg0 0** They did. I think the point was to just show what the potential realized cost will be for Lexington. I will bring it up to Mike though that it is not an exact "apples to apples"

jgreco@doreandwhittier.com, 2024-09-11T17:33:45.881

**AK1** Can we get a month for this?

Kraian, Anoush, 2024-09-11T17:55:03.438

**jg1 0** We were not able to find one. Does anyone at SMMA know that was on the project?

jgreco@doreandwhittier.com, 2024-09-12T13:15:17.275

**AK2** Please verify that this definition is acceptable. I think a definition of scope adjustment to explain why the \$psf jumps from \$1,042 to \$1,135 is necessary here.

Kraian, Anoush, 2024-09-16T20:34:49.965

# The High Cost of Doing Nothing

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## Cost/ The High Cost of Doing Nothing

- LHS was constructed in multiple phases from 1948 to 1965
- In 2000, a major renovation to the building was completed, including 19,000 sq ft of additional space. The new space included a new library and support spaces adjacent to the cafeteria.
- At that time, the total building square footage was 328,470
- As a result of the addition, the design capacity was increased to 1,850 students
- Modular classrooms were added 10 years ago adding 24,000 sq ft
- Today, the facility currently holds more than 2,400 students
- The facility is 352,470 sq ft



## Cost/ The High Cost of Doing Nothing

- In 2020 a Facilities Assessment of the LHS informed the 20-year Capital Plan and identified the following systems require immediate replacement:
  - o Roofing (most of the building is due for replacement)
  - o HVAC (most is original, no cooling in classrooms)
  - o Electrical improvements
  - o Windows (most are original)
  - o Plumbing (distribution systems)
  - o Controls for all systems



## Cost/ The High Cost of Doing Nothing

- The cost for replacing these systems alone are approximately \$200,000,000
- This does not include phasing, structural work required, insulating the building cavity, finishes, or temporary modular classrooms to perform this work
- Because of the amount of work listed above, the project will need to comply with the current Building Codes
- SMMA estimated a full renovation project to cost \$300,000,000
- Most importantly, this does not include moving one wall or adding one square foot to the building. This will not address any current educational program shortfalls.



9/18/2024

## Cost/ The High Cost of Doing Nothing

- If the town partnered with the MSBA on the Code Improvements only project, the town would likely be reimbursed \$75,000,000
- Current enrollment would still be above 2,400 students
- The building would still be too small
- The classrooms would still be undersized
- There would not be enough lab spaces
- No expansion of the Commons areas, gym, or auditorium improvements



## **Cost/ The High Cost of Doing Nothing**

### **What is the difference in projects?**

- If the town decided to do nothing, a capital request from DPF will be presented to renovate the LHS at a cost of approximately \$250,000,000 - \$300,000,000. Code updates only, no program changes.
- The SMMA option to simply renovate the entire facility is \$300,000,000 with the MSBA possibly contributing \$75,000,000. Code updates only, no program changes.
- An example of an Add/Reno or new construction will cost approximately \$630,000,000 with the MSBA and rebates totaling \$150,000,000. This would yield a new modern facility addressing enrollment and all programmatic needs.

# Q&A

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# Thank you