

**LEXINGTON SCHOOL COMMITTEE MEETING**  
**Thursday, November 12, 2015**  
**Hadley Public Services Building, Training Room #221**  
**201 Bedford Street**

*All agenda items and the order of items are approximate and subject to change.*

**6:00 p.m.     Call to Order and Welcome:**

Public Comment – (Written comments to be presented to the School Committee; oral presentations not to exceed three minutes.)

**6:03 p.m.     Superintendent’s Announcement:**

**6:08 p.m.     School Committee Member Announcements:**

**6:15 p.m.     Agenda:**

1. Special Town Meeting #1
  - a) School Department Recommended Plan
  - b) Discussion
  - c) Review Motions

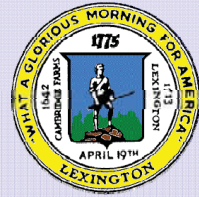
**7:00 p.m.**     The School Committee will remain in session and relocate to PSB Cafeteria for the purpose of participating in Summit 2.

**Policy AD: Mission/Vision of the Lexington Public Schools**

*The Lexington Public Schools serve to inspire and empower every student to become a lifelong learner prepared to be an active and resilient citizen who will lead a healthy and productive life. Educators, staff, parents, guardians and community members will honor diversity and work together to provide all students with an education that ensures academic excellence in a culture of caring and respectful relationships.*

**The next scheduled meetings of the School Committee are as follows:**

- Tuesday, November 17, 2015 – 7:00 p.m., Town Offices Building, Selectmen’s Meeting Room, 1625 Massachusetts Avenue (Regular Meeting)
- Wednesday, December 2, 2015 – 6:30-7:30 p.m., Cary Memorial Building, Ellen Stone Room, 1605 Massachusetts Avenue



**December 2, 2015**

**Special Town Meeting**

**Article 2**

**School Facilities Capital Projects**

December 2, 2015

1



## **Agenda**

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- **Update since March STM appropriation**  
*Is growth still continuing?*  
*Update on March STM Appropriation*
- **Review plans for optimizing usage**  
*Pre Kindergarten (Lexington Children's Place)*  
*Elementary Schools*  
*Middle Schools*  
*High School*
- **School Committee Recommendation**  
*Appropriation request*

December 2, 2015

2



# March STM Consensus Plan

School Committee requests appropriation of \$4,080,000 for further development of multiple school projects. The projects, in total, could require future construction appropriations from \$100 to \$120 million.

## The School Committee recommends:

### PRE-K/ELEMENTARY

- Pre-K – Additional space, with location to be determined
- Hastings School – A new 30 classroom school for long term growth
- Bridge, Bowman and Fiske – Prefabricated space for August of 2016
- Harrington and Fiske – Possible brick and mortar additions

### MIDDLE SCHOOLS

- Clarke and Diamond – Combined solution through prefabricated space and a brick and mortar addition

### HIGH SCHOOL

- Maintain buildings. Future renovation or rebuild to be determined.



# Appropriation Article 2 STM 2015

| Soft Cost Budget Recommendation |                |            |            |                           |            |                  |                             |                                |                          |            |              |
|---------------------------------|----------------|------------|------------|---------------------------|------------|------------------|-----------------------------|--------------------------------|--------------------------|------------|--------------|
| Construction Types              | Middle Schools |            |            | PreK + Elementary Schools |            |                  |                             |                                |                          |            | Total        |
|                                 | Diamond        | Diamond    | Clarke     | Bridge                    | Bowman     | Hastings         | PreK standalone or addition | Harrington Reno PreK to Gen Ed | Fiske, CO /PreK, & other | Fiske      |              |
|                                 | Addition       | PreFab     | PreFab     | PreFab                    | PreFab     | New Construction | Assessment                  | Renovation                     | Assessment               | PreFab     |              |
| 1 Concept Confirmation          |                |            |            |                           |            |                  |                             |                                |                          |            |              |
| 2 PreSchematics, Programming    |                |            |            |                           |            |                  |                             |                                |                          |            |              |
| 3 Schematics                    |                |            |            |                           |            |                  |                             |                                |                          |            |              |
| 4 Design Development            |                |            |            |                           |            |                  |                             |                                |                          |            |              |
| 5 Construction Documents        |                |            |            |                           |            |                  |                             |                                |                          |            |              |
| 6 Bidding                       |                |            |            |                           |            |                  |                             |                                |                          |            |              |
| 7 Construction Administration   |                |            |            |                           |            |                  |                             |                                |                          |            |              |
|                                 | \$ 316,000     | \$ 130,000 | \$ 111,000 | \$ 93,000                 | \$ 86,000  | \$ 390,000       | \$ 115,000                  | \$ 35,000                      | \$ 45,000                | \$ 93,000  | \$ 1,414,000 |
|                                 | \$ 380,000     | \$ 388,000 | \$ 307,000 | \$ 250,000                | \$ 221,000 | \$ 530,000       | \$ 297,000                  | \$ 43,000                      | \$ -                     | \$ 250,000 | \$ 2,666,000 |
|                                 | \$ 696,000     | \$ 518,000 | \$ 418,000 | \$ 343,000                | \$ 307,000 | \$ 920,000       | \$ 412,000                  | \$ 78,000                      | \$ 45,000                | \$ 343,000 | \$ 4,080,000 |

Approved funding to inform policy makers on projects to consider for construction funding.



## Progress Since March STM

- DiNisco Design selected as project architects & Hill Associates contracted for project management.
- Seven public presentations at schools
- Eight presentations at Permanent Building Committee
- Five presentations at School Committee
- Eight additional reviews at Board of Selectmen meetings and budget summits

December 2, 2015

5



## Actual Spending and Commitments

| Construction Type           | Softcost Budget & Actual |            |            |                           |            |                  |                             |                                |                          |            |            | Total        |
|-----------------------------|--------------------------|------------|------------|---------------------------|------------|------------------|-----------------------------|--------------------------------|--------------------------|------------|------------|--------------|
|                             | Middle Schools           |            |            | PreK + Elementary Schools |            |                  |                             |                                |                          |            |            |              |
|                             | Diamond                  | Diamond    | Clarke     | Bridge                    | Bowman     | Hastings         | PreK standalone or addition | Harrington Reno PreK to Gen Ed | Fiske, CO /PreK, & other | Fiske      | Pelham Rd. |              |
| Addition                    | PreFab                   | PreFab     | PreFab     | PreFab                    | PreFab     | New Construction | Assessment                  | Renovation                     | Assessment               | PreFab     |            |              |
| Concept Confirmation        |                          |            |            |                           |            |                  |                             |                                |                          |            |            |              |
| PreSchematics, Programming  |                          |            |            |                           |            |                  |                             |                                |                          |            |            |              |
| Schematics                  |                          |            |            |                           |            |                  |                             |                                |                          |            |            |              |
| Design Development          |                          |            |            |                           |            |                  |                             |                                |                          |            |            |              |
| Construction Documents      |                          |            |            |                           |            |                  |                             |                                |                          |            |            |              |
| Bidding                     |                          |            |            |                           |            |                  |                             |                                |                          |            |            |              |
| Construction Administration |                          |            |            |                           |            |                  |                             |                                |                          |            |            |              |
|                             | \$ 316,000               | \$ 130,000 | \$ 111,000 | \$ 93,000                 | \$ 86,000  | \$ 390,000       | \$ 115,000                  | \$ 35,000                      | \$ 45,000                | \$ 93,000  | \$ -       | \$ 1,414,000 |
|                             | \$ 380,000               | \$ 388,000 | \$ 307,000 | \$ 250,000                | \$ 221,000 | \$ 530,000       | \$ 297,000                  | \$ 43,000                      |                          | \$ 250,000 | \$ -       | \$ 2,666,000 |
| Budgeted Total              | \$ 696,000               | \$ 518,000 | \$ 418,000 | \$ 343,000                | \$ 307,000 | \$ 920,000       | \$ 412,000                  | \$ 78,000                      | \$ 45,000                | \$ 343,000 | \$ -       | \$ 4,080,000 |
| Actual Expended/Committed   | \$ 1,340,574             |            | \$ 850,338 | \$ 52,893                 | \$ 51,754  | \$ 344,958       | \$ 82,790                   | \$ 121,526                     | \$ -                     | \$ 170,410 | \$ 38,977  | \$ 3,054,219 |

December 2, 2015

6



# Enrollment Working Group Final Report

| <i>Grade Group</i>         | <i>Method</i> | <i>Enrollment in FY2020</i> | <i>Growth over FY 2014</i> |
|----------------------------|---------------|-----------------------------|----------------------------|
| <b>Elementary (K-5)</b>    | HDM           | 3188 +/- 267                | 260 +/- 267                |
| <b>Middle School (6-8)</b> | CSM           | 1830 +/- 70                 | 171 +/- 70                 |
| <b>High School (9-12)</b>  | CSM           | 2290 +/- 120                | 269 +/- 120                |
| <b>Total System</b>        | HDM           | 7279 +/- 410                | 671 +/- 410                |

*Mark Andersen, Rod Cole, Tim Dunn, Dan Krupka, Joe Pato*

December 2, 2015

7



## Enrollment Growth Update

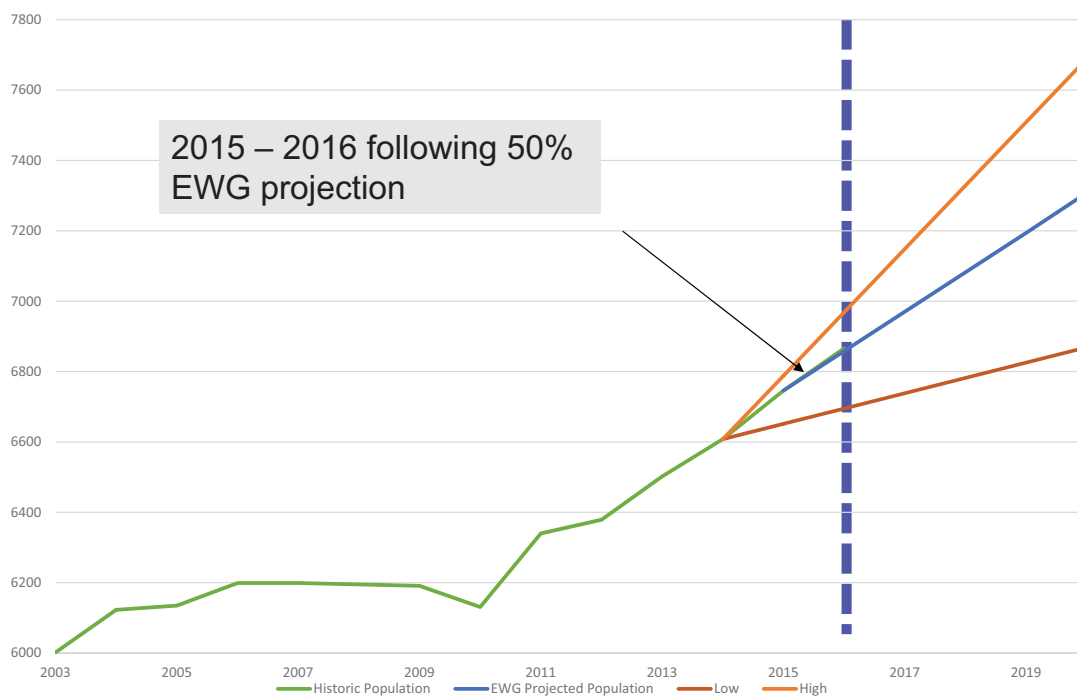
| <i>Grade Group</i>         | <i>FY 2014</i> | <i>FY 2015</i> | <i>FY 2016</i> | <i>FY 2020<br/>Projection</i> | <i>5 Year<br/>Increase</i> |
|----------------------------|----------------|----------------|----------------|-------------------------------|----------------------------|
| <b>Elementary (K-5)</b>    | 2,928          | 3,022          | 3,054          | 3,188                         | 166                        |
| <b>Middle School (6-8)</b> | 1,659          | 1,617          | 1,646          | 1,830                         | 213                        |
| <b>High School (9-12)</b>  | 2,021          | 2,107          | 2,166          | 2,290                         | 183                        |
| <b>Total System</b>        | 6,608          | 6,746          | 6,866          | 7,308                         | 562                        |
| <b>Change</b>              |                | 138            | 120            |                               |                            |

December 2, 2015

8



# K - 12 School Enrollment Projected FY 2016 – FY2020



December 2, 2015

9



## Growth Impact on Schools

- LCP has outgrown Harrington space, expanded into Central Administration Building
- Elementary sections need has increased from 129 to 142 (FY16), compressing space for art, music, special education and core functions
- Middle School team size has increased from 83 students per team to 89 students/team (FY16) and compressing space for art, music, drama, engineering, special education, and core functions
- Lexington High School has added 24,000 SF of general education and ILP space, but core functions remain compressed
- Circulation of pedestrians, bikers, busses and vehicles at schools has become stressed.

December 2, 2015

10



# Agenda

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- **Update on current and projected enrollment**  
*Is growth still continuing?*  
*Update on March STM Appropriation*
  - **Review plans for optimizing usage**  
*Lexington Children's Place (LCP)*  
*Elementary Schools*  
*Middle Schools*  
*High School*
  - **School Committee Recommendation**  
*Appropriation request*
- 

December 2, 2015

11



# Planning For Our Schools

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Harrington & LCP



Bowman



Bridge



Fiske



Hastings



Estabrook

December 2, 2015

12



## Multiple LCP Locations Evaluated



December 2, 2015

13



## LCP Leased Space for 2016



Existing Program 6,682 NSF (9,803 GSF at Harrington)  
Leased Minuteman Building, 16,000 GSF, with program space for existing LCP needs plus growth.

December 2, 2015

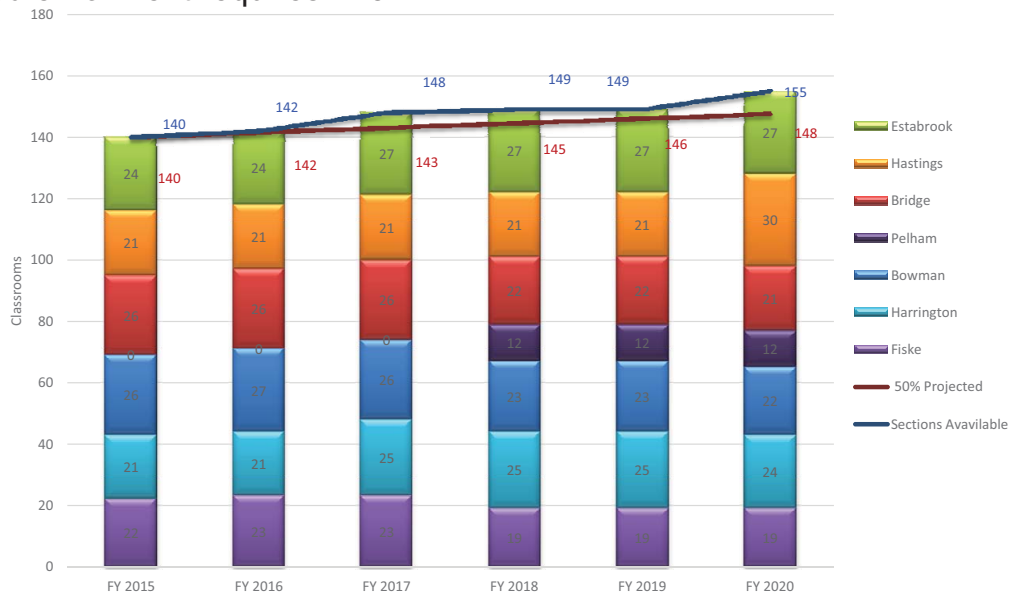
14





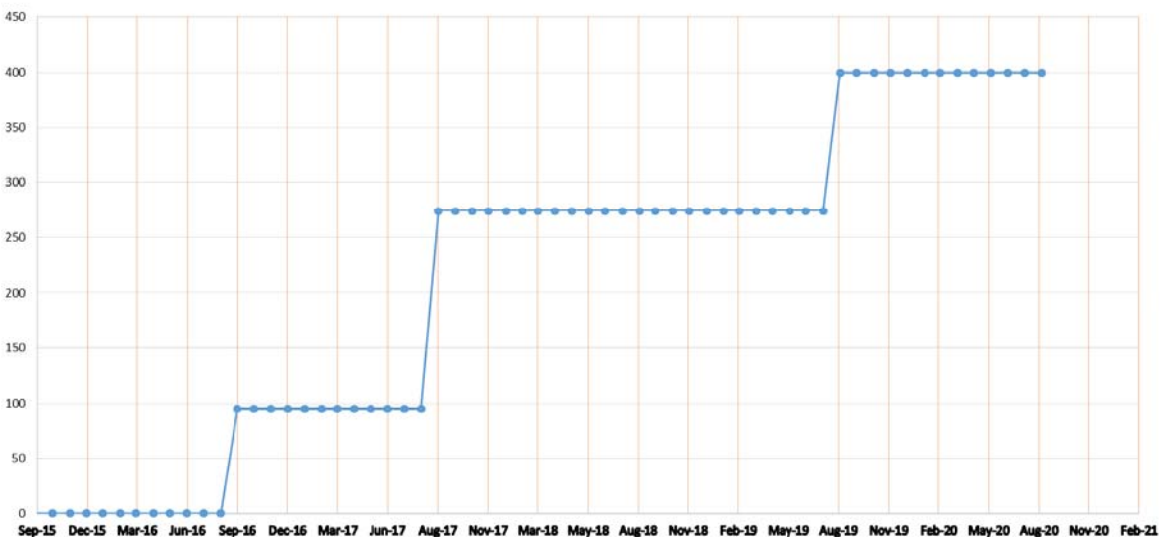
# Elementary Enrollment and Capacity

Goal of increasing elementary sections from 145 to 155/159 by FY 2020.  
 Projected enrollment requires 148.



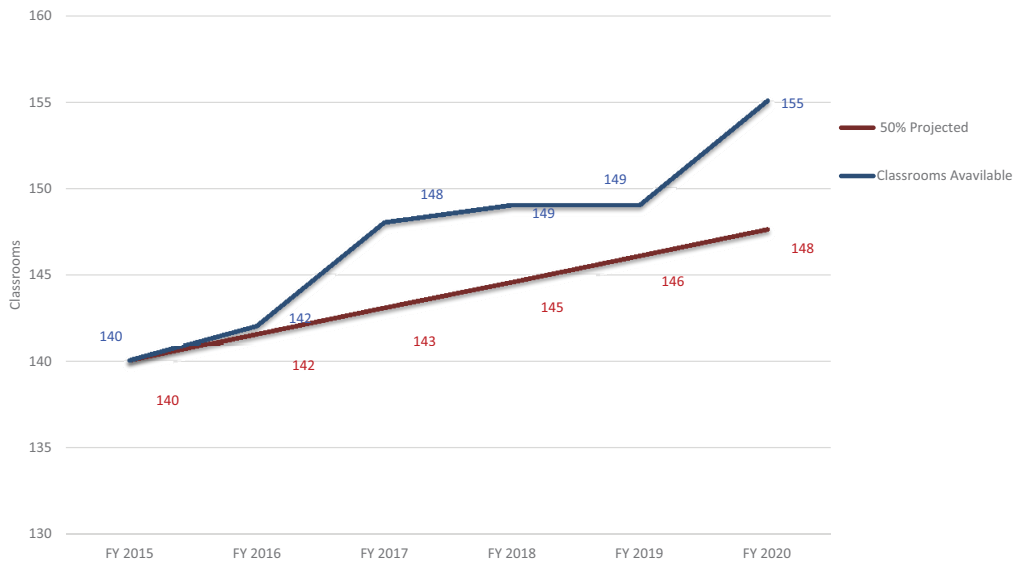
# Elementary Enrollment and Capacity Jon's version

Aggregate Elementary School Projected population and Added Capacity





# Elementary Enrollment and Capacity



December 2, 2015

17



# New Hastings Elementary School

ssroom school

oms to reach 155  
i district-wide

for Study September

on 2015 SOI expected  
2015

st 2018 or August 2019



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18



## Newly Acquired Elementary School

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- Renovate for 12 classroom elementary school
- +12 classrooms to reach 155 classrooms district-wide
- Potential new 24 classroom elementary school in the future
- Occupancy August 2017

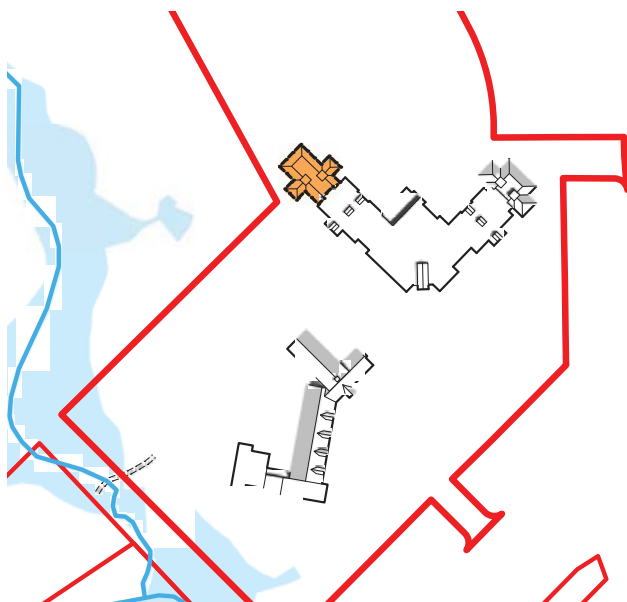
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19



## Harrington 24/25 Classroom School

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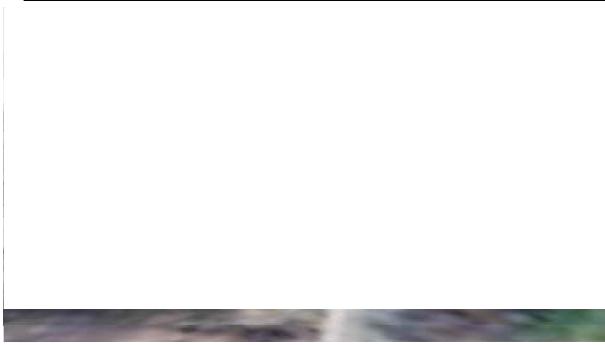
- Convert former LCP space into elementary use.
- + 3-4 classrooms
- Available August 2016

December 2, 2015

20



# Construction at Fiske, Bowman, and Bridge Not Recommended



## “Right Size Schools”

- Bridge reduce by 4-5 classrooms
- Bowman reduce by 4-5 classrooms
- Fiske reduce by 4 classrooms

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21



# Planning For Our Schools



Lexington High School



Clarke Middle School



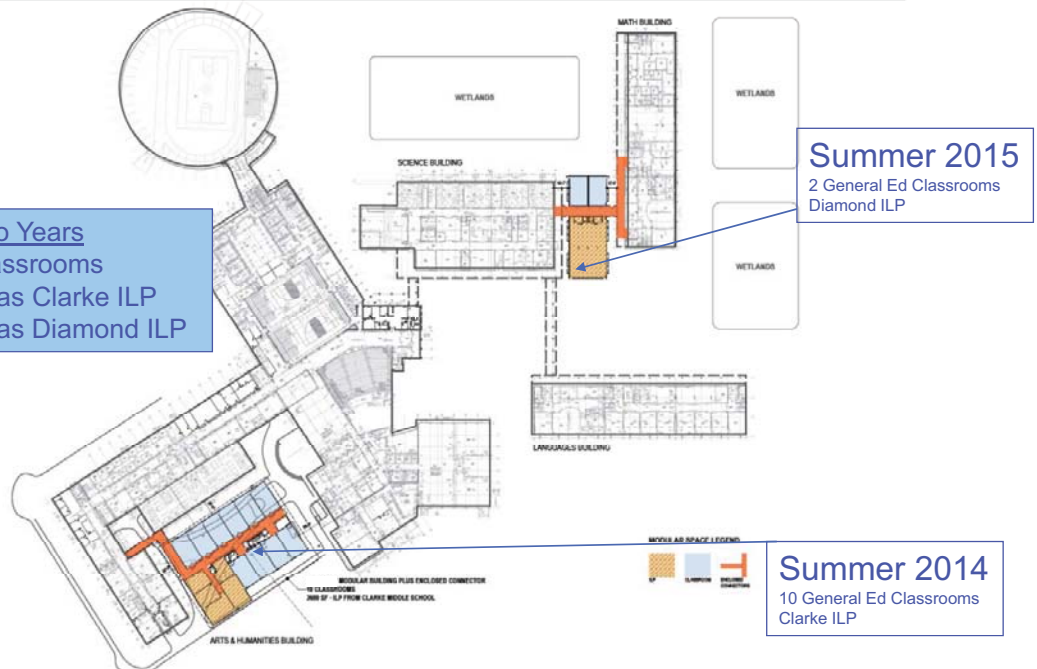
Diamond Middle School

December 2, 2015

22



# Space Recommendation – November 2013 STM



LEXINGTON HIGH SCHOOL MODULAR ADDITION | 251 WALTHAM STREET LEXINGTON, MA | **A1** | 10 CLASSROOM + CLARKE ILP @ 16,500 GSF | SEPTEMBER 2013 | THE ARCHITECTS: HOK | THE ENGINEER: PERKINS+WILL |

December 2, 2015

23



# Phase 1 Complete August 2014



December 2, 2015

24



# Phase 2 Complete August 2015

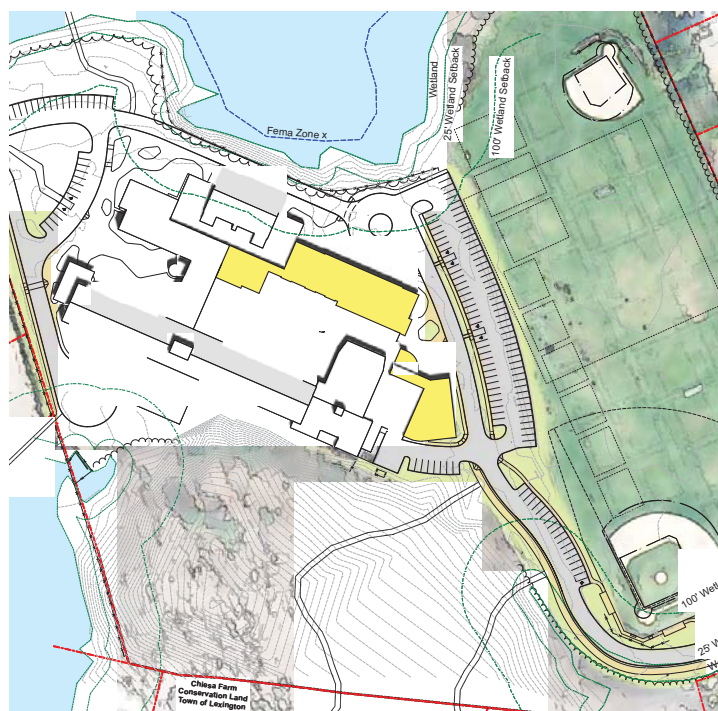


December 2, 2015

25



## Diamond Project



- 36,000 GSF  
Brick and mortar addition
- 44,000 SF Renovation
- Cafeteria Relocation
- Multiple Phases
- \$35,989,000 Project Cost
- Occupancy: August 2017
- Completion: August 2018

December 2, 2015

26



# Diamond Project Improvements

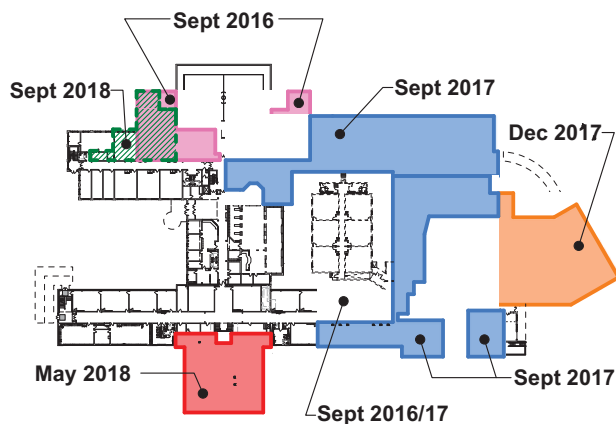
- Increases capacity from 9 to 11 teams
- Creates Teacher Planning space allowing for shared classrooms & higher room utilization
- Maintains General Ed Classrooms at 36, removes 6 modular classrooms that have exceeded useful life
- Increases Science Classrooms from 9 to 12
- Increases Art, Music, Drama, and Engineering spaces
- Improved / increased SPED spaces
- Creates additional ILP spaces
- Creates larger Kitchen and Cafeteria
- Loading and unloading lane for buses
- Student drop off / pick up lane

December 2, 2015

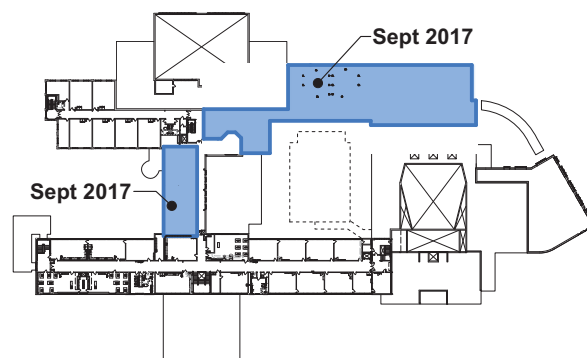
27



# Diamond Addition and Renovation



First Floor



Second Floor

December 2, 2015

28



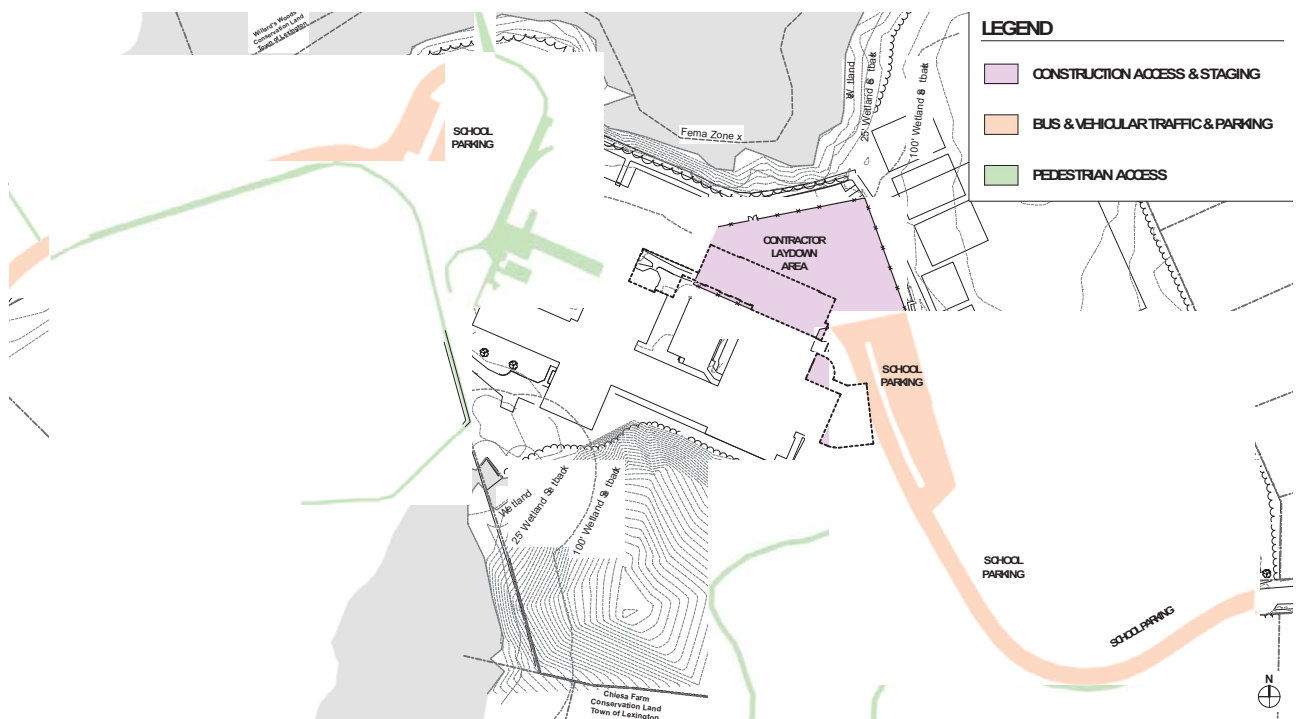
# Diamond Schedule

December 2, 2015

29



# Diamond Site



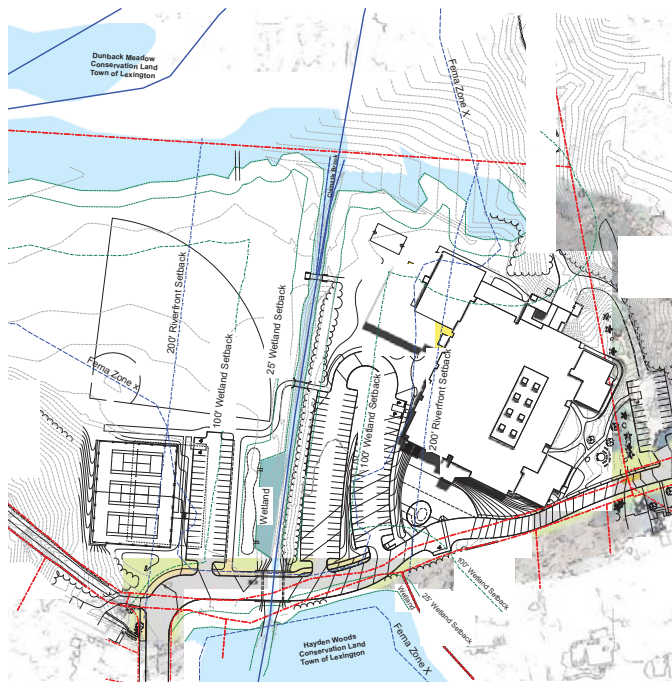
December 2, 2015

30





# Clarke Project



- 17,400 GSF Brick and mortar add
- 21,600 SF Renovation
- Multiple Phases
- \$21,825,000 Project Cost
- Completion: August 2017



December 2, 2015

31



# Clarke Project Improvements

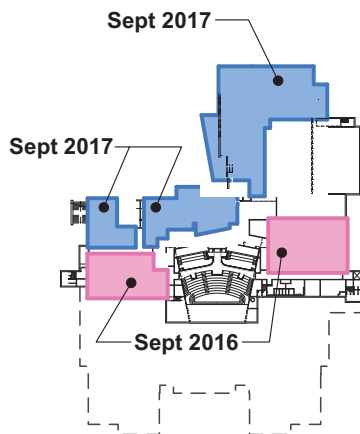
- Increases capacity from 9 teams to 10.5 teams
- Increases General Ed Classrooms from 30 to 35
- Increases Science Classrooms from 9 to 11
- Increases Art, Music, Drama, and Engineering spaces
- Improved / increased SPED spaces
- Loading and unloading lane for buses
- Student drop off / pick up lane

December 2, 2015

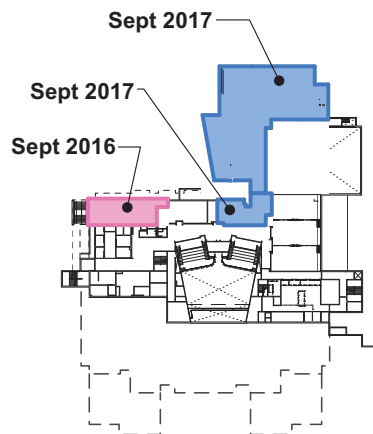
32



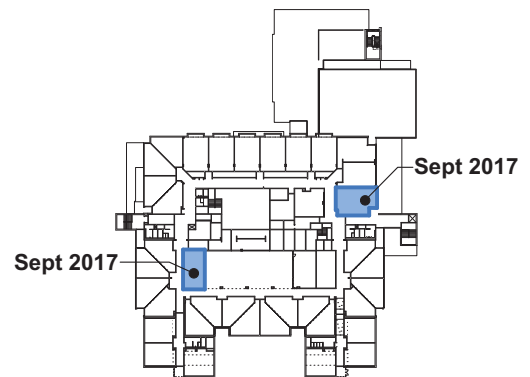
# Clarke – Phased Construction



First Floor



Second Floor



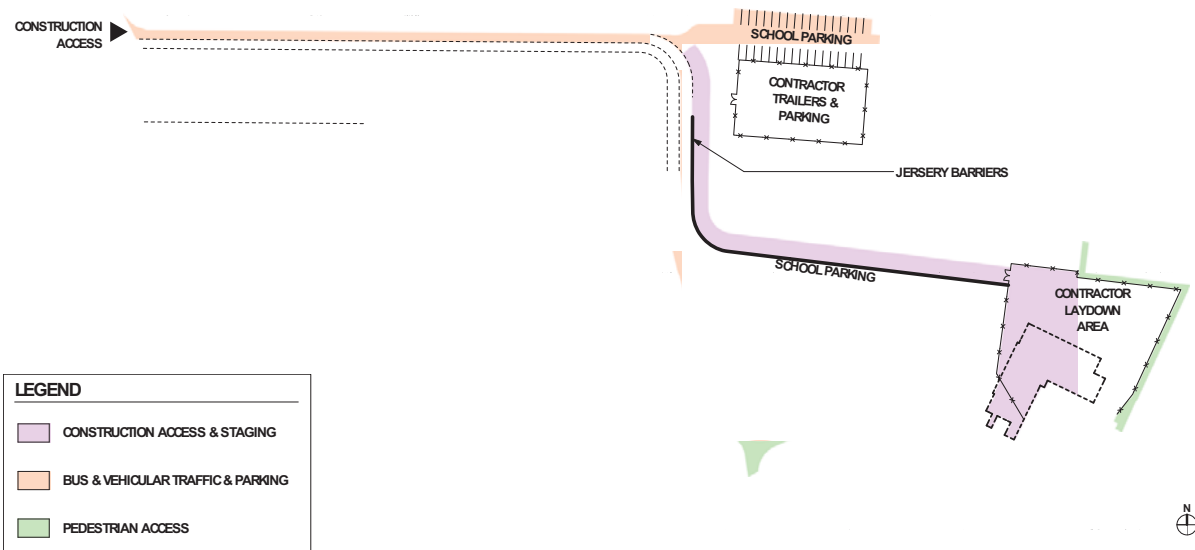
Third Floor



# Clarke Schedule



# Clarke Site

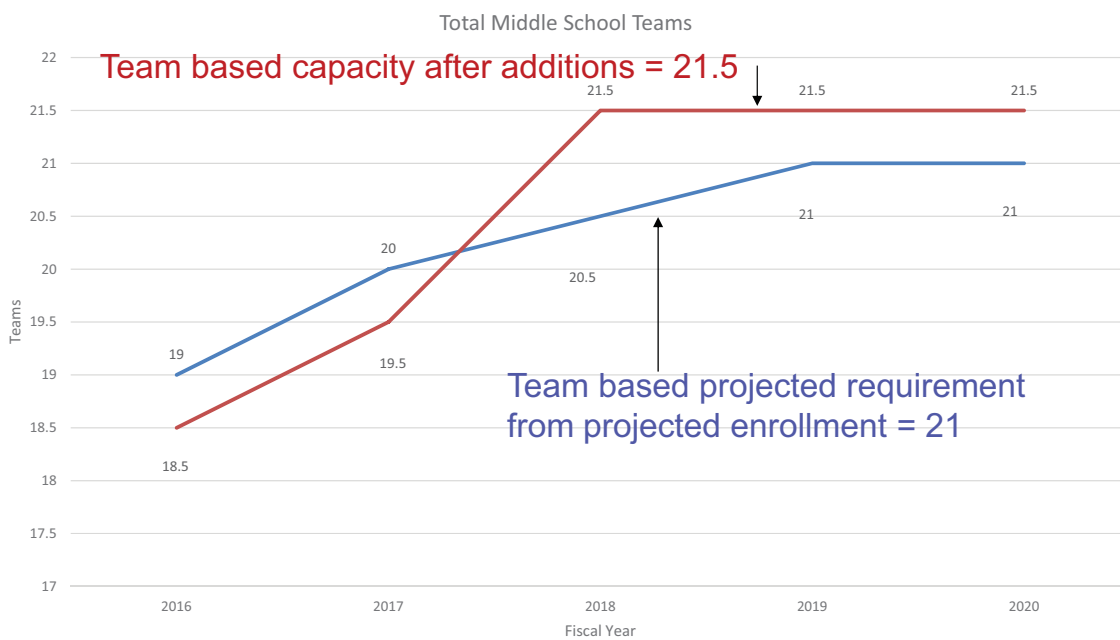


December 2, 2015

35



# Middle School Projected Enrollment and Capacity in Teams



December 2, 2015

36



# Agenda

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- **Update on current and projected enrollment**  
*Is growth still continuing?*  
*Update on March STM Appropriation*
- **Review plans for optimizing usage**  
*Lexington Children's Place (LCP)*  
*Elementary Schools*  
*Middle Schools*  
*High School*
- **School Committee Recommendation**  
*Appropriation request*

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December 2, 2015

37



# Overall Project Spending

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| Project               | Project Budget        |
|-----------------------|-----------------------|
| Diamond               | \$ 47,100,000         |
| Clarke                | \$ 21,700,000         |
| Pelham                | \$ 13,000,000         |
| Hastings              | \$ 60,000,000         |
| Harrington            | \$ 200,000            |
| Minuteman LCP         | \$ 300,000            |
| New LCP               | \$ 10,000,000         |
| LHS (HVAC)            | \$ 12,500,000         |
| Owners Expenses       |                       |
| <b>PROJECT TOTALS</b> | <b>\$ 164,800,000</b> |

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December 2, 2015

38



# Article 2 Appropriation Request

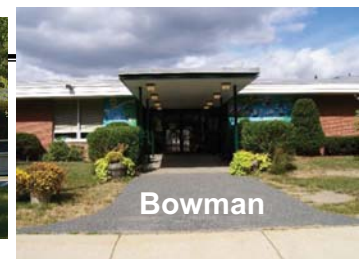
| Project               | Project Budget        | November 2015 STM |
|-----------------------|-----------------------|-------------------|
| Diamond               | \$ 47,100,000         | \$ 1,448,000      |
| Clarke                | \$ 21,700,000         | \$ 601,000        |
| Pelham                | \$ 13,000,000         |                   |
| Hastings              | \$ 60,000,000         | \$ 557,000        |
| Harrington            | \$ 200,000            |                   |
| Minuteman LCP         | \$ 300,000            | \$ 40,000         |
| New LCP               | \$ 10,000,000         |                   |
| LHS (HVAC)            | \$ 12,500,000         |                   |
| Owners Expenses       |                       | \$ 350,000        |
| <b>PROJECT TOTALS</b> | <b>\$ 164,800,000</b> |                   |
| Article 2             |                       | \$ 2,996,000      |

December 2, 2015

39

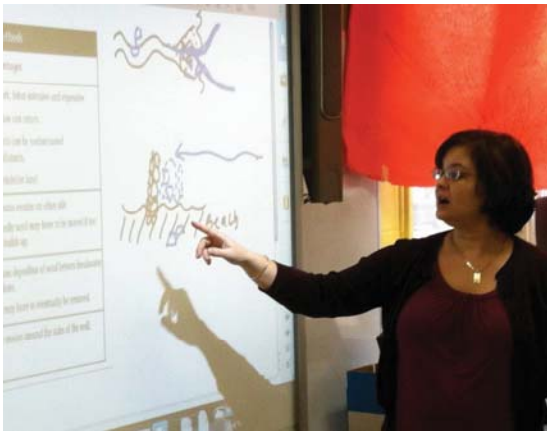


# Planning For Our Schools



40

# Questions?



December 2, 2015

41

**Proposed Space Summary- Elementary Schools**  
November 06 2015

| <b>Pelham Road</b>  | <b>Existing Conditions<br/>NOT VERIFIED</b> |                 |                        | <b>Option 1.A<br/>12 Section School<br/>Full Program</b> |                 |                        | <b>Option 1.B<br/>12 Section School<br/>Full Program</b> |                     |                        | <b>Option 2<br/>12 Section School<br/>Minimal Expansion</b> |                 |                        |
|---|---|-----------------|------------------------|--|-----------------|------------------------|--|---------------------|------------------------|---|-----------------|------------------------|
|   | <b>ROOM<br/>NFA<sup>1</sup></b>             | <b># OF RMS</b> | <b>area<br/>totals</b> | <b>ROOM<br/>NFA<sup>1</sup></b>                          | <b># OF RMS</b> | <b>area<br/>totals</b> | <b>ROOM<br/>NFA<sup>1</sup></b>                          | <b># OF<br/>RMS</b> | <b>area<br/>totals</b> | <b>ROOM<br/>NFA<sup>1</sup></b>                             | <b># OF RMS</b> | <b>area<br/>totals</b> |
| <b>CORE ACADEMIC SPACES</b><br><i>(List classrooms of different sizes separately)</i> |   | <b>9</b>        | <b>8,450</b>           |  | <b>12</b>       | <b>11,011</b>          |  | <b>12</b>           | <b>10,900</b>          |   | <b>12</b>       | <b>11,011</b>          |
| Pre-Kindergarten w/ toilet  |   |                 |                        |  |                 |                        |  |                     |                        |   |                 |                        |
| Kindergarten w/ toilet  | 1,500                                       | 1               | 1,500                  | 1,200  | 2               | 2,400                  | 1,200  | 2                   | 2,400                  | 1,200   | 2               | 2,400                  |
| General Classrooms - Grade 1-5  | 825   | 8               | 6,600                  | 825  | 10              | 8,250                  | 825  | 10                  | 8,250                  | 825   | 10              | 8,250                  |
| General Classrooms - Grade 1-5  |   |                 |                        |  |                 |                        |  |                     |                        |   |                 |                        |
| General Classrooms - Grade 1-5  |   |                 |                        |  |                 |                        |  |                     |                        |   |                 |                        |
| ELL   | 350   | 1               | 350                    | 361  | 1               | 361                    | 250  | 1                   | 250                    | 361   | 1               | 361                    |
| <b>SPECIAL EDUCATION</b><br><i>(List rooms of different sizes separately)</i>         |   | <b>2</b>        | <b>570</b>             |  | <b>12</b>       | <b>2,929</b>           |  | <b>12</b>           | <b>2,595</b>           |   | <b>11</b>       | <b>1,634</b>           |
| No District-Wide SPED   |   |                 |                        |  |                 |                        |  |                     |                        |   |                 |                        |
| Literacy Intervention   | 0   | 0               | 0                      | 534  | 1               | 534                    | 334  | 1                   | 334                    | 334   | 1               | 334                    |
| Math Intervention   | 0   | 0               | 0                      | 150  | 1               | 150                    | 150  | 1                   | 150                    | 150   | 1               | 150                    |
| Resource Room   | 270   | 1               | 270                    | 200  | 2               | 400                    | 200  | 2                   | 400                    | 200   | 2               | 400                    |
| Book Room   | 0   | 0               | 0                      | 200  | 1               | 200                    | 200  | 1                   | 200                    | 0   | 0               | 0                      |
| Small Group Room / Remedial Reading   | 300   | 1               | 300                    | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Small Group Room / Speech and Language  | 0   | 0               | 0                      | 150  | 1               | 150                    | 150  | 1                   | 150                    | 150   | 1               | 150                    |
| ETS Office  | 0   | 0               | 0                      | 150  | 1               | 150                    | 150  | 1                   | 150                    | 150   | 1               | 150                    |
| ETS Conference Room   | 0   | 0               | 0                      | 250  | 1               | 250                    | 250  | 1                   | 250                    | 250   | 1               | 250                    |
| OT/PT   | 0   | 0               | 0                      | 495  | 1               | 495                    | 361  | 1                   | 361                    | 0   | 1               | 0                      |
| Metco + Social Worker (Shared space)  | 0   | 0               | 0                      | 250  | 1               | 250                    | 250  | 1                   | 250                    | 0   | 1               | 0                      |
| Psychologist  | 0   | 0               | 0                      | 150  | 1               | 150                    | 150  | 1                   | 150                    | 0   | 1               | 0                      |
| <b>ART &amp; MUSIC</b>  |   |                 | <b>300</b>             |  |                 | <b>2,500</b>           |  |                     | <b>2,500</b>           |   |                 | <b>1,500</b>           |
| Art Classroom - 25 seats  | 300   | 1               | 300                    | 1,000  | 1               | 1,000                  | 1,000  | 1                   | 1,000                  | 0   | 1               | 0                      |
| Art Workroom w/ Storage & kiln  | 0   | 0               | 0                      | 150  | 1               | 150                    | 150  | 1                   | 150                    | 150   | 1               | 150                    |
| Music Classroom / Large Group - 25-50 seats   | 0   | 0               | 0                      | 1,200  | 1               | 1,200                  | 1,200  | 1                   | 1,200                  | 1,200   | 1               | 1,200                  |
| Music Practice / Ensemble   | 0   | 0               | 0                      | 75   | 2               | 150                    | 75   | 2                   | 150                    | 75  | 2               | 150                    |
| <b>HEALTH &amp; PHYSICAL EDUCATION</b>  |   |                 | <b>5,335</b>           |  |                 | <b>3,325</b>           |  |                     | <b>3,325</b>           |   |                 | <b>3,325</b>           |
| Gymnasium   | 5,335                                       | 1               | 5,335                  | 3,000  | 1               | 3,000                  | 3,000  | 1                   | 3,000                  | 3,000   | 1               | 3,000                  |
| Gym Storeroom   | 0   | 0               | 0                      | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Health Instructor's Office  | 0   | 0               | 0                      | 125  | 1               | 125                    | 125  | 1                   | 125                    | 125   | 1               | 125                    |
| <b>MEDIA CENTER</b>   |   |                 | <b>1,500</b>           |  |                 | <b>2,020</b>           |  |                     | <b>2,020</b>           |   |                 | <b>1,000</b>           |
| Media Center  | 1,500                                       | 1               | 1,500                  | 2,020  | 1               | 2,020                  | 2,020  | 1                   | 2,020                  | 1,000   | 1               | 1,000                  |
| <b>DINING &amp; FOOD SERVICE</b>  |   |                 | <b>5,455</b>           |  |                 | <b>5,200</b>           |  |                     | <b>5,200</b>           |   |                 | <b>5,100</b>           |
| Cafeteria / Dining  | 3,150                                       | 1               | 3,150                  | 2,000  | 1               | 2,000                  | 2,000  | 1                   | 2,000                  | 2,000   | 1               | 2,000                  |
| Stage (in Gymnasium)  | 1,100                                       | 1               | 1,100                  | 1,000  | 1               | 1,000                  | 1,000  | 1                   | 1,000                  | 1,000   | 1               | 1,000                  |
| Chair / Table / Equipment Storage   | 100   | 1               | 100                    | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Kitchen   | 805   | 1               | 805                    | 1,600  | 1               | 1,600                  | 1,600  | 1                   | 1,600                  | 1,600   | 1               | 1,600                  |
| Staff Lunch Room  | 300   | 1               | 300                    | 400  | 1               | 400                    | 400  | 1                   | 400                    | 300   | 1               | 300                    |
| <b>MEDICAL</b>  |   |                 | <b>80</b>              |  |                 | <b>520</b>             |  |                     | <b>520</b>             |   |                 | <b>520</b>             |
| Medical Suite Toilet  |   |                 |                        |  |                 |                        |  |                     |                        |   |                 |                        |
| Nurses' Office / Waiting Room   | 80  | 1               | 80                     | 520  | 1               | 520                    | 520  | 1                   | 520                    | 520   | 1               | 520                    |
| Examination Room / Resting  |   |                 |                        |  |                 |                        |  |                     |                        |   |                 |                        |
| <b>ADMINISTRATION &amp; GUIDANCE</b>  |   |                 | <b>600</b>             |  |                 | <b>2,010</b>           |  |                     | <b>2,010</b>           |   |                 | <b>2,010</b>           |
| General Office / Waiting Room / Toilet  | 150   | 1               | 150                    | 300  | 1               | 300                    | 300  | 1                   | 300                    | 300   | 1               | 300                    |
| Teachers' Mail and Time Room  | Included above                              |                 |                        | 100  | 1               | 100                    | 100  | 1                   | 100                    | 100   | 1               | 100                    |
| Duplicating Room  | Included above                              |                 |                        | 150  | 1               | 150                    | 150  | 1                   | 150                    | 150   | 1               | 150                    |
| Records Room  | Included above                              |                 |                        | 110  | 1               | 110                    | 110  | 1                   | 110                    | 110   | 1               | 110                    |
| Principal's Office w/ Conference Area   | 150   | 1               | 150                    | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Principal's Secretary / Waiting   | Included in Gen. Office                     |                 |                        | 0  | 0               | -                      | 0  | 0                   | -                      | 0   | 0               | -                      |
| Assistant Principal's Office  | 0   | 0               | 0                      | 0  | 0               | -                      | 0  | 0                   | -                      | 0   | 0               | -                      |
| Supervisory / Spare Office / Aides+Support Staff                                      | 0   | 0               | 0                      | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Supervisory / Spare Office  | 0   | 0               | 0                      | 0  | 0               | -                      | 0  | 0                   | -                      | 0   | 0               | -                      |
| Conference Room   | 0   | 0               | 0                      | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Guidance Office   | 0   | 0               | 0                      | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Guidance Storeroom  | 0   | 0               | 0                      | 0  | 0               | -                      | 0  | 0                   | -                      | 0   | 0               | -                      |
| Teachers' Work Room   | 300   | 1               | 300                    | 300  | 1               | 300                    | 300  | 1                   | 300                    | 300   | 1               | 300                    |
| Extended Day Office + storage   | 0   | 0               | 0                      | 250  | 1               | 250                    | 250  | 1                   | 250                    | 250   | 1               | 250                    |
| <b>CUSTODIAL &amp; MAINTENANCE</b>  |   |                 | <b>1,050</b>           |  |                 | <b>1,475</b>           |  |                     | <b>1,475</b>           |   |                 | <b>1,475</b>           |
| Custodian's Office  |   |                 |                        | 150  | 1               | 150                    | 150  | 1                   | 150                    | 150   | 1               | 150                    |
| Custodian's Workshop  |   |                 | 460                    | 150  | 1               | 150                    | 150  | 1                   | 150                    | 150   | 1               | 150                    |
| Custodian's Storage   |   |                 | 270                    | 375  | 1               | 375                    | 375  | 1                   | 375                    | 375   | 1               | 375                    |
| Recycling Room / Trash  |   |                 |                        | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Receiving and General Supply  |   |                 | 320                    | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Storeroom   |   |                 |                        | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| Network / Telecom Room  |   |                 |                        | 200  | 1               | 200                    | 200  | 1                   | 200                    | 200   | 1               | 200                    |
| <b>OTHER</b>  |   |                 | <b>0</b>               |  |                 | <b>0</b>               |  |                     | <b>0</b>               |   |                 | <b>0</b>               |
| Other (specify)   |   |                 |                        |  |                 |                        |  |                     |                        |   |                 |                        |
| Total Building Net Floor Area (NFA)   |   |                 | <b>23,340</b>          |  |                 | <b>30,990</b>          |  |                     | <b>30,545</b>          |   |                 | <b>27,575</b>          |
| Proposed Student Capacity / Enrollment  |   |                 |                        |  | 258             |                        |  | 258                 |                        |   | 258             |                        |
| Total Building Gross Floor Area (GFA) <sup>2</sup>                                    |   |                 | <b>44,400</b>          |  |                 | <b>52,400</b>          |  |                     | <b>51,000</b>          |   |                 | <b>46,900</b>          |
| Grossing factor (GFA/NFA)   |   |                 | <b>1.90</b>            |  |                 | <b>1.69</b>            |  |                     | <b>1.67</b>            |   |                 | <b>1.70</b>            |

**Program Test Fit  
Option 1.A**

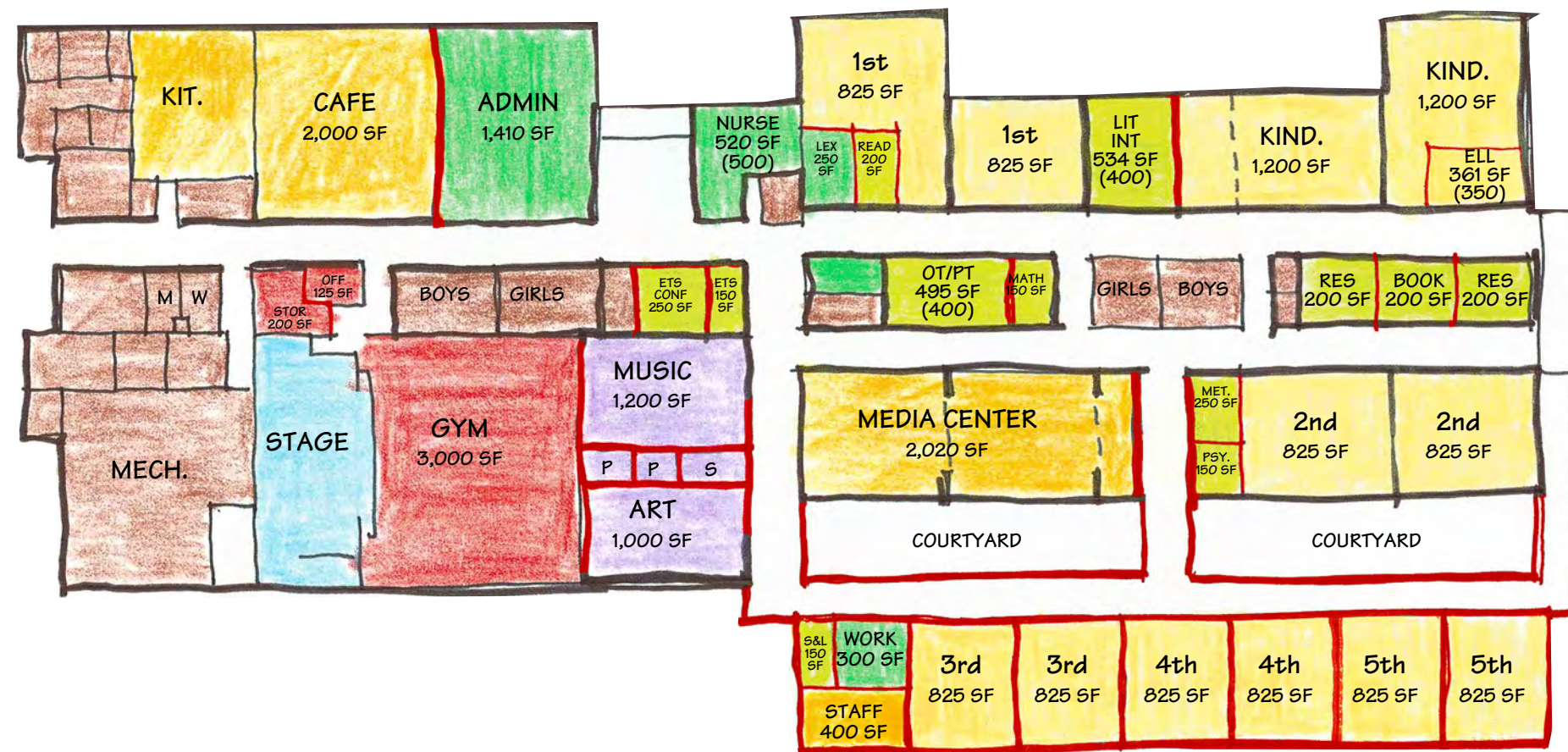
Full Program  
w/ 8,000 SF Additon

**PROS**

- Grade Level Classrooms Clustered Together
- Simple Layout
- Core Program Clustered for Noise and Traffic
- Music Not Adjacent to Teaching Spaces
- Staff Resources in Proximity to Each Other
- Community Use Zoning
- Visibility of Administration at Front Entry

**CONS**

- Cost
- Large Addition and Significant Reconfiguration of Space



**LEGEND**

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

**PARTITION KEY**

- EXISTING
- NEW
- DEMO

0 20 40

N

05 NOVEMBER 2015



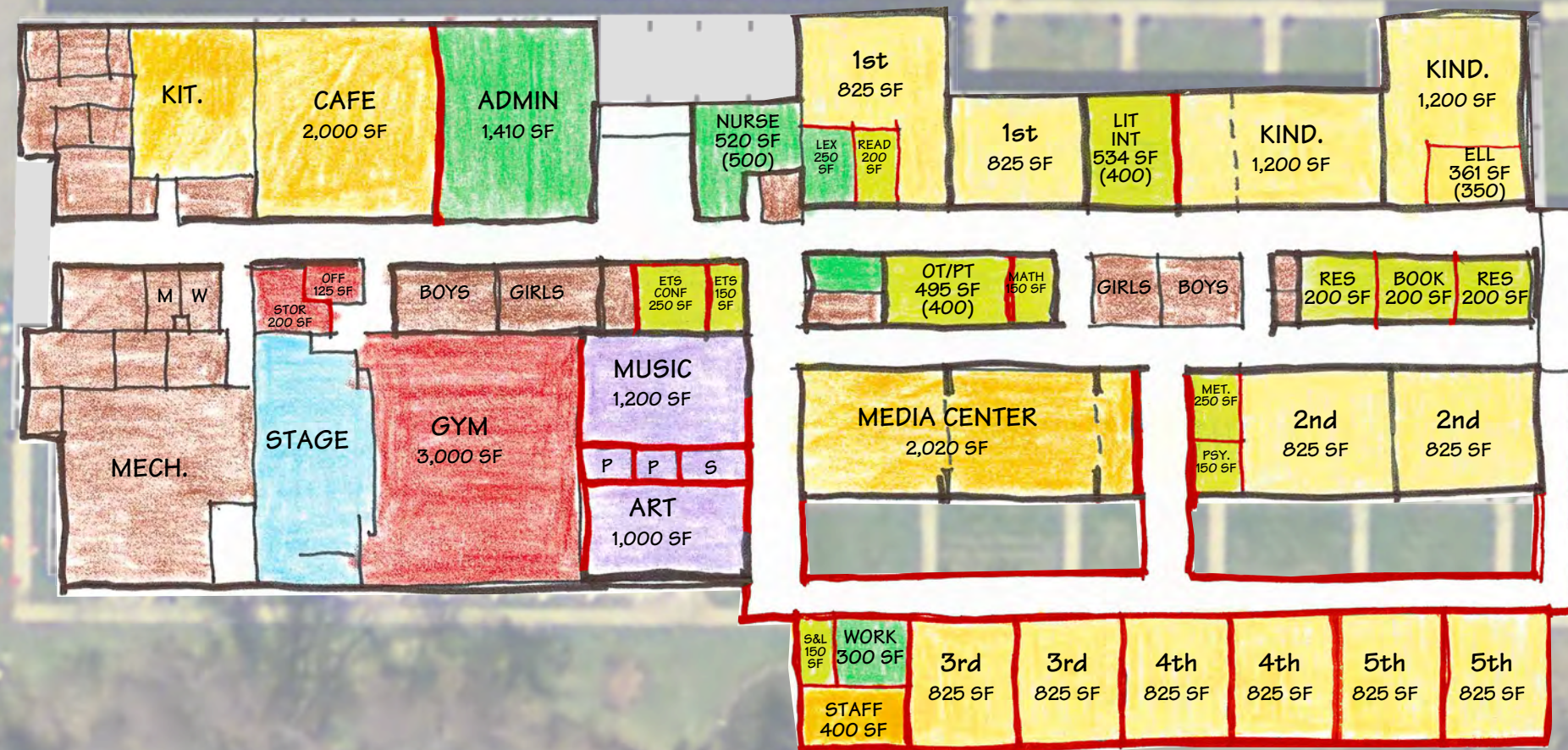
**Pelham Road Site**

Lexington, MA

Multiple School  
Construction Project:  
Feasibility Study

**Program Test Fit  
Option 1.A**

Full Program  
w/ 8,000 SF Additon



**LEGEND**

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

**PARTITION KEY**

- EXISTING (solid black line)
- NEW (solid red line)
- DEMO (dashed black line)

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**N**

05 NOVEMBER 2015

*DiNisco Design Partnership*  
Limited  
architects and planners

**Program Test Fit  
Option 1.B**

Full Program  
w/ 6,600 SF Additon

**PROS**

- Simple Layout
- Core Program Clustered for Noise and Traffic
- Music Not Adjacent to Teaching Spaces
- Staff Resources in Proximity to Each Other
- Community Use Zoning
- Visibility of Administration at Front Entry
- Purpose Built Kindergarten Classrooms

**CONS**

- Art / Music Scattered Through Classroom Wing
- Grade Separation
- Primary Grades are Remote from Administration



**LEGEND**

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

**PARTITION KEY**

- EXISTING
- NEW
- DEMO

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↑

05 NOVEMBER 2015

**Pelham Road Site**

Lexington, MA

Multiple School  
Construction Project:  
Feasibility Study

**Program Test Fit  
Option 1.B**

Full Program  
w/ 6,600 SF Additon



**LEGEND**

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

**PARTITION KEY**

- EXISTING
- NEW
- DEMO

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05 NOVEMBER 2015

**Program Test Fit  
Option 2**

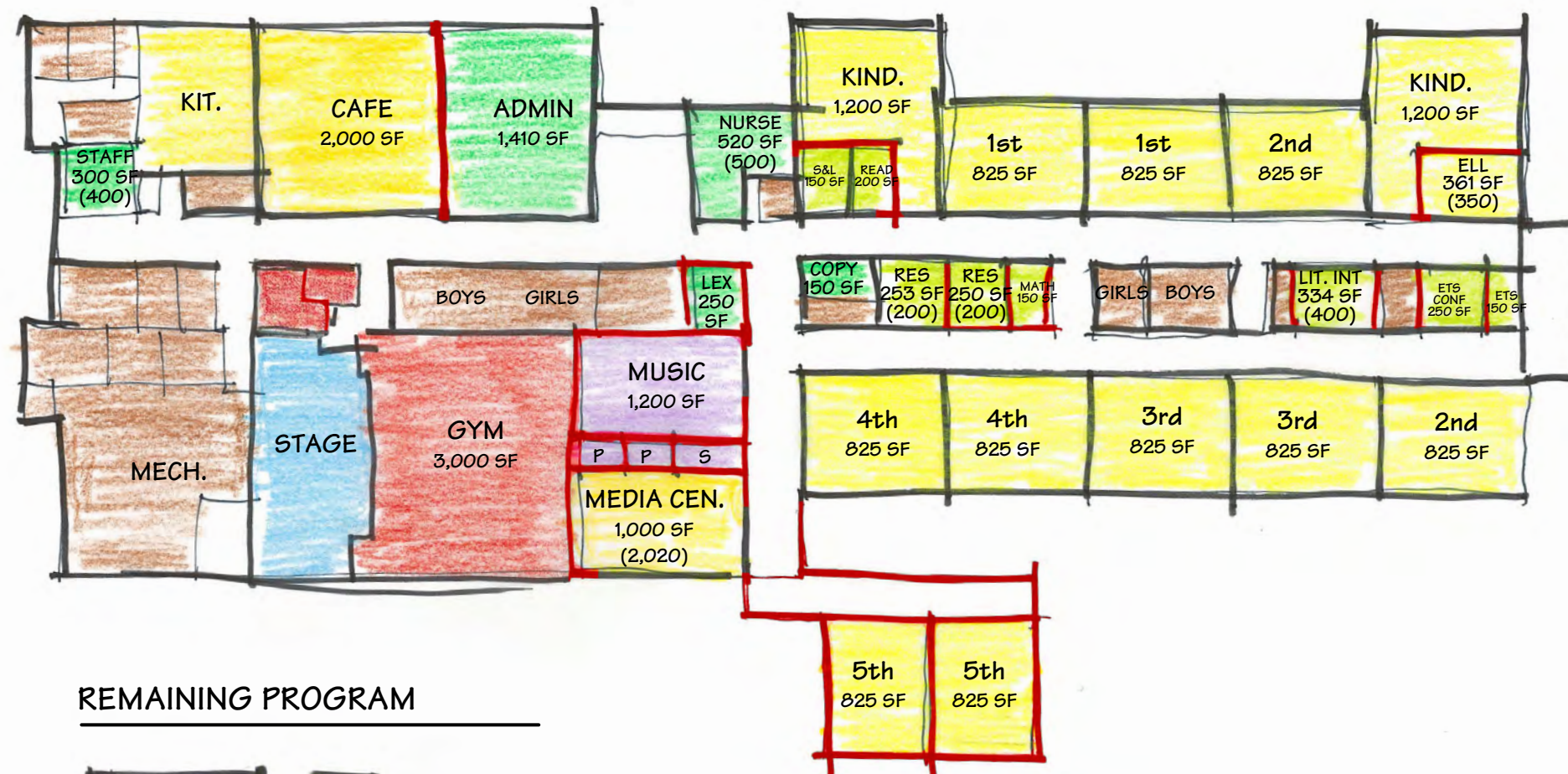
Minimal Additon  
w/ 2,500 SF Additon

**PROS**

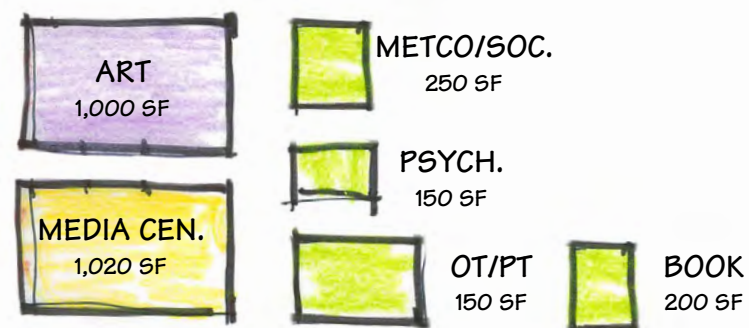
- Simple Layout
- Core Program Clustered for Noise and Traffic
- Music Not Adjacent to Teaching Spaces
- Staff Resources in Proximity to Each Other
- Community Use Zoning
- Visibility of Administration at Front Entry
- Lowest Cost Option

**CONS**

- Insufficient Program Space
- No Dedicated Art Room
- Kindergarten Separation



**REMAINING PROGRAM**



**LEGEND**

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

**PARTITION KEY**

- EXISTING
- NEW
- DEMO

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05 NOVEMBER 2015

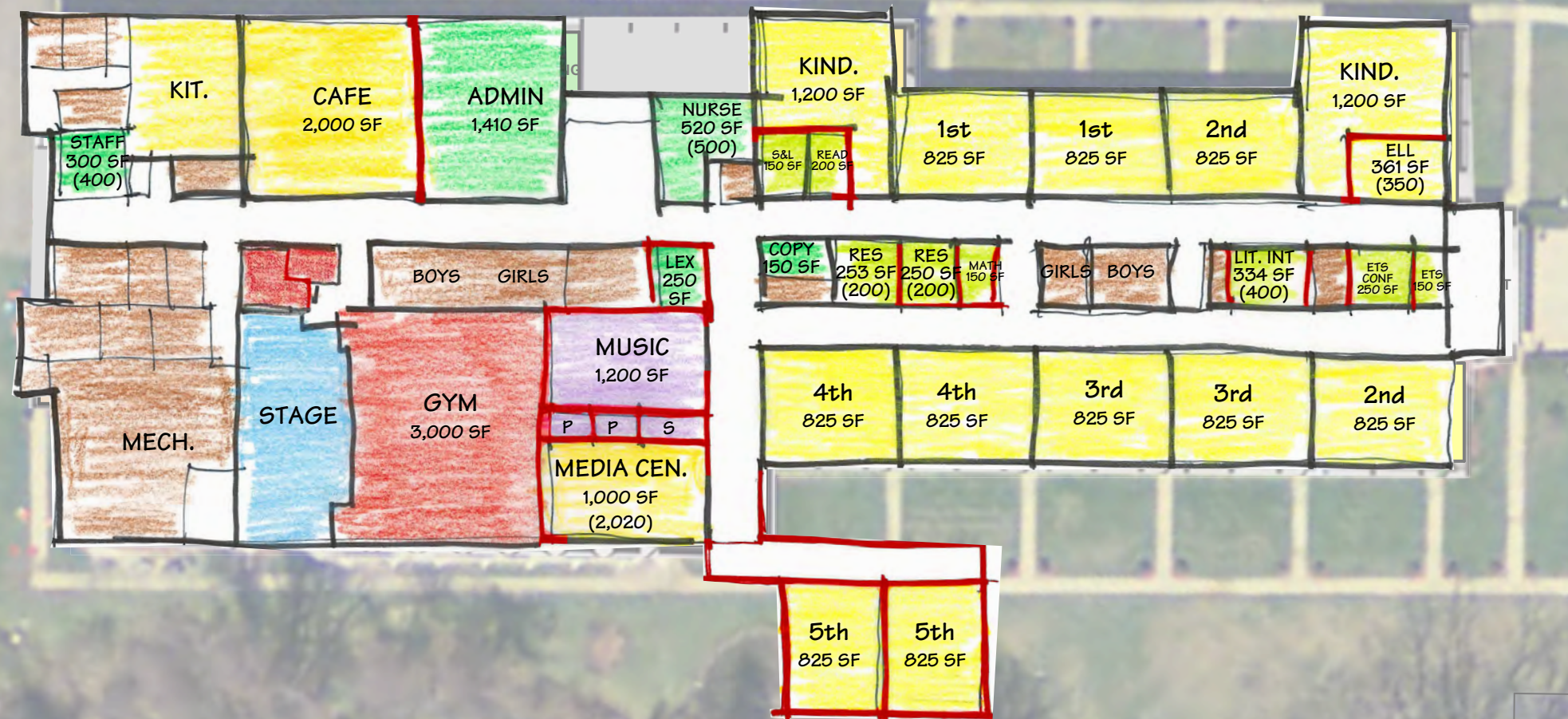
**Pelham Road Site**

Lexington, MA

Multiple School  
Construction Project:  
Feasibility Study

**Program Test Fit  
Option 2**

Minimal Additon  
w/ 2,500 SF Additon



**LEGEND**

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

**PARTITION KEY**

- EXISTING
- NEW
- DEMO

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05 NOVEMBER 2015