

District: Town of Lexington
School Name: Lexington High School
Recommended Category: Project Scope and Budget
Date: October 22, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Lexington the (“District”) for an addition and renovation project at the Lexington High School facility serving grades 9-12 on the site of the existing school.

The District’s proposed project site is subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution. Therefore, the MSBA Board's authorization to enter into a Project Scope and Budget Agreement and a Project Funding Agreement will make the execution of the Project Funding Agreement conditional upon the District meeting the MSBA requirements for ownership, control, and use of the proposed project site.

Additionally, the District's proposed project is subject to the review of the Massachusetts Environmental Policy Act Office ("MEPA Review"). Therefore, the MSBA Board's authorization to enter into a Project Scope and Budget Agreement and a Project Funding Agreement will make the execution of the Project Funding Agreement conditional upon the District fulfilling the applicable MEPA requirements associated with the MEPA Review.

District Information	
District Name	Town of Lexington
Elementary Schools	Lexington Children’s Place (PK) Bowman Elementary School (K-5) Bridge Elementary School (K-5) Fiske Elementary School (K-5) Harrington Elementary School (K-5) Joseph Estabrook Elementary School (K-5) Maria Hastings Elementary School (K-5)
Middle Schools	Jonas Clarke Middle School (6-8) William Diamond Middle School (6-8)
High School	Lexington High School
Priority School Name	Lexington High School
Type of School	High School
Grades Served	9-12
Year Opened	1953
Existing Square Footage	352,000
Additions	1957 – addition to main building and of two new buildings 1965 – addition of four new buildings 1968 – addition to one building 2000 – major renovation; new library 2014/2015 – 17,000 sf modular construction
Acreage of Site	56.5 acres
Building Issues	The District identified deficiencies in the following areas: Mechanical systems

District Information	
	• Electrical systems • Plumbing Systems • Building Envelope • Windows • Roof • Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2024-2025 Enrollment	2,405 students
Agreed Upon Enrollment	2,395 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 2,395 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	March 1, 2023
Preferred Schematic Authorization	February 26, 2025
Project Scope & Budget Authorization	On October 29, 2025 Board agenda
Reimbursement Rate Before Incentives	31.00%
Incentive Points	1.95 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	36.95%

¹The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Dore & Whittier Management Partners, LLC
Designer	Symmes Maini & McKee Associates, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of \$659,746,834, which includes an estimated construction cost of \$534,130,000 (\$1,054/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$320,811,752, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; costs associated with scope excluded site work; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated

with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; and costs exceeding the \$1,200 per student allowance for technology. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner's and construction contingency costs.

Additionally, the proposed demolition of the Lexington High School will result in the MSBA recovering a portion of state funds previously paid to the District for the 2011011550505G Accelerated Repair Roof Replacement project at the existing facility completed in October 2011. The MSBA has calculated this recovery of funds to be \$37,752 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 2,395 Proposed Total Square Feet: 506,766	District's Proposed Project Budget
Project Budget ¹	\$628,615,234
Scope Exclusions/Ineligible Costs	-\$306,803,482
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$321,811,752
Reimbursement Rate	36.95%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$118,909,442
Commissioning Costs Associated with Ineligible Building Area	-\$94,542
Cost Recovery Associated with Prior Projects	-\$37,752
Estimated Maximum Total Facilities Grant ²	\$118,777,148
Owner's and Construction Contingencies	\$31,131,600
Ineligible Owner's and Construction Contingencies	-\$23,119,650
Potentially Eligible Owner's and Construction Contingencies	\$8,011,950
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$2,960,416
Total Project Budget	\$659,746,834
Maximum Total Facilities Grant ^{3,4}	\$121,737,564

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

⁴Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$118,777,148; however, the District may be eligible for up to an additional \$2,960,416 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$121,737,564 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Lexington High School facility serving grades 9-12 on the site of the existing school, which said MSBA Board authorization shall make the execution of the Project Funding Agreement conditional upon the District

- (1) meeting the MSBA requirements for ownership, control, and use of the proposed project site and
- (2) fulfilling any applicable MEPA requirements associated with a MEPA Review.