Medford High School

Community Meeting #1

01/07/2026



Medford Connects Community Engagement Team

Call us and leave a message in any language: 781-475-5644



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Agenda

1. Introductions
2. Process and Schedule
3. Why a New or Reimagined Medford High School?
4. Studying the Educational Needs
5. Studying the Physical Conditions
6. Engaging the Community
7. Adjourn

Medford Comprehensive School Building Committee

The School Committee appointed a **25-member committee** in April of 2024, comprised of Medford's educational leaders, elected and city officials, and community members with expertise across the core subject areas needed to guide this program forward.

Voting Members

Joan Bowen, Director of Pupil Services
Libby Brown, Architect, LEED accredited professional and parent
Marta Cabral, Medford High School Principal
Maria D'Orsi, Medford High School staff member and grandparent
Marissa Desmond, Project manager, architect and parent
Dr. Suzanne B Galusi, Interim Superintendent
Jenny Graham, SBC Chair, School Committee member and parent
Brian Hilliard, Architect with MSBA experience and parent
Emily Lazzaro, City Councilor and parent
Ken Lord, Chief Operations Officer for Medford Public Schools
Mayor Breanna Lungo-Koehn, Mayor of Medford and parent
Paul Melone, Parent and performing arts management experience
Nicole Morell, Communications and sustainability expert and parent
Aaron Olapade, School Committee member
Luke Preisner, Engineer and parent

Non-Voting Members

Bob Dickinson, City of Medford Finance Director
Chad Fallon, Director of Career & Technical Education
Laurie Hodgdon, Principal of Curtis Tufts High School
Fiona Maxwell, City of Medford Chief Procurement Officer
John McLaughlin, Director of Facilities
Lisa Miller, CTE teacher & parent
Will Pipicelli, Director of Communications
Paul Ruseau, School Committee member and parent
Philippe Santos, Civil Engineer and parent
Dr. Kim Talbot, Assistant Superintendent of Academics and Instruction for MPS

Past Members

Larry Brown, Retired MHS CTE teacher
Tracy Keene, MPS parent
Dr. Marice Edouard-Vincent, Former MPS Superintendent
Dr. Peter Cushing, Former MPS Assistant Superintendent for Enrichment and Innovation
Thomas Dalton, Former MPS Communications Director

Owner's Project Manager / LeftField

LeftField is serving as the Owner's Project Manager, representing the City, for the new Medford High School.



Jen Carlson
Project Director



Matt Gulino
Project Manager



Linda Liporto
Director of Interiors



Adele Sands
Education Liaison



Lynn Stapleton
Project Advisor



Jay Faxon
MEP Expert

Designer / SMMA

SMMA is leading the design and educational planning services for the new Medford High School.



Matt Rice
Principal-in-Charge



Helen Fantini
Project Manager



Michael Pardek
Architect



Rosemary Park
Educational Planner: Programming



Mike Pirollo *(MLP Design)*
Educational Planner: Visioning



Erin Prestileo
Civil Engineer



Kate Tooke *(Agency)*
Landscape Architect



Emily Ehlers
HVAC Engineer



Martine Dion
Sustainable Design

Process and Schedule

1970
The current MHS was built

2015
Science classrooms renovated

Pre-2022
Medford's school administration worked hard to secure a spot in the **Massachusetts School Building Authority's Core Program** to substantially renovate or rebuild Medford High.

2022
Medford High School was selected as a finalist in the MSBA Core Program

2023
Medford High School was invited into the MSBA Core Program

2025
Medford's High School Project kicks off

April 2023: MSBA Statement of Interest for MHS:

In April of 2023, Medford High School Submitted their statement of interest to the MSBA.

December 2023: MSBA Board of Directors Approval:

Medford HS was accepted into the MSBA grant program at the December 2023 MSBA Board of Directors meeting.

Module 1: Eligibility Period

During the Eligibility Period, the MSBA and the District worked to outline the over-arching goals of the project and to set the project's school enrollment.

Medford's original assigned enrollment was 1,200, but in working with the District a final enrollment for grades 9-12 is set at 1,395 in addition to a centralization of PreK services, our municipal daycare (Kids' Corner) and Medford Family Network.

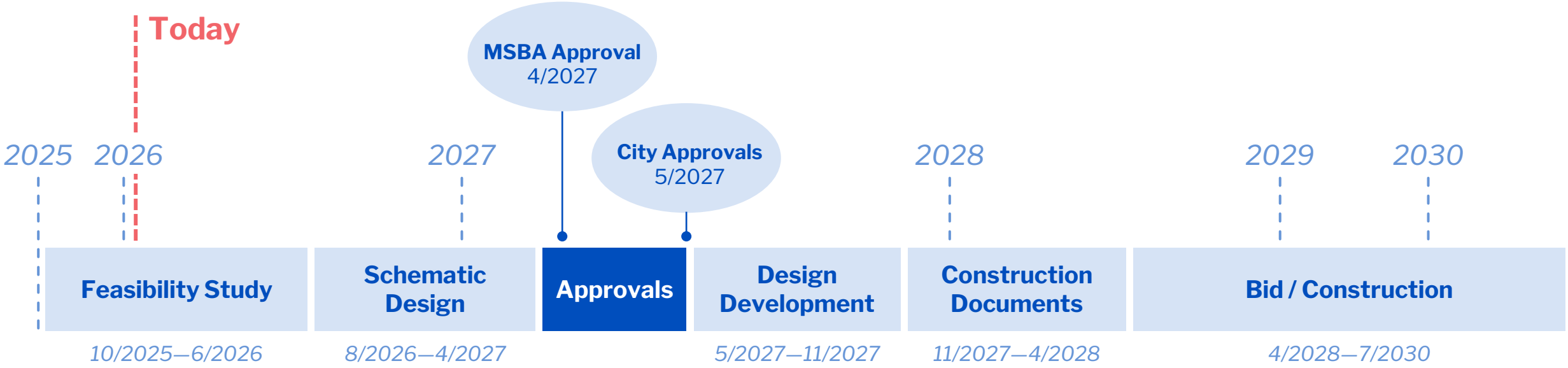
Module 2: Forming the Project Team

During this module, Medford worked with the MSBA to select an Owners Project Manager (OPM), and a Designer.

Owner Project Manager
LeftField Project Management joined the project team in June 2025.

Designer
SMMA joined the project team in November 2025.

Project Timeline



Feasibility Study Key Dates

Preliminary Design Program (PDP) 2/25/2026 submittal to MSBA
Preferred Schematic Report (PSR) 6/25/2026 submittal to MSBA

Schematic Design Key Dates

Schematic Design (SD) Deliverable 2/2027 submittal to MSBA

Feasibility Study and Schematic Design Overview

Medford has three major deliverables during these phases. Once completed, Medford will know what the design looks like, and how much the project will cost.

2/25/2026

Preliminary Design Program (PDP)

Submission Reviewed by MSBA Staff Only – No MSBA Board of Directors Approval Required

- **Existing Conditions Evaluation** - Assessment of current conditions of building and site
- **Visioning and Educational Plan** - District plan documenting present and future of educational delivery
- **Initial Space Summary** - Summary of spaces required to meet educational needs based on Educational Plan
- **Alternative Options Evaluation** – High-level cost alternatives for code compliance, addition/renovation and new construction options based on Educational Plan

Feasibility Study and Schematic Design Overview

Medford has three major deliverables during these phases. Once completed, Medford will know what the design looks like, and how much the project will cost.

6/25/2026

Preferred Schematic Report (PSR)

MSBA Board of Director's Meeting for Approval: 8/2026

- **Existing Conditions Final Evaluation** – Finalized assessment of current conditions of building and site
- **Final Educational Plan** – Finalized District plan documenting present and future of educational delivery
- **Preferred Solution** – Documentation of School Building Committee's single preferred design concept

Feasibility Study and Schematic Design Overview

Medford has three major deliverables during these phases. Once completed, Medford will know what the design looks like, and how much the project will cost.

February 2027

Schematic Design (SD)

MSBA Board of Director's Meeting for Approval: 4/2027

- **Final Design Program** – Documentation defining project scope
- **Schematic Design Documents** - Drawings and Specifications for building and site design
- **Project Scope and Budget** – Agreement with MSBA that documents the project scope, budget, schedule, and potential MSBA participation for a proposed project
- **Project Cost** – Finalized project budget that must be maintained through end of project

Why a new or reimagined Medford High School?

What a new Medford High School could have

- Collaborative learning spaces for students and teachers
- Improved and enlarged CTE and classroom spaces
- Universal accessibility and inclusion
- Modern and expanded Auditorium
- Code compliant and energy efficient systems
- Safe and secure learning and community spaces
- Meaningful connection to outdoor spaces









smma LeftField

The Building's Impact on Educational Delivery

Physical Condition

- Roof is in poor condition with numerous leaks
- Mechanical, electrical, and plumbing systems are at or past life expectancy resulting in costly and frequent repairs
- Multiple and frequent system failures cause portions of the building to be sectioned off from use, disrupting education
- Mechanical system delivers uneven temperatures and air quality through noisy classroom units disrupting student concentration
- Electrical infrastructure is inefficient and limits technology use

Effect on Use and Learning

- Lack of accessibility creates barriers for students and community
- Building is large and difficult to navigate. In many cases, students are unable to arrive to classes on time
- Separated academic and CTE spaces prevent opportunities for interaction– programmatically and socially
- Size and sprawling layout affects administration's supervision/presence within the building

Studying Educational Needs

The Educational Plan

Before receiving MSBA approval, every district must define **the learning experiences it wants for students today and the future.** This happens in the Educational Plan. It becomes the roadmap that defines how students learn, which programs and opportunities should grow, what educators need to deliver high-quality instruction, and what the community values most for its children.

In Medford, the current high school presents constraints that limit many of these opportunities. The Educational Plan allows the district and community to envision learning without those barriers and to articulate the school experience students truly deserve.

Through this process, the Educational Plan ensures that the future high school will not simply be a building—but **a direct reflection of Medford's values, its goals for student success, and its long-term vision for the next generation**.

To design the right high school, we must understand Medford deeply–not only the facility, but the people, programs, and aspirations that shape the district. That is why SMMA is conducting:

- Comprehensive walkthroughs of the existing school building
- Meetings with students, educators, families, and community partners
- Detailed program and department interviews
- Visioning sessions focused on future models of teaching and learning

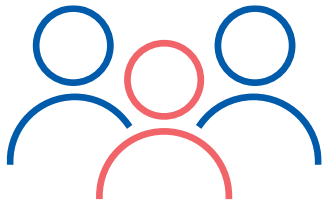
Process / Educational Plan and Educational Program

Educational Leadership Team
Superintendent, Ass't Superintendent, Principal, Directors, Educators, School Committee Member (20+ members)

Educational Forum
Educators, Students, Parents, and Community Members (50+ members)

Educators and Building Users (250+ members)





Educational Visioning Sessions

Space Programming Meetings

Educational Plan
(Teaching and Learning Goals)

Guides

Validates and refines

Educational Program
(Program Space Summary)

Overall Building Size
(Gross Square Footage)

Educational Visioning

Interactive Meetings with Staff, Students, Parents, and Partners



Shadow Day / November 20, 2025



School Tours / December 5, 2025



Visioning Sessions / December 9 and 17, 2025

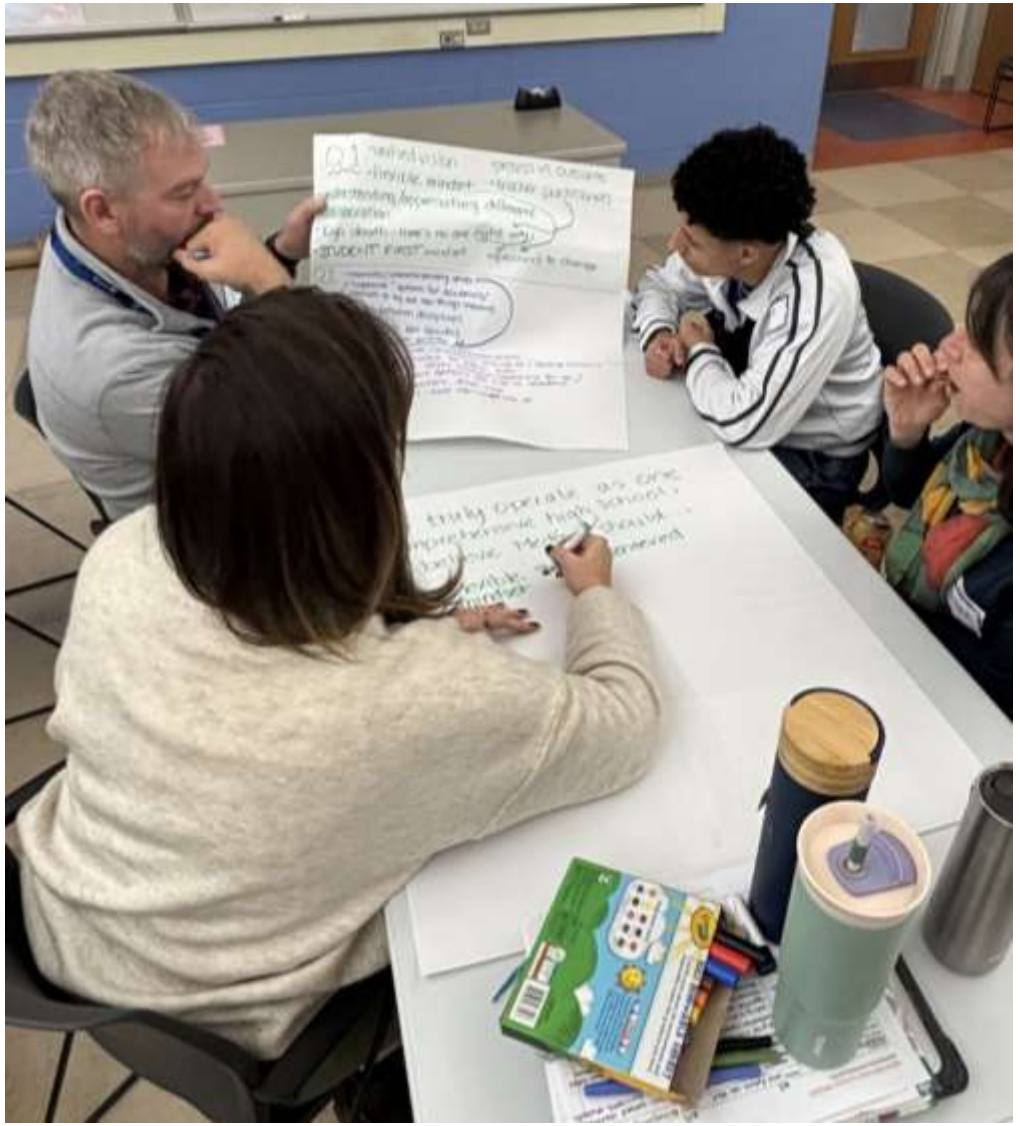




- **Welcoming, inclusive culture** that is grounded in belonging and community
- **Smaller, quiet support spaces** are essential and should be embedded throughout
- **Movement, flexibility, and choice** improve focus, wellness, and engagement
- **Frequent collaboration opportunities** strengthen relationships and learning



- A **comprehensive, integrated high school** that supports multiple pathways and identities within a unified school community
- **Collaborative learning communities** preferred over traditional corridors
- **CTE integrated with academics** expands access to real-world, hands-on learning
- **Shared spaces add value when intentional**, structured, and instructionally driven



Studying the Physical Conditions

Investigations: Ongoing

- Architectural and Structural survey
- Mechanical, Electrical, Plumbing, Fire Protection Survey
- Hazardous Materials Survey
- 3D building scanning
- Site survey
- Wetlands identification (flagging)
- Geotechnical explorations
- Geoenvironmental study
- Traffic counts and observation
- Hydrant flow testing
- Environmental noise survey









Site Observations

- MHS is not visible from the street
- One point of entry from Winthrop Street
- 54% of the site is paved with pockets of bedrock
- Few shade trees contributes to the heat island effect
- 80' of vertical grade change across the site
- 0% of stormwater on site is treated for pollutants
- Majority of accessible parking spaces have slope issues and/or non-compliant signage
- Accessible routes have several issues of non-compliance
- Majority of public entrances have accessibility barriers



Building Condition Takeaways

- Building is 55 years old (opened in 1970)
- Lack of accessibility creates barriers for students and community
- Roof is in poor condition with numerous leaks
- All major building systems (mechanical, electrical, plumbing) are at or past life expectancy resulting in costly and frequent repairs
- Multiple and frequent system failures cause portions of the building to be sectioned off from use, disrupting education
- Mechanical system delivers uneven temperatures and air quality through noisy classroom units disrupting student concentration
- Emergency generators for the building are not functional


Significant Ponding on Roof Membrane


Evidence of roof leaks in science prep room


Accessibility barriers at entries

Engaging the Community

Programming Meetings

1 Principals, Associate Principals, CTE Director: 1st meeting
2 Principals, Associate Principals, CTE Director: 2nd meeting
3 Academic Support
4 Admin. Assistants/Administration/Main Office/Dept Heads
5 Athletics/Pool
6 School Counselors/Psychologists/Adjustment Counselors
7 Custodial and Facilities
8 ELL
9 English
10 Food Service
11 Instructional Technology/IT/AV
12 Library/Media Center
13 Math/Computer Science
14 Media and Technology
15 Nurses
16 PE and Health
17 Performing Arts (Music and Drama)
18 Science
19 Social Studies
20 Special Ed: General Population
21 Special Ed: Specialized Programs
22 Students (a variety with different perspectives)
23 Visual Arts and Design (2D, 3D, Photography, Digital Art)
24 World Language
25 Chapter 74 Programs Kick-Off Meeting
26 Automotive
27 Biotechnology
28 Business Marketing
29 Carpentry
30 Construction Craft Laborers
31 Cosmetology
32 Culinary Arts
33 Early Education and Care
34 Electrical
35 Engineering and Robotics
36 Graphic Design
37 Film & TV
38 Health Assisting
39 Metal Fabrication & Welding
40 Programming and Web Development
41 New/Proposed Programs (with CTE Leadership)
42 Pre-K Program (MEEP)
43 Curtis Tufts High School
44 Daycare - Kids' Corner
45 Central Office
46 After School/ Community Schools
47 Parent Information Center
48 Medford Family Network
49 Medford Community Media

Advisory Teams

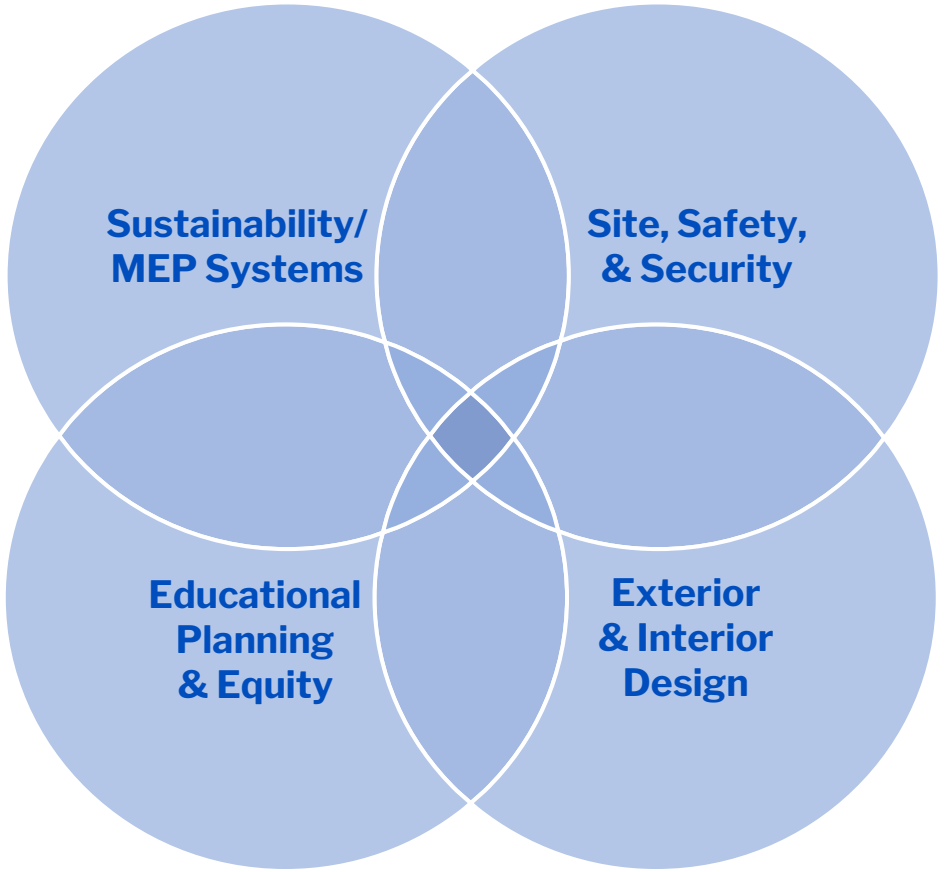
Advisory teams are a method of collecting broad community input on key priorities and desired outcomes for the project. Teams have been formed with Educators, Students, City Departments, Boards & Commissions, and Expert Community Members

Reviews preferred MEP systems, sustainable design features and components, healthy materials; site design and landscape features for environmentally friendly design.

16 team members

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

23 team members



Reviews development of the site design for traffic, circulation, safety and security, parking, driveways and circulation, fields, and offsite improvements and coordination with City Departments.

18 team members

Reviews exterior design concepts including composition of form and exterior material selections. Review of the products and materials selected for interior finishes.

18 team members

Opportunities to Engage

- Project website: **https://medfordhsproject.com/**
- Community Forums and Webinars
- School Building Committee Meetings
- Pop-up Opportunities
- Advisory Teams







Upcoming Meetings

1/14/26 / 6:30 PM / MHS Library

MCHSBC Meeting

A first look at design alternatives

2/11/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Review cost information for 1/14/26 alternatives

2/23/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Finalize submission to the MSBA for Preliminary Design Program (PDP)

3/5/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Community input on design options before June selection

3/23/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Project update

1/26/26 / 6:00 PM / City Hall

School Committee Meeting

Introduction to the Educational Plan Draft for review and input

2/2/26 / 6:00PM / City Hall

School Committee Meeting

Review updated Educational Plan and approval for MSBA submission

Public participation is welcomed and encouraged. Translation services will be made available.

Use the Q&A Feature on Zoom to type in your question about the Medford High School Building Project.

They will be answered out loud by members of our project team.

Scan QR Code To Provide Thoughts on the Project which will be collected by Project Partners

Thank you.

Additional Information

Frequently Asked Questions (FAQs)

What is the MSBA?

The Massachusetts School Building Authority (MSBA) is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. The MSBA strives to work with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts.

The MSBA's grant program for school building construction and renovation projects is a non-entitlement competitive program. The MSBA's Board of Directors approves grants based on need and urgency as expressed by the City, Town, Regional School District or independent agricultural and technical school and validated by the MSBA.

The MSBA, which has a dedicated revenue stream of one penny of the state's 6.25-percent sales tax, has made more than $15.1 billion in reimbursements to cities, towns, and regional school districts for school construction projects.

For more project FAQs, visit the website: https://medfordhsproject.com/faqs/

Whether this project is an addition/renovation or a new build, the new MHS will have:

- Air conditioning and quiet mechanical systems
- Adequate power
- Adequate access to bathrooms for staff and students
- Classrooms with operable windows
- Access to daylighting
- Good acoustics
- Accessibility for all
- Adequate storage
- Dimmable LED lighting
- Ergonomic furniture
- Better site circulation
- Reliable Wi-Fi