Lexington High School

School Building Committee Meeting

05.13.2024

DORE + WHITTIER

SMMA

AGENDA

SMMA

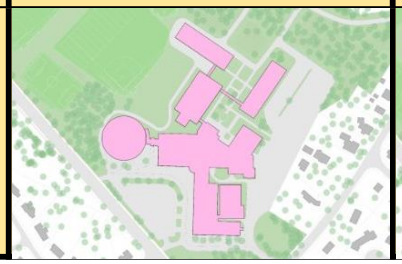
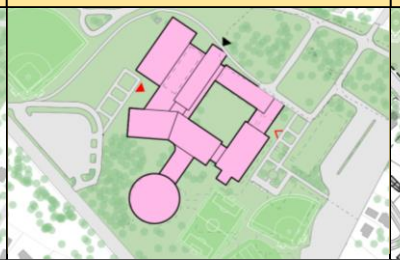
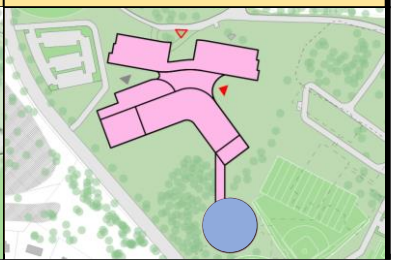
1. 12:00 - 12:15 p.m. Overview
2. 12:15 - 1:00 p.m. Small Group Work
   - Take the first 5 minutes to review the evaluation matrix on your own. Then, working together as a team for the next 40 minutes, review SMMA's completed matrix and record disagreements on the blank evaluation matrix. Extra-large poster-size sheets (one blank and one with SMMA's matrix) have been printed for each team.
3. 1:00 - 1:20 p.m. Small Group Share Out
   - The designated reporter for each of the four teams will have 5 minutes to share out their group's key takeaways, highlighting any of their team's ratings that differ from SMMA's, along with their rationale.
   - Individual participants are encouraged to be active listeners and jot down points raised that shift their thinking or teach them something new. Note paper will be provided.
4. 1:20 - 1:45 p.m. Whole Group Discussion
   - Once each small group has shared out, we will process together in the whole group, identifying points of agreement and any issues that may need further discussion and clarification.
5. 1:45 - 2:00 p.m. Group Vote
   - After the whole group discussion to clarify issues and process what we have learned, it will be time to vote. A path forward may be clear after this process, or questions may still linger. Either way, a vote is encouraged.
   - A member of the SBC should make a motion to approve moving forward at least two renovation/addition and two new construction massing concepts (at least a total of four massing concepts). Next, the SBC will be asked to vote on the massing concepts using a roll-call vote.
6. 2:00 - 2:15 p.m. Public Input
7. 2:15 - 2:30 p.m. Reflections/Clarifications/Action Steps

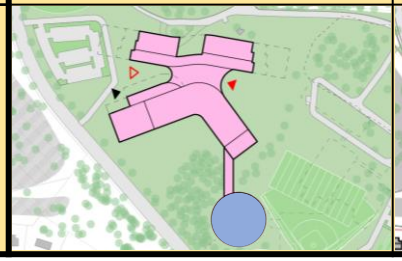
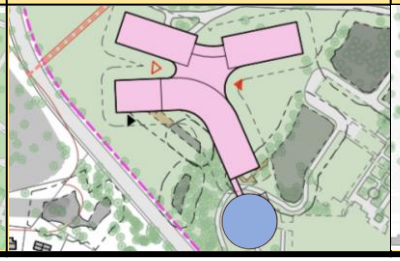
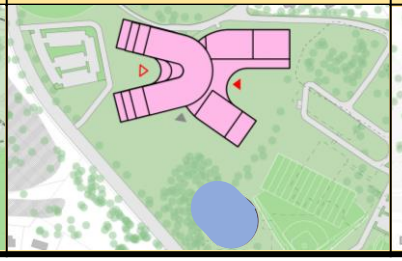
Working Summary of Construction Alternatives

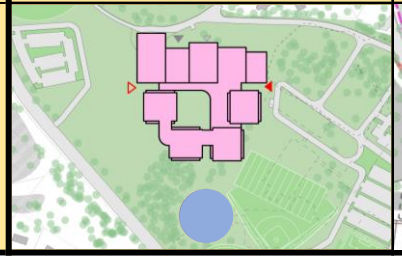
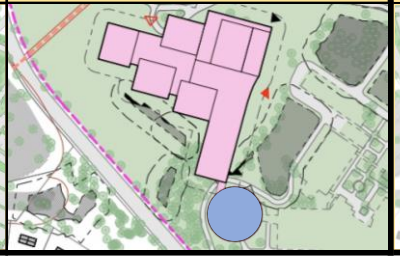
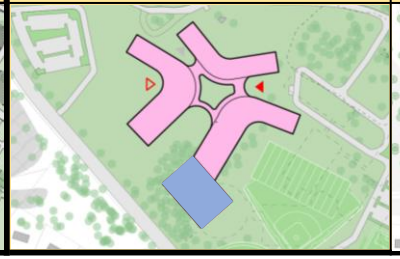
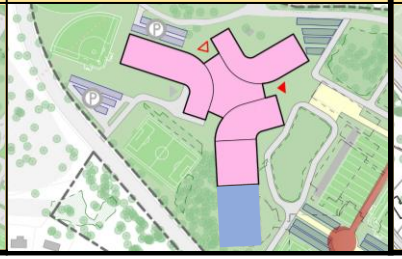
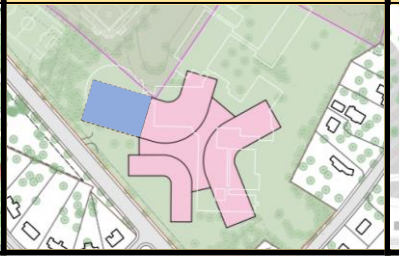
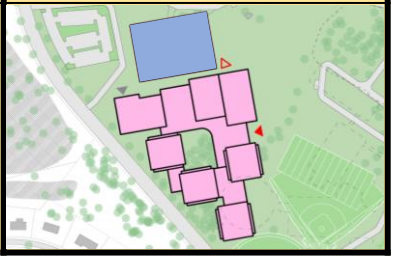
♥ SMMA recommendations to advance, not necessarily the opinion of the SBC

	A. Code Upgrade	B. Renovation & Addition			C. New Construction			
Alternative	A.1	B.1 ♥	B.2	B.3 ♥	C.1a	C.1b	C.1c	C.1d ♥
Description	No Changes to Architecture	2-4 Floors Phased-in-Place Retain Building G & J Structure	2-4 Floors Addition on Athletic Fields Retain Building G & J Structure	4 Floors Phased-in-Place Retain Building C & D	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	5 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact

	C. New Construction									D. New - Multi Phase
Alternative	C.2a	C.2b	C.3a	C.4a	C.4b	C.4c	C.5a	C.5b ♥	C.6 ♥	D.1
Description	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	3 Floors On Fields 1 Phase	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact	4 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact	4 Floors On existing footprint Multiple Phases Reduced wetland impact Reduced Art 97 impact	4 Floors On Fields Multiple phases

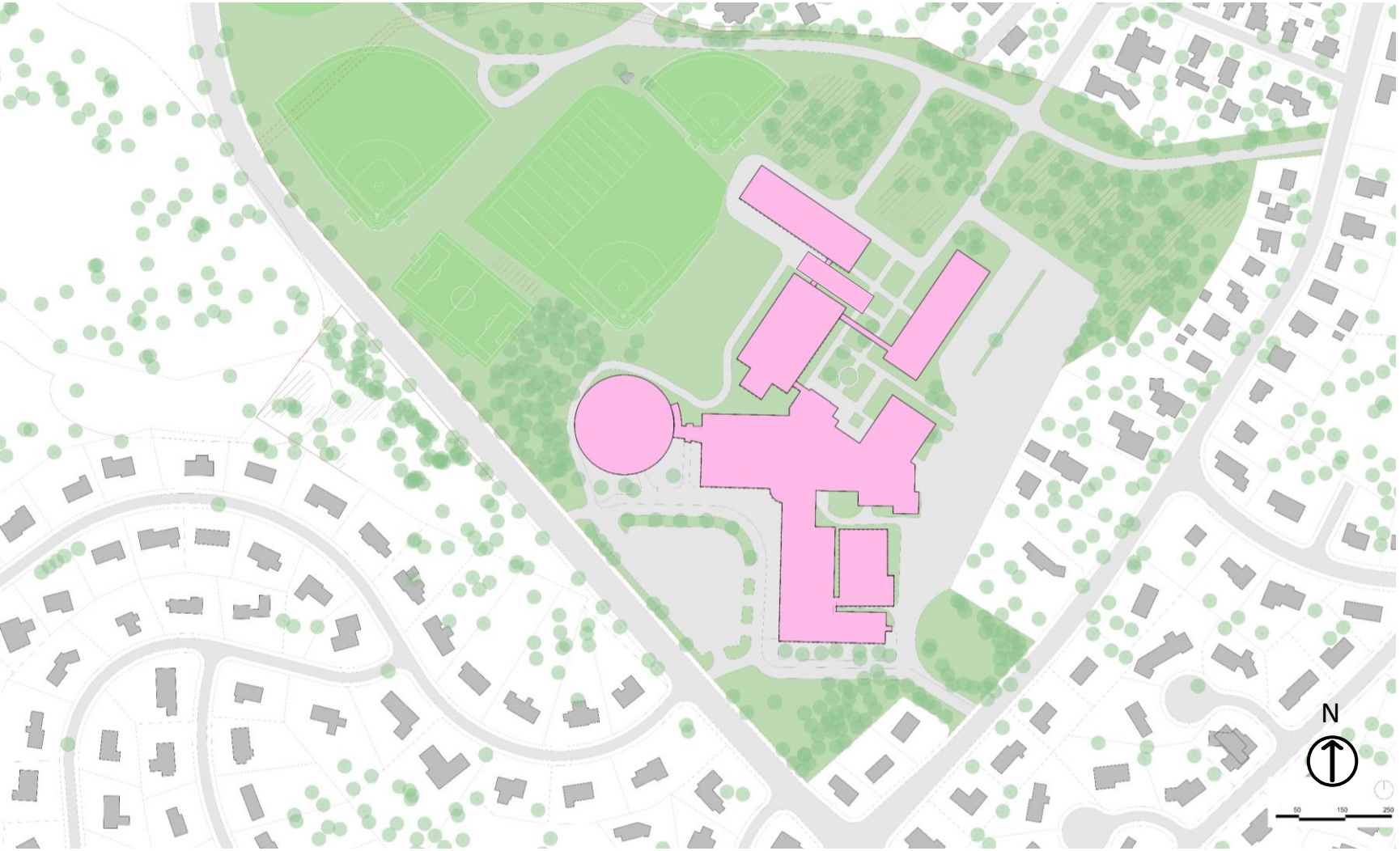
	A. Code Upgrade	B. Renovation & Addition			C. New Construction	
Alternative	A.1 (inc. Reno FH)	B.1 ♥	B.2	B.3 (inc. Parking) ♥	C.1a	C.1b
Project Cost	$300,000,000	$635,000,000	$595,000,000	$665,000,000	$610,000,000	$600,000,000
Costs are school building only U.O.N.						

	C. New Construction					
Alternative	C.1c	C.1d (inc. Parking) ♥	C.2a	C.2b	C.3a	C.4a
Project Cost	$600,000,000	$625,000,000	$610,000,000	$600,000,000	$605,000,000	$615,000,000
Costs are school building only U.O.N.						

	C. New Construction					D. New - Multi Phase
Alternative	C.4b	C.4c (inc. Parking)	C.5a	C.5b (inc. Parking) ♥	C.6 ♥	D.1
Project Cost	$605,000,000	$630,000,000	$600,000,000	$620,000,000	$615,000,000	$610,000,000
Costs are school building only U.O.N.						

SMMA

A.1 Code Upgrade

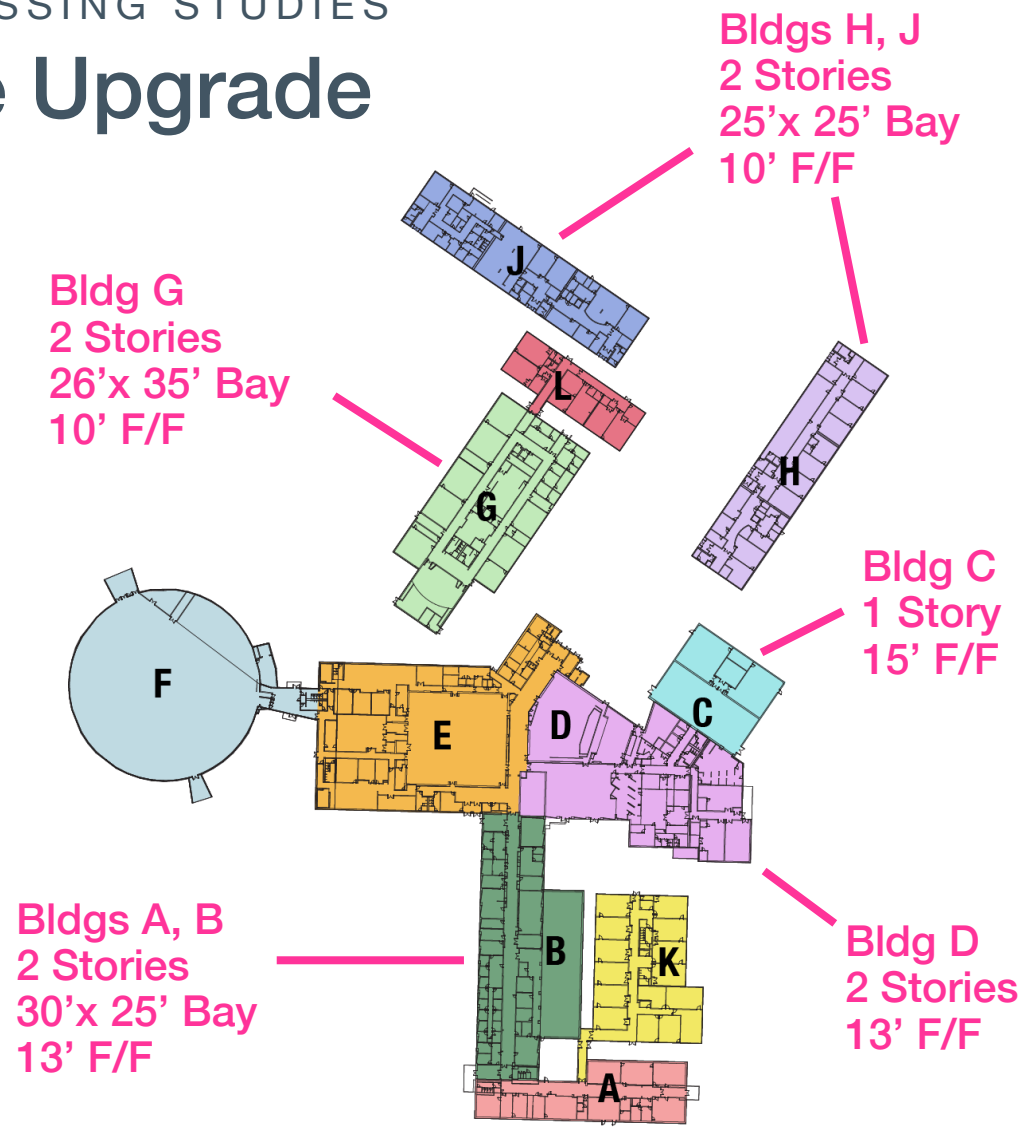


Site Plan

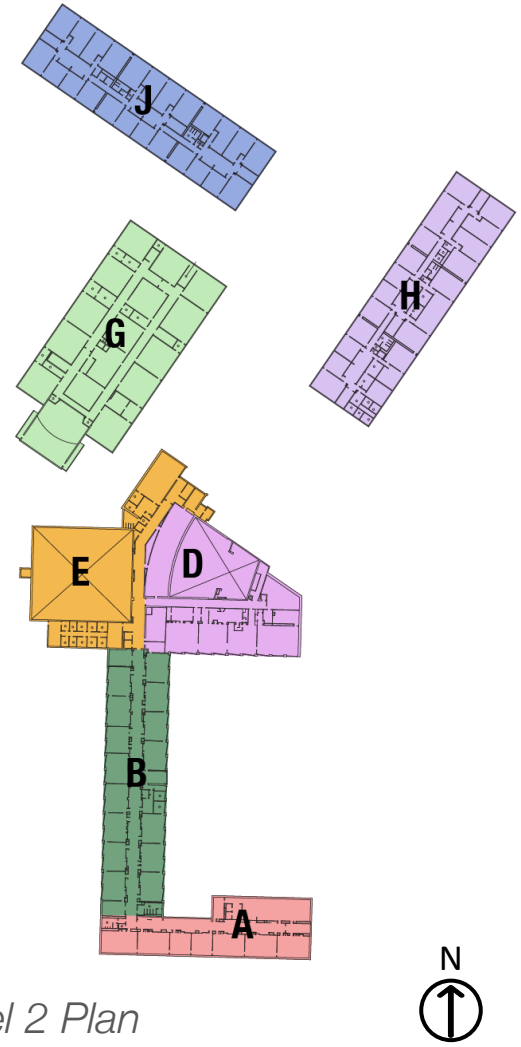
Current Facility
Building Footprint: 235,000 sf
Floors: 2

- Includes only repair and alterations to achieve Code compliance
- Does not alter any space configurations toward meeting Educational Program
- Does not relocate one wall
- Extensive Need for Modular Classrooms During Construction

A.1 Code Upgrade



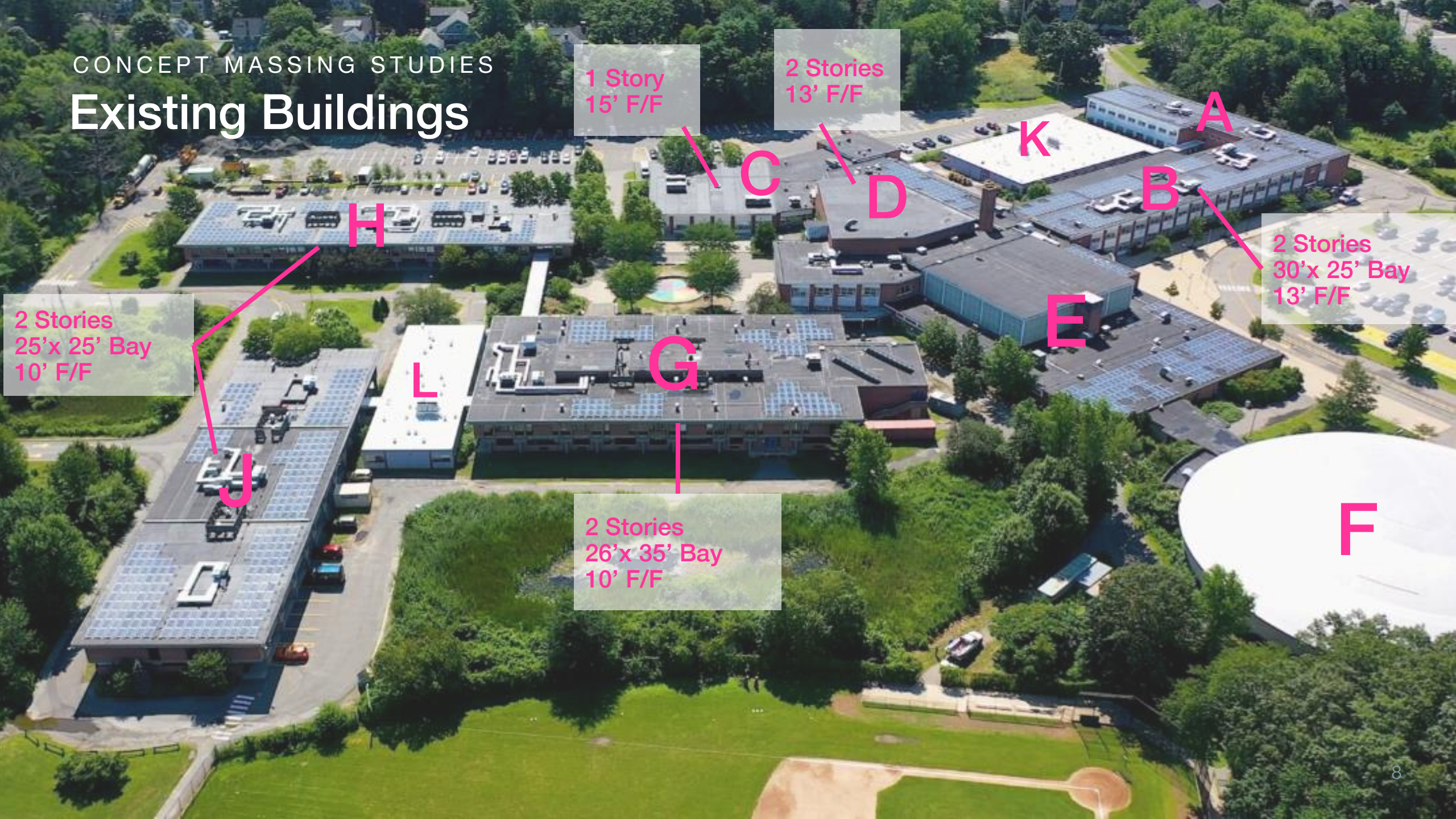
Level 1 Plan



Level 2 Plan

CONCEPT MASSING STUDIES

Existing Buildings



SMMA

B.1 Renovation and Addition – Phased in Place

Site Plan

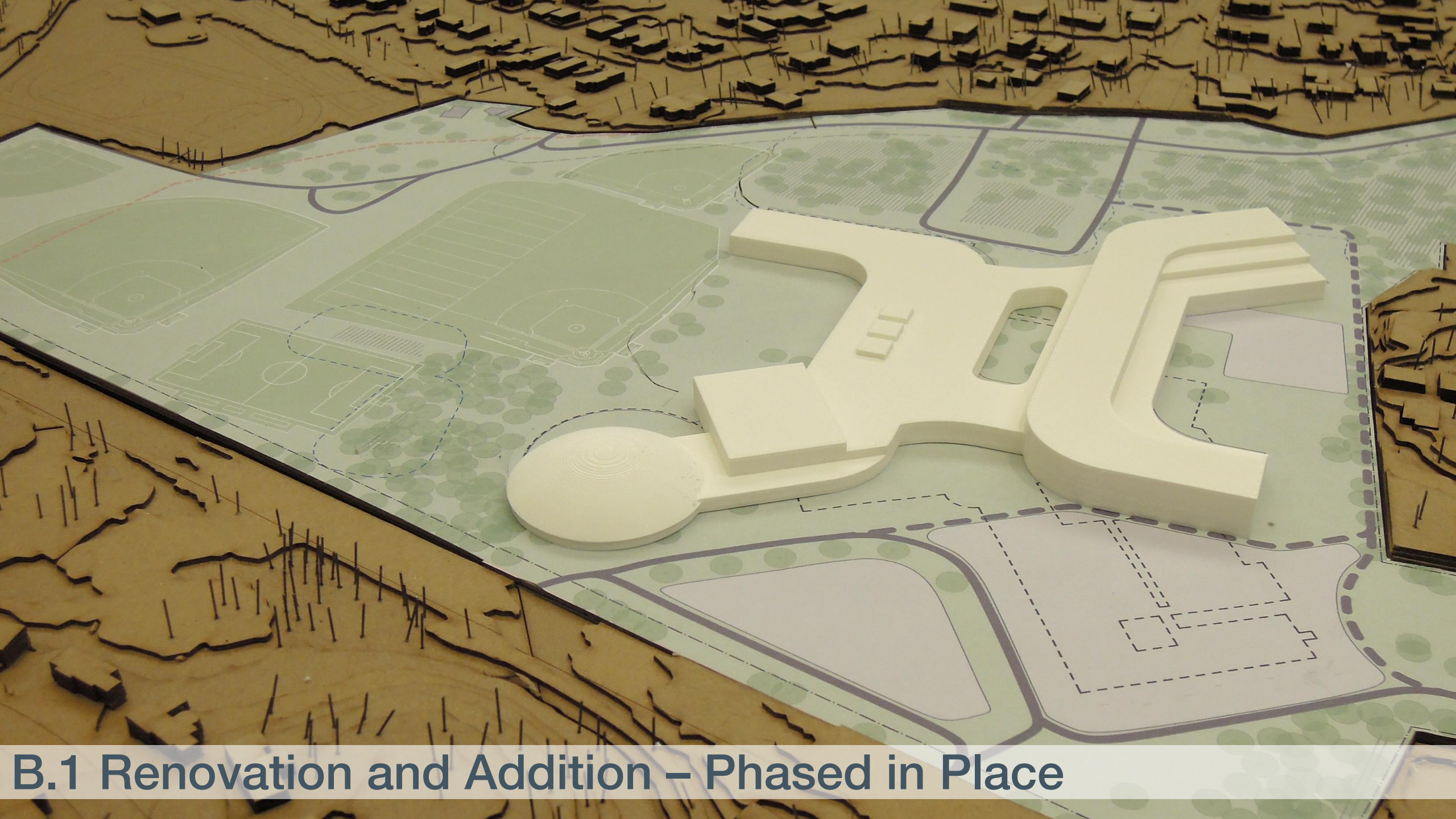
Base Educational Program
Building Footprint: 197,130 sf
Floors: 2-4

Pros:

- Existing fields remain in place
- Preserves Existing Building G and J Concrete Structures
- Access to Outdoors
- Recreates Quad and Maintains Muzzey St. Connection

Cons:

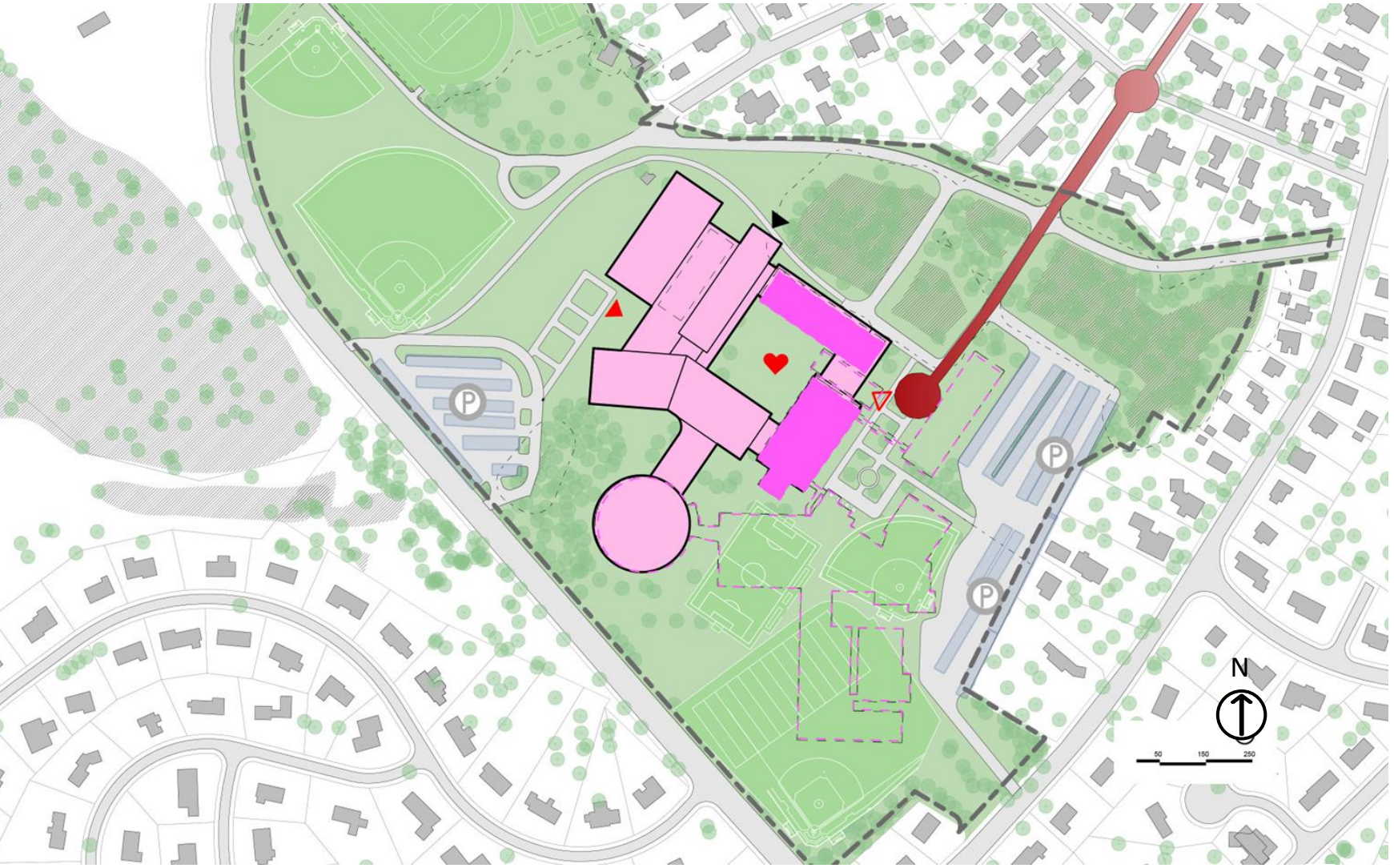
- Multi-Phase Construction
- Renovations Down to Structure
- Low Headroom in Existing
- Extensive Need for Modular Classrooms During Construction
- Less Room for Additional Program



B.1 Renovation and Addition – Phased in Place

SMMA

B.2 Renovation and Addition – Center Shift



Site Plan

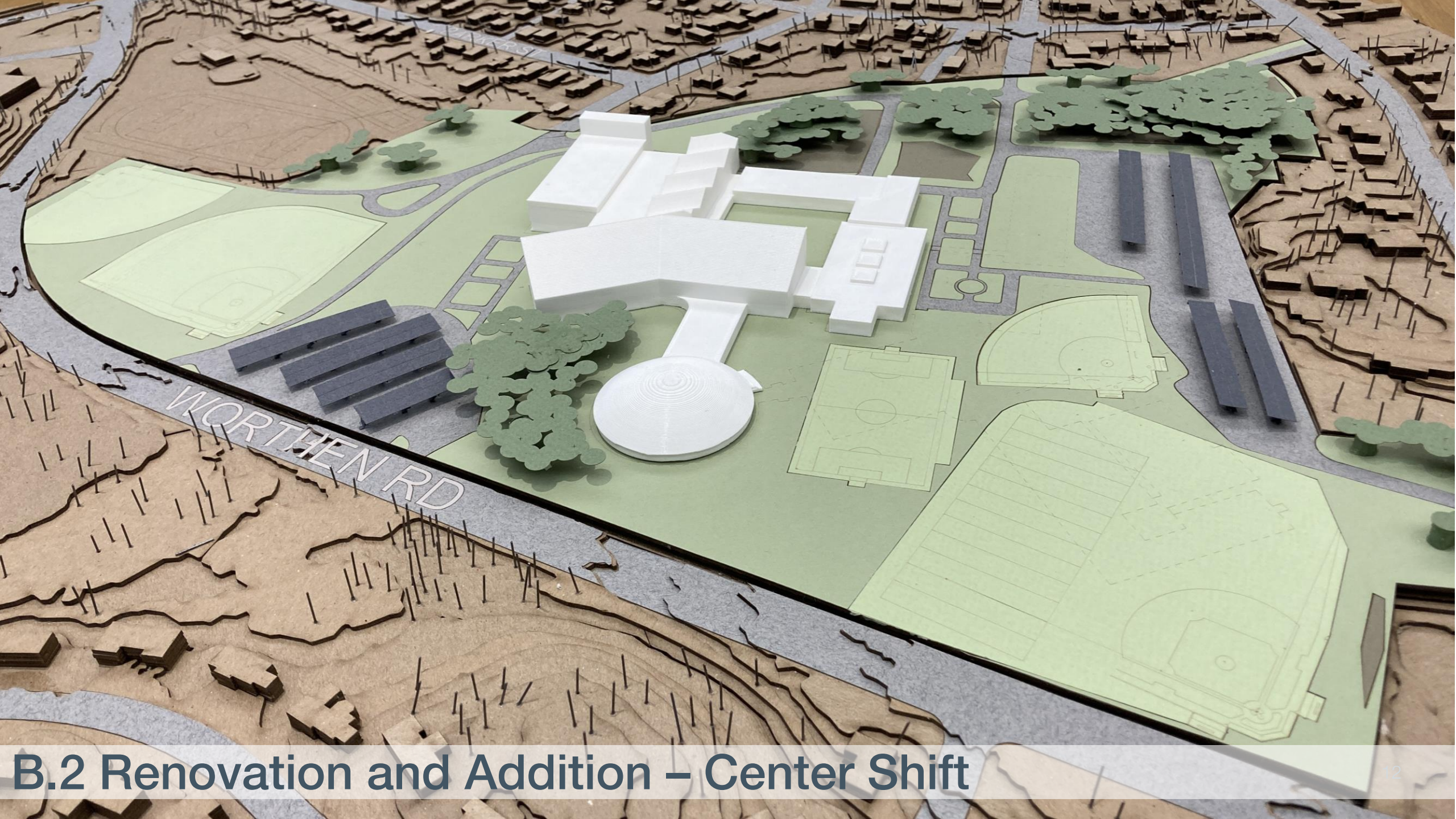
Building Footprint: 157,075 sf
Floors: 2-4

Pros:

- More Dense Massing Further From Neighborhood
- Preserves Existing Buildings G and J
- Access to Outdoors
- Enclosed Courtyard
- Can be realized without the use of modulars

Cons:

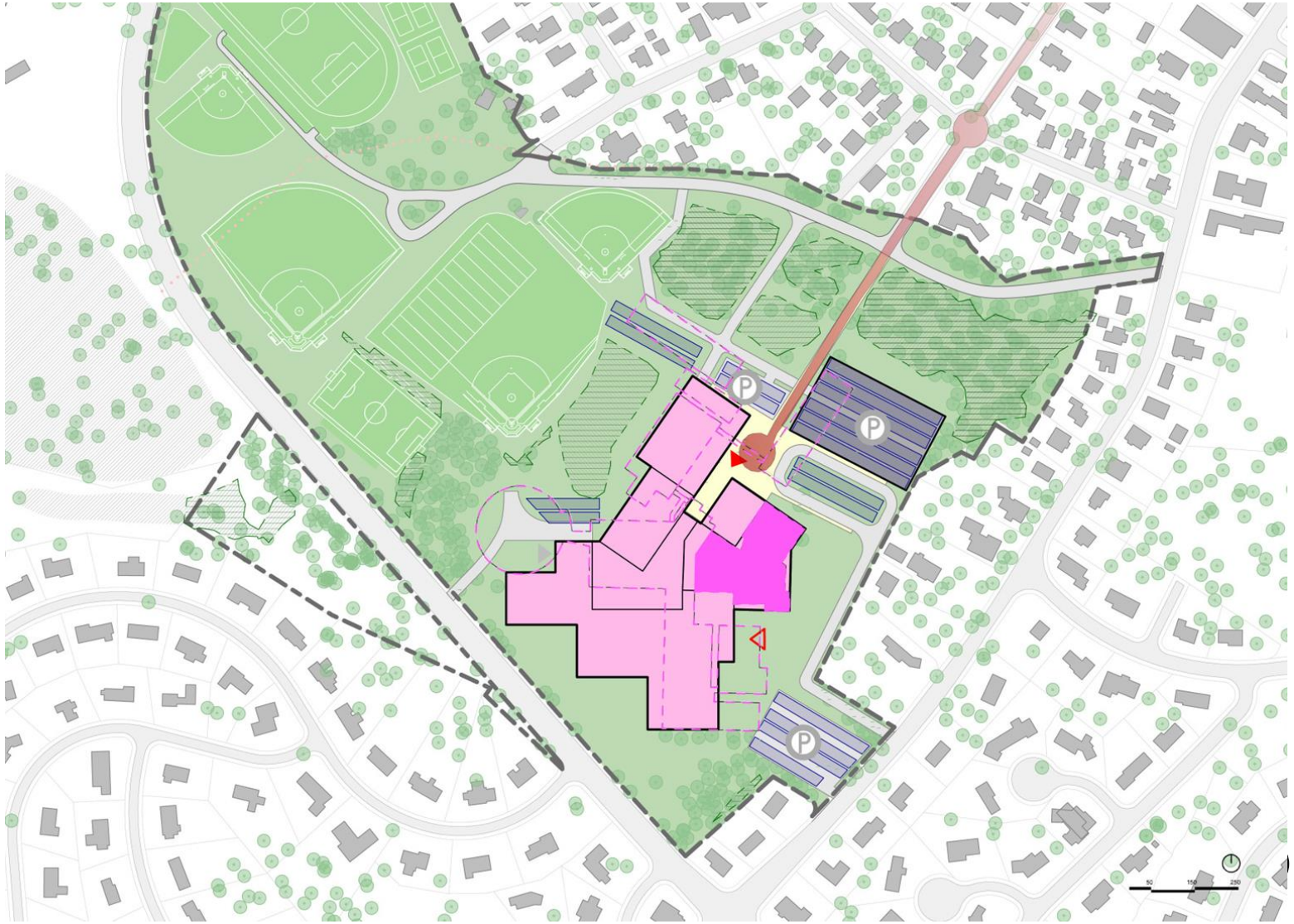
- Multi-Phase Construction
- Displaces Some Athletic Fields
- Renovations Down to Structure
- Low Headroom in Existing
- Impact on wetlands > 5,000 sf
- Impact to Park Land



B.2 Renovation and Addition – Center Shift

SMMA

B.3 Renovation and Addition - Phased



Site Plan

New 36,000 sf Field House
New Building Footprint: 172,700 sf
Renovation Footprint: 41,700 sf
Floors: 4

Pros:

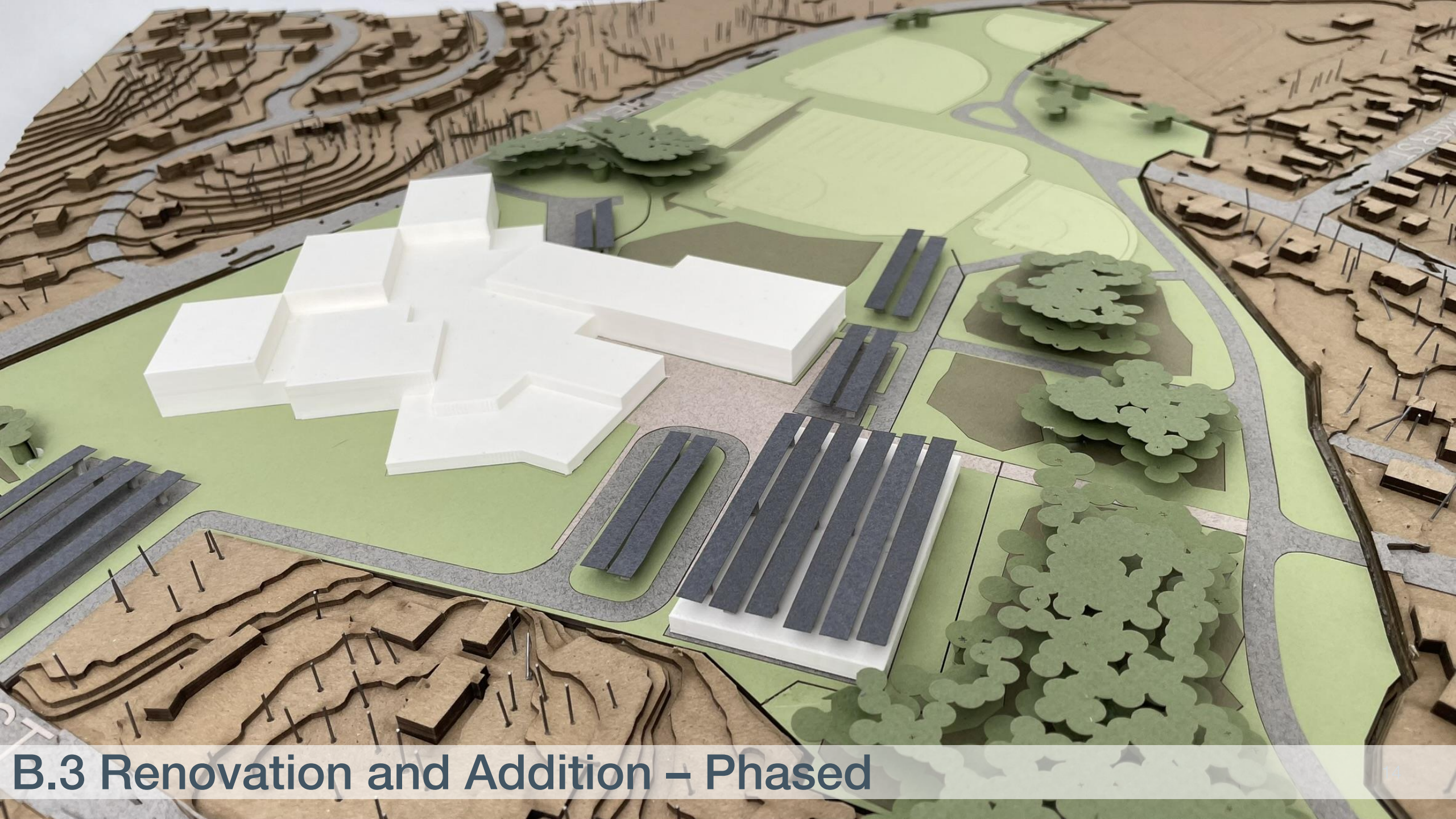
- Preserves existing buildings C & D
- No direct impact on wetlands
- No direct impact on Park Land
- No permanent changes to existing field locations
- Nice pedestrian connection to Muzzey Street
- Can be realized without modulars

Cons:

- Multi-Phase Construction
- Site pushed close to Worthen Rd, requiring new drop off circulation

Notes:

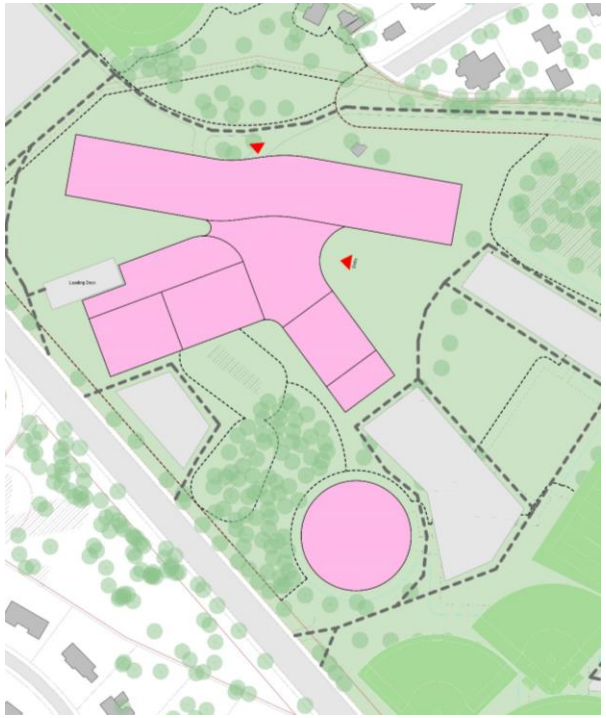
- Parking structure required



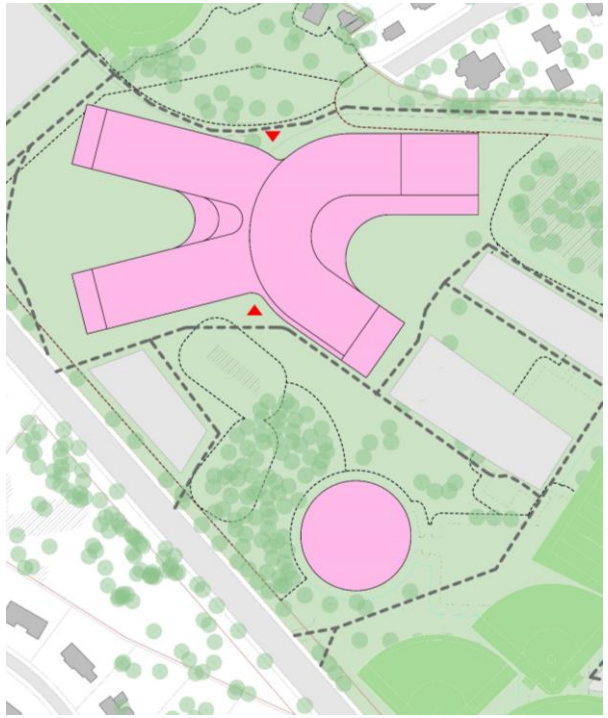
B.3 Renovation and Addition – Phased

SMMA

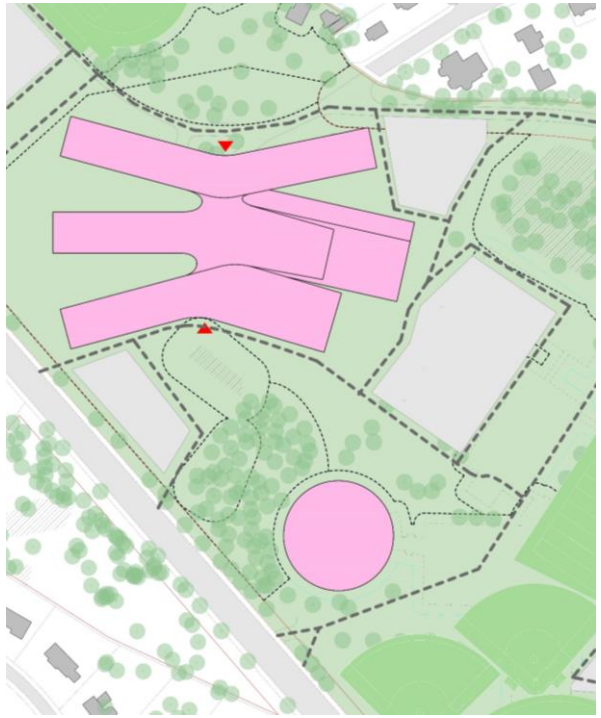
C New Construction in One Phase – 3 Stories



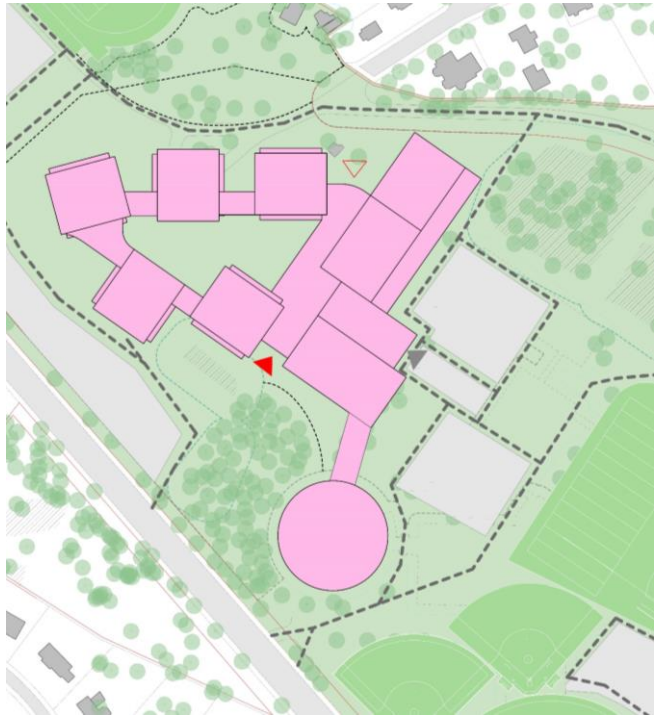
C.1a



C.2a



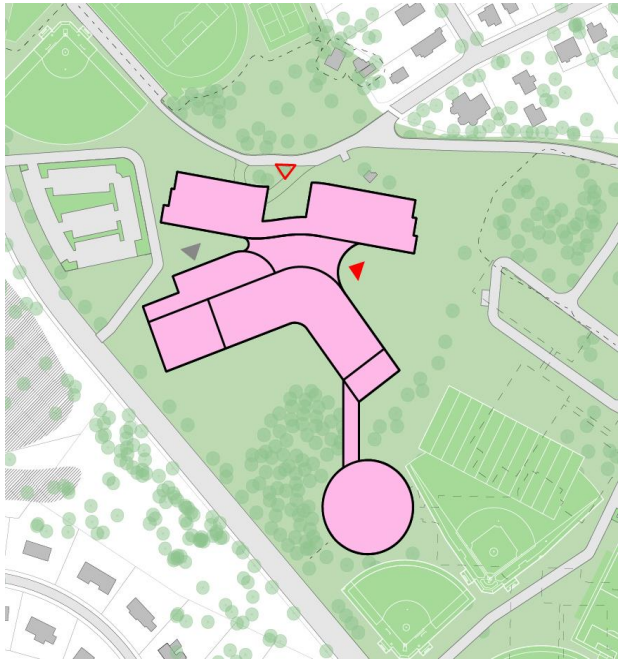
C.3a



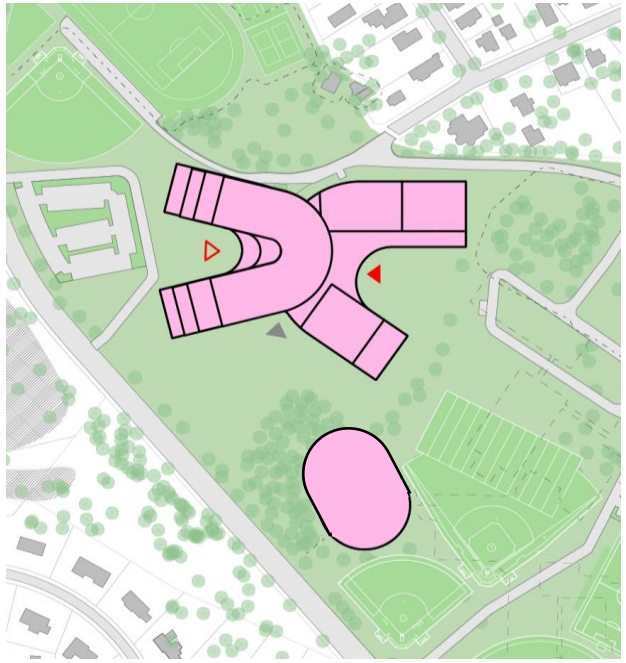
C.4a

SMMA

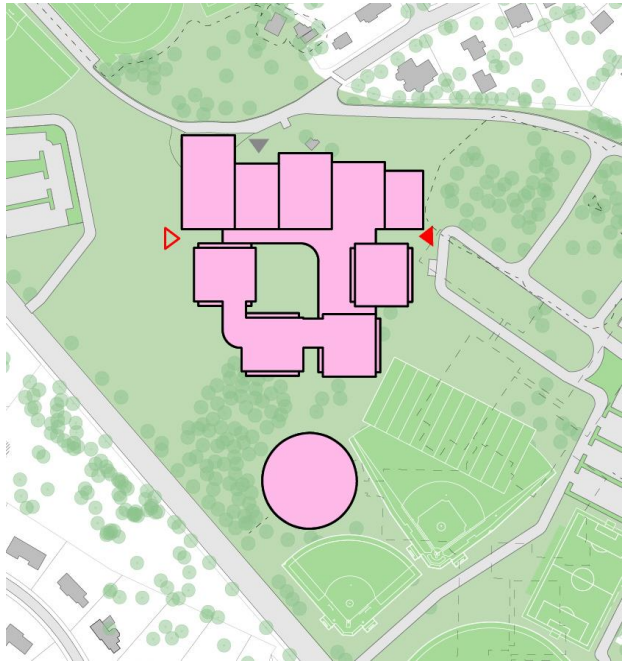
C New Construction in One Phase - 4 to 5 Stories



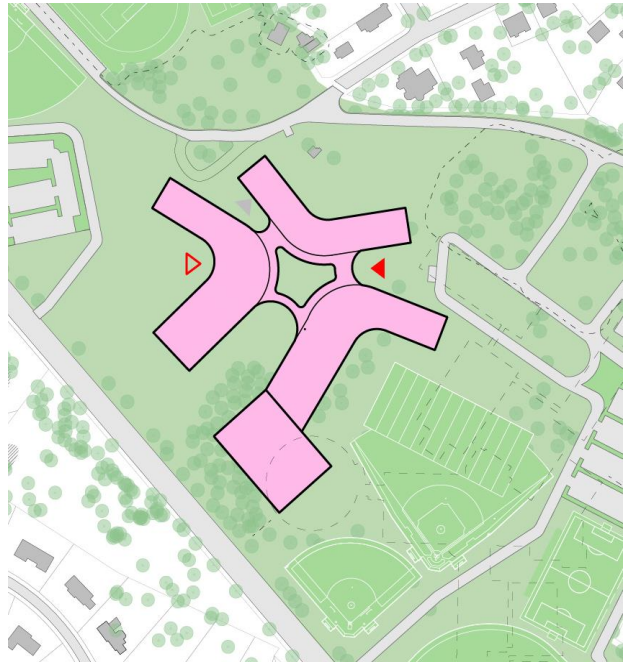
C.1 b&c



C.2b



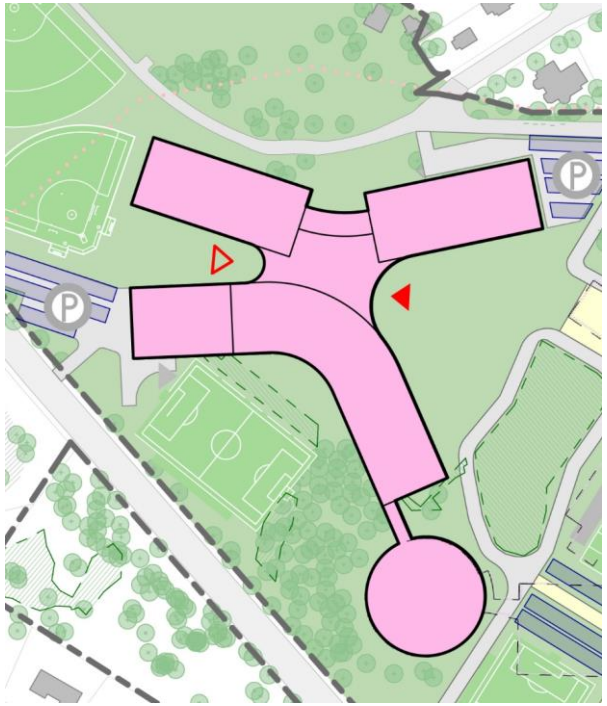
C.4b



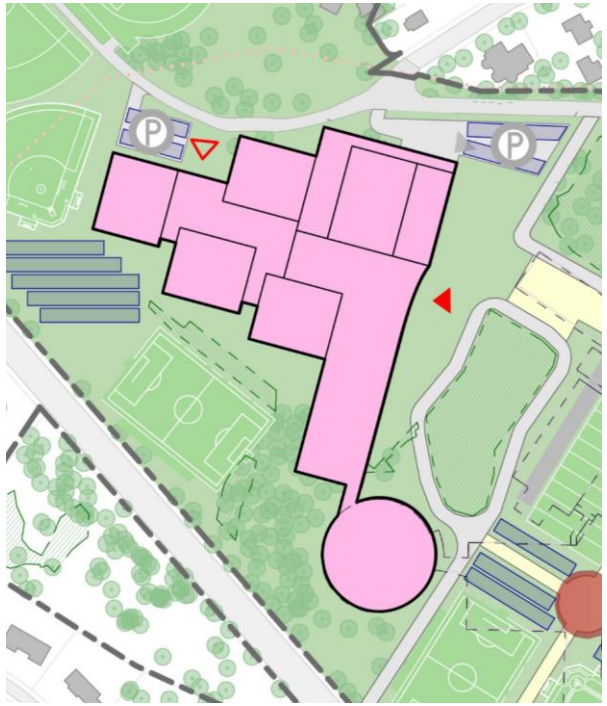
C.5

SMMA

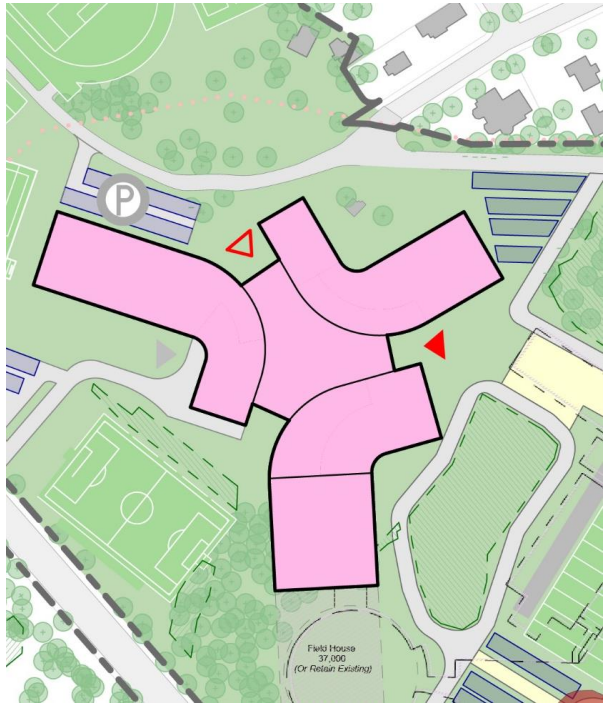
C New Construction - 4 Stories



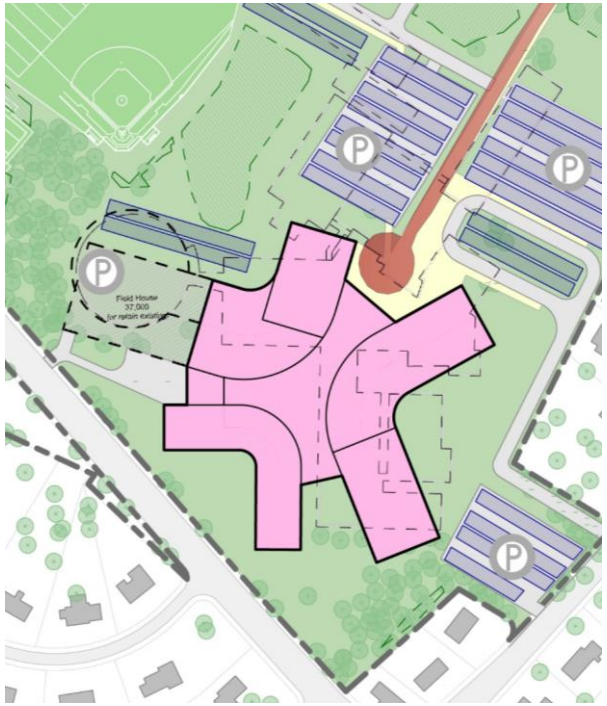
C.1d



C.4c



C.5b



C.6

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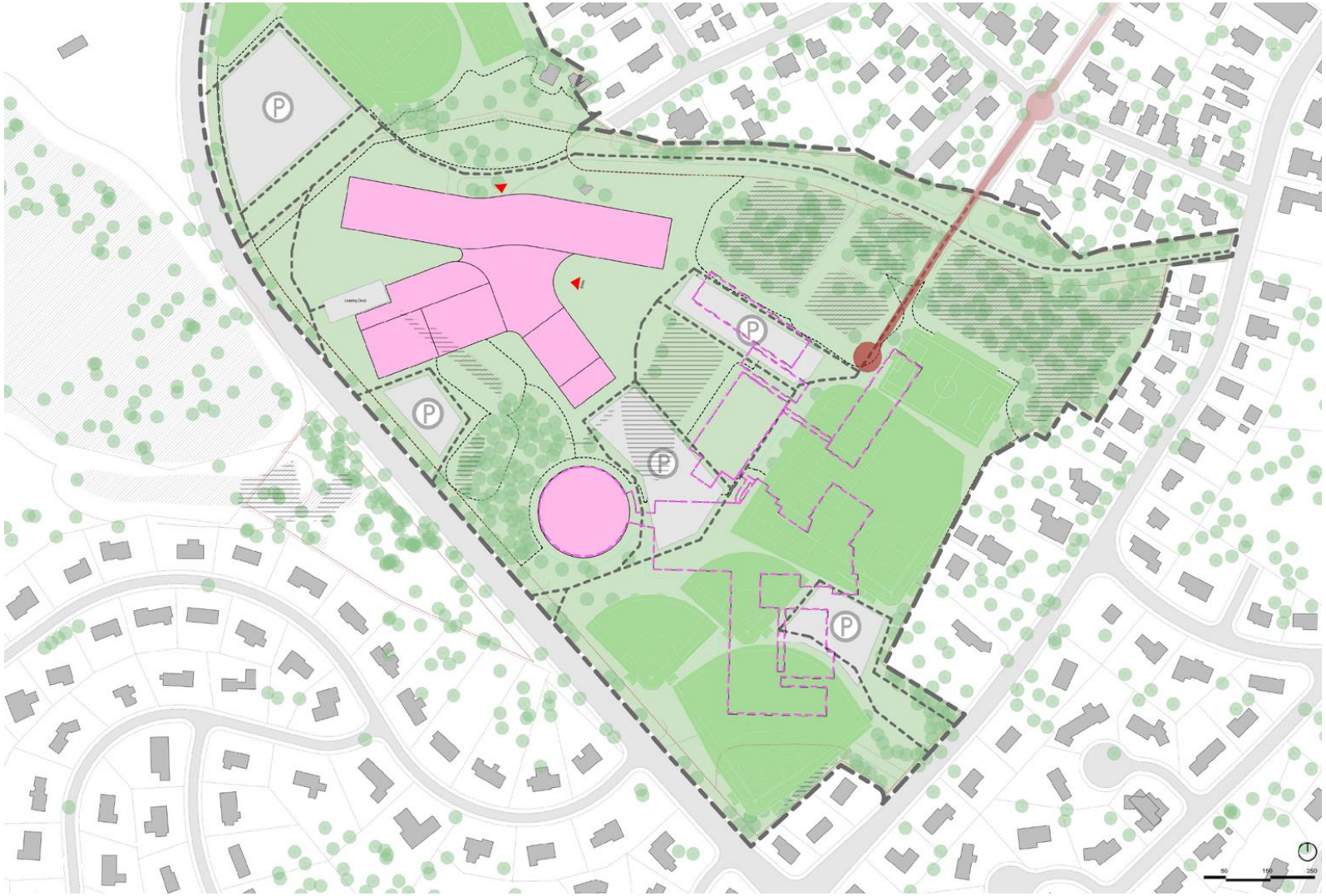
C.1a New Construction – Wide Academic Bar North



Site Plan

Base Educational Program
Renovated Field House
Floors: 3

Pros:

- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East

Cons:

- Fields Separate from Center Rec Complex

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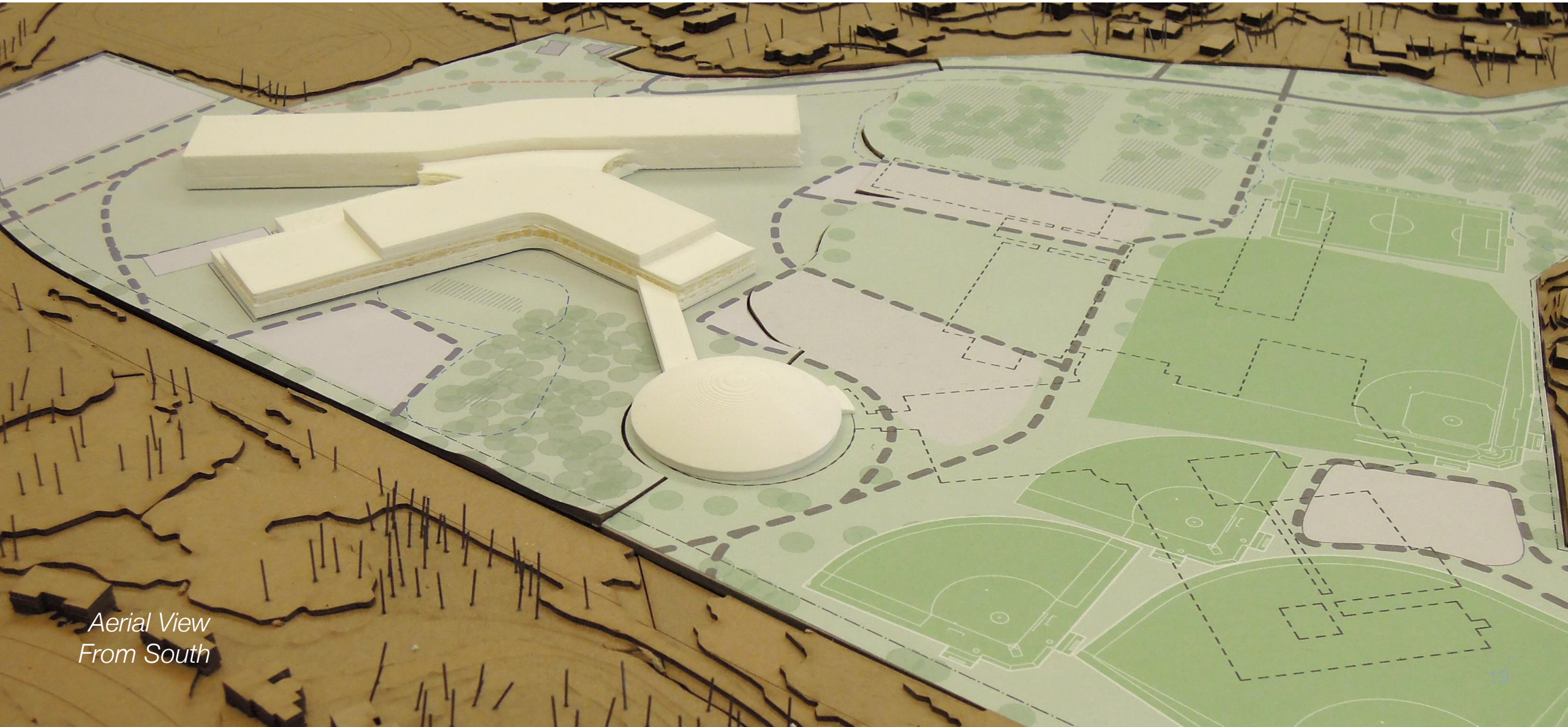
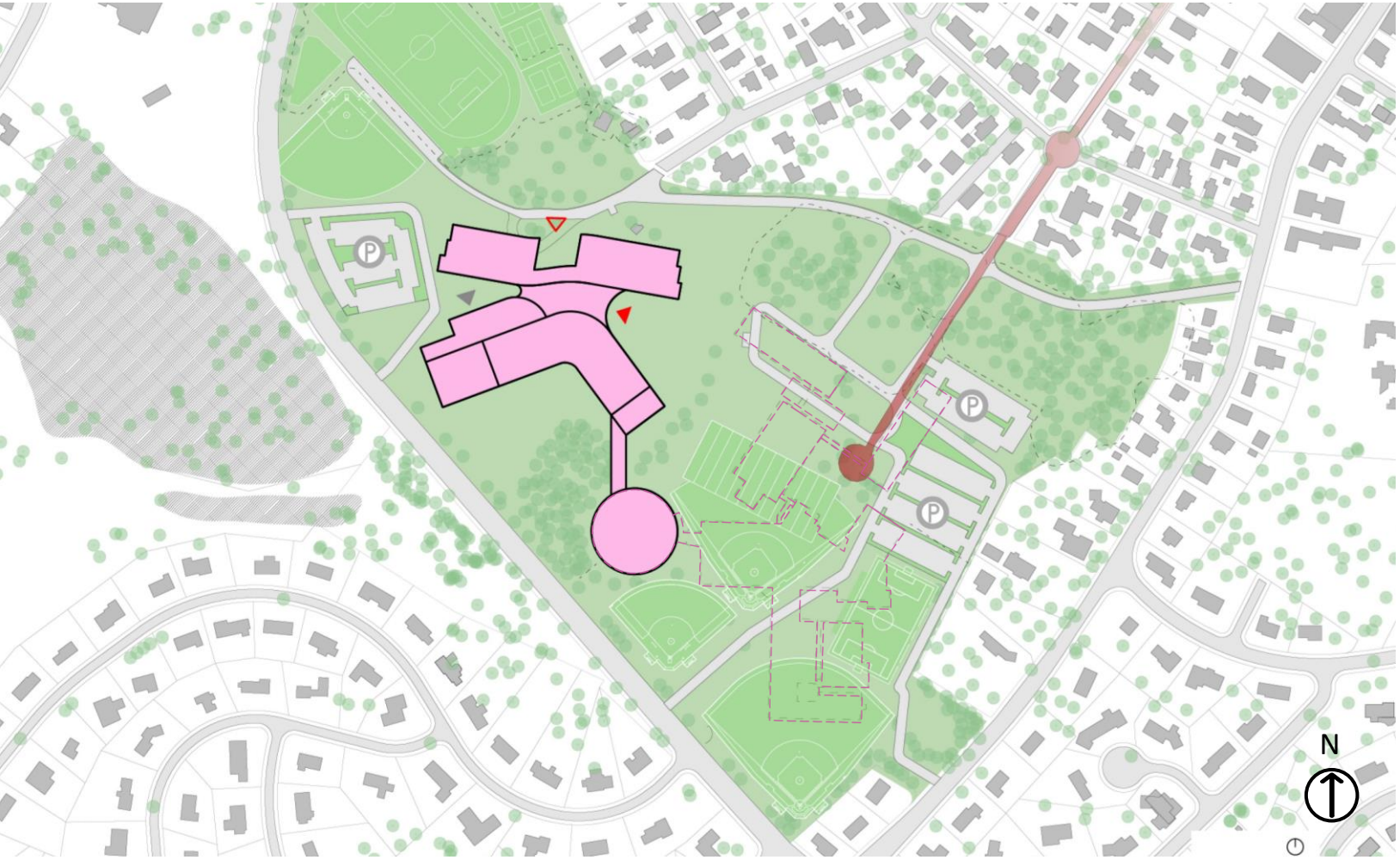
C.1a New Construction - Wide Academic Bar North – 3 Stories



Aerial View
From South

SMMA

C.1b New Construction – 4 Story Academics



Level 1 Plan

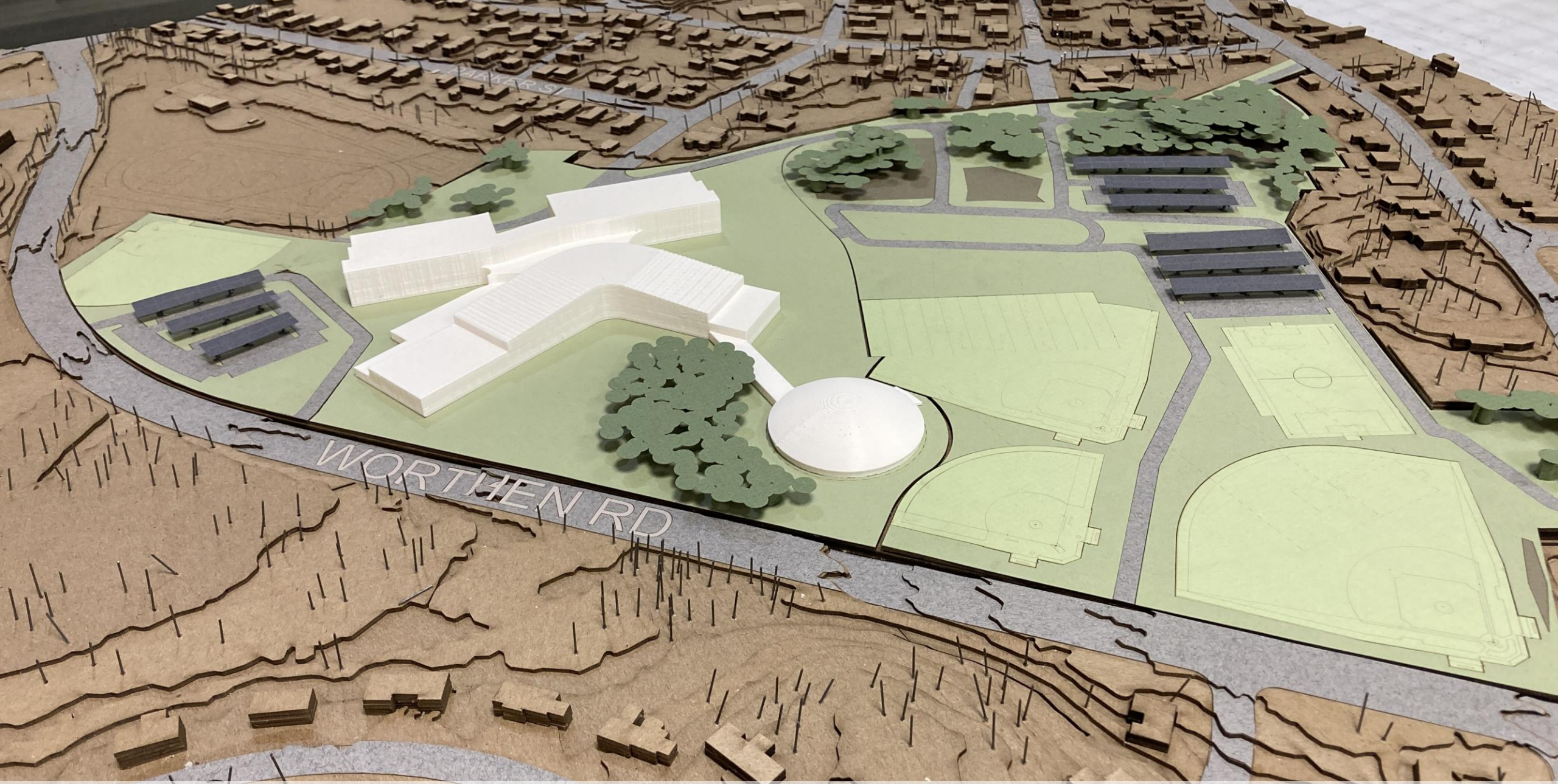
Base Educational Program
Renovated Field House
Building Footprint: 218,400 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East
- More Compact Academic Bar

Cons:

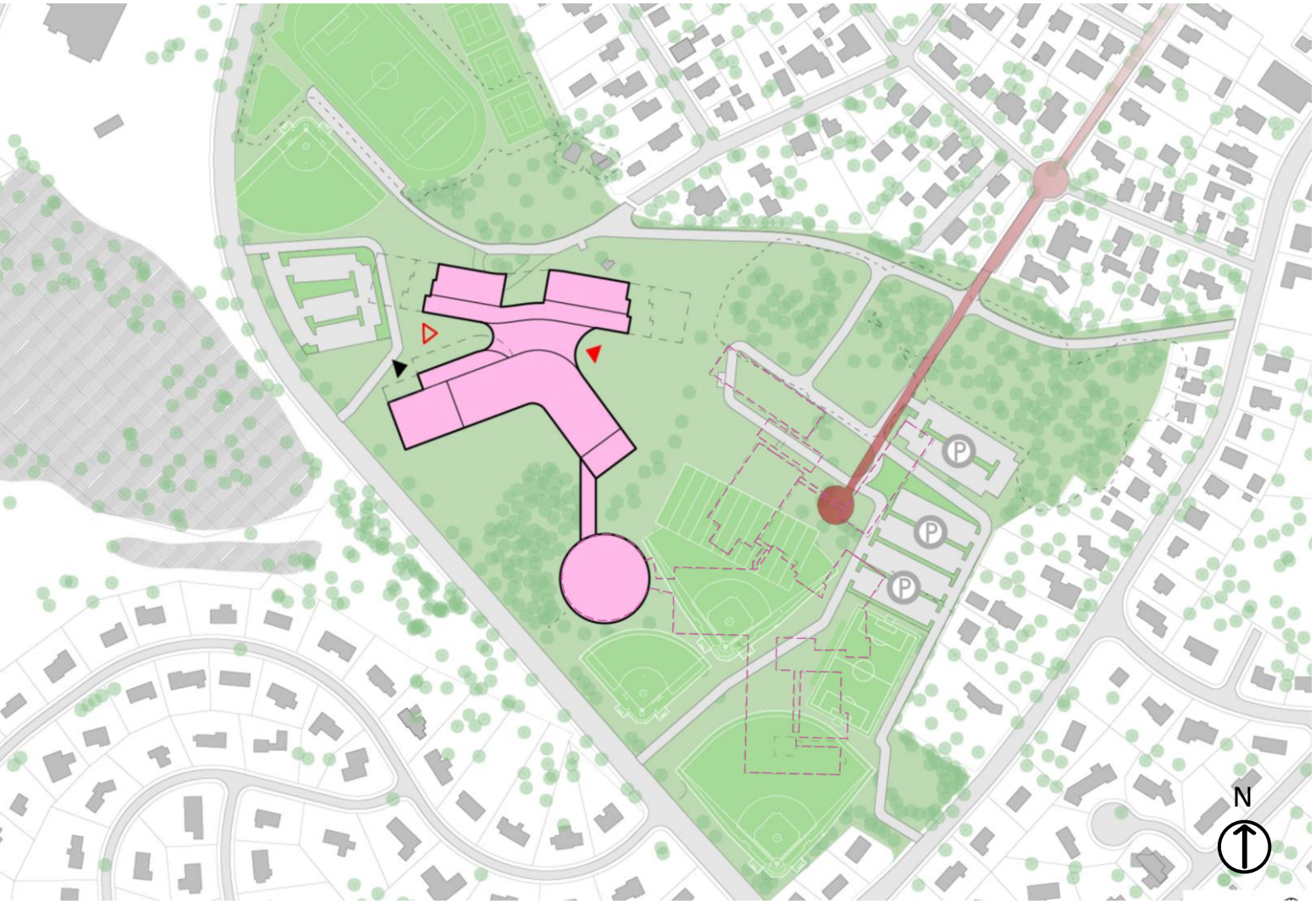
- Fields Separate from Center Rec Complex



C.1b New Construction - Wide Academic Bar North – 4 Stories

SMMA

C.1c New Construction – 5 Story Academics



Level 1 Plan

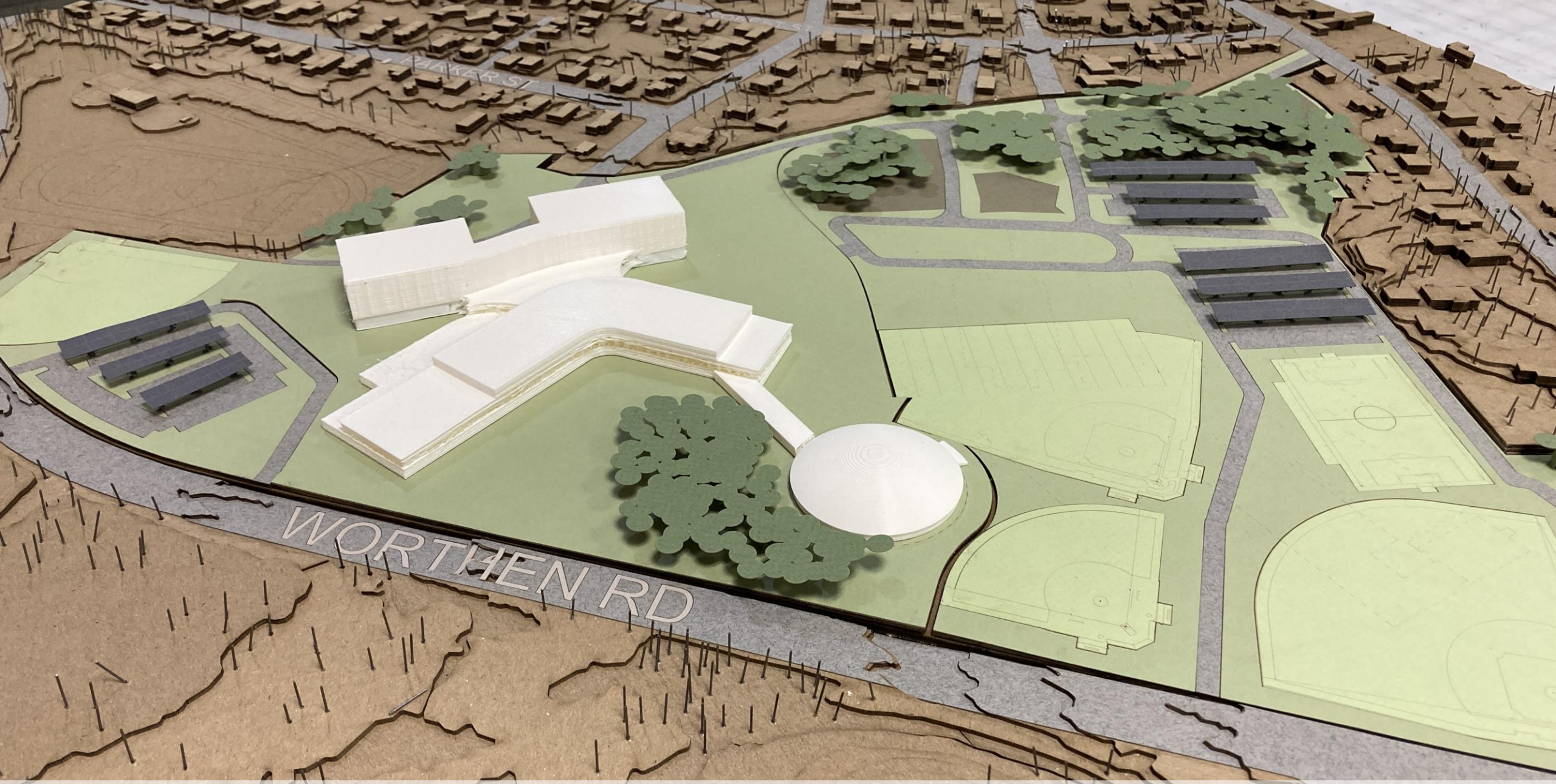
Base Educational Program
Renovated Field House
Building Footprint: 206,000 sf
Floors: 5

Pros:

- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East
- Even More Compact Footprint

Cons:

- Fields Separate from Center Rec Complex
- Diminishing Return on Cost per Squarefoot



C.1c New Construction - Wide Academic Bar North – 5 Stories

SMMA

C.1d New Construction – Two Bars

Site Plan

Base Educational Program
Renovated Field House
Building Footprint: 170,000 sf
Floors: 4

Pros:

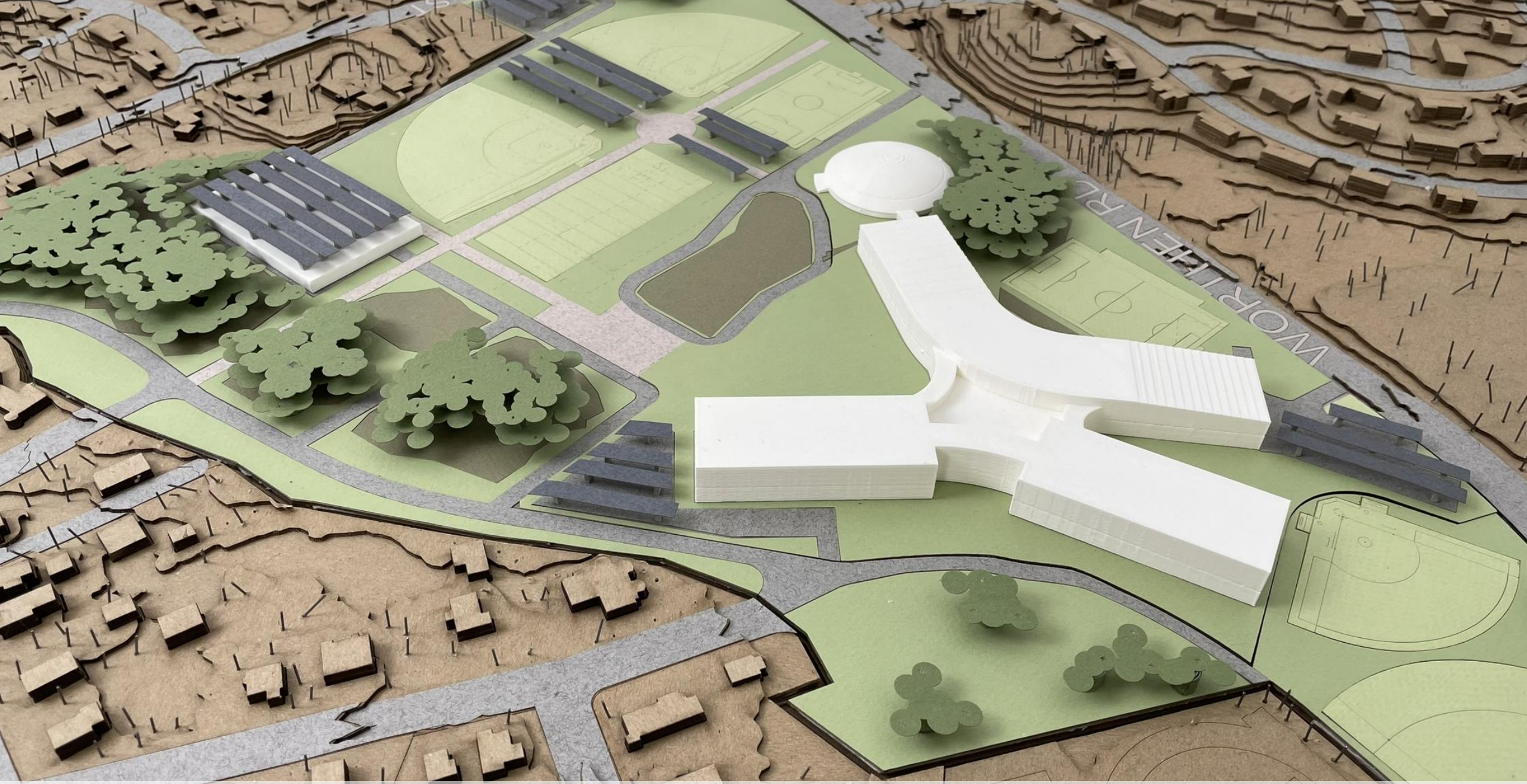
- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East
- Impact on wetlands < 5,000 sf

Cons:

- Fields Separate from Center Rec Complex
- Impact to Park Land

Notes:

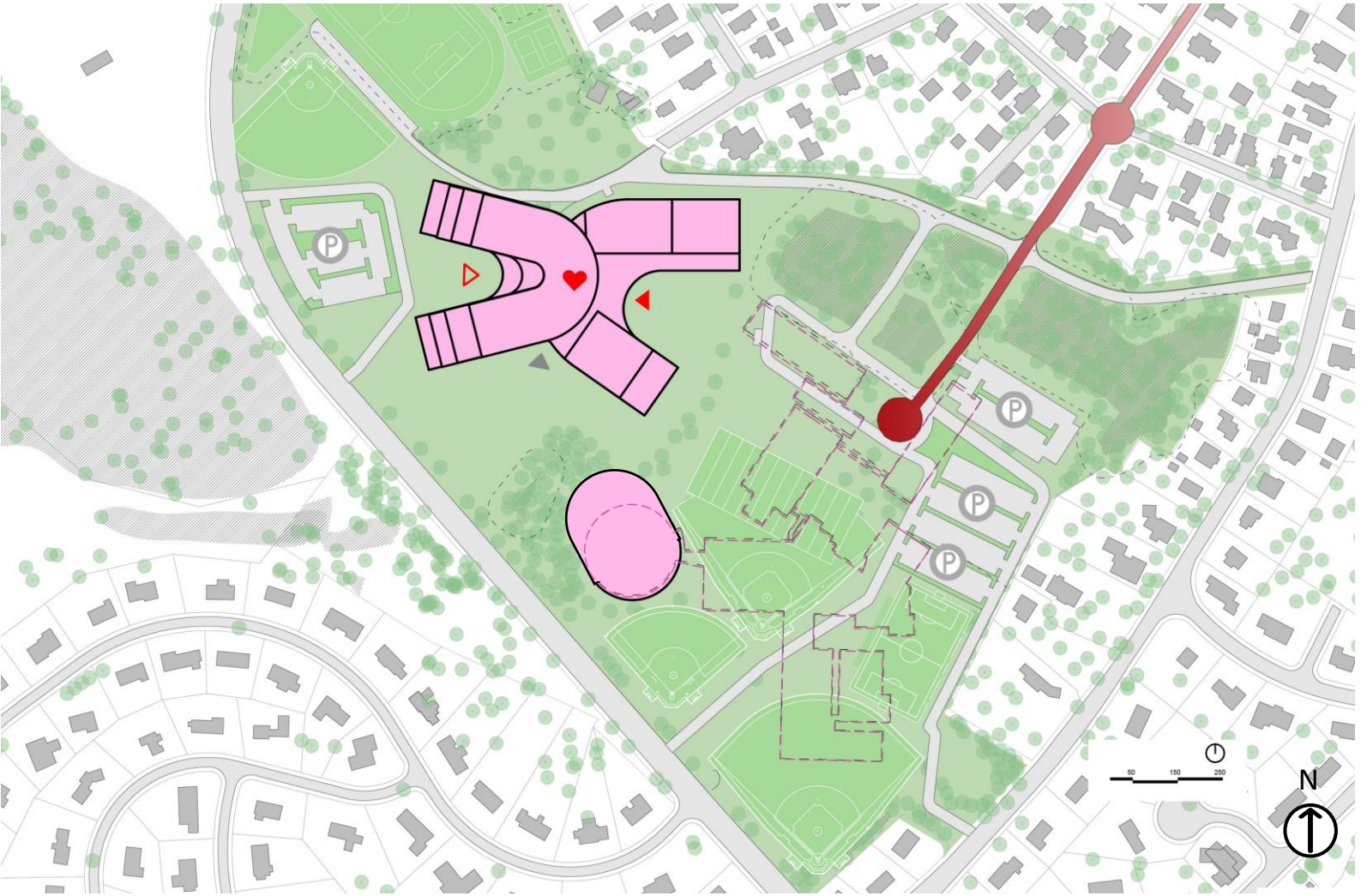
- Parking structure required



C.1d New Construction – Two Bars – 4 Stories

SMMA

C.2b New Construction - Wide Academic Bars West



Site Plan

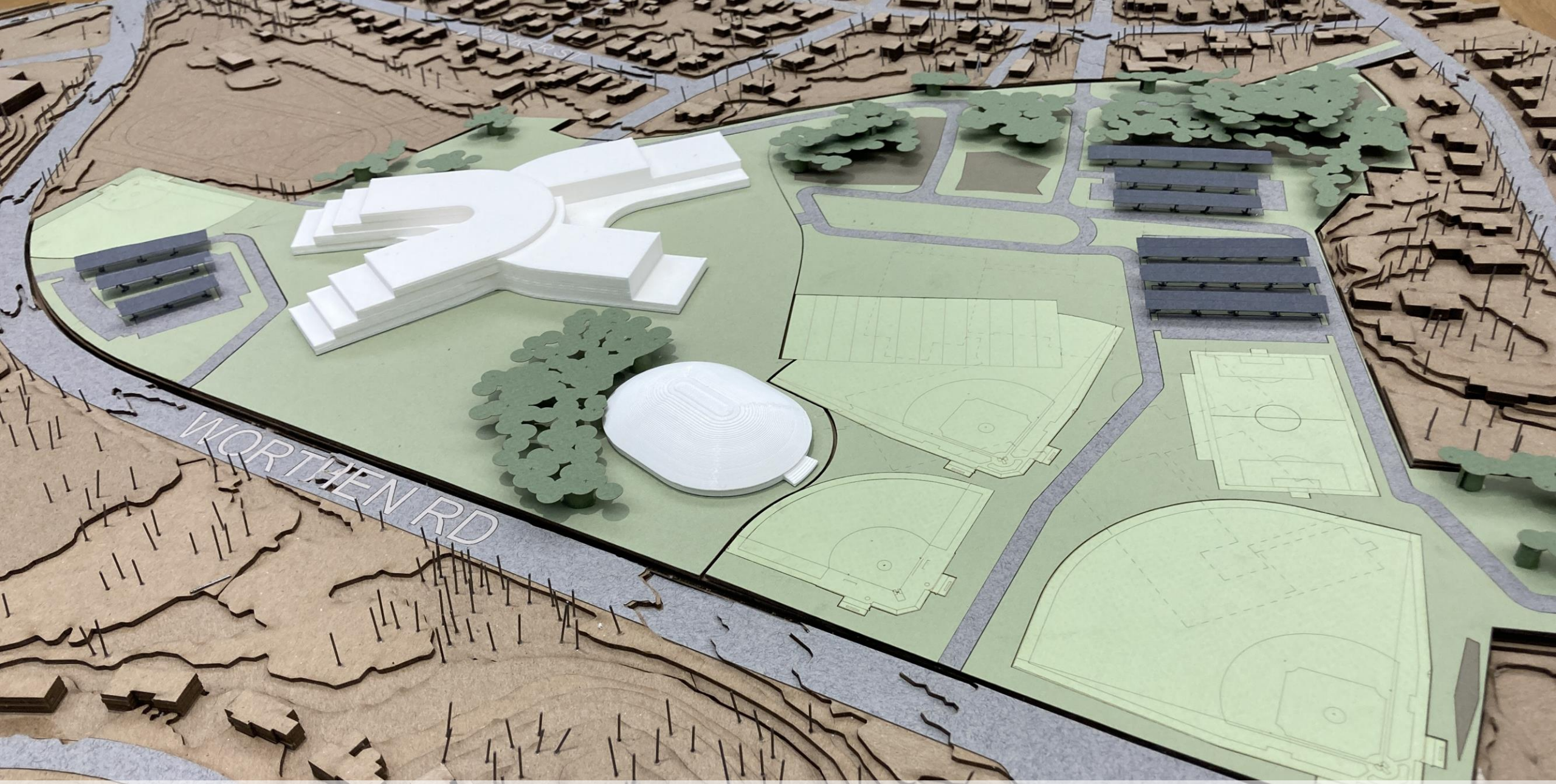
Base Educational Program
Renovated Field House (Enlarged)
Building Footprint: 229,000 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- 200m Indoor Track

Cons:

- Fields Separate from Center Rec Complex
- Monumental Appearance
- No Direct Field House Connection



C.2b New Construction - Wide Academic Bars West – 4 Stories

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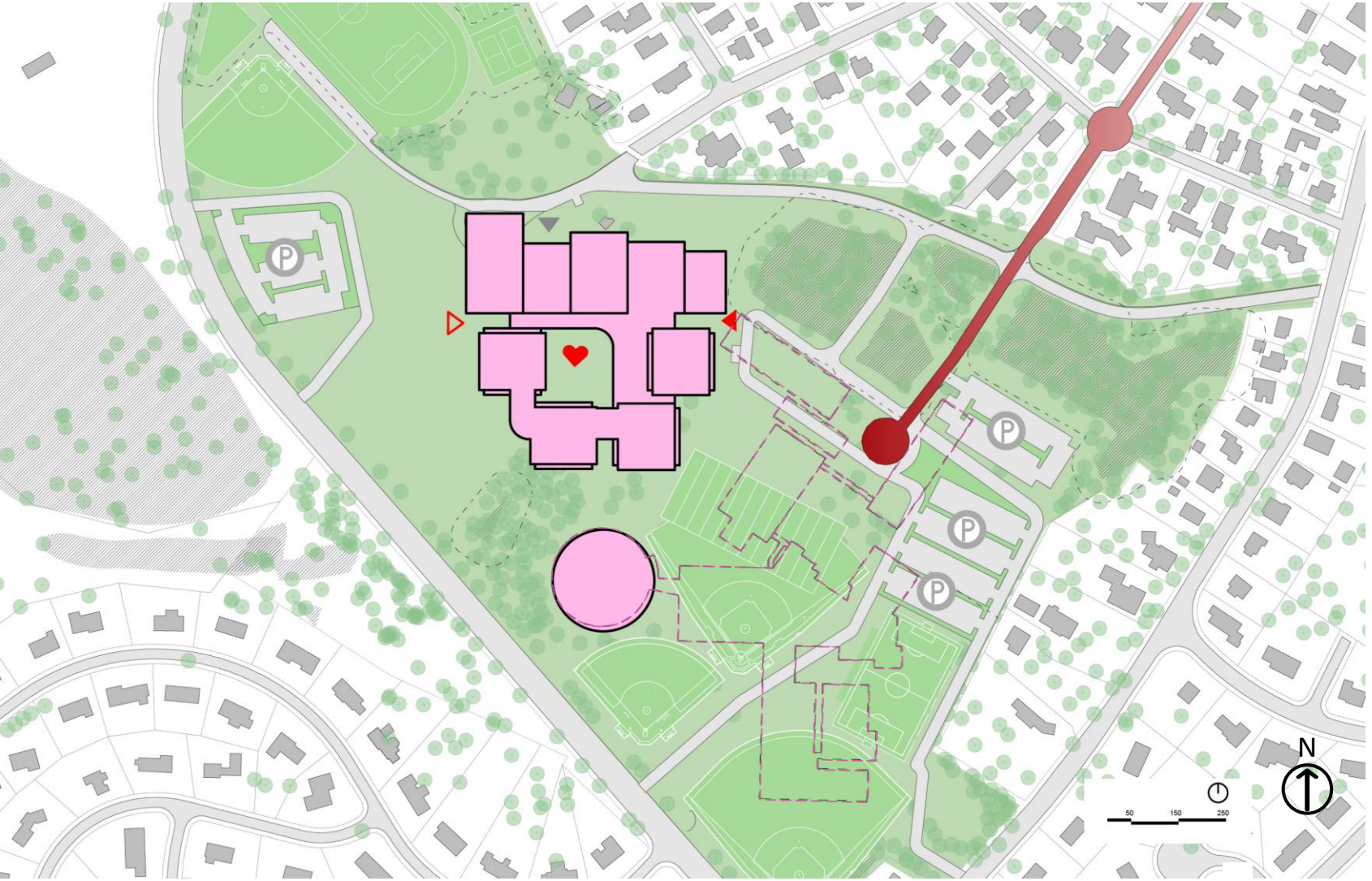
C.4b New Construction – Academic Village



Site Plan

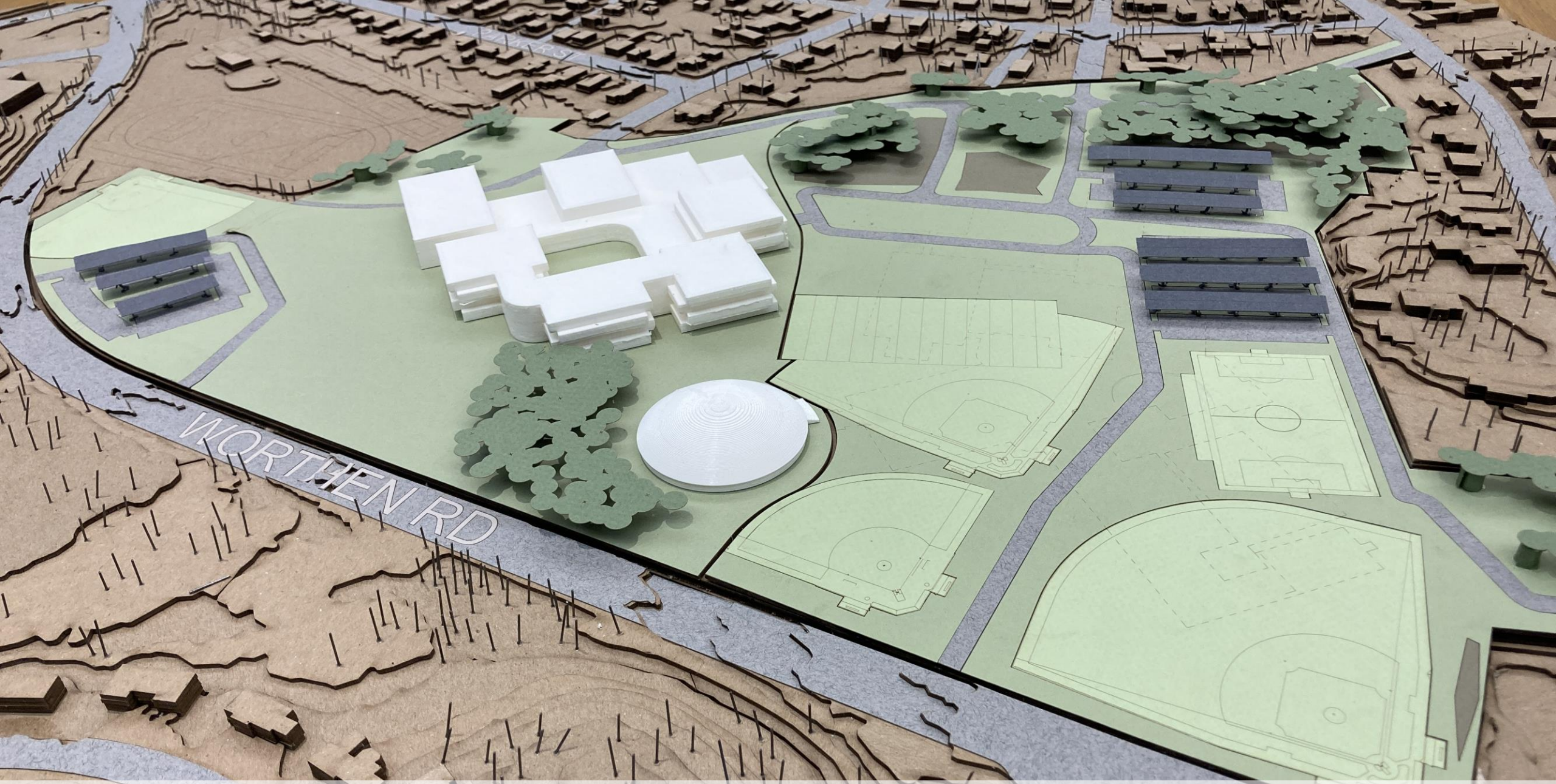
Base Educational Program
Renovated Field House
Building Footprint: 232,750
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard

Cons:

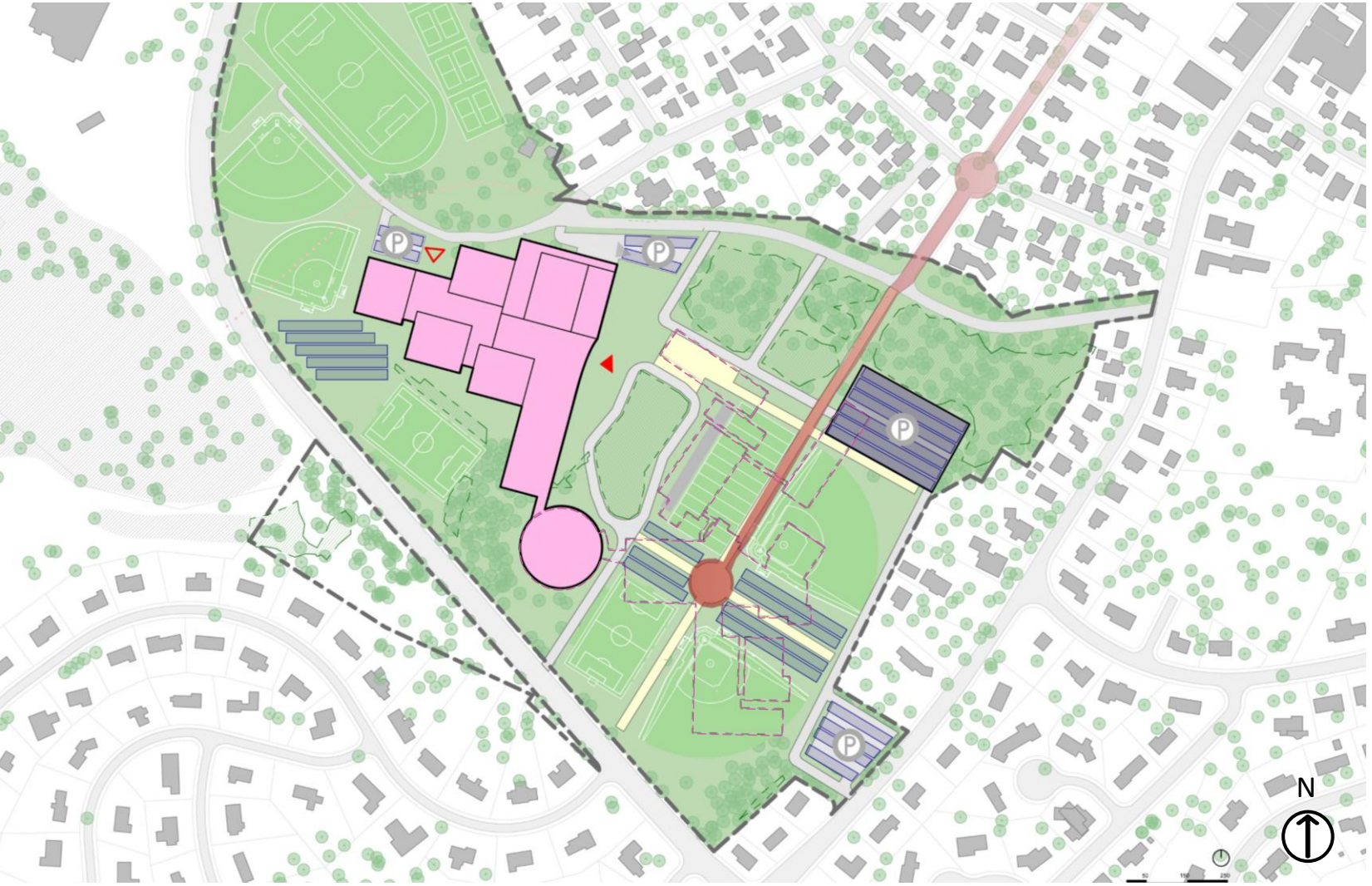
- Fields Separate from Center Rec Complex
- Mix of Façade Orientations



C.4b New Construction - Academic Village – 4 Stories

SMMA

C.4c New Construction – Academic Village



Site Plan

Building Footprint: 196,000 sf
Floors: 4

Pros:

- Impact on wetlands < 5,000 sf
- Phasing is not required
- Separate safe circulation of bus, vehicle, bike, and pedestrian access

Cons:

- Site is bound by wetlands, so there is not as much space for future expansion
- Impact to Park Land

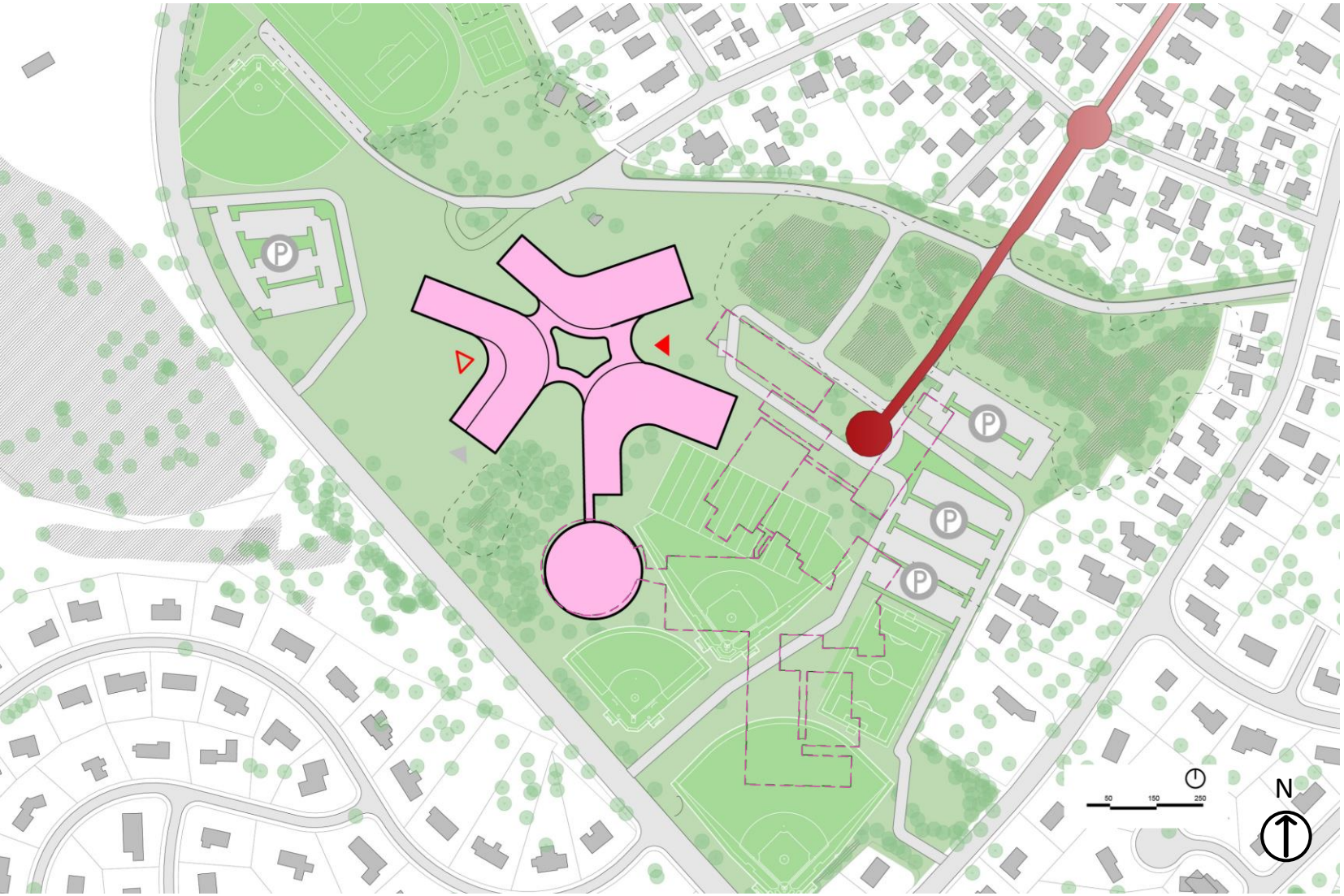
Notes:

- Parking structure required

C.4c New Construction – Academic Village – 4 Stories

SMMA

C.5a New Construction



Site Plan

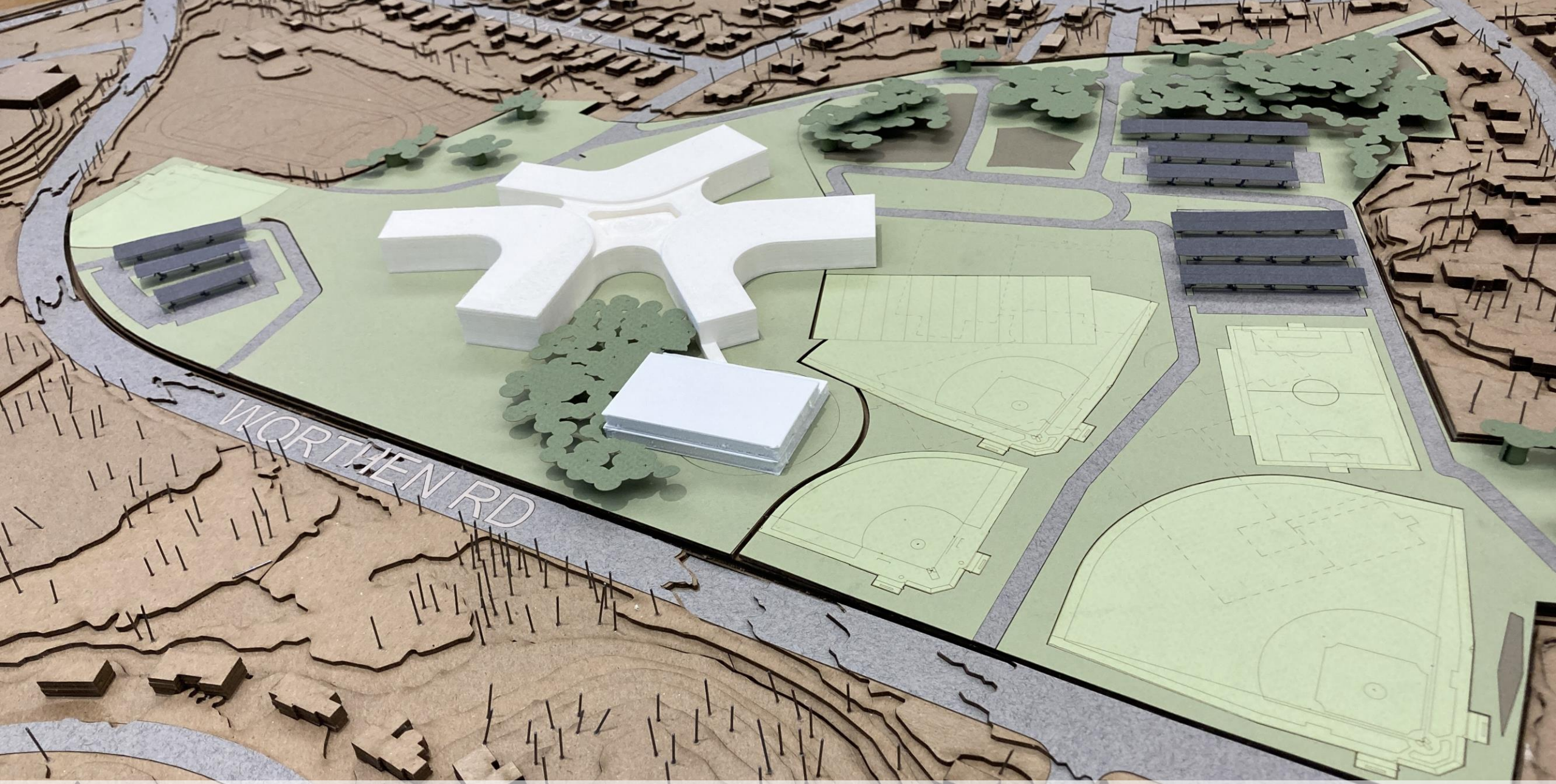
Base Educational Program
New 36,000 sf Field House
Building Footprint: 206,000
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- Direct Connection to Field House
- 146m Track

Cons:

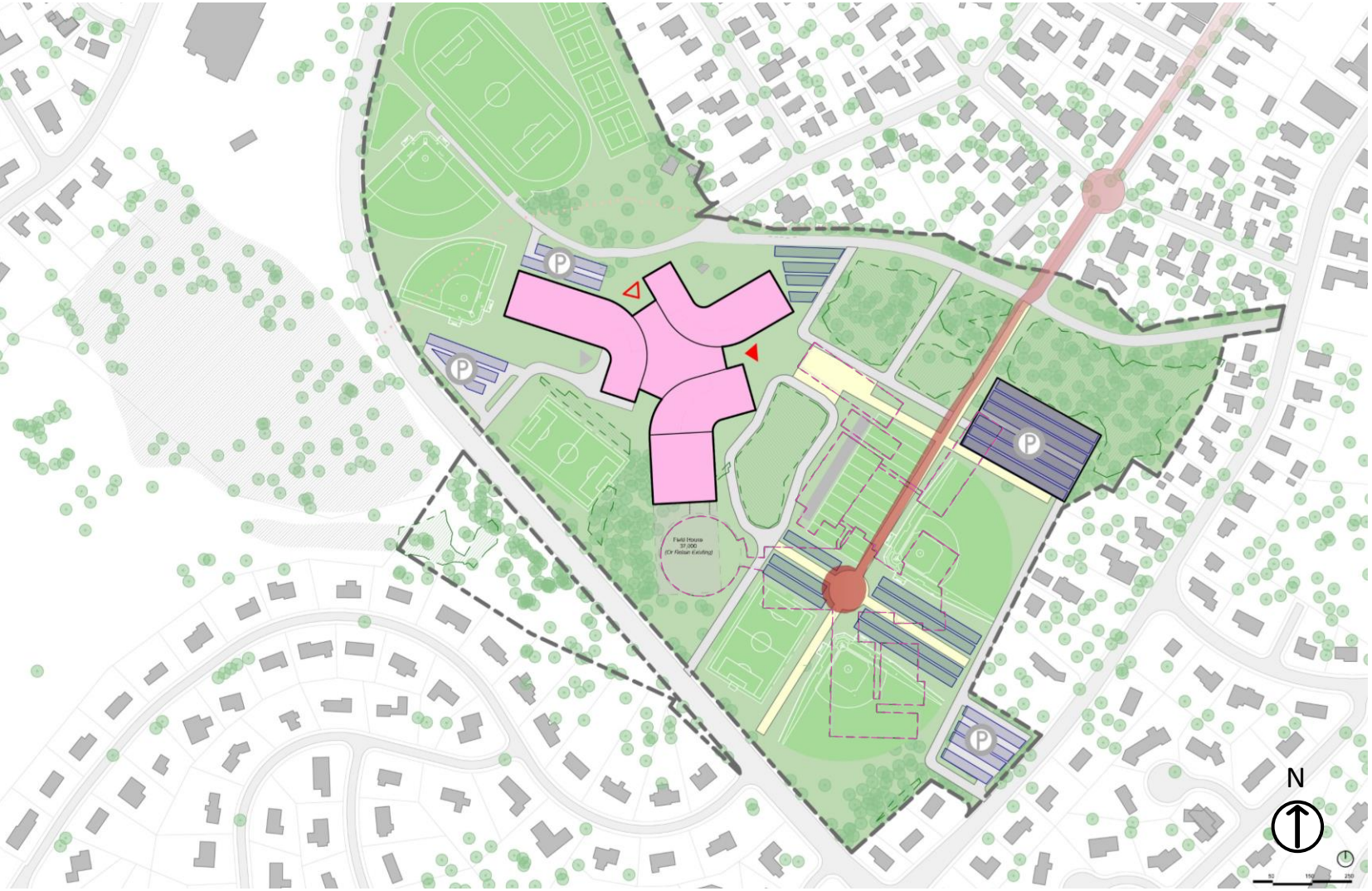
- Fields Separate from Center Rec Complex
- Mix of Façade Orientations



C.5a New Construction - 4 Stories

SMMA

C.5b New Construction



Site Plan

Base Educational Program
New 36,000 sf Field House
Building Footprint: 168,800 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- Direct Connection to Field House
- 146m Track
- Impact on wetlands < 5,000 sf

Cons:

- Fields Separate from Center Rec Complex
- Mix of Façade Orientations
- Impact to Park Land

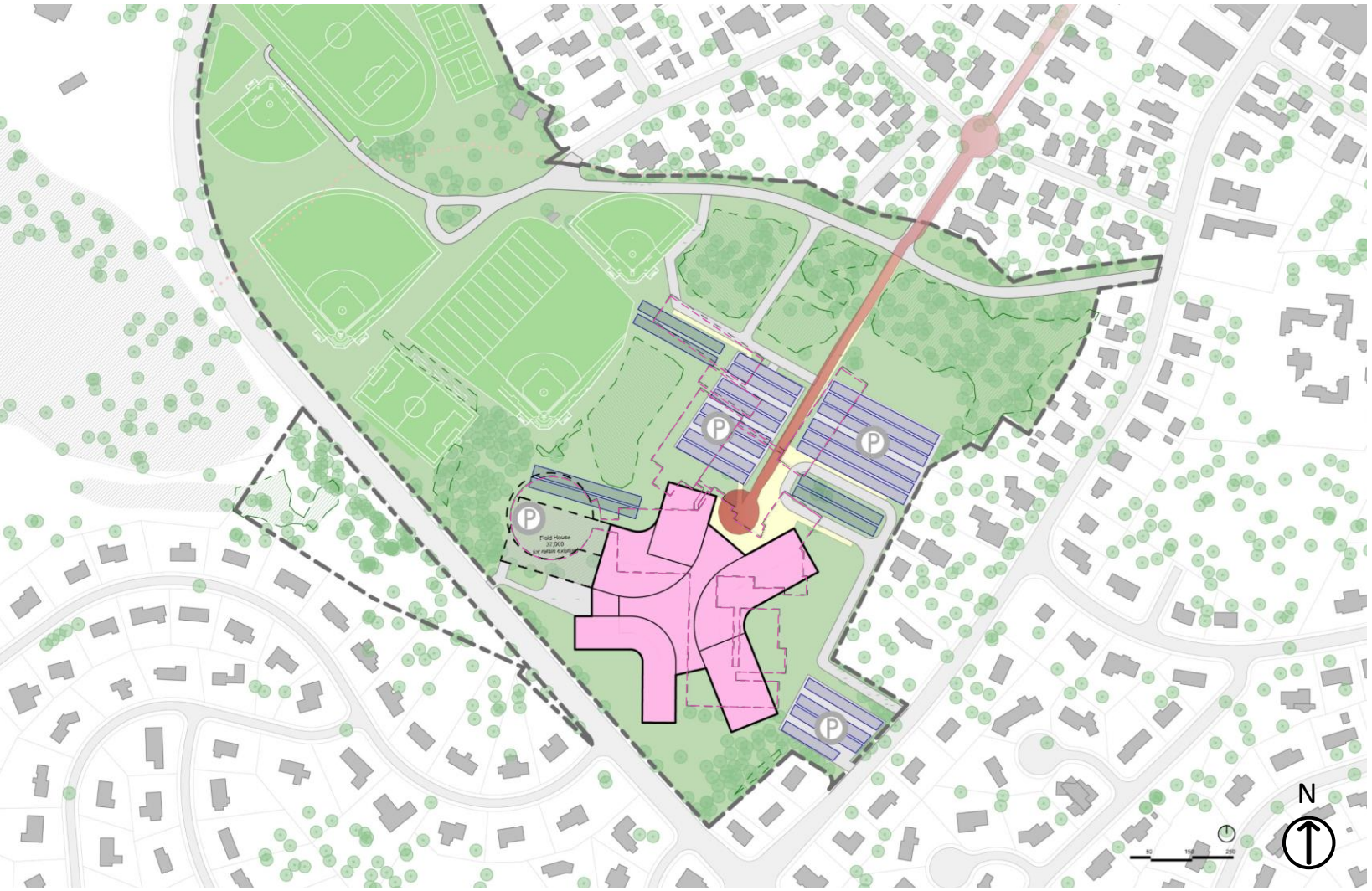
Notes:

- Parking structure required

C.5b New Construction - 4 Stories

SMMA

C.6 New Construction - Phased



Site Plan

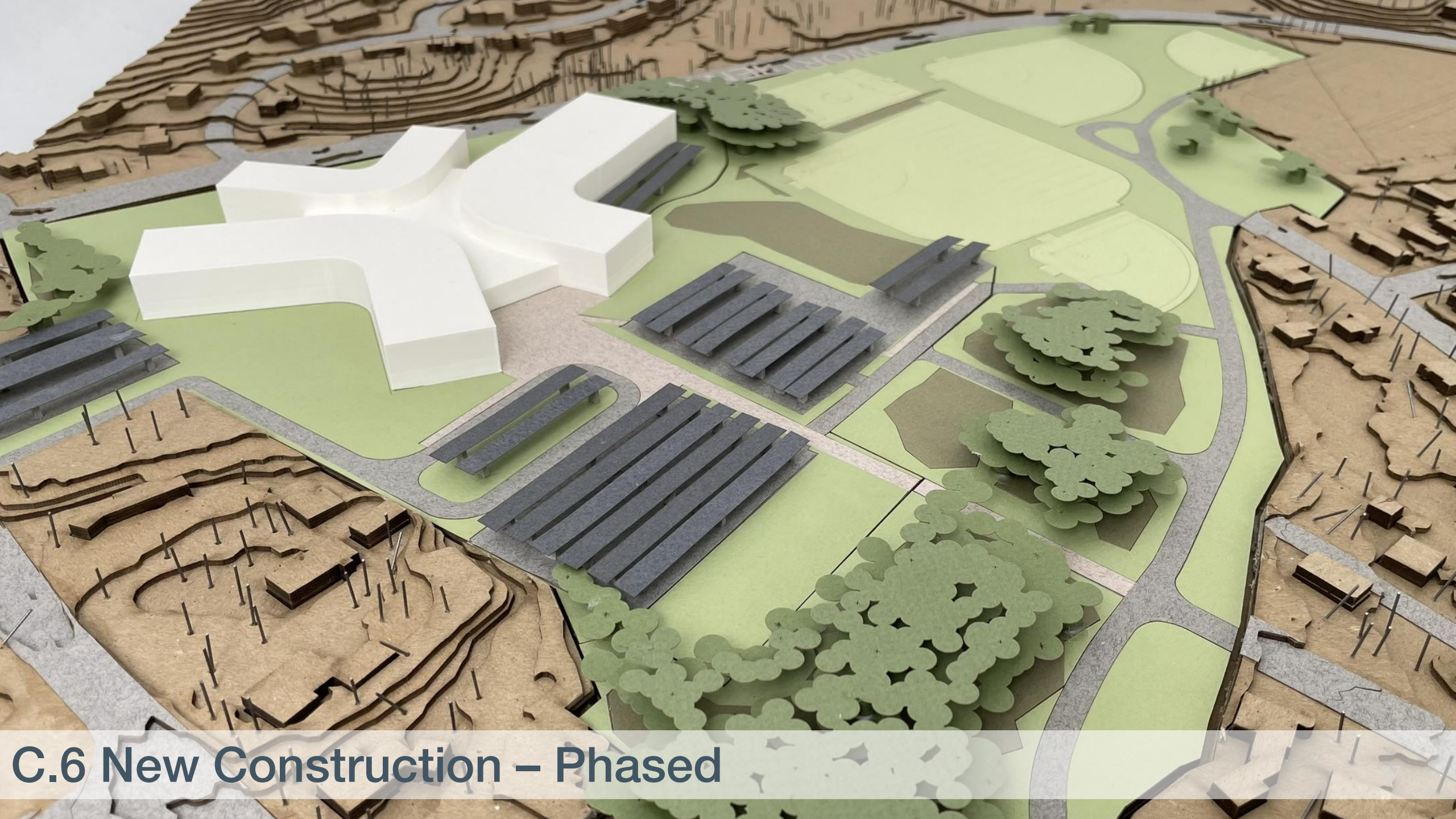
Building Footprint: 179,000 sf
Floors: 4
New 37,000 sf Field House

Pros:

- No direct impact to wetlands
- No direct impact to Park Land
- No permanent changes to existing field locations
- Nice pedestrian connection to Muzzey Street
- Can be realized without the use of modulars

Cons:

- Multi-Phase Construction
- Site pushed close to Worthen Rd, requiring new drop off circulation



C.6 New Construction – Phased

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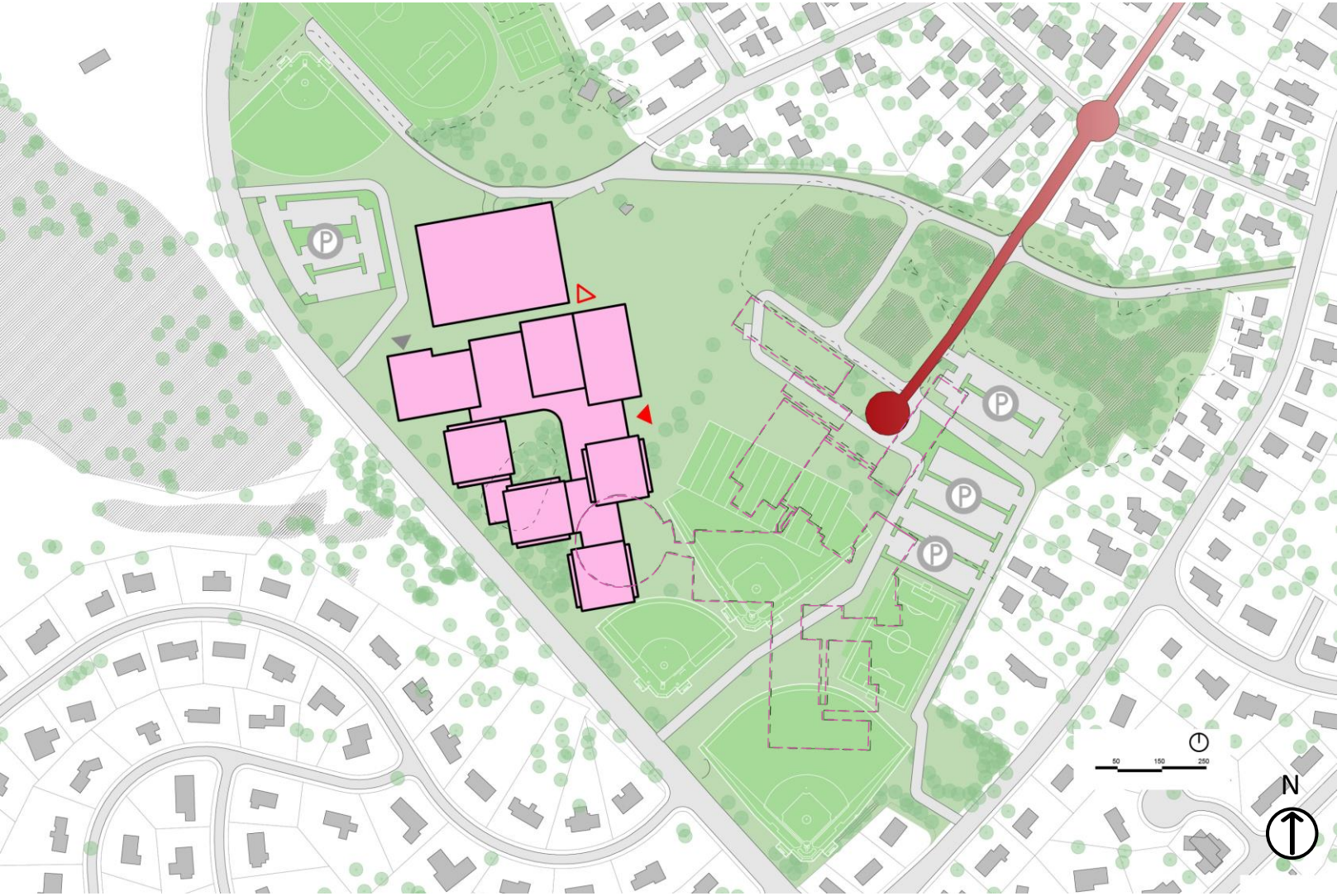
D.1 New Construction – Phased with New Field House



Site Plan

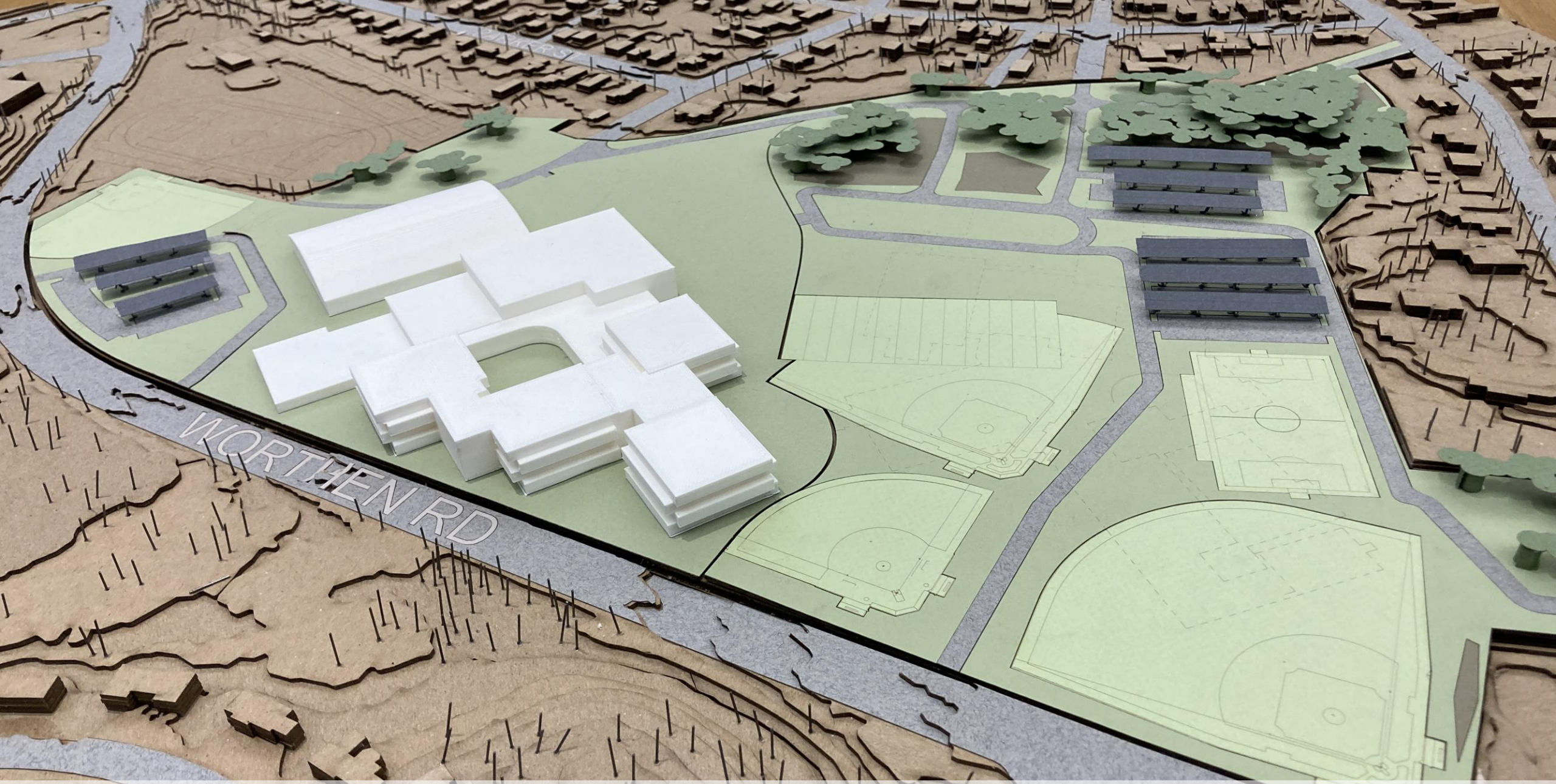
Base Educational Program
New 72,000 sf Field House
Building Footprint: 279,000 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- 200m Track

Cons:

- Fields Separate from Center Rec Complex
- Less than Ideal Façade Orientations



D.1 New Construction – Phased with New Field House

Thank You!

DORE + WHITTIER

SMMA

Massing Studies

WHAT ARE MASSING STUDIES?

- Conceptual planning diagrams
- Conceptual geometry that indicate required size and heights
- Conceptual siting locations
- Conceptual site circulation

WHAT THEY ARE NOT!

- Designs
- Material selections
- Final siting locations
- Final traffic patterns
- Final costs

SMMA

Code Upgrade

PROS

- Lowest cost alternative
- Addresses needed repairs
- Increases accessibility
- Does not impact the fields or Article 97 Land

CONS

- Doesn't address overcrowding problem
- Doesn't address disconnected buildings, outdoor circulation
- No change to educational environments to meet Ed Plan goals
- Potential disruption to ongoing LHS building uses
- Multiple phases of construction
- Large number of modulars required (cost not reimbursable)
- Significant cost for modest upgrade of facility
- Does not move one wall within the building

SMMA

New Construction on Fields

PROS

- No disruption to ongoing LHS building uses
- Best site access and lay-down space for construction
- Best opportunity to efficiently consolidate desired site uses
- Most freedom of educational planning/adjacencies
- Single, economical construction phase for building
- No modulars required

CONS

- Requires Article 97 Legislation
- Takes athletic fields offline for duration of construction (4+ years) then relocates them

SMMA

New Construction – Phased in Place

PROS

- Reduced site scope.
- Some freedom of educational planning/adjacencies
- Options being explored to avert Article 97 process

CONS

- Fields needed for construction activities are reconstructed in place.
- Major disruption to ongoing LHS building uses
- Multiple phases of construction extend schedule by ~2 years
- Increased cost vs new construction on fields
- Extremely constrained site may not accommodate all desired uses and adjacencies

SMMA

Renovation and Addition – Phased in Place

PROS

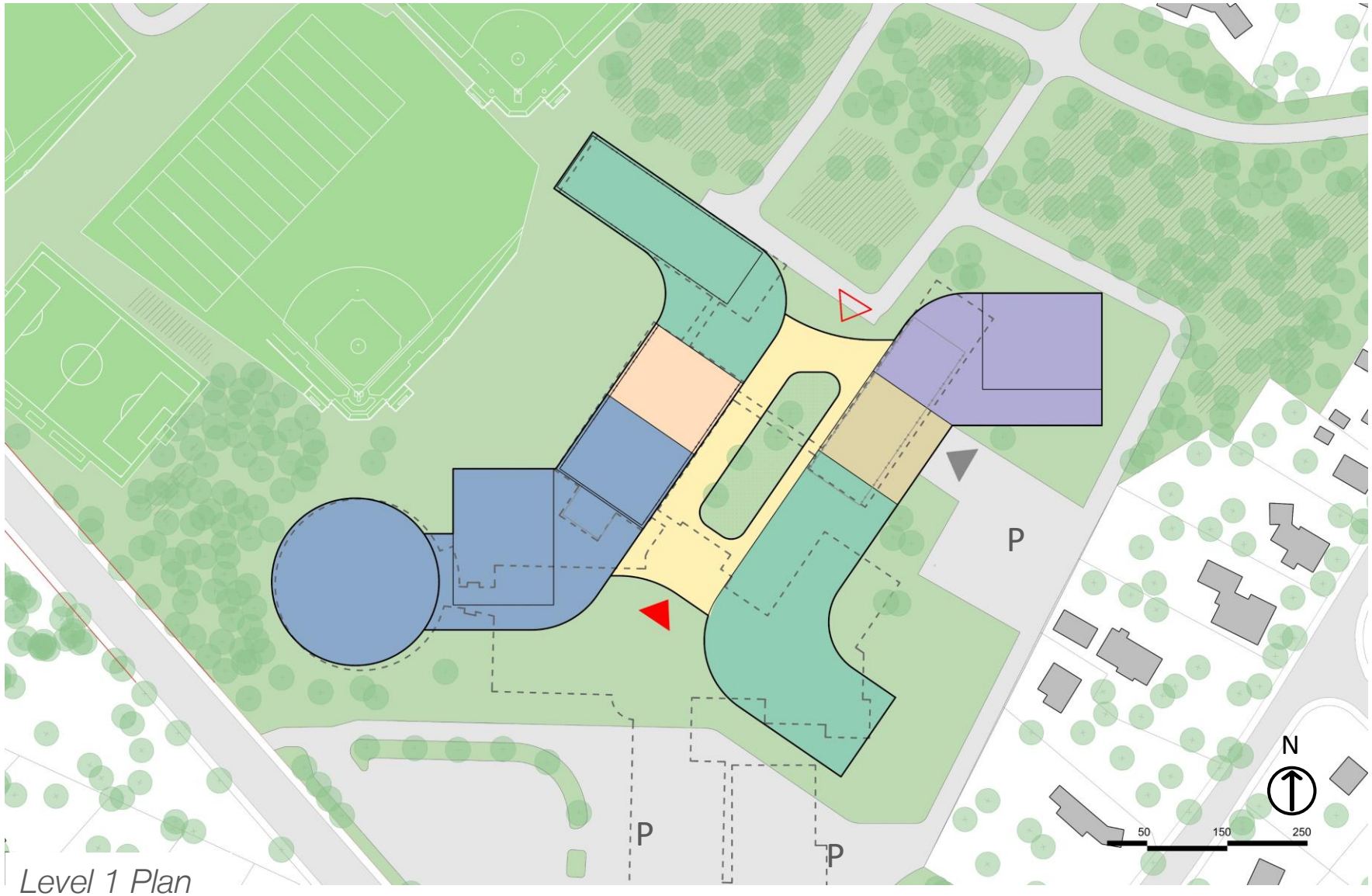
- Reduced site scope and cost (depending on location of addition)
- Options being explored to avert Article 97 process
- May reuse some building elements
- Retained concrete structure reduces carbon footprint
- Initial construction phase can avoid use of modulars in some options

CONS

- Major disruption to ongoing LHS building uses
- Multiple phases of construction extend schedule by ~1 to 2 years
- Extremely constrained site may not accommodate all desired uses and adjacencies
- Existing structural bays in Buildings A, B, H, and J not conducive to appropriately-sized classrooms
- New wall enclosures would require extensive rework and underpinning of existing foundations - not economical
- Existing structural frame not able to accommodate additional floor levels - limits efficient planning on available site
- Existing floor-to-floor heights of 1960's concrete buildings result in low headroom in classrooms
- Large number of modulars required for some options (cost not reimbursable)

SMMA

B.1 Renovation and Addition – Phased in Place



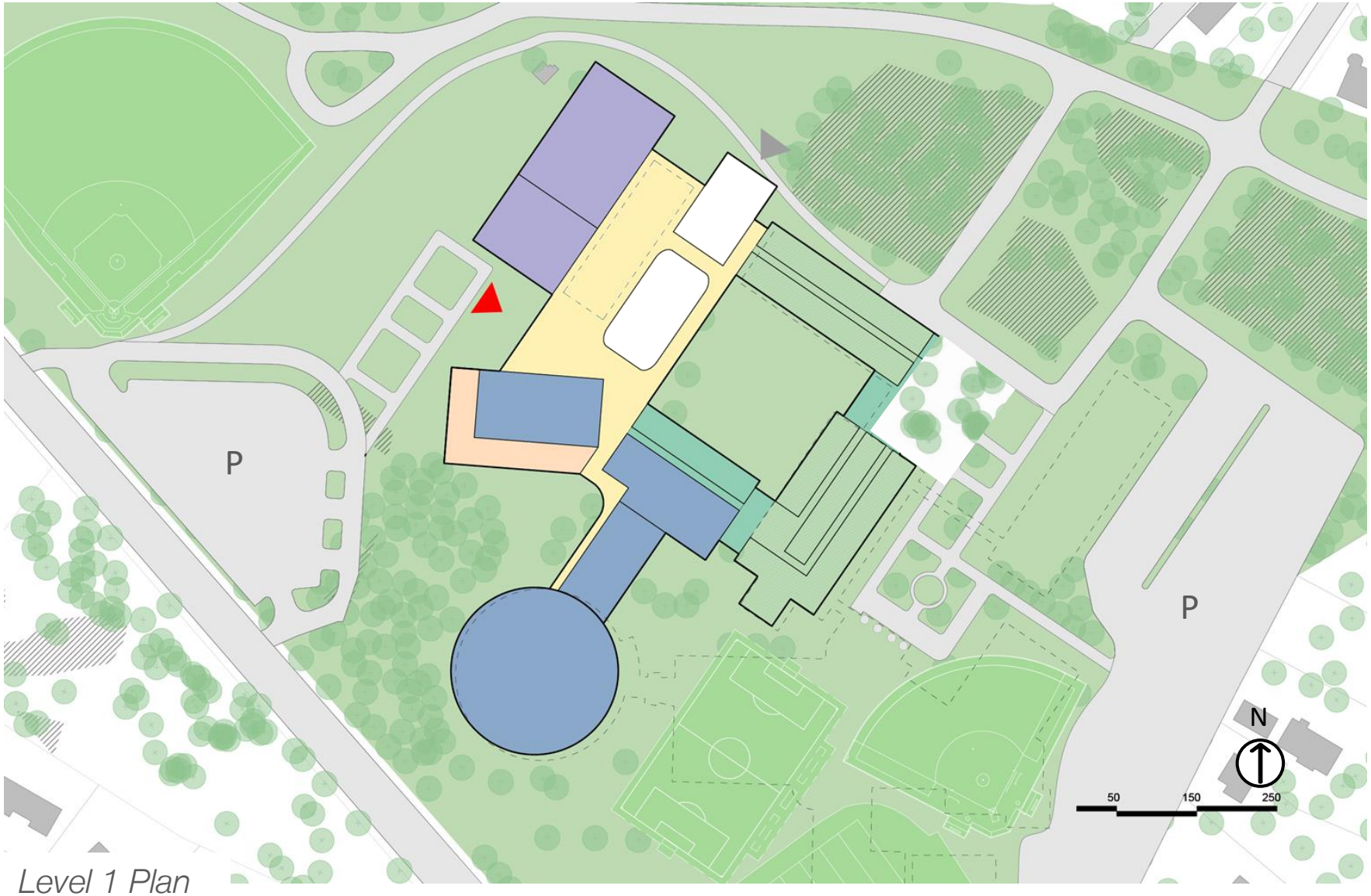
Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

SMMA

B.2 Renovation and Addition – Center Shift



Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

SMMA

B.3 Renovation and Addition - Phased

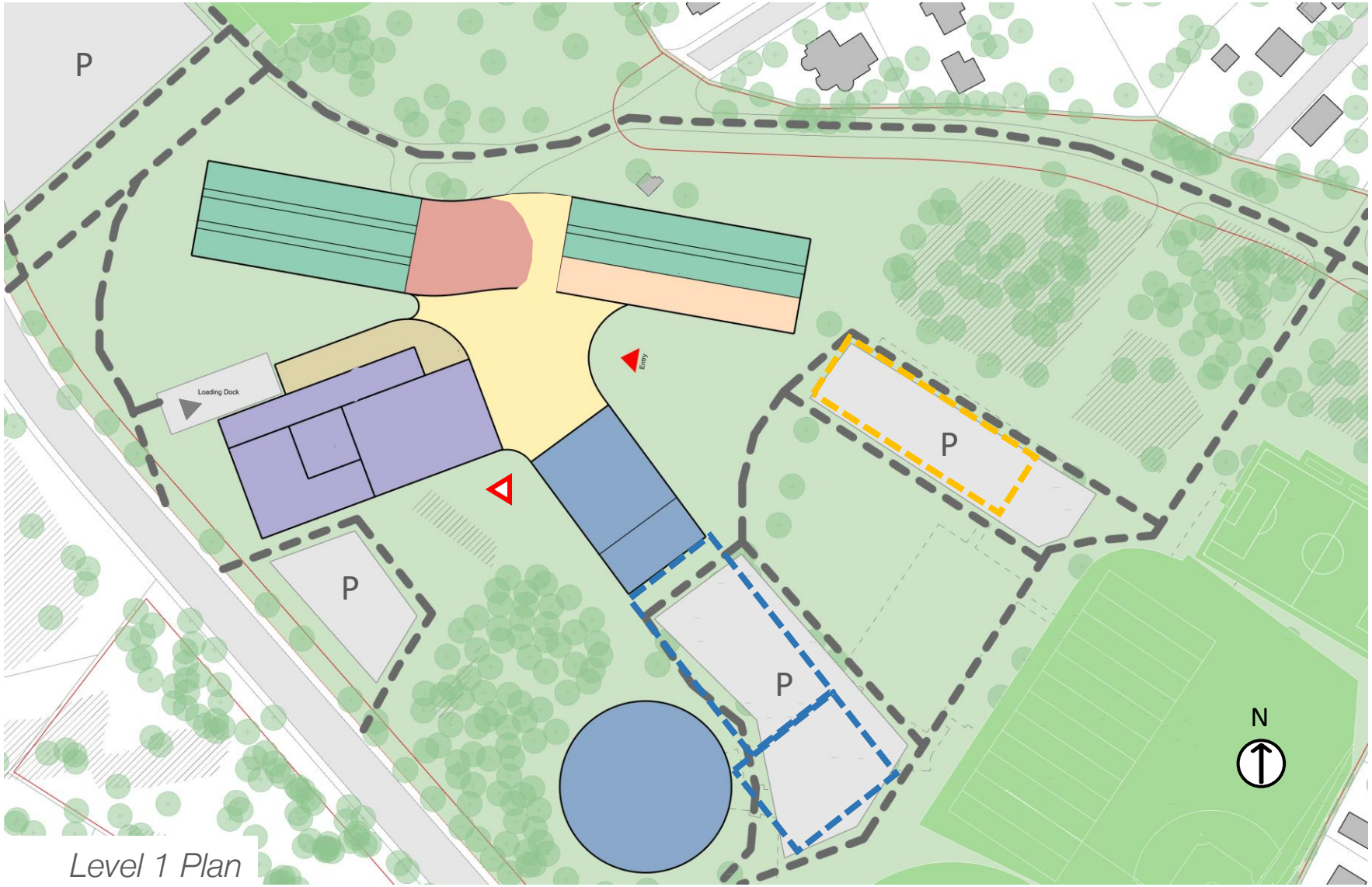
Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

SMMA

C.1a New Construction - Wide Academic Bar North – 3 Stories



Level 1 Plan

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Additional Program:

- Central Office
- Field House and Pool

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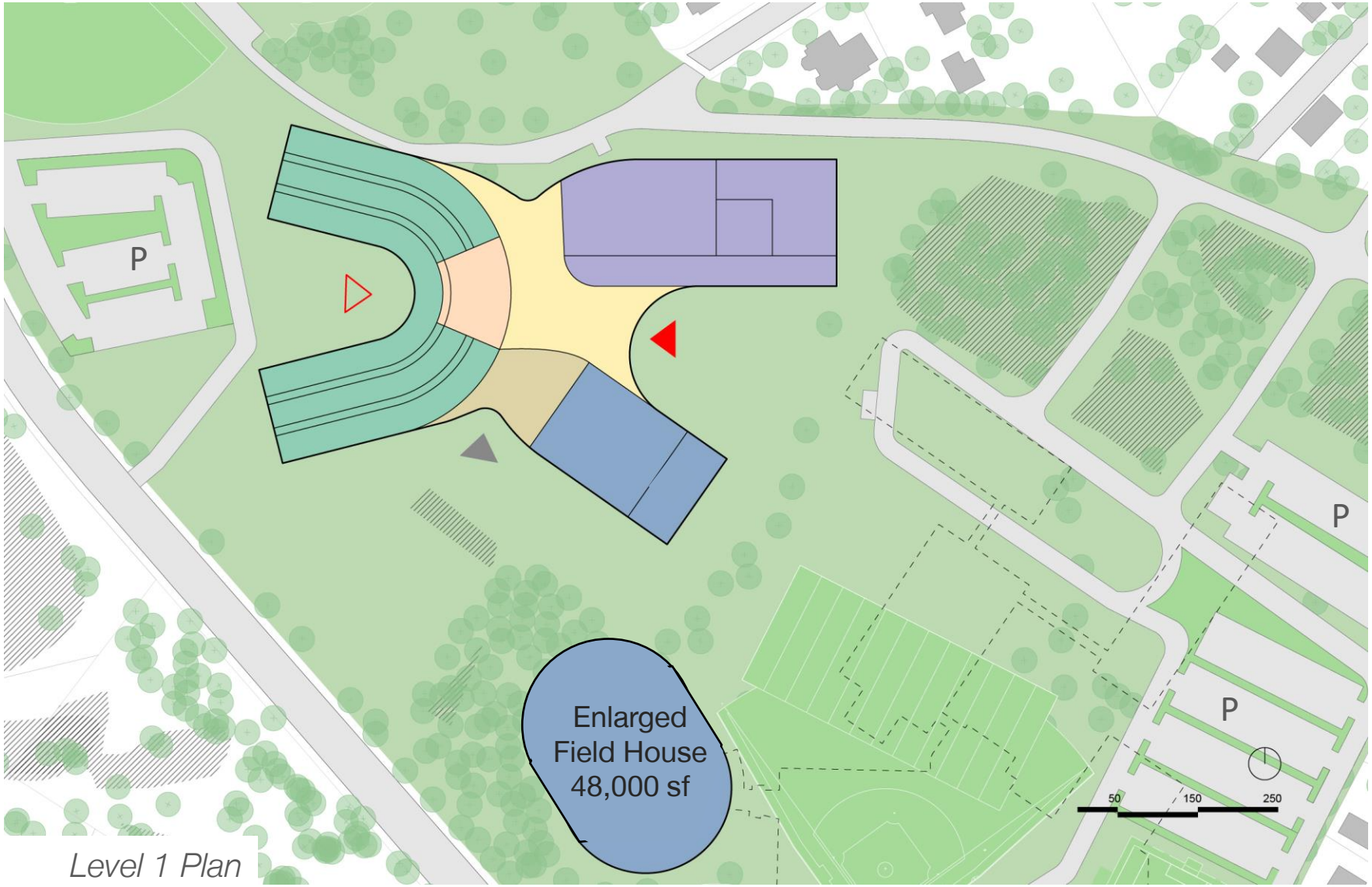
C.2b New Construction - Wide Academic Bars West



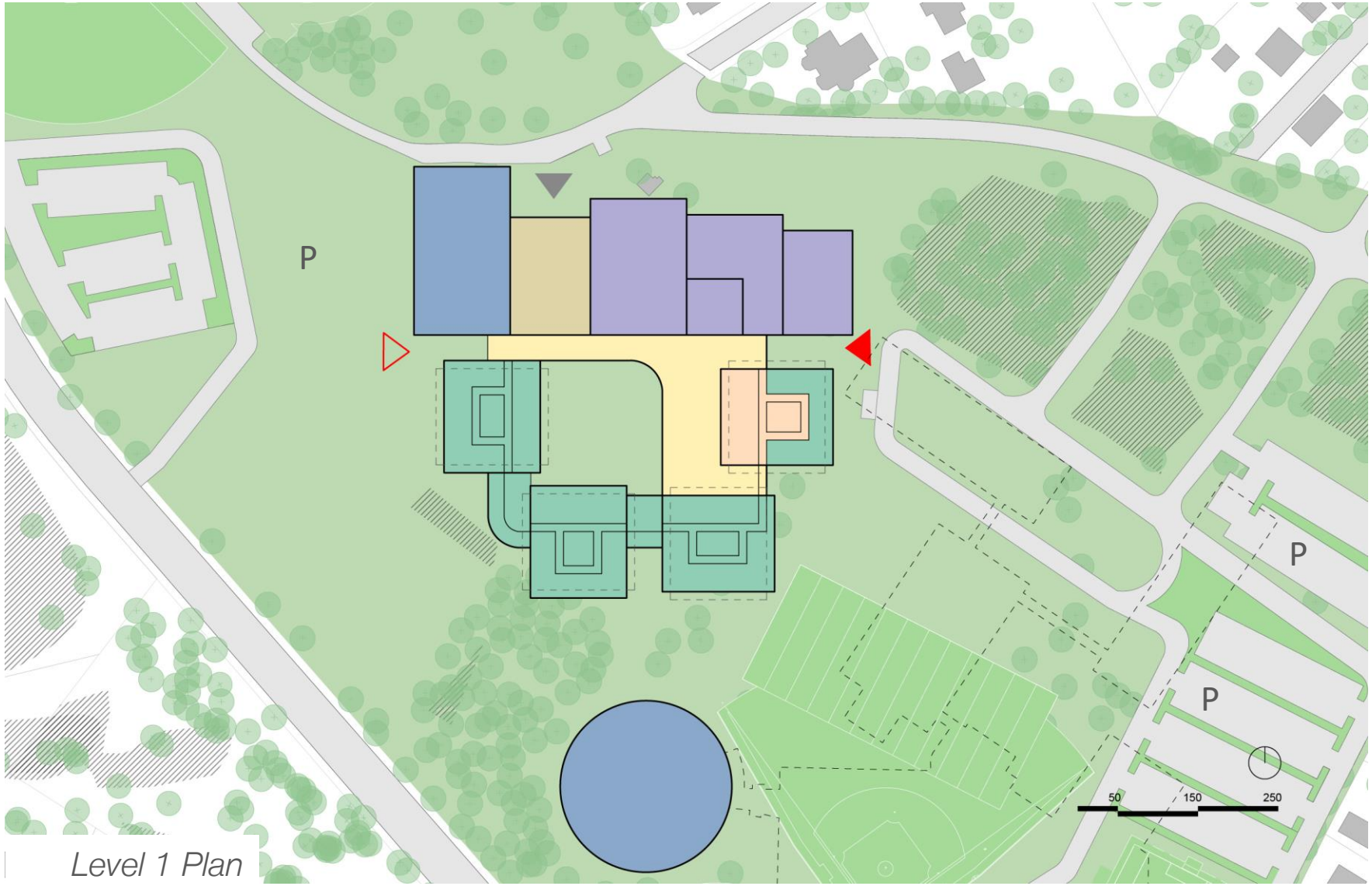
Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

SMMA

C.4b New Construction – Academic Village



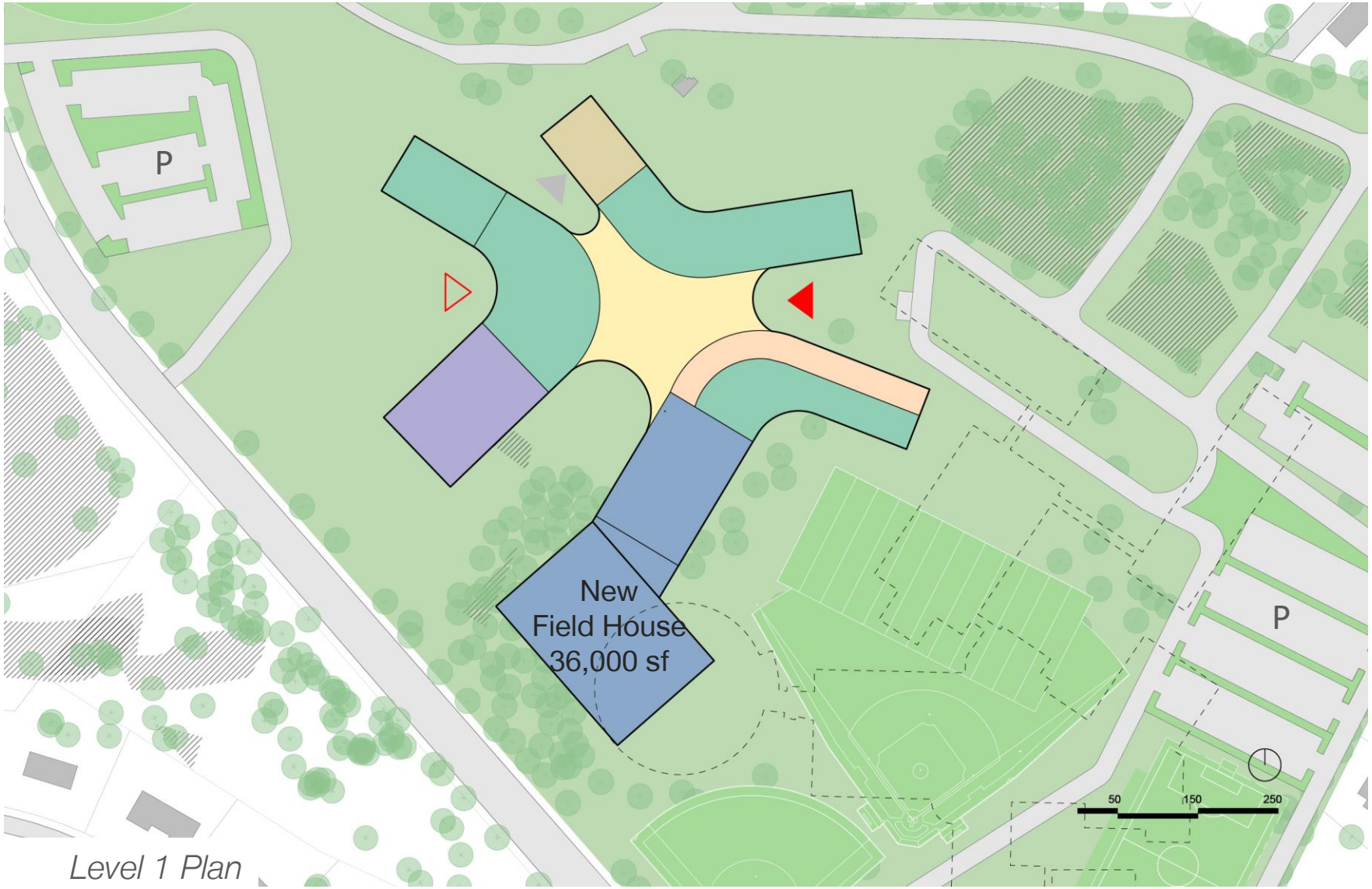
Level 1 Plan

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

SMMA

C.5a New Construction



Level 1 Plan

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

SMMA

D.1 New Construction – Phased with New Field House

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

SMMA

C.1d New Construction – Two Bars – 4 Stories

Level 1 Plan

Building Footprint:
246,000 sf

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

SMMA

C.4c New Construction – Academic Village

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

SMMA

C.5b New Construction – 4 Stories

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

SMMA

C.6 New Construction - Phased

Legend

- Academics
- Health, Wellness + Athletics
- Fine + Performing Arts
- Media Center
- Dining Commons
- Kitchen + Custodial
- Admin
- Primary Entrance
- After-Hours Entrance
- Loading Entrance

Level 1 Plan

	A. Code Upgrade	B. Renovation & Addition			C. New Construction													D. New - Multi Phase
Alternative	A.1	B.1	B.2	B.3	C.1a	C.1b	C.1c	C.1d	C.2a	C.2b	C.3a	C.4a	C.4b	C.4c	C.5a	C.5b	C.6	D.1
Description	No Changes to Architecture	2-4 Floors Phased-in-Place Retain Building G & J Structure	2-4 Floors Addition on Athletic Fields Retain Building G & J Structure	4 Floors Phased-in-Place Retain Building C & D	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	5 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	3 Floors On Fields 1 Phase	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact	4 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact	4 Floors On existing footprint Multiple Phases Reduced wetland impact Reduced Art 97 impact	4 Floors On Fields Multiple phases