

**MONTHLY REPORT**

# **LEXINGTON HIGH SCHOOL**

**February 2024**

**DORE + WHITTIER**

## I. EXECUTIVE SUMMARY

This is the sixth monthly report for the Lexington High school project that will cover February 2024. During the month of February, we held several working group meetings and our SBC Meeting No. 8. (Please note that ALL meeting recordings, agenda, minutes, and materials can be found on the project website found here: [A New Vision for Lexington High School \(lexingtonma.org\)](https://lexingtonma.org))

**The project team met on February 1<sup>st</sup>** as our typical weekly Thursday meetings. We reviewed upcoming meetings, project schedule, outstanding items, deliverables etc.

**At the February 5<sup>th</sup> School Building Committee Coordination Meeting**, the Superintendent and District presented the following agenda:

- Call to Order
- MSBA Module Review
- A Look back
  - Student School Building Committee (SSBC) Minutes on 2-1-24
- Update on Existing Conditions Report
- Proposed Topics for Next Agenda
- Public Comment
- Adjourn

The SBC Coordination Meetings will be held every first, second and fourth Monday of the month from 12-1pm. The meeting minutes can be found [here](#).

**At the February 5<sup>th</sup> Focus Group meeting (Ed Planning and Equity)** the project team met for the second time to review the process for the 4 meetings. The project team reviewed the objective:

Meeting #2 Agenda:

- Meeting #1 Priorities and Givens
- Additional Goals and Aspirations
- Program Components and Discussion
- Next Steps

Focus Group Objective:

Review overall goals from educational planning perspectives, educational programming meetings and visioning sessions

Meeting #2 Objective:

Review and Response

Topics and Priorities:

Fostering collaboration and connections, dedicated space for staff and students (before and after school), Equity diversity and inclusion (identity and culture, accessibility, all gender facilities, differentiated spaces, integrated design), natural

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daylight, circulation, wayfinding, physical space (flexible and agile, meeting space, cafeteria, classrooms, nurse's office), academic delivery (STEM, academics, school organization), campus (open or closed), transportation, lockers.

Givens:

Code-complaint, American Disabilities Act/MA Accessibility Board-Compliant, air conditioning/temperature control, natural daylight, dimmable LED lighting (uplighting/downlighting), dedicated space for staff and students, identify and culture, differentiated space, circulated, wayfinding

SMMA presented many slides with examples of spaces in other communities. please reference the presentation [here](#).

**The project team met on February 8th** as our typical weekly Thursday meetings. We reviewed upcoming meetings, project schedule, outstanding items, deliverables etc.

**At the February 9<sup>th</sup> Focus Group meeting (Site, Safety and Security)** the project team met for the second time to review the process for the 4 meetings. The project team reviewed the objective:

Meeting #2 Agenda:

- Review Focus Group Agenda and Objective
- Topics and Priorities Based on Community Input (Discussions of Topics and Possibly Conflicting Priorities)
- Additional Topics to be Explored
- Next Steps

Focus Group Objective:

- Review and Respond

Topics and Priorities:

- Topic #1: Balancing Open Campus Tradition/Community Access with Safety Concerns – *Conflicting Priorities?*
- Topic #2: Encouraging Multimodal Transportation – *Conflicting Priorities?*
- Topic #3: Incorporating Green Infrastructure – *Conflicting Priorities?*
- Topic #4: Attempting to Minimize Disturbance Footprint – *Conflicting Priorities?*
- Topic #5: Managing Parking, Traffic and Circulation - *Conflicting Priorities?*
- Topic #6: Acknowledging that there are Ecologically Valuable Communities on the Site
- Topic #7: Ensuring Student Safety During Construction
- Topic #8: Creating a Unique Sense of Place and Site Design Aesthetic that is Grounded in Your Community

SMMA further reviewed common words that were heard during the first meeting and presented a list with the most common words in larger text, and the least common in smaller text.

SMMA presented many slides with examples of spaces in other communities. Please reference the presentation [here](#).

**At the February 12<sup>th</sup> School Building Committee Coordination Meeting** the Superintendent and District presented the following agenda:

- Call to Order
- MSBA Module Review
- A Look back
  - Student School Building Committee (SSBC) Minutes on 2-1-24
- LEED Registration
- Existing Conditions Feedback/Update
- Draft Space Summary Review
- Proposed Topics for Next Agenda
- Public Comment
- Adjourn

The SBC Coordination Meetings will be held every first, second and fourth Monday of the month from 12-1pm. The meeting minutes can be found [here](#).

**At the February 12<sup>th</sup> Focus Group meeting (MEP and Sustainability)** the project team met for the second time to review the process for the 4 meetings. The project team reviewed the objective:

Meeting #2 Agenda:

- Givens and Proposed Additional Goals
- Topics of Discussion (Energy, MEP Systems, Healthfulness)
- Next Steps

Focus Group Objective:

Review preferred MEP systems, sustainable design features, healthy materials, environmentally friendly design and renewable opportunities.

Givens and Proposed Additional Goals:

Givens:

- MA Specialized Energy Stretch Code
- Lexington Integrated Design Policy
- LEEDv4 Gold Certification
- Net Zero Energy (NZE) and EUI 25
- Solar PV Systems/Battery Storage
- SITES Certification - Gold

Proposed Additional Goals:

- Net Positive Energy

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- Microgrid
- EV Charging for Buses and electric bicycles
- LEED Platinum Certification
- Enhanced Ventilation/Air Quality:
  - 600 PPM (CO2 monitoring)
  - Aircurity (VOC monitoring)

Givens-Specialized Energy Stretch Code: (Standard Stretch Code Compliance + Electrification of Heating)

Robust Building Enclosure:

- Window to wall Ratio (WWR) = **25%**
- Walls = **R-40**
- Roof = **R-60**
- Glazing Systems = **R-5 (triple glazing)**
- Thermal Bridging Mitigation
- Air Infiltration Testing
- Air Infiltration Reduction Goal = **0.15 cfm/sf@ 75 PA or better**
- Optional Pathway: Passive House

Efficient MEP Systems:

- Efficient All-Electric Heating and Cooling Systems
- Ground Source HP or ASHP Systems
- Domestic Hot Water Systems (DHW)
- Renewable Energy Readiness:
  - Solar PV
  - Battery Storage
- EV Charging Station Readiness

Givens- LEEDv4 Gold Certification and Lexington IDP:

Sustainable Sites:

- Stormwater Management Optimization
- Urban Heat Island Reduction
- Light Colored Roof & Paving
- Green Vegetated Roofs
- Trees for Shading
- Optimizing green/vegetated areas
- Bicycle Storage
- Green Vehicles
- Carpooling
- EV Charging Station (2% installed)
- Joint Use of Facilities (Community Use)

Water Efficiency:

- Outdoor Water Reduction
- Low/No Irrigation
- Native Plants
- Indoor Water Reduction
- 20% Min. Reduction [MSBA]
- 30-40% Reduction Goal [LEEDv4/IDP]
- Water Sub-Metering

Energy and Renewables:

- EUI 25 Goal or 30% > ASHRAE 90.1
- Solar PV/Battery Storage Installation
- Advanced Energy Metering
- Demand Response Readiness
- Enhanced Ozone-Friendly Refrigerants
- Commissioning –MEP/BE Cx [MSBA/LEEDv4]

Healthy/Low Carbon Materials:

- Embodied Carbon
- LEEDv4 LCA credit
- **LEX IDP: TBD % Goal**
- Low Carbon Structure/Enclosure Materials
- Sustainable Materials Attributes [Recycled Content, FSC wood, Regional Materials, etc.]
- Construction Waste Management [95% goal]
- Environmental Product Declaration- EPDs
- Health Product Declaration - HPDs
- Red List Screening [IDP]
- Low-Emitting materials
- Recycling Planning and Program

Indoor Environmental Quality:

- Daylight Optimization
- Access to views
- Enhanced Indoor Air Quality Strategies
- Interior Lighting Design
- Acoustical Performance [LEEDv4 pre-requisite]
- Thermal Comfort
- Construction IAQ Practices, including Flush Out

Resiliency/Healthfulness:

- Climate Resiliency [IDP]
- Emergency Shelter:

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- Level 2 – Gym/Field house
- Level 3 – Remainder of Bldg.
- Environmental Literacy
- Access and Interaction with Nature
- Other Considerations:
- Biophilia

SMMA further reviewed meeting priorities:

1. Net Zero Energy and Renewable Energy
2. Climate Preparedness and Adaptability
3. MEP Systems
4. Sustainable Transportation and Electrification of Transportation
5. General sustainability and MEP design planning
6. Sustainable Materials and Healthfulness [IAQ/IEQ]
7. Sustainable Sites
8. Environmental Literacy

SMMA presented examples for each priority as outlined above. Please refer to the presentation [here](#).

**At the February 14<sup>th</sup> Focus Group meeting (Exterior and Interior Design)** the project team met for the second time to review the process for the 4 meetings. The project team reviewed the objective: To review and respond:

Meeting #2 Agenda:

- Introduction
- Topics of Discussion
  - Givens
  - Additional Goals
- Next Steps

Topics of Discussion:

- Topic #1: Designing for the Future – Economy, Flexibility and Growth
- Topic #2: Sustainability: Lexington's Integrated Building Design & Construction Policy and Building Performance Requirements
- Topic #3: Access to Outdoors & Integrating Exterior and Interior Learning Environments
- Topic #4: Balancing Educational and Community Space Needs
- Topic #5: Designing in the Context of Lexington - Creating a Sense of Place and Identity

Designing for the Future: (Economy, Flexibility and Growth):

Design "Givens":

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- The building design will be based on an enrollment of 2,395 students.
- Summary of Spaces and plans will be right-sized based on extensive study and discussions, including with MSBA, of current and planned course offerings and the Educational Program.
- The design will seek a high degree of plan efficiency and construction economy within an overall space “grossing factor” (GFA/NFA) of 1.5
- Spaces will be designed to support a wide array of potential uses, including 85% classroom utilization, Hands-on and Project-Based Learning, Co-teaching and small group breakout
- The building will be designed to allow growth toward an ever-increasing degree of interdisciplinary organization of the school.
- The preferred design will include a strategy for future expansion, as required by MSBA.
- Lessons learned from the Covid pandemic will inform the Design Team’s thinking about space planning and access to the outdoors.

SMMA presented many slides with examples of spaces in other communities. Please reference the presentation [here](#).

**The project team met on February 15th** as our typical weekly Thursday meetings. We reviewed upcoming meetings, project schedule, outstanding items, deliverables etc.

**At the February 15<sup>th</sup> Permanent Building Committee meeting**, the project team presented the following agenda:

- Schedule Review
- Focus Group Recaps
- Draft Existing Conditions Report Overview
- Draft Existing Space Summary Overview

The meeting notes can be found on the [Lexingtonma.gov](https://lexingtonma.gov) website.

**The project team met on February 22nd** as our typical weekly Thursday meetings. We reviewed upcoming meetings, project schedule, outstanding items, deliverables etc.

**At the February 26<sup>th</sup> School Building Committee meeting** the project team presented the following agenda:

1. Call to Order & Intro
2. Previous Meeting Minutes Approval (Vote Expected) (5 minutes)
  - 1/22/24 Meeting Minutes
  - 1/29/24 Meeting Minutes
  - 2/5/24 Meeting Minutes
  - 2/12/24 Meeting Minutes
3. SSBC Update (10 minutes)
4. Design Update



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- Accept Existing Conditions Report (Vote Expected) (5 minutes)
- Intro to Space Summary (20 minutes)
- Review Concept Massing Studies (20 minutes)
- 5. Approve Evaluation Criteria (10 minutes)
- 6. Communications Working Group Update (10 minutes)
- 7. Schedule Working Group Update (10 minutes)
- 8. Upcoming Meetings (10 minutes)
- 9. Other Topics not Reasonably Anticipated 48 hours prior to the meeting (5 minutes)
- 10. Public Comment (10 minutes)
- 11. Adjourn

The meeting minutes and recording can be found on the project website under the tab “Documents & School Building Committee Meetings” found [here](#):

**At the February 27<sup>th</sup> School Committee Meeting** the project team presented the Educational Program and Space Summary for the first time. The meeting notes and recordings can be found [here](#).

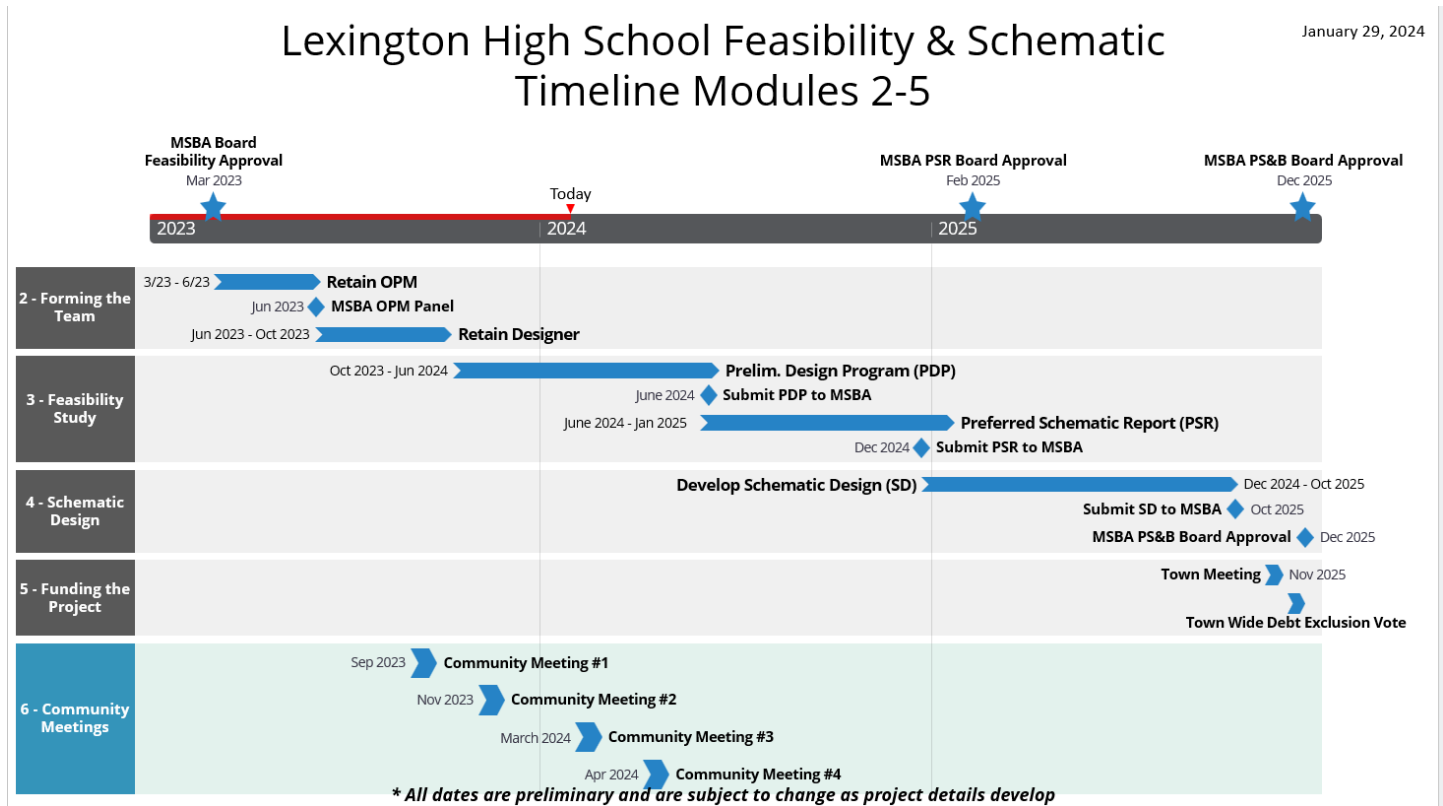
**The project team met on February 29<sup>th</sup>** as our typical weekly Thursday meetings. We reviewed upcoming meetings, project schedule, outstanding items, deliverables etc.

**At the February 29<sup>th</sup> Focus Group meeting (Educational Planning & Equity)** the project team met with the group for the 3<sup>rd</sup> time and reviewed the agenda, meeting topics, and the PDP recommendations checklist regarding input on each item listed. The excel has 3 categories for review “Givens, For More Discussion, and Non starter”. The SMMA team went line by line through each item with the working group and the following was reviewed:

- Community Building & Connections
- Dining
- Academic Space Needs
- Inclusive Design
- Circulation and Transition Periods
- Flexible Spaces
- Environmental Wellness
- Gender Neutral Bathrooms
- STEM Labs
- Environmental Graphics
- Other

The meeting recording and notes can be found on the project website under the tab “Documents and SBC Meetings” [here](#).

## II. PROJECT SCHEDULE OVERVIEW



## III. TASKS COMPLETED

A series of meetings were held in the month of February, they include:

- 2/1/24 LHS Weekly Project Team Meeting
- 2/5/24 SBC Coordination Meeting
- 2/5/24 Ed Planning and Equity Focus Group Meeting
- 2/6/24 School Committee Meeting
- 2/8/24 LHS Weekly Project Team Meeting
- 2/9/24 Site, Safety, and Security Focus Group Meeting
- 2/12/24 SBC Coordination Meeting
- 2/12/24 MEP & Sustainability Focus Group Meeting
- 2/14/24 Exterior and Interior Design Focus Group Meeting
- 2/15/24 LHS Weekly Project Team Meeting
- 2/15/24 PBC Meeting
- 2/22/24 LHS Weekly Project Team Meeting
- 2/26/24 SBC Meeting No. 8

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- 2/27/24 School Committee Meeting
- 2/29/24 LHS Weekly Project Team Meeting

## IV. 30-DAY LOOK AHEAD

In the month of March, the project team will be reviewing the following:

Existing Conditions

Educational Program

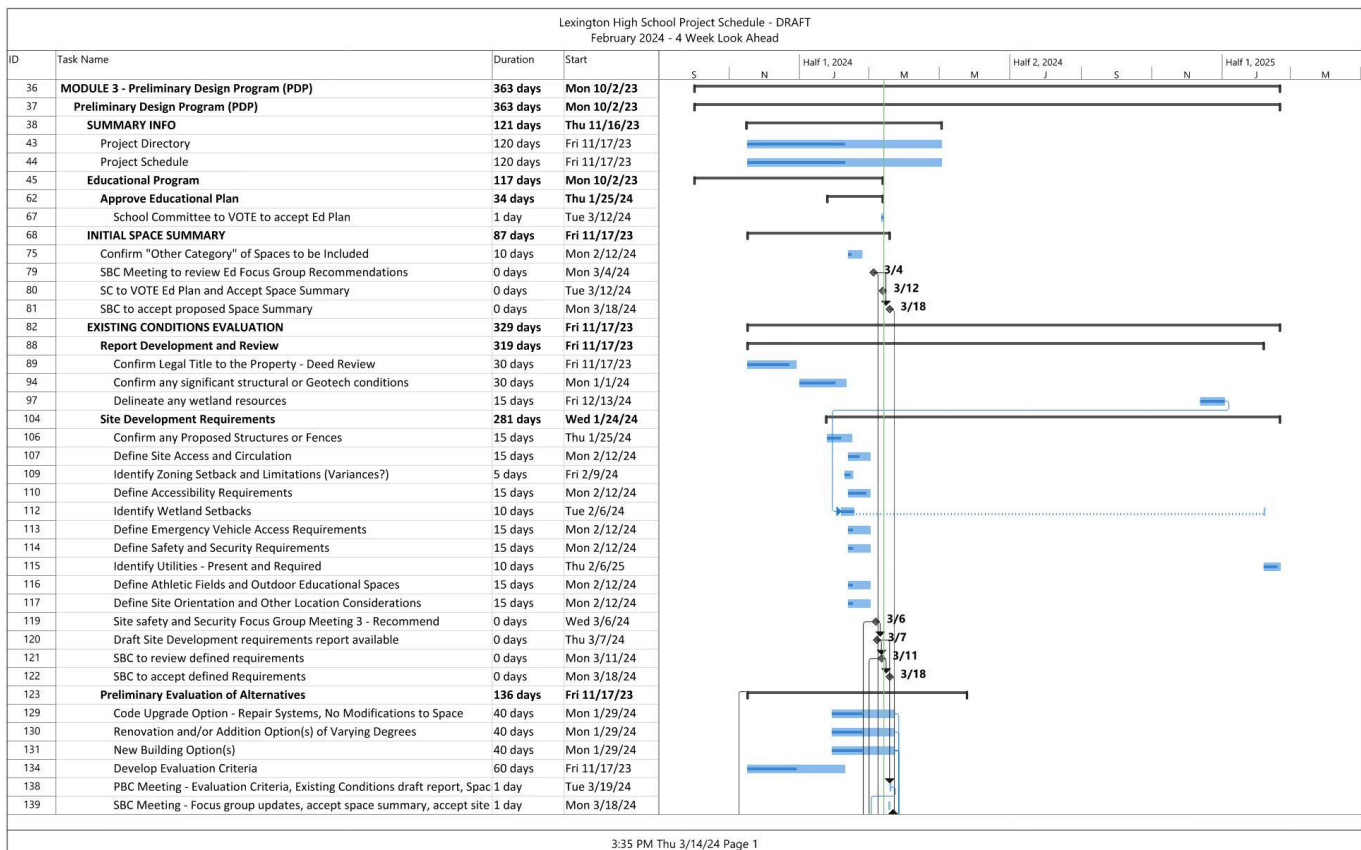
Evaluation Criteria

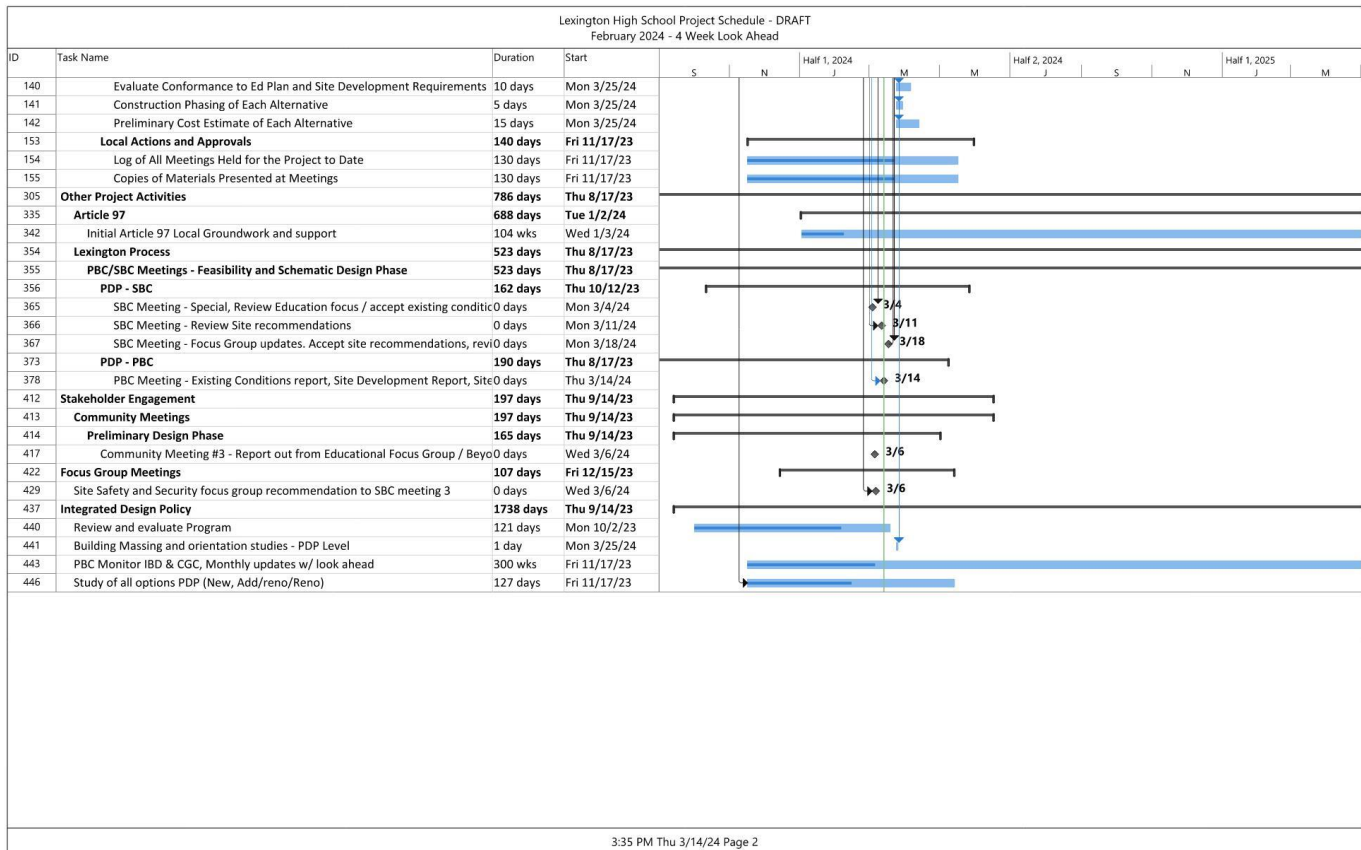
Space Summary

Additional 3rd rounds of focus group meetings will continue where feedback received from the first and second meetings will be presented and further evaluated.

Our 3<sup>rd</sup> Community Meeting will be held on March 6<sup>th</sup> from 6:30-8:30pm.

Attached below is a 4 week look ahead from our project schedule. The full project schedule is included as a backup to this document.





## Upcoming Meetings:

- 3/4/24 SBC Coordination Meeting
- 3/5/24 Site, Safety, Security Focus Group Meeting
- 3/6/24 Community Meeting no. 3
- 3/7/24 LHS Weekly Project Team Meeting
- 3/11/24 SBC Coordination Meeting
- 3/12/24 School Committee Meeting
- 3/14/24 LHS Weekly Project Team Meeting
- 3/19/24 PBC Meeting
- 3/18/24 SBC Meeting no. 9
- 3/21/24 LHS Weekly Project Team Meeting
- 3/25/24 SBC Coordination Meeting
- 3/28/24 LHS Weekly Project Team Meeting
- 3/29/24 Ed Planning and Equity Focus Group Meeting



I. PROJECT BUDGET

**Budget Status Narrative:** In the month of February one (1) invoice was submitted for payment against the project budget and Propay reimbursement no. 3 was submitted to the MSBA.



March 13, 2024

**Project Name:** Lexington High School  
**Subject:** Monthly Report Budget Update

1. MSBA Reimbursement Status:

PR No.	Payment Request Date	Submitted Amount	Ineligible Project Costs	Eligible Project Costs	Eligible Grant	Recommended Payment Amount	MSBA Last Payment Date	MSBA Payment Amount
1	10/4/2023	\$46,262	\$1,600	\$44,662	\$13,845	\$0	12/21/2023	\$13,845
2	1/10/2024	\$89,198	\$1,568	\$87,630	\$27,165	\$0	2/1/2024	\$27,166
3	2/2/2024	\$254,269	\$0	\$254,269	\$78,823	\$78,823		
4	3/1/2024	\$92,828	\$0	\$92,828	\$28,777	\$107,600		
Total		\$482,557				\$186,423		\$41,011

**Project:**  
Lexington High School



Project Details

DWMP Project No.	MP 22-0129	Project Type	High School
Project Name	Lexington High School	Scope Type	
Project Address	251 Waltham Street Lexington, MA 02421	MSBA Project?	No
Project Phase	Feasibility Study		
Phase End-Date	01/31/2025		
Phase % Complete	28%		

[Edit Project Details](#)

- Budgets
- Budget Transfers
- Contracts
- Invoices
- Vendors
- Meetings
- Monthly Reporting

Project Budget Summary

Budget Category	Orig. Budget	Transfers	Upd. Budget	Contract Amt.	% Committed	Expended	% Expended	Contract Remain'g	Bud. Balance
0000-0000 Feasibility Study Agreement									
0001-0000 OPM - Feasibility Study	\$400,000.00	\$0.00	\$400,000.00	\$430,000.00	107%	\$363,656.00	84%	\$66,344.00	-\$30,000.00
0002-0000 A&E - Feasibility Study	\$1,000,000.00	\$0.00	\$1,000,000.00	\$642,700.00	64%	\$88,000.00	13%	\$554,700.00	\$357,300.00
0003-0000 Environmental & Site	\$350,000.00	\$0.00	\$350,000.00	\$357,300.00	102%	\$27,495.65	7%	\$329,804.35	-\$7,300.00
0004-0000 Other	\$75,000.00	\$0.00	\$75,000.00	\$13,404.89	17%	\$3,404.89	25%	\$10,000.00	\$61,595.11
Total - 0000-0000 Feasibility Study Agreement	\$1,825,000.00	\$0.00	\$1,825,000.00	\$1,443,404.89	291%	\$482,556.54	131%	\$960,848.35	\$381,595.11