Medford High School



Medford Comprehensive High School
Building Committee Meeting

01/14/2026

smma

LeftField

Agenda

1) Roll call
2) Communications Subcommittee
3) Upcoming meeting
4) Additional Volunteer Interest
5) Approval Meeting Minutes
    - 11/24/2025 SBC Meeting Minutes
    - 12/22/2025 SBC Meeting Minutes
6) Approval of the December 2025 Invoices (LeftField & SMMA)
    - LeftField Invoice #7: December 2025 = $25,000
    - SMMA Invoice #1: November 22, 2025 - January 2, 2026 = $135,000
    - **Total = $160,000**
7) Recommendation to Approve Amendment 1: SMMA
    - Amendment Value = $25,300

Agenda

8) Presentation of Alternatives Required by the MSBA
   - Code Update Option
   - Add/Reno Options
   - New Building Options
9) Interactive Input Session to Provide Feedback on Initial Cost Alternatives
10) Questions Regarding Alternatives
   - MCSHBC Members
   - Public Comment
   - Next Steps
11) Guidance to SMMA on Design Options to be considered for Cost Estimations
12) Adjournment

Vote to approve the Medford SBC meeting minutes from the November 24, 2025 SBC Meeting

Vote to approve the Medford SBC meeting minutes from the December 22, 2025 SBC Meeting

Approval of December 2025 Invoices

INVOICES (Payments)						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	12/31/2025	LeftField	7	OPM Feasibility Study/Schematic Design	OPM Feasibility Study Services from December 1 - December 31, 2025	$ 25,000.00
0002-0000	12/31/2025	SMMA	64137	A&E Feasibility Study/Schematic Design	A&E Feasibility Study Services from December 1 - December 31, 2025	$ 135,000.00
					TOTAL:	**$ 160,000.00**

Vote to approve the December 2025 project invoices for a total of $160,000

smma LeftField

Budget Update

Total committed to date: 88%
Total spent to date: 10%

Medford High School - Medford, MA — **December 31, 2025**

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
	FEASIBILITY STUDY AGREEMENT									
0001-0000	OPM Feasibility Study/Schematic Design	$ 600,000	$ -	$ 600,000	$ 525,000	88%	$ 165,000	28%	$ 435,000	
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,500,000	$ 91,536	$ 1,591,536	$ 1,591,536	100%	$ 135,000	8%	$ -	BRR#1
0003-0000	Environmental & Site	$ 400,000	$ 128,447	$ 528,447	$ 528,447	100%	$ -	0%	$ 528,447	BRR#1
0004-0000	Other	$ 500,000	$ (219,983)	$ 280,017	$ -	0%	$ -	0%	$ 280,017	BRR#1
	SUB-TOTAL	$ 3,000,000	$ -	$ 3,000,000	$ 2,644,983	88%	$ 300,000	10%	$ 1,243,464	
	TOTAL PROJECT BUDGET	$ 3,000,000	$ -	$ 3,000,000	$ 2,644,983	88%	$ 300,000	10%	$ 2,700,000	

FUNDING SOURCES	Max w/ Conting.	Max w/o Conting.
Maximum State Share	$ 1,599,600	$ 1,599,600
Local Share	$ 1,400,400	$ 1,400,400
SUB-TOTAL	$ 3,000,000	$ 3,000,000

Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
$ 3,000,000		$ -		53.32%

CONSTR. COST ESTIMATES	Date	Estimator	Amount	SF	Cost Per SF
PSR Cost Estimate					
CM SD Cost Estimate					

Approval of Designer Amendment #1: Geoenvironmental Phase II Services

Amendment #1: Based on the Phase 1 environmental findings, it is recommended that additional investigation of soil and groundwater be conducted given the site's short period as a city dump, and presence of underground storage tanks. This work will include soil and groundwater testing and pre-characterization summarized in a report including recommendations for removal should the project require.

Designer Contract Amendment #1 Basic Services Breakdown:

COMPANY NAME	MSBA ProPay	SERVICES	FEE
SMMA	0003-0000	ADS Geoenvironmental Services - Phase II	$25,300.00
		TOTAL	$25,300.00

Vote to approve the Designer Amendment #1 and the associated MSBA's Budget Revision Request (BRR) for a total of $25,300

Note: This does not increase the Feasibility Study Budget. This scope will be funded through the existing budget
MSBA Budget Revision Requests (BRR): This is a requirement for the MSBA's accounting purposes and does not increase the budget

smma LeftField

Proposed Program Area Update

Process / PDP Alternatives

We are here!

Educational Leadership Team
Superintendent, Asst. 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 *(100% complete)*

Space Programming Meetings *(100% complete)*

Existing Building & Site Analysis
(75% complete)

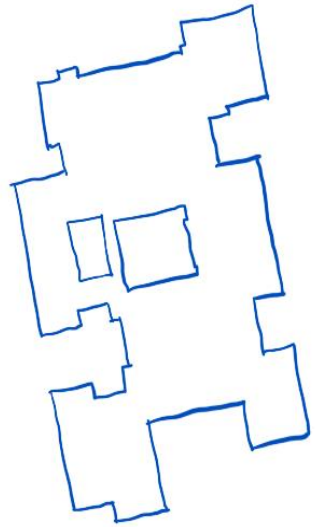
Educational Plan
(Teaching and Learning Goals)
(50% complete)

Guides

Validates and refines

Educational Program
(Program Space Summary)
(75% complete)

Overall Building Size
(Gross Square Footage)



Alternatives for high level Cost Estimating

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*

Right-sizing the proposed building:

Existing Building

- Assume nothing
- Survey existing uses and spaces

Educational Plan

- Understand and collect data from the educational plan including for new or added programs
- Develop Special Education spaces based on existing and future needs subject to DESE review and approval

Future Sizing Based on Standards

- Utilize MSBA Guidelines
  Reference DESE Chapter 74 standards for CTE spaces

Program / PDP Initial Draft Program Areas

Space Categories	Existing Building (Net Area)	Proposed Building (Net Area)	% Change from Existing to Proposed
General Education Classrooms	79,561 NSF	80,565 NSF	1%
Special Education Classrooms	21,257 NSF	37,990 NSF	79%
Art & Music	9,189 NSF	11,150 NSF	21%
CTE Labs (non- Chapter 74)	1,435 NSF	10,080 NSF	602%
Chapter 74 CTE Programs	54,704 NSF	109,025 NSF	99%
Health & Physical Education	68,714 NSF	53,452 NSF	-22%
Media Center	9,876 NSF	8,619 NSF	-13%
Auditorium / Drama	9,228 NSF	15,000 NSF	63%
Dining & Food Service	17,952 NSF	14,068 NSF	-22%
Medical (School Nurse)	1,250 NSF	1,660 NSF	33%
Administration & Guidance (High School)	14,003 NSF	14,264 NSF	2%
Custodial & Maintenance	2,241 NSF	2,822 NSF	26%
Pool and Pool Support Spaces	15,649 NSF	15,649 NSF	0%
Early Education Program Spaces	7,821 NSF	23,365 NSF	199%
Other Spaces (incl. Central Office)	28,754 NSF	30,625 NSF	7%

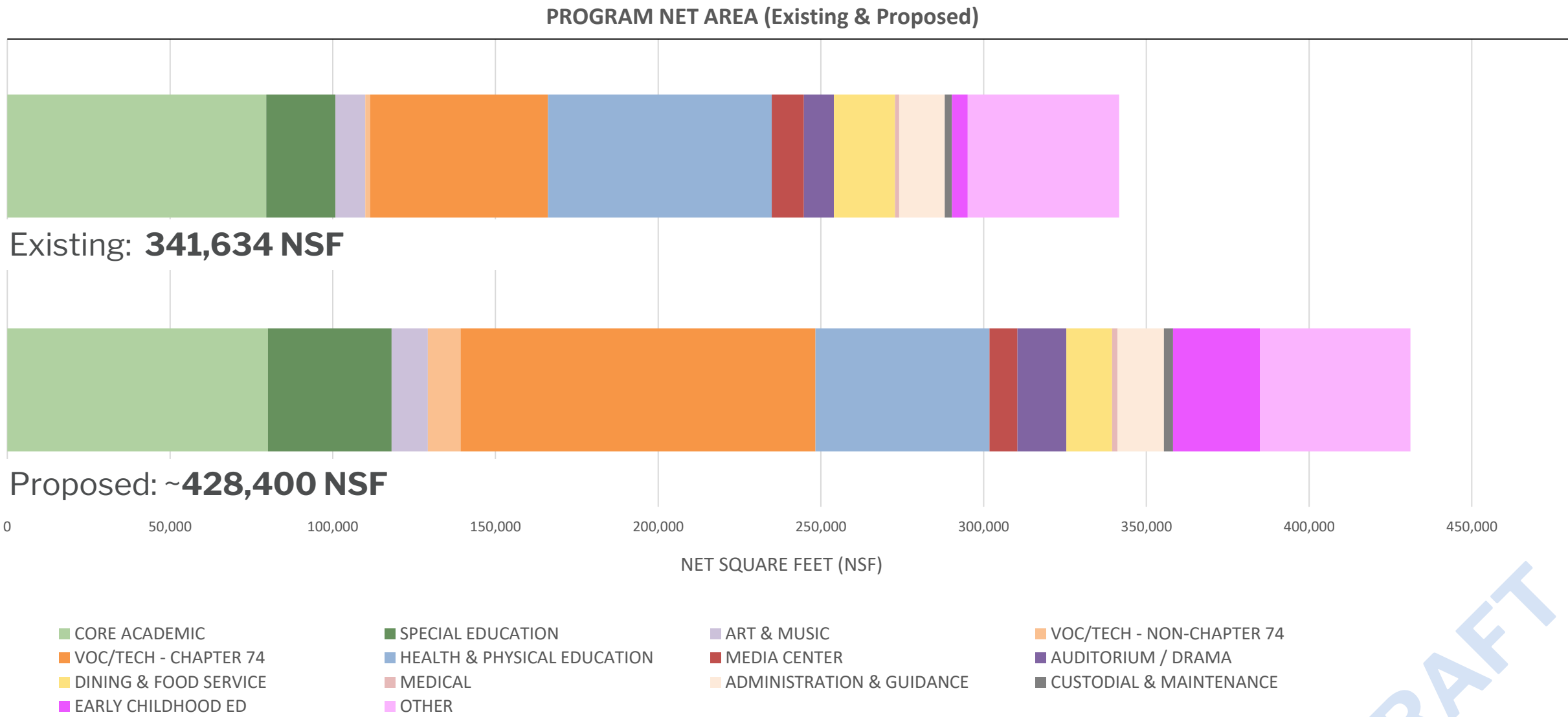
- NSF = Net Square Footage = Usable Floor Area (does not include corridors, toilet rooms, MEP spaces, etc.)
- Existing Building Areas are ~95% set – laser scanning will finalize these numbers at end of January
- Proposed Building Areas are ~80% set – being reviewed/finalized with Educational Leadership presently

DRAFT

Increases From Existing SF to Proposed SF

- Special Education: Addition of Curtis Tufts Program, Right Sizing of Spaces, Planning for Evolution/Growth of Special Education Programs
- Addition of Technology Labs (hands-on, non-Chapter 74 program spaces)
- CTE Chapter 74: Addition of (4) new Chapter 74 CTE programs, and growth, right sizing of existing programs.
- Increase of Auditorium capacity to 1,000 Seats
- Creation of an Early Education Center, with the addition of MEEP (Medford Early Education Program) to Kids' Corner and Medford Family Network

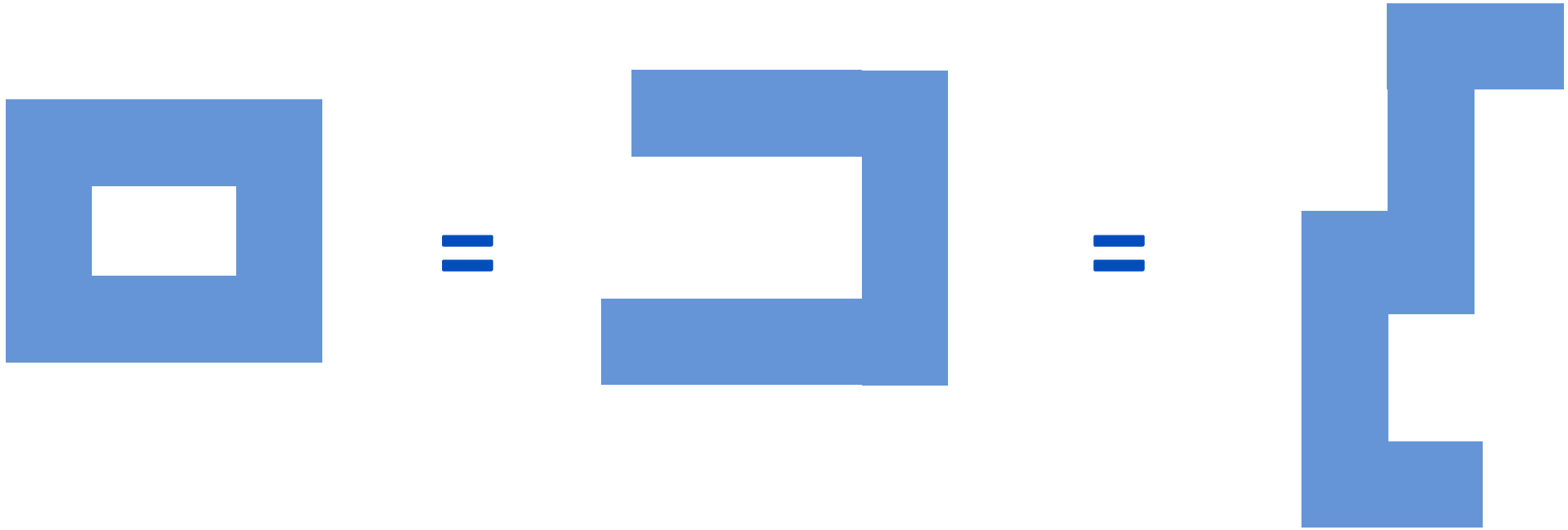
Program / Initial Draft Program Area



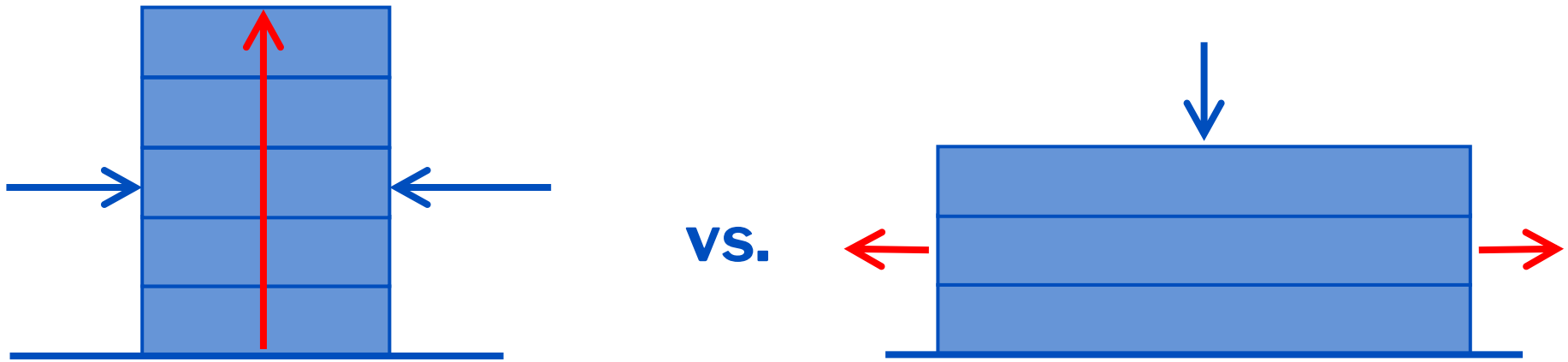
DRAFT

Alternatives for High Level Cost Estimating

- For the moment, different building **forms** with the same **area** are assumed to carry the same cost.



- Compactness carries cost implications. For the moment, these are primarily related to available site area for **program** and applicable **high-rise** code requirements.



Tall

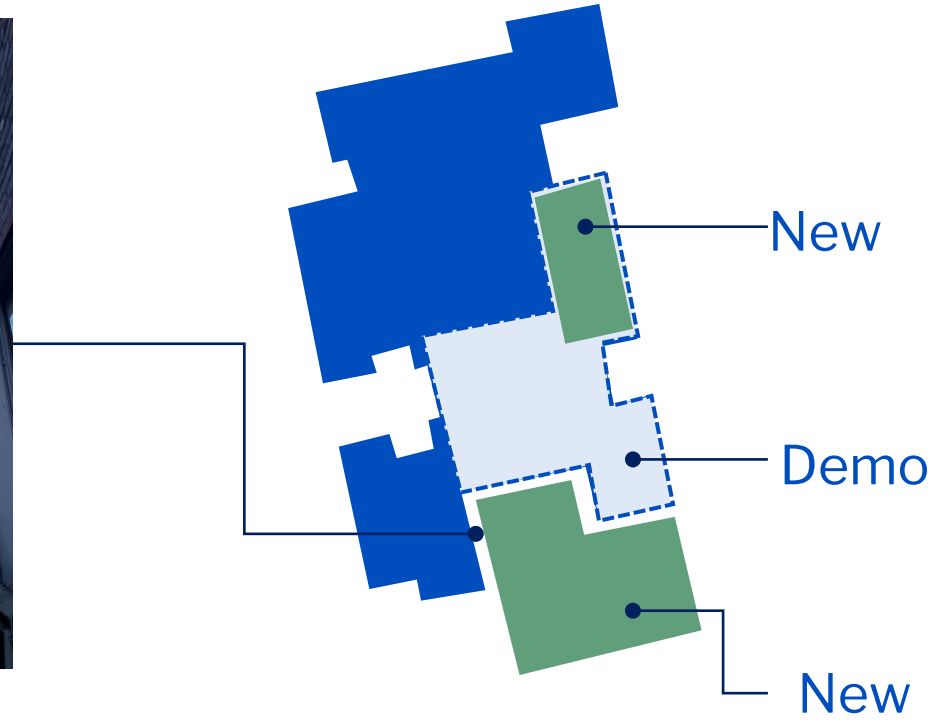
Sprawl

Alternatives for High Level Cost Estimating / Rules of Thumb

- For options where new construction **overlaps** with areas to be **demolished**, phasing and swing space is required. This information will be provided to the cost estimators.



Wakefield MHS – New Building Adjacent to Existing Building During Construction

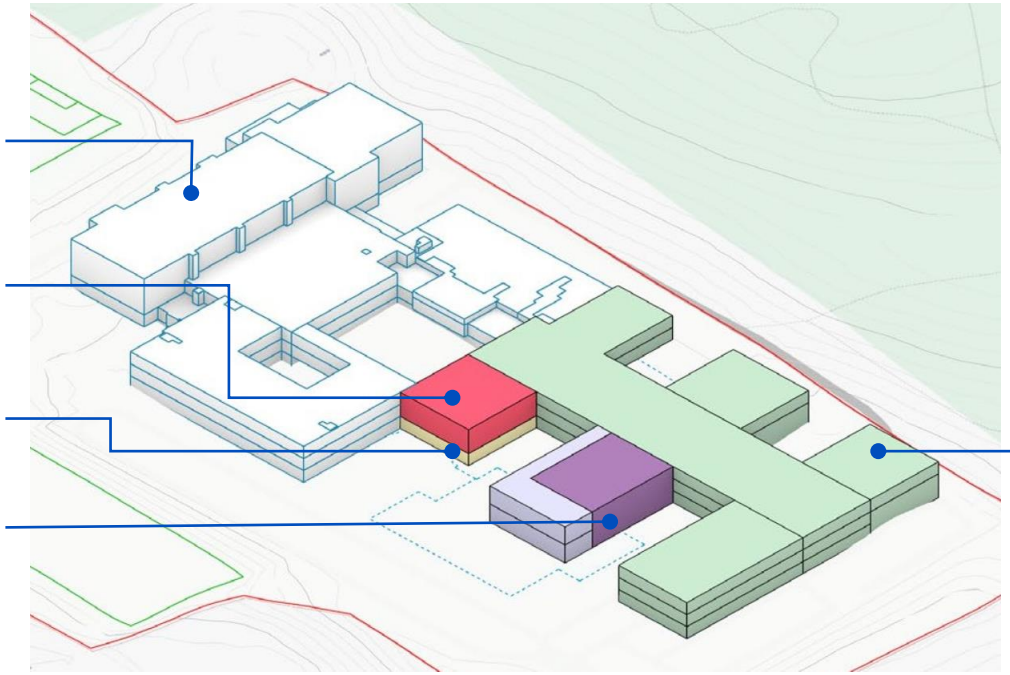


= Phased

Alternatives for High Level Cost Estimating / Rules of Thumb

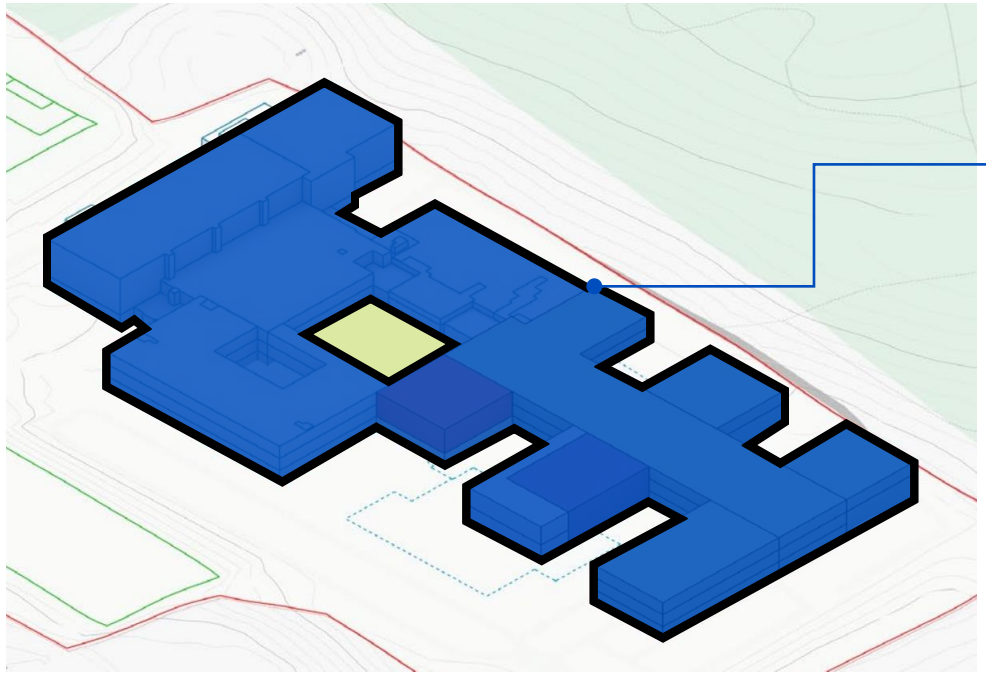
- Programmatically different but spatially similar spaces are shown as one color of massing (General Education, Special Education, CTE Programs, Administration, etc.)
- Some large spaces are shown diagrammatically for reference only – final locations to be studied further in subsequent phases

Legend



- In all cases, total square footage remains constant.

Legend



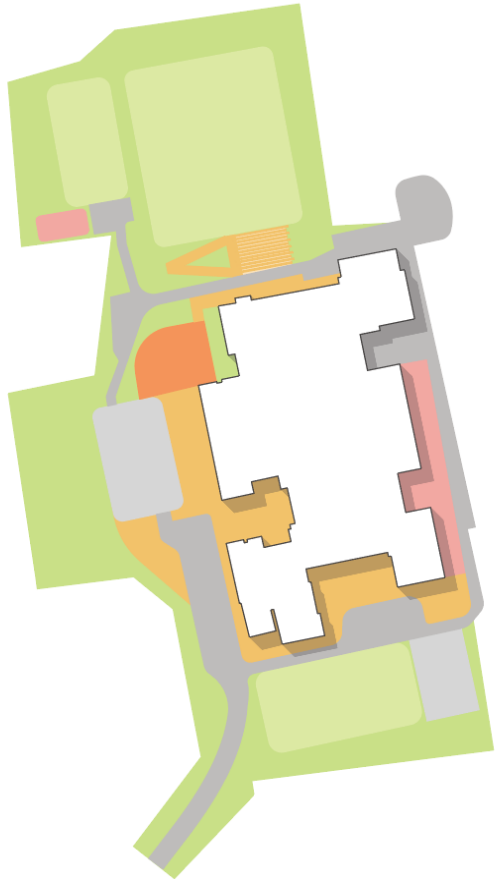
SF constant between each Alternative



Proposed Net Area:
~428,400 NSF

Alternatives for High Level Cost Estimating / Rules of Thumb

- Landscape options: **color key**
- Parking is consistent at 425 spaces for all options in different configurations. Preschool Play space and CTE yards are consistent in all options. Fields and gathering spaces vary in size.



- Site planting
- Athletic Fields
- Roadway
- Parking
- Gathering and entry spaces
- Early Ed outdoor play
- CTE yards

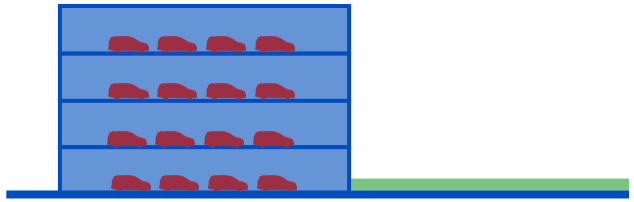
There are three landscape moves that can be mixed/matched with most of the building schemes. For now, baseline parking assumes matching existing condition (roughly 425 spaces) in three different alternatives which leave varying space for fields and other program.



Surface Parking



Decked Parking



Parking Garage

Least expensive

Most limiting for athletic fields and other site programming

More expensive

More flexibility for athletic fields and other site programming

The MSBA requires that a minimum of 3 options be explored that fall into these categories:

A

Code Upgrade

B

Renovation + New Addition

C

Athletics Renovation Only + New Addition

D

New Construction

Renovation / Addition

How to Participate via Zoom

Join at menti.com | use code **4487 6739**

Instructions

Go to

www.menti.com

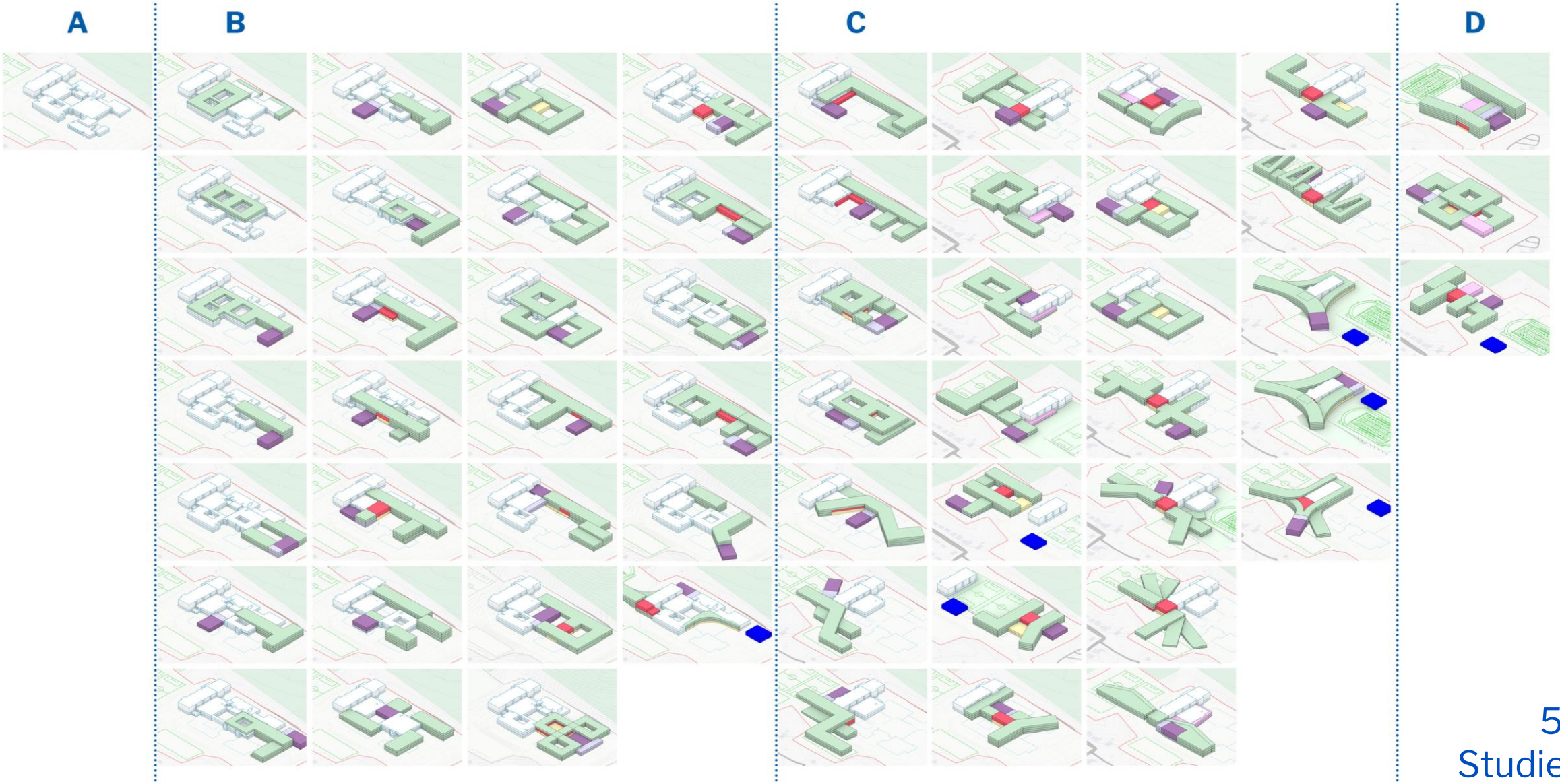
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4487 6739



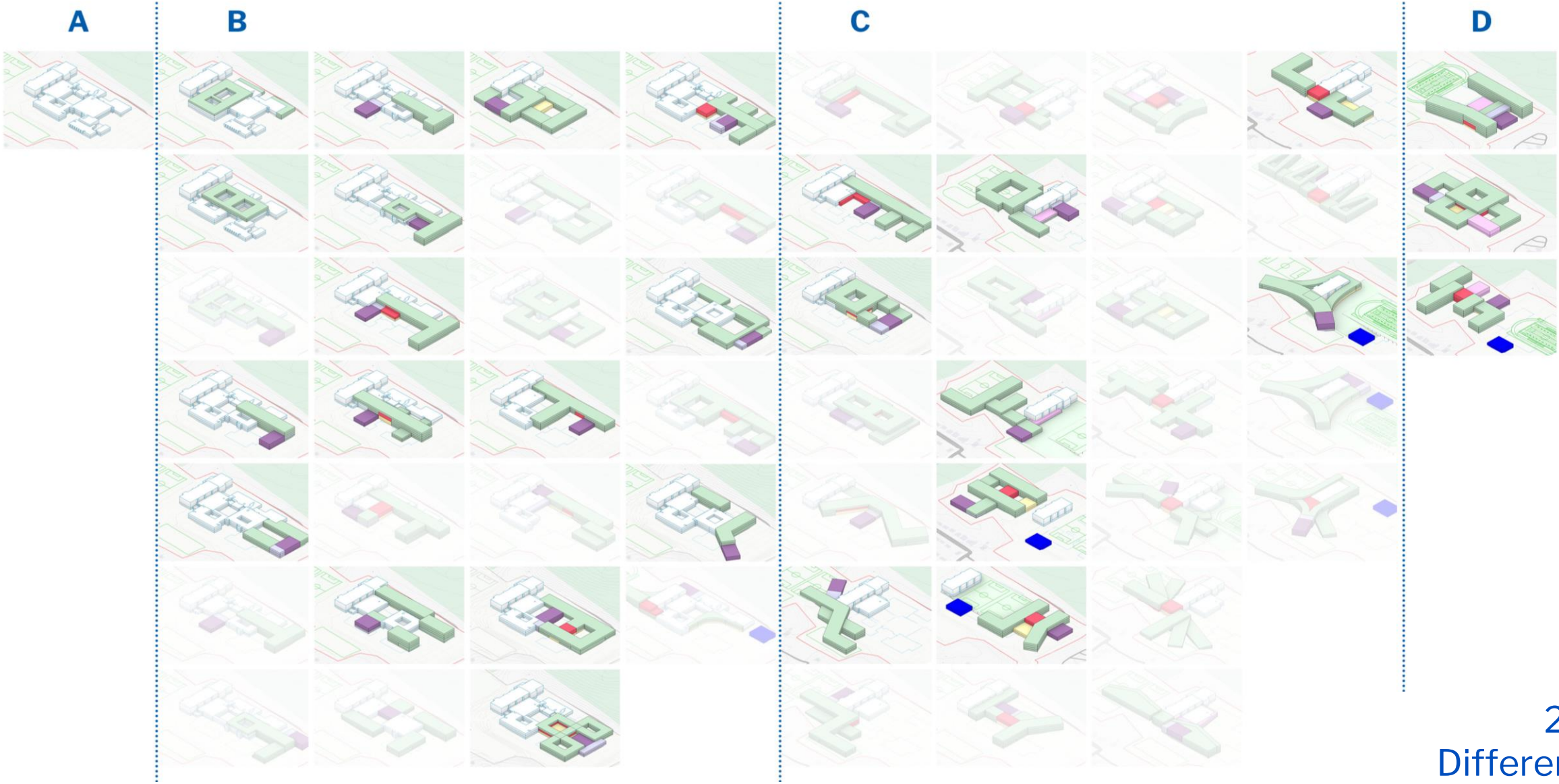
Or use QR code

Alternatives for High Level Cost Estimating / Exploring the Range of Ideas



57
Studies

Alternatives for High Level Cost Estimating / Grouping Identical Cost Models



29
Different
Cost Models

smma LeftField Agency Landscape + Planning

A

Code Upgrade

B

Renovation + New Addition

C

Athletics Renovation Only + New Addition

D

New Construction

Renovation / Addition

What is Included:

Repair of Systems: Fixing mechanical, electrical, plumbing, and structural systems that are failing or outdated.

Code Compliance: Scope specifically required to bring the building up to current building codes (e.g., ADA accessibility, fire safety, energy codes).



What is Included:

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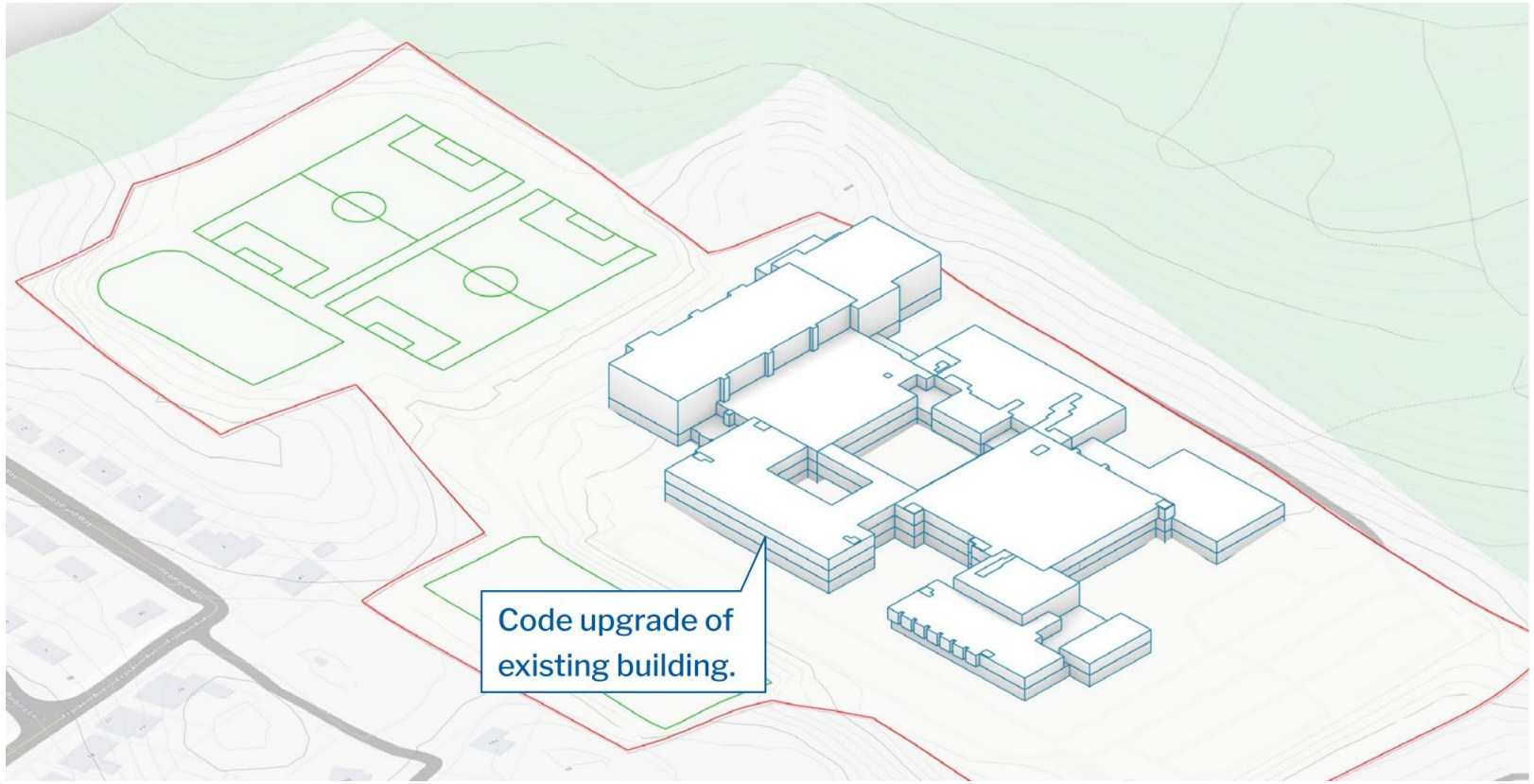
What is Excluded:

No Modification of Spaces: You cannot change the size, shape, or layout of classrooms, offices, or common areas.

No Change in Function: The way a space is used must remain the same (e.g., you cannot convert a library into a cafeteria).

Code Upgrade / A.1

MSBA Required Code Upgrade of Existing Building and Site



3D Aerial Massing Diagram

4 Stories
3,550 Linear ft of Building Perimeter at grade
1,250 ft max. horizontal distance travelled



Plan Massing Diagram



MSBA Lens:

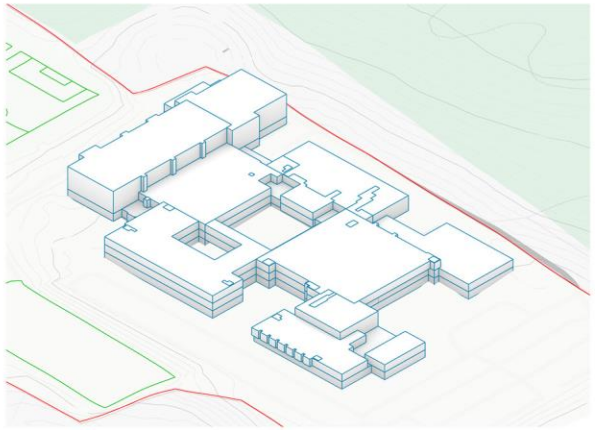
While the MSBA may support a Code Upgrade Option under certain conditions, the findings from the educational visioning process suggest that such an approach is unlikely to fulfill the district's stated priorities, as outlined in Module 1's Statement of Interest (SOI), or fully support the intended educational program.

Alternatives for High Level Cost Estimating / Renovation + New Addition

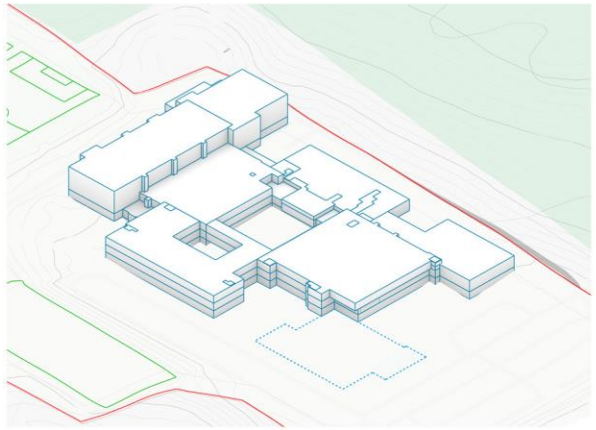
A	B	C	D
Code Upgrade	Renovation + New Addition	Athletics Renovation Only + New Addition	New Construction

Renovation / Addition

B Series / Addition & Renovation Scenarios



B.1
No Existing Wings Replaced



B.2
A Wing Replaced



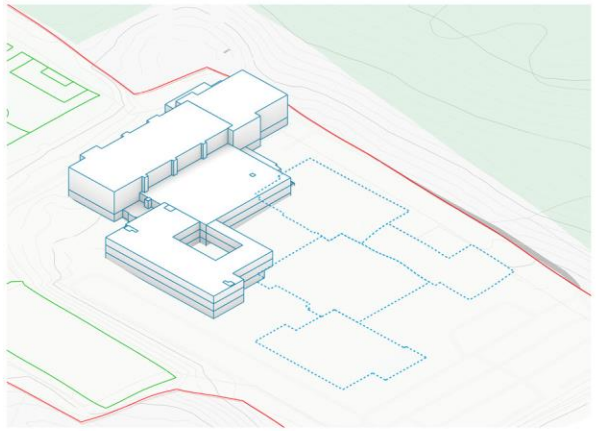
B.3
A + C Wing Replaced



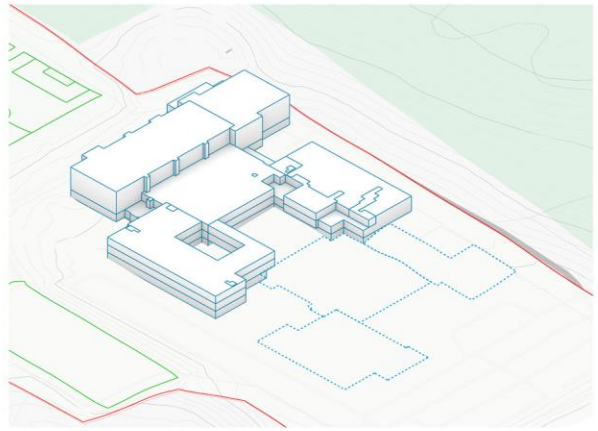
B.4
A + B + C Wing Replaced



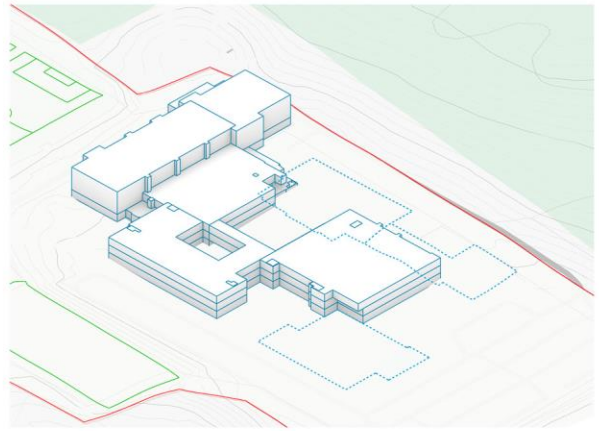
B.5
A + C + V Wing Replaced



B.6
A + B + V Wing Replaced

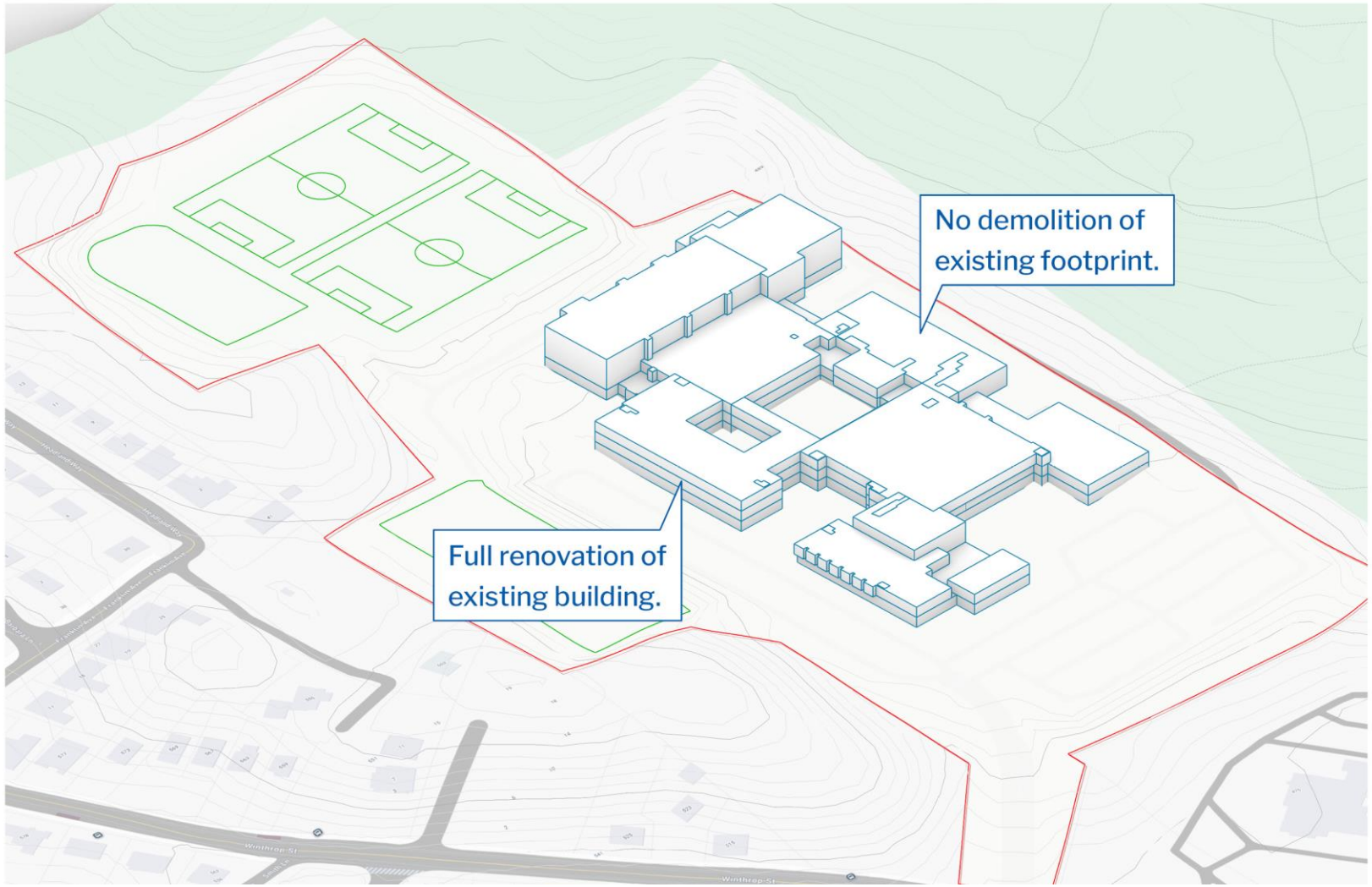


B.7
A + B + Partial V Wing Replaced



B.8
A + V Wing Replaced

B.1 Alternatives for High Level Cost Estimating - Approaches

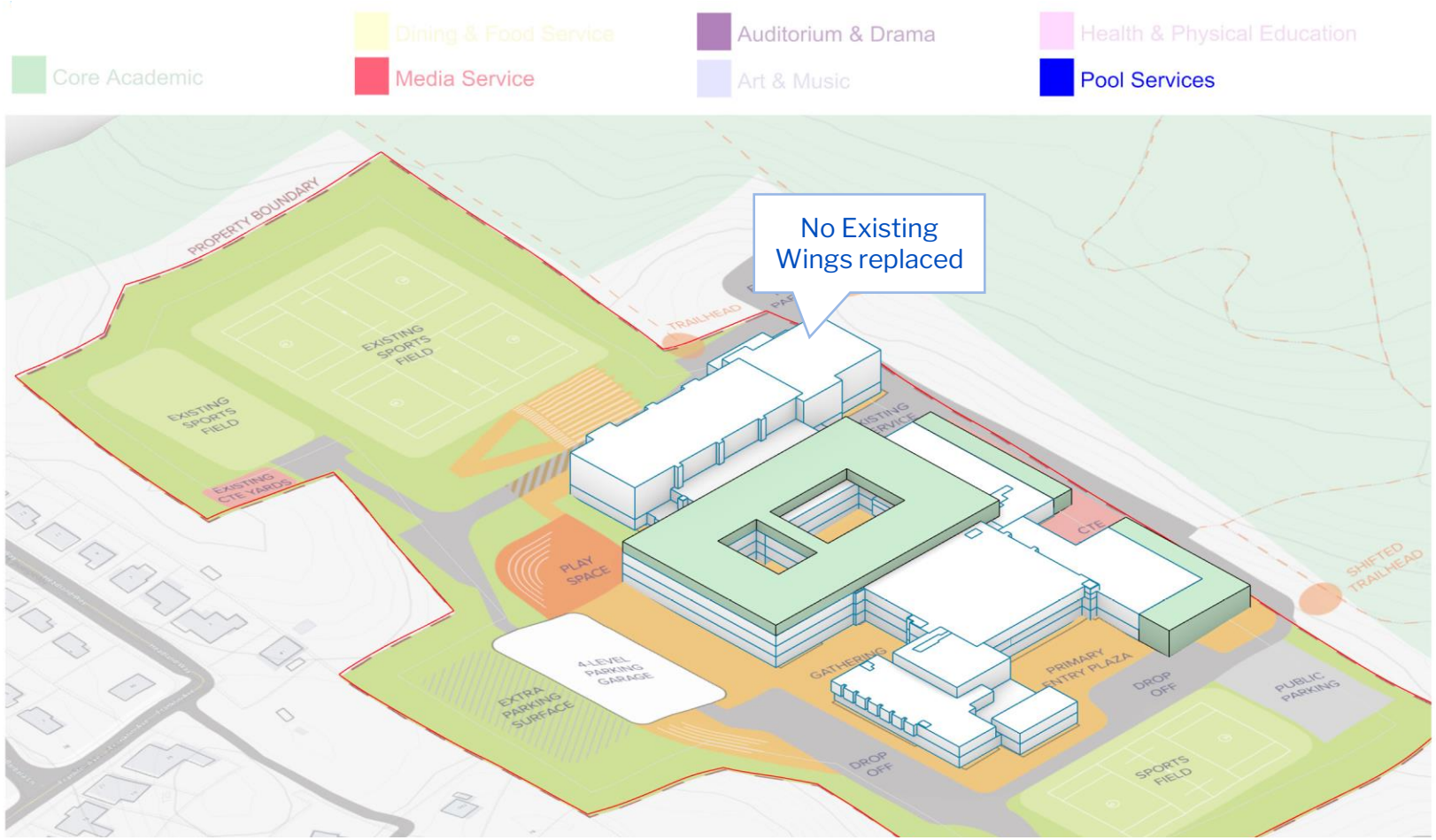


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.1.1



3D Aerial Massing Diagram

4 Stories Max.

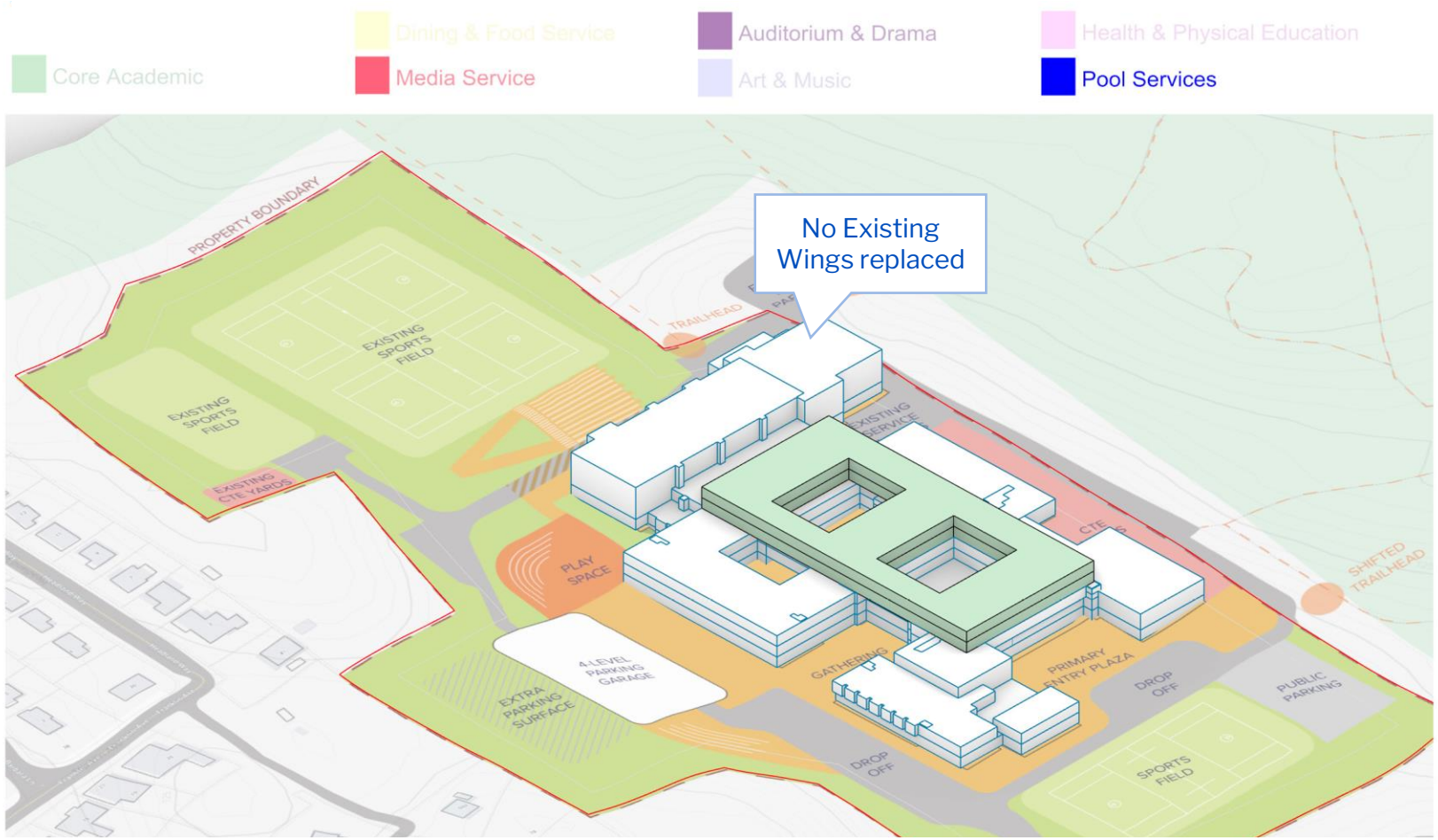
3,550 Linear ft of Building Perimeter at grade

1,250 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.1.2



3D Aerial Massing Diagram

5 Stories Max.

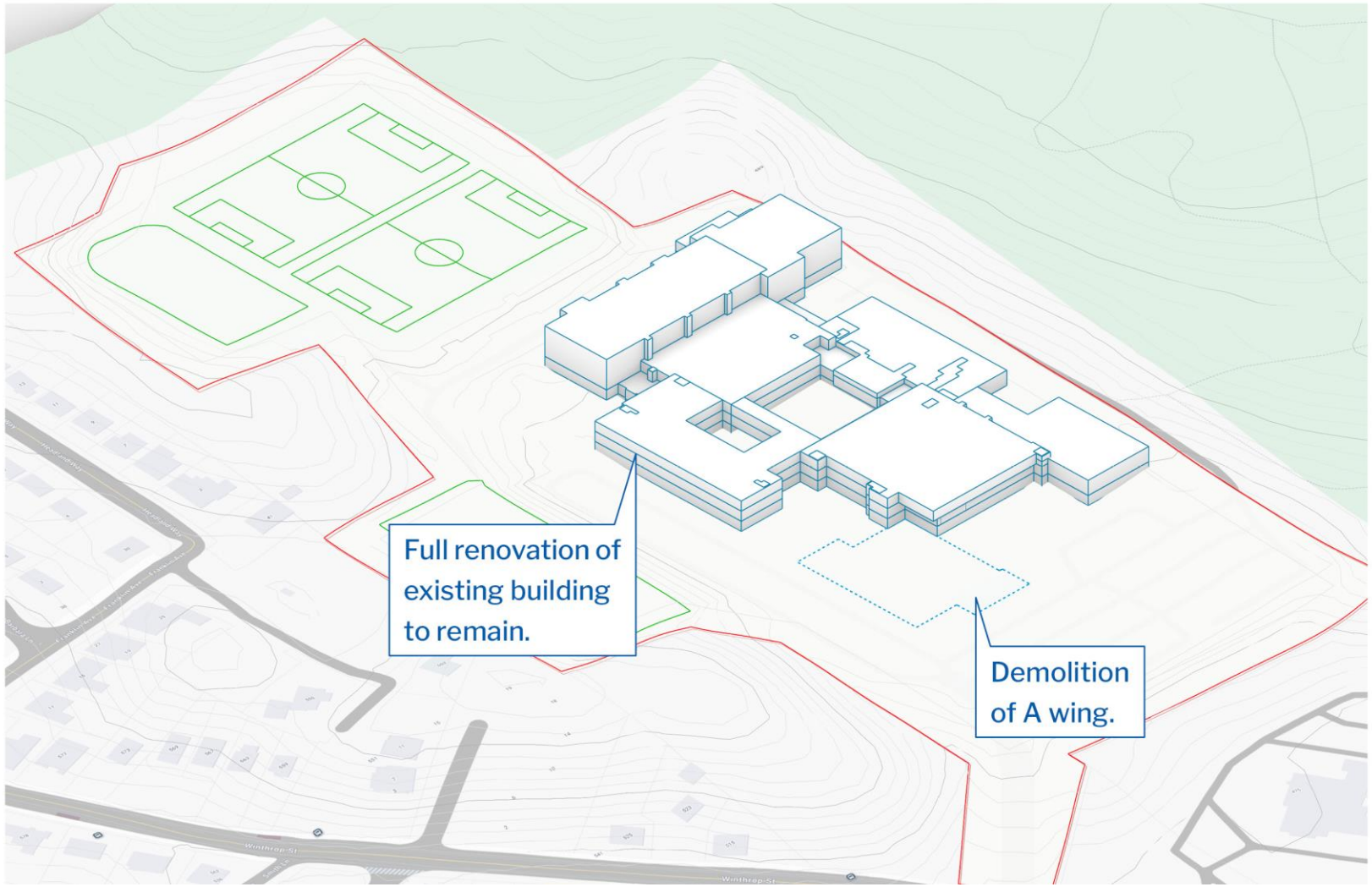
3,550 Linear Ft of Building Perimeter at grade

1,250 ft max. horizontal distance travelled



Plan Massing Diagram

B.2 Alternatives for High Level Cost Estimating - Approaches

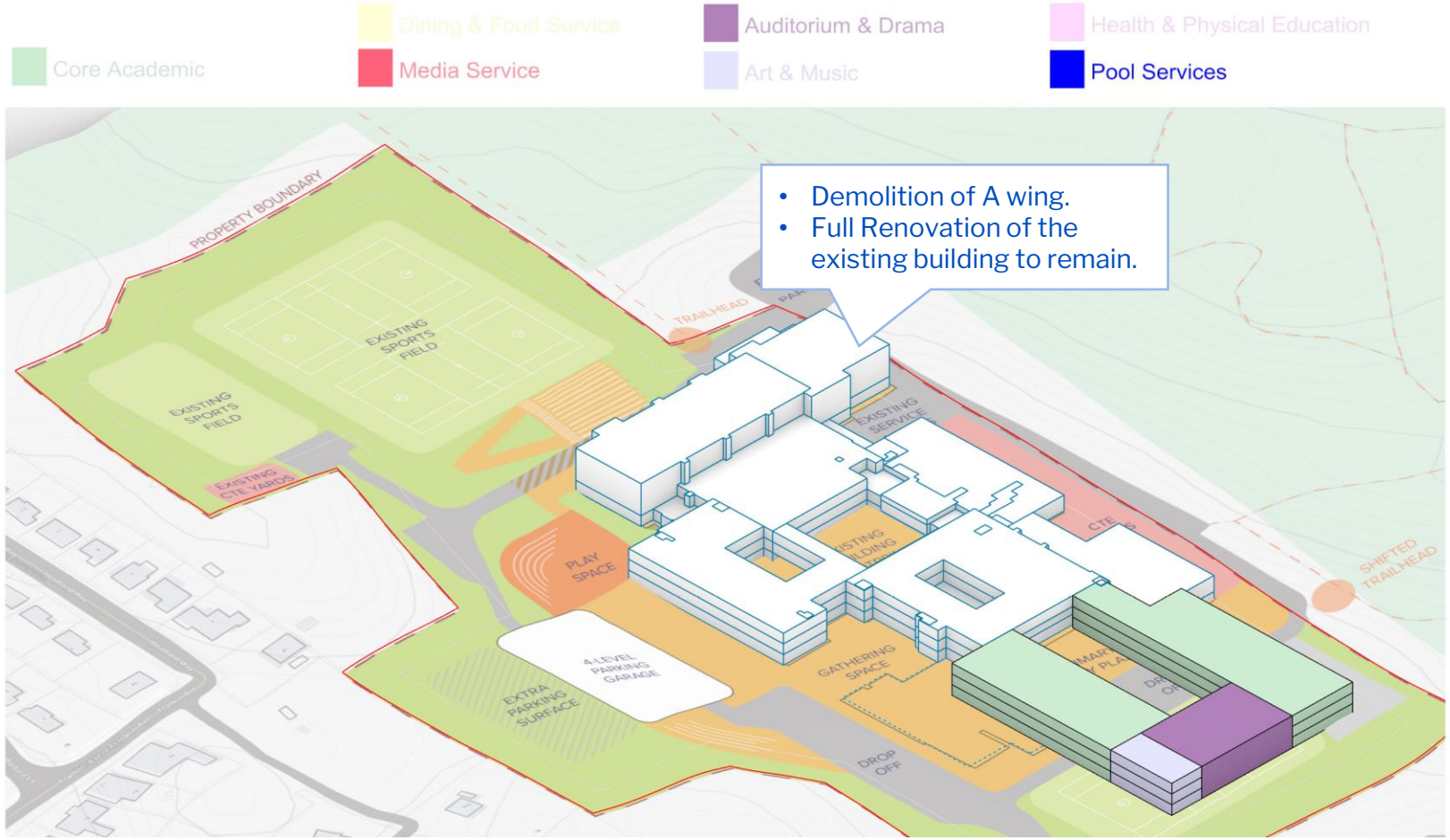


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.2.1



3D Aerial Massing Diagram

4 Stories Max.

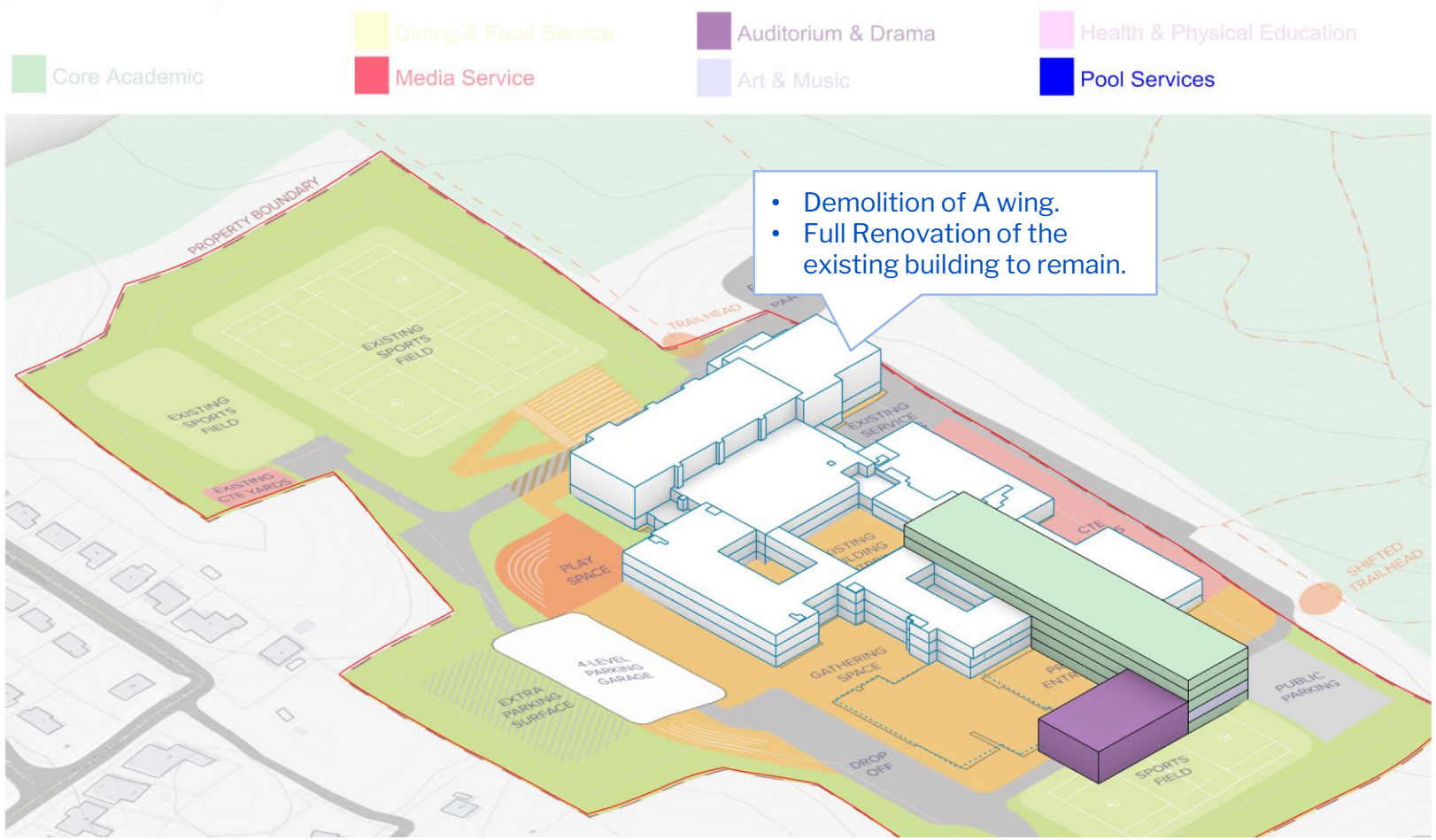
3,530 Linear ft of Building Perimeter at grade

1,400 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.2.2



3D Aerial Massing Diagram

5 Stories Max.

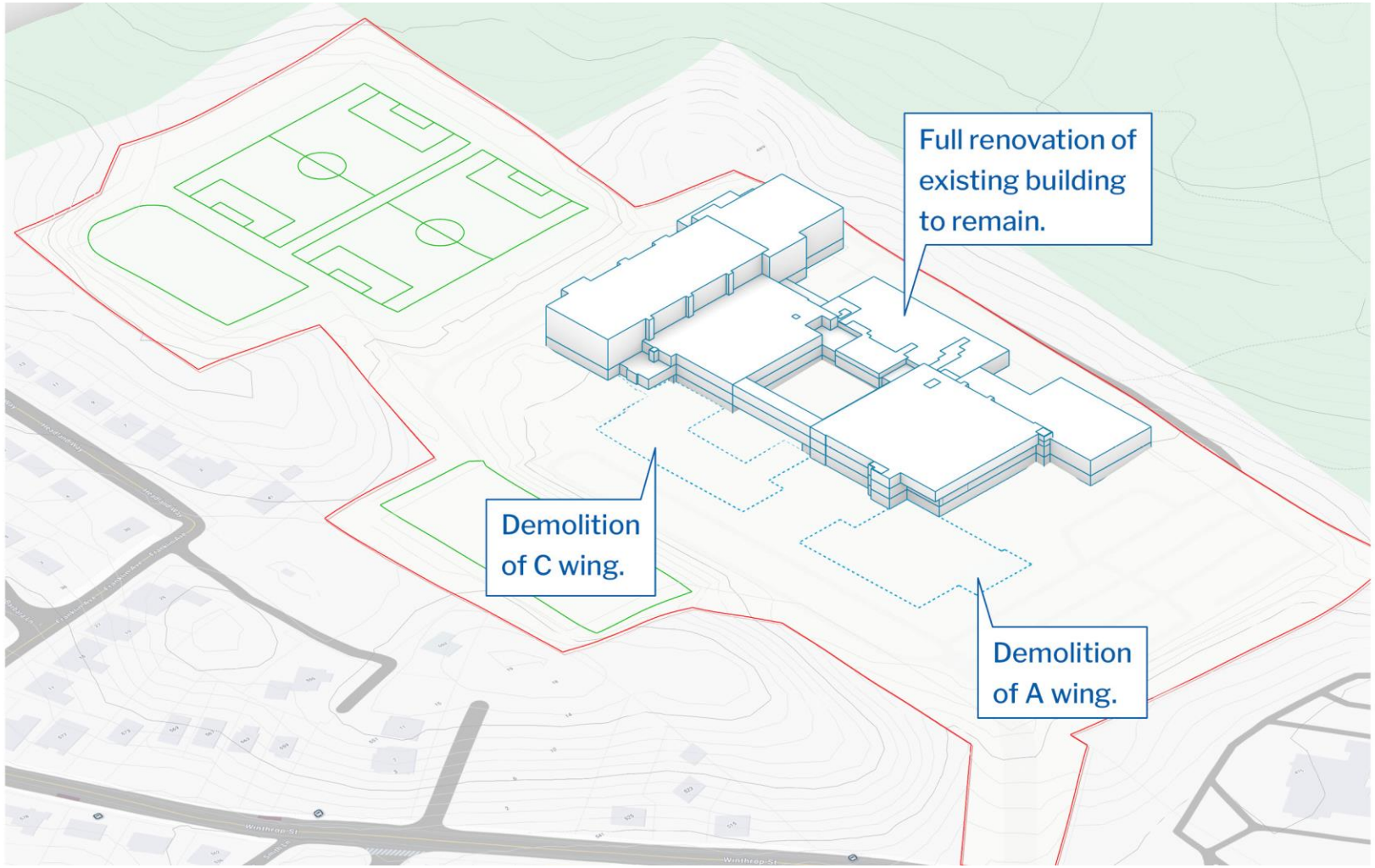
3,530 Linear ft of Building Perimeter at grade

1,300 ft max. horizontal distance travelled



Plan Massing Diagram

B.3 Alternatives for High Level Cost Estimating - Approaches

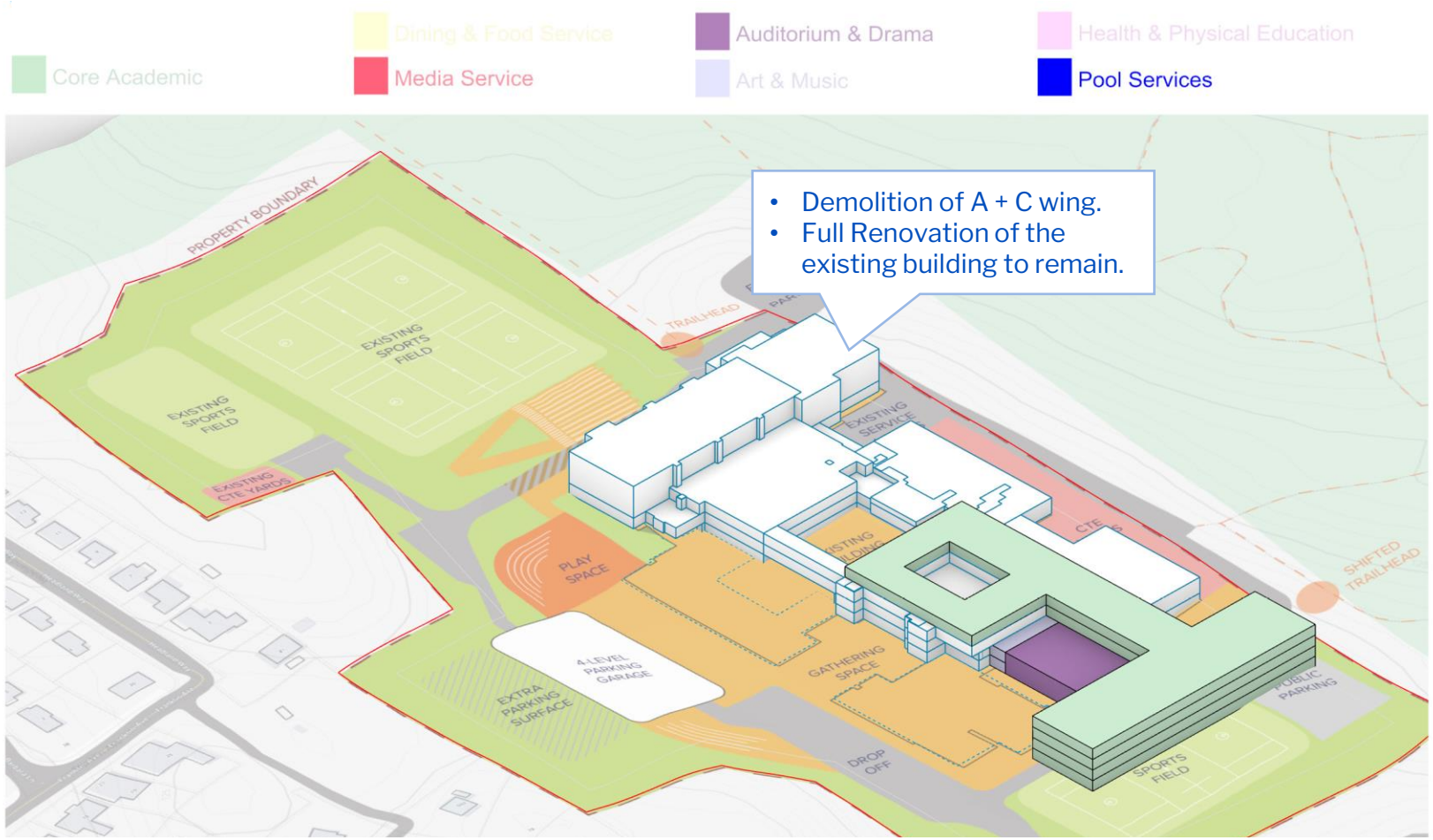


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.3.1



3D Aerial Massing Diagram

4 Stories Max.

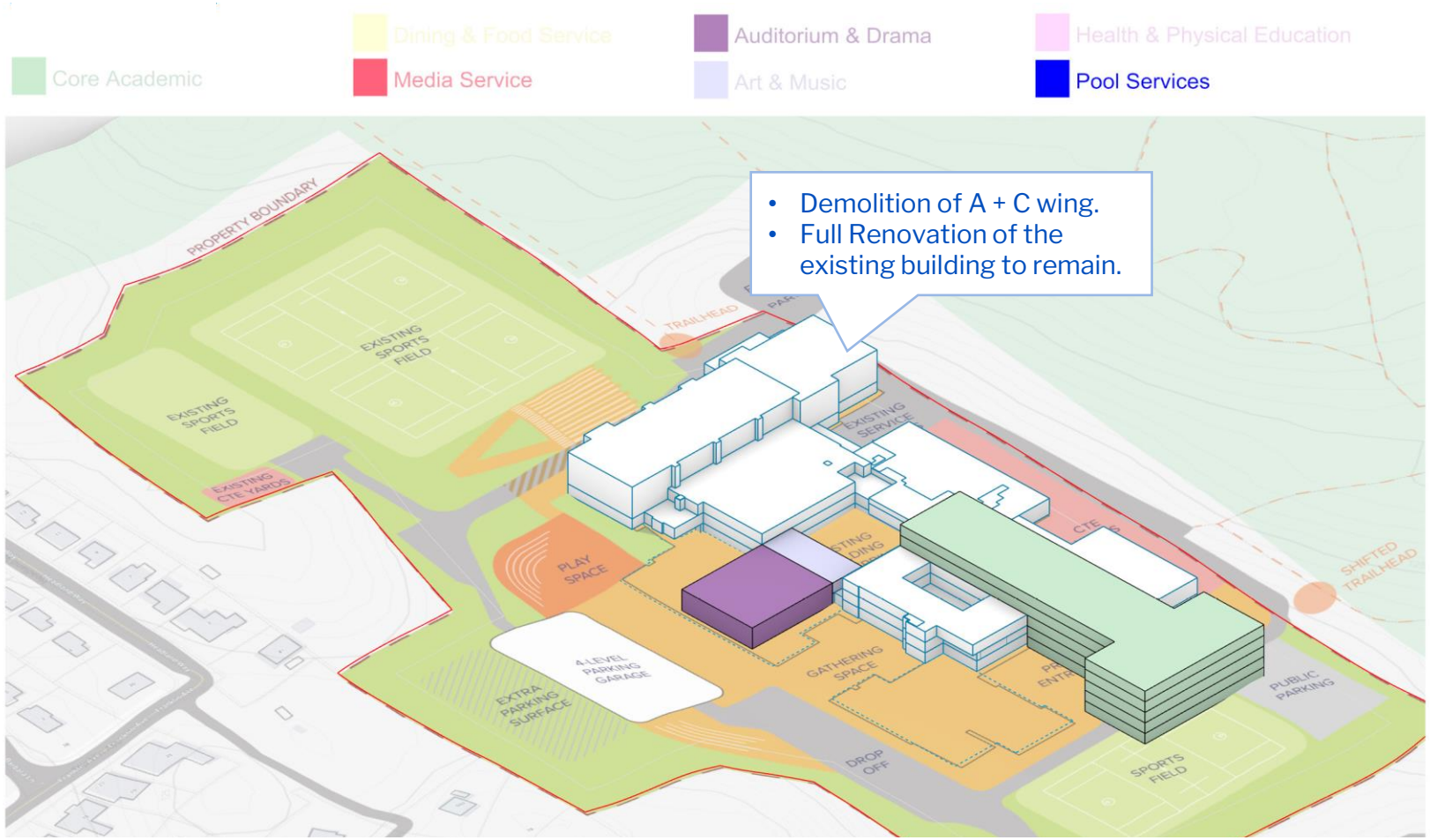
3,460 Linear ft of Building Perimeter at grade

1,330 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.3.2



3D Aerial Massing Diagram

5 Stories Max.

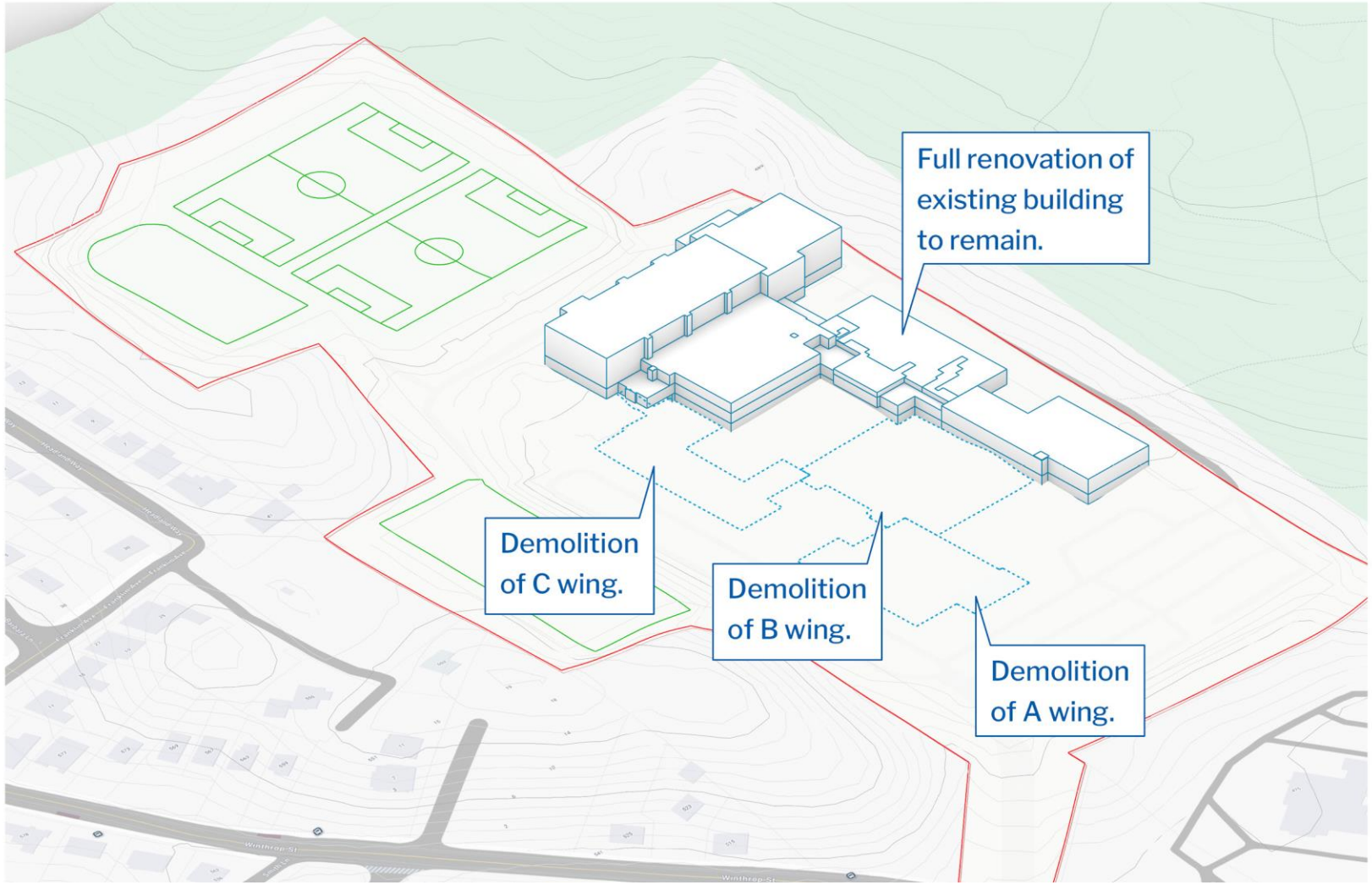
3,440 Linear ft of Building Perimeter at grade

1,190 ft max. horizontal distance travelled



Plan Massing Diagram

B.4 Alternatives for High Level Cost Estimating Approaches

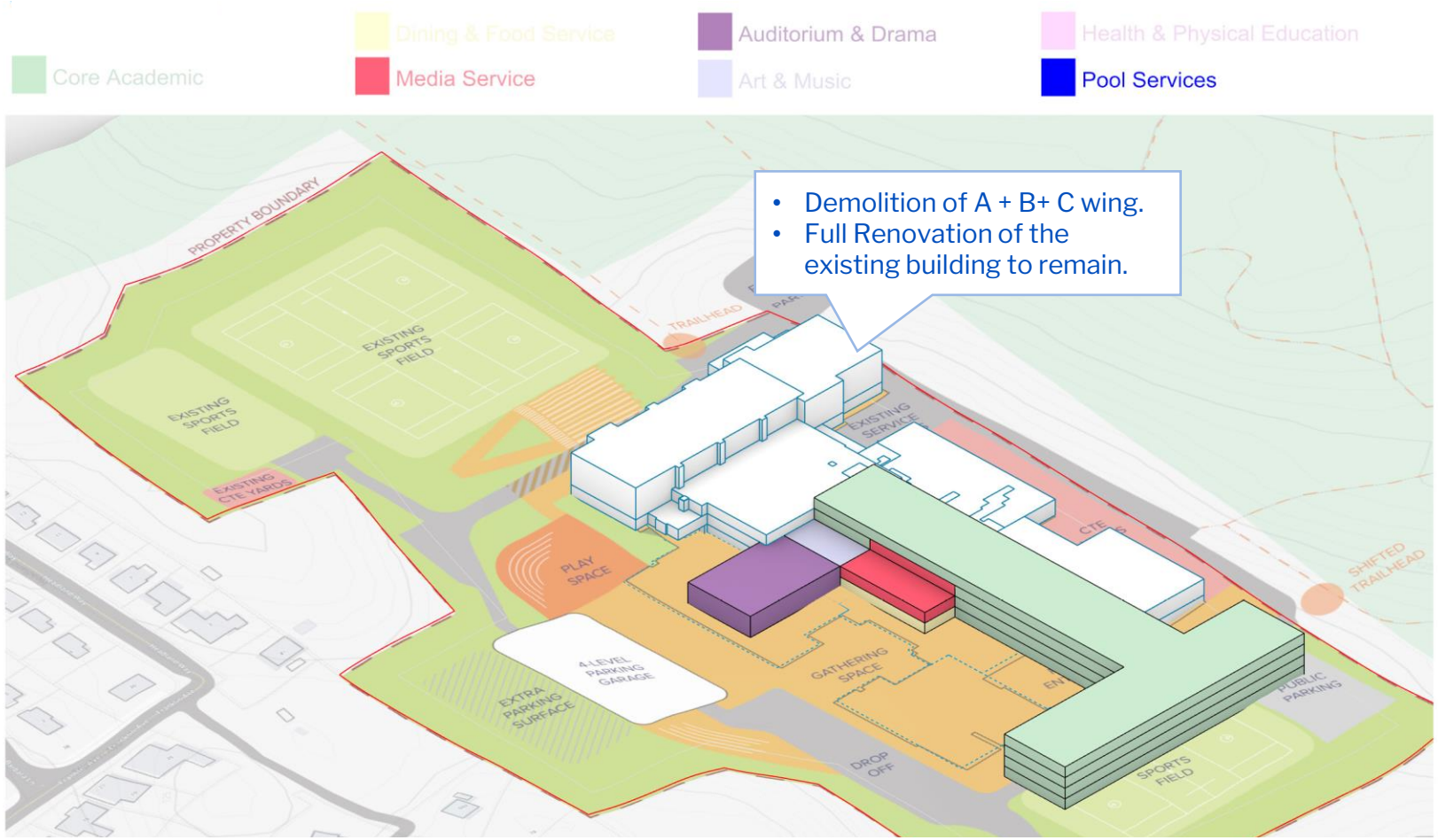


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.4.1



3D Aerial Massing Diagram

4 Stories Max.

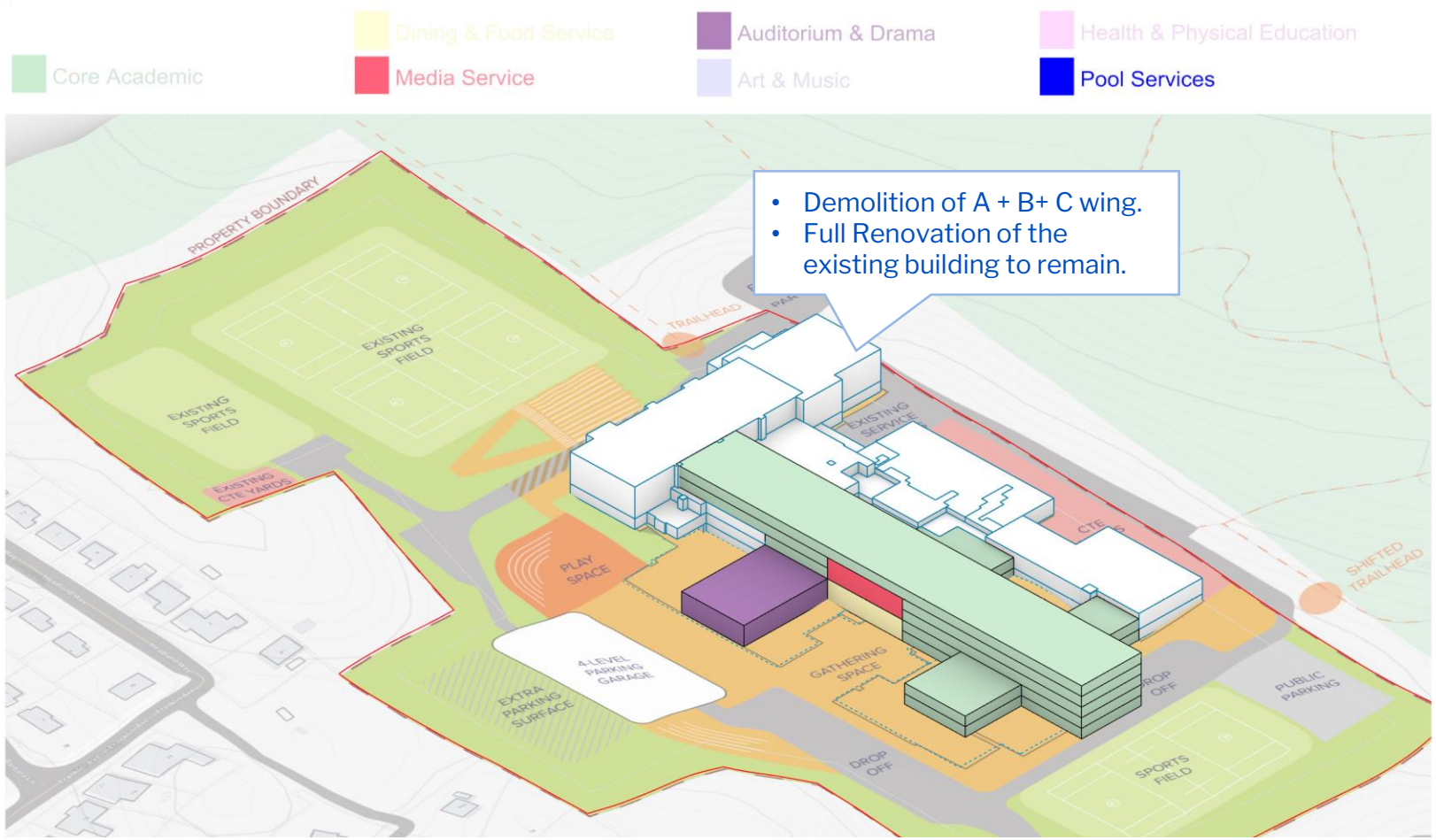
3,960 Linear ft of Building Perimeter at grade

1,380 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.4.2



3D Aerial Massing Diagram

5 Stories Max.

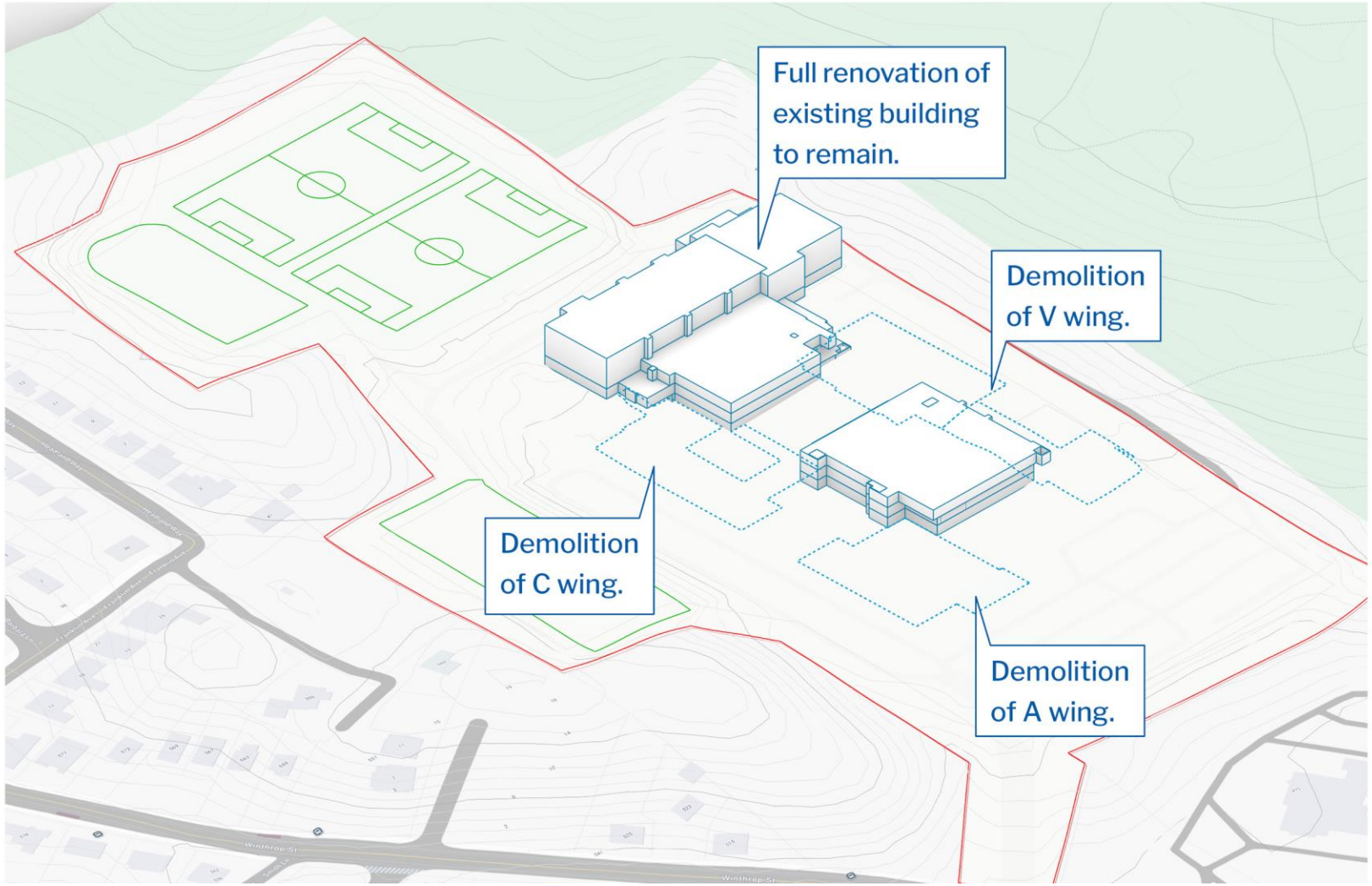
3,270 Linear ft of Building Perimeter at grade

1,170 ft max. horizontal distance travelled



Plan Massing Diagram

B.5 Alternatives for High Level Cost Estimating - Approaches

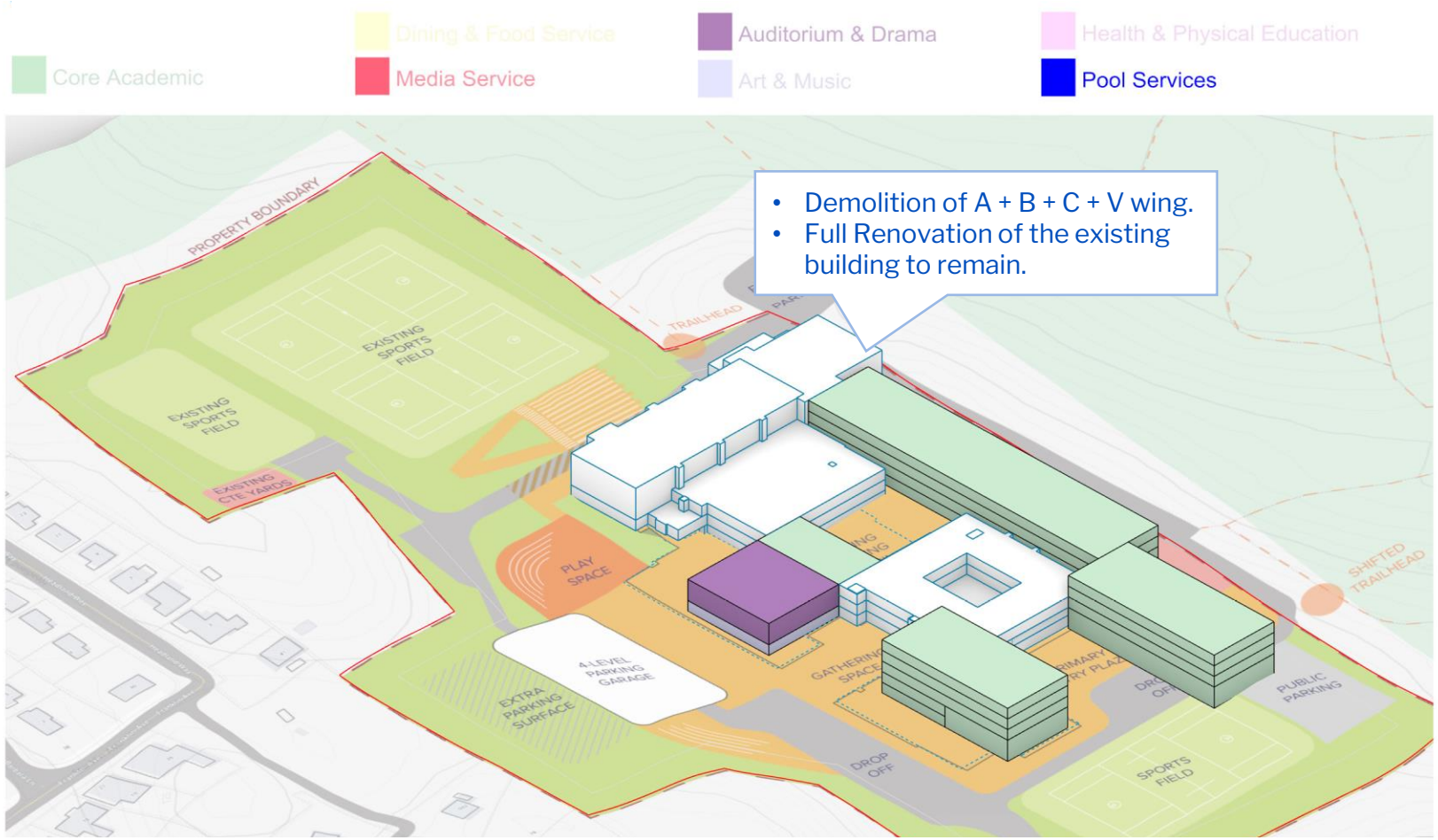


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.5.1



3D Aerial Massing Diagram

5 Stories Max.

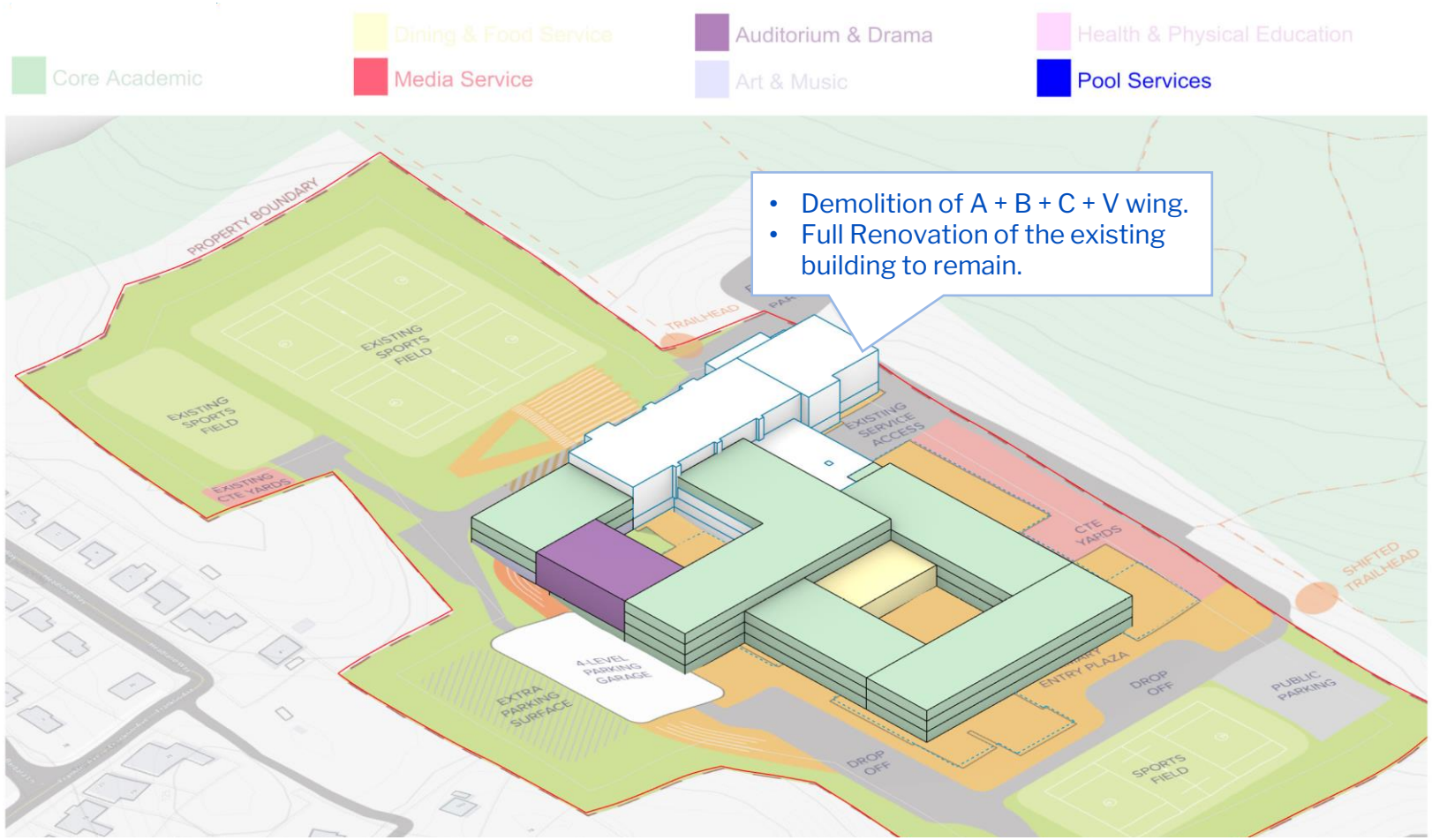
3,500 Linear ft of Building Perimeter at grade

1,240 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.5.2



3D Aerial Massing Diagram

4 Stories Max.

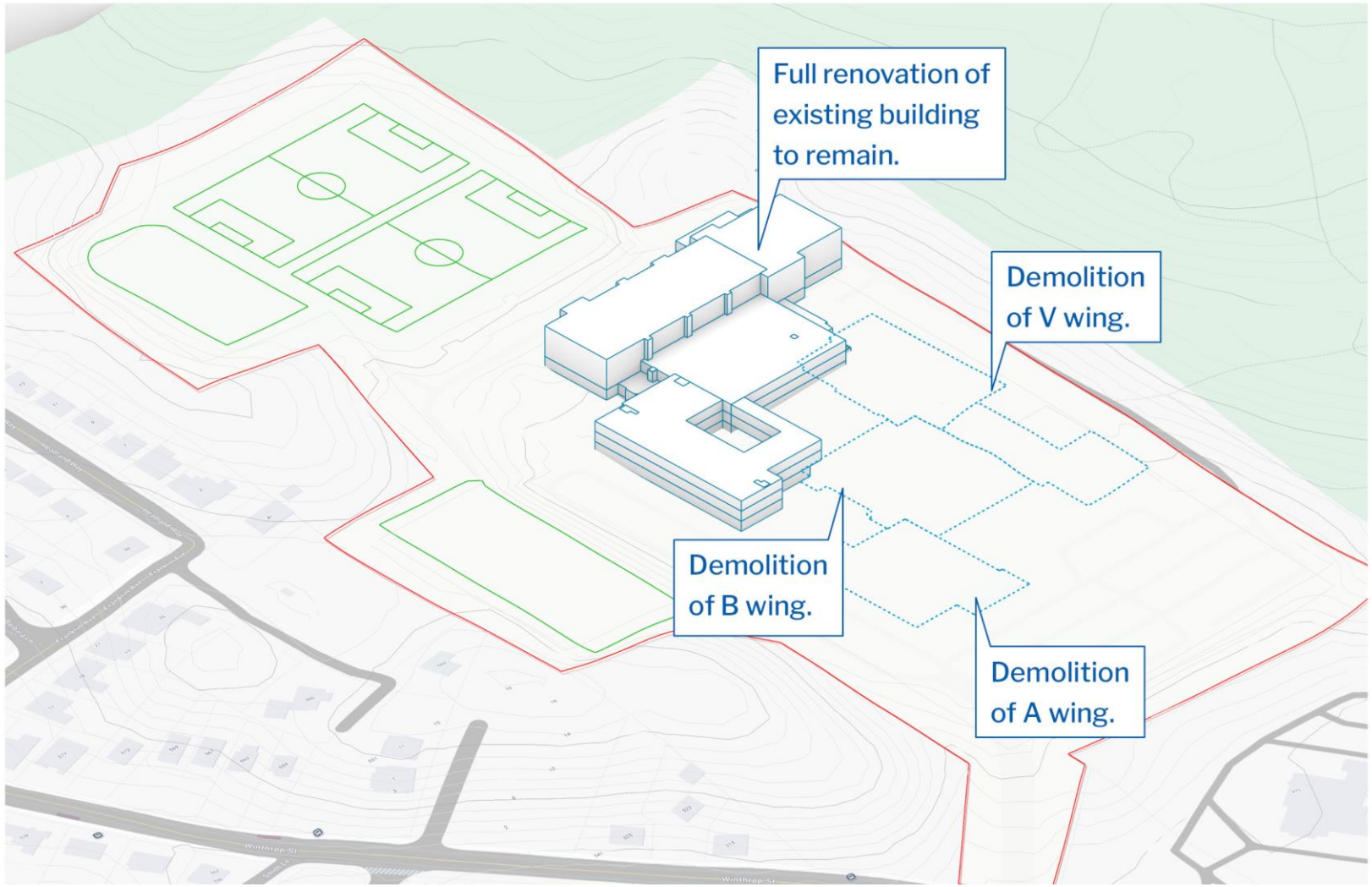
2,650 Linear ft of Building Perimeter at grade

1,180 ft max. horizontal distance travelled



Plan Massing Diagram

B.6 Alternatives for High Level Cost Estimating - Approaches

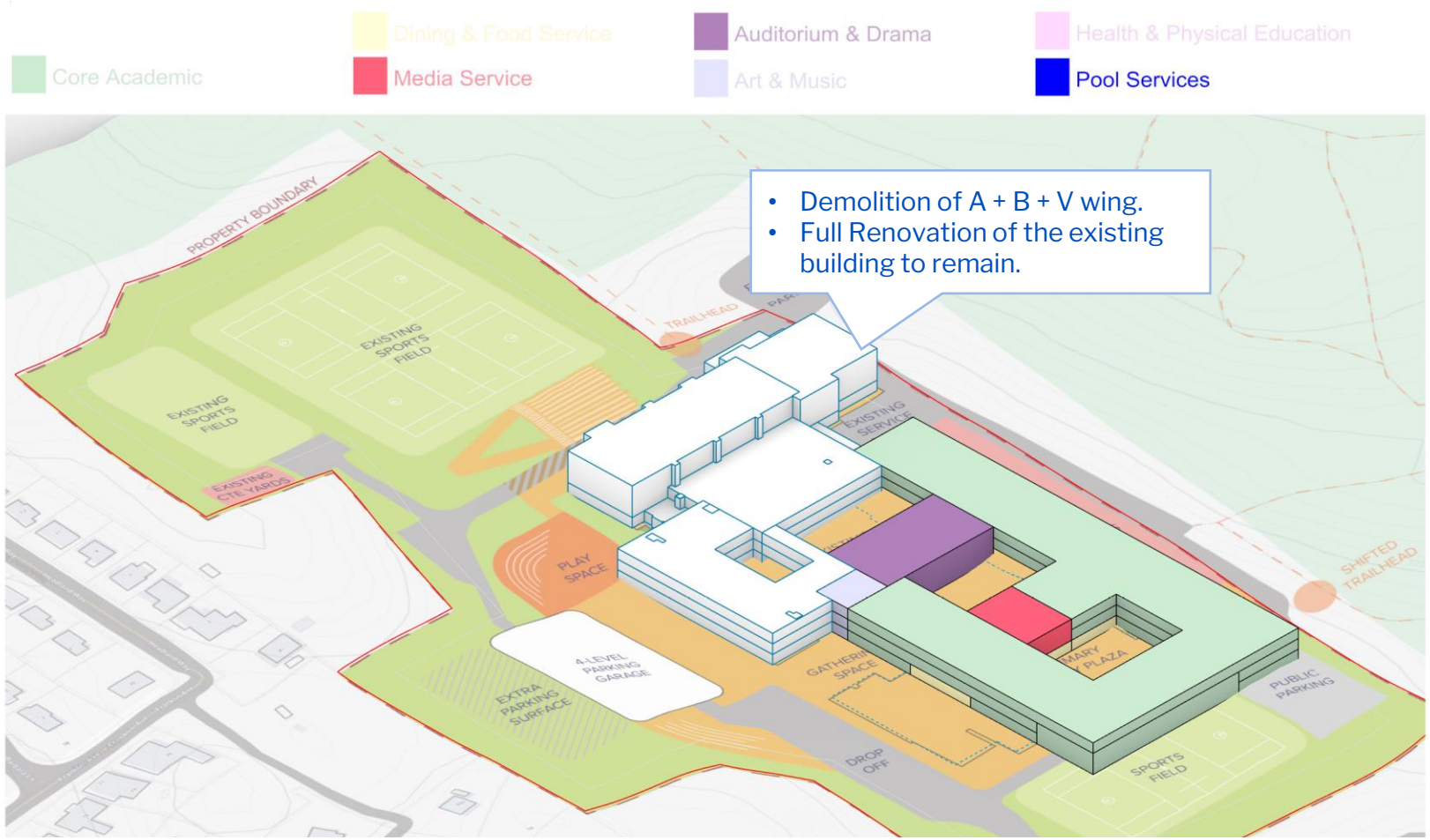


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.6.1



3D Aerial Massing Diagram

4 Stories Max.

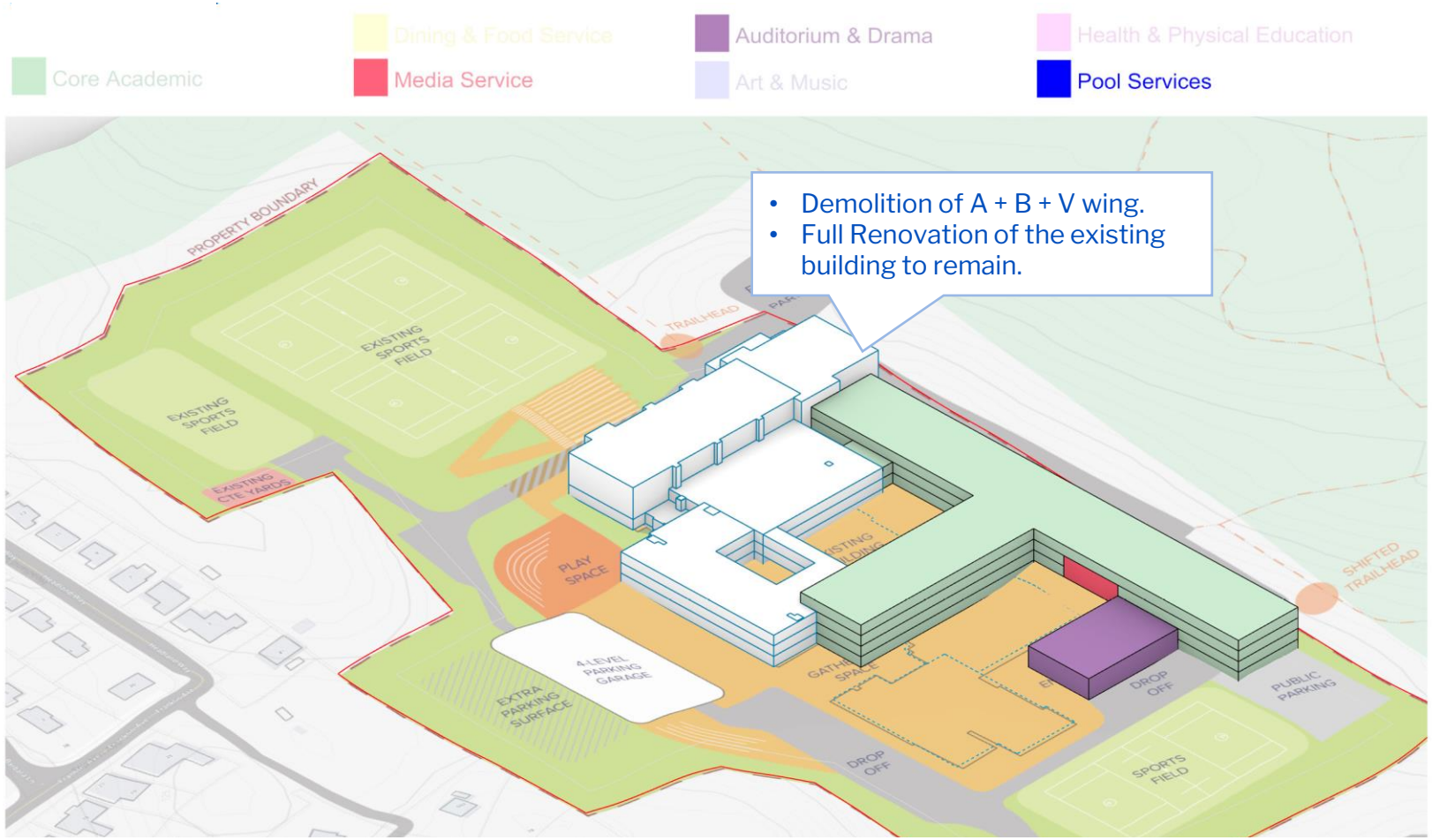
3,030 Linear ft of Building Perimeter at grade

1,290 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.6.2



3D Aerial Massing Diagram

4 Stories Max.

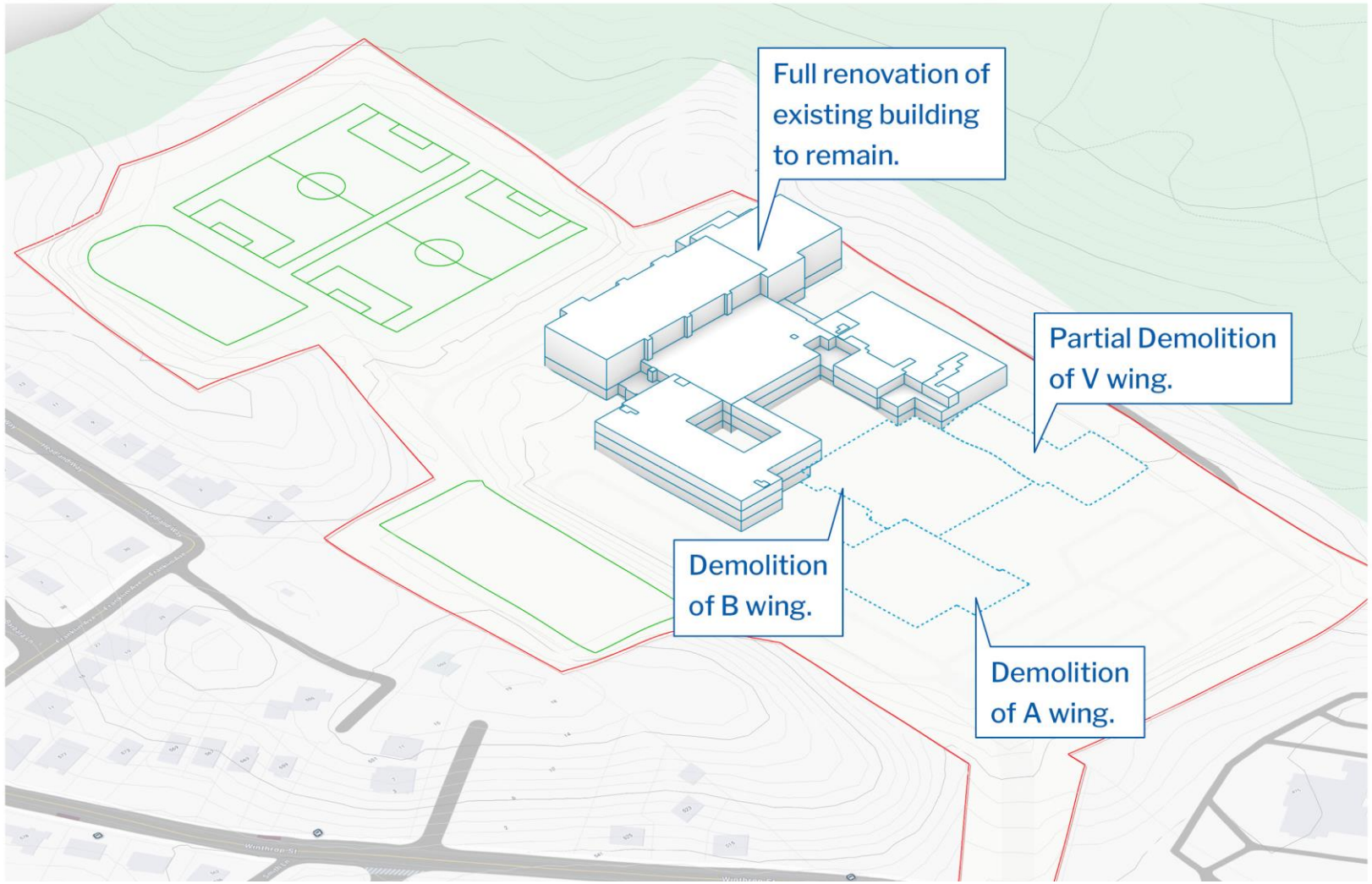
3,240 Linear ft of Building Perimeter at grade

1,050 ft max. horizontal distance travelled



Plan Massing Diagram

B.7 Alternatives for High Level Cost Estimating - Approaches

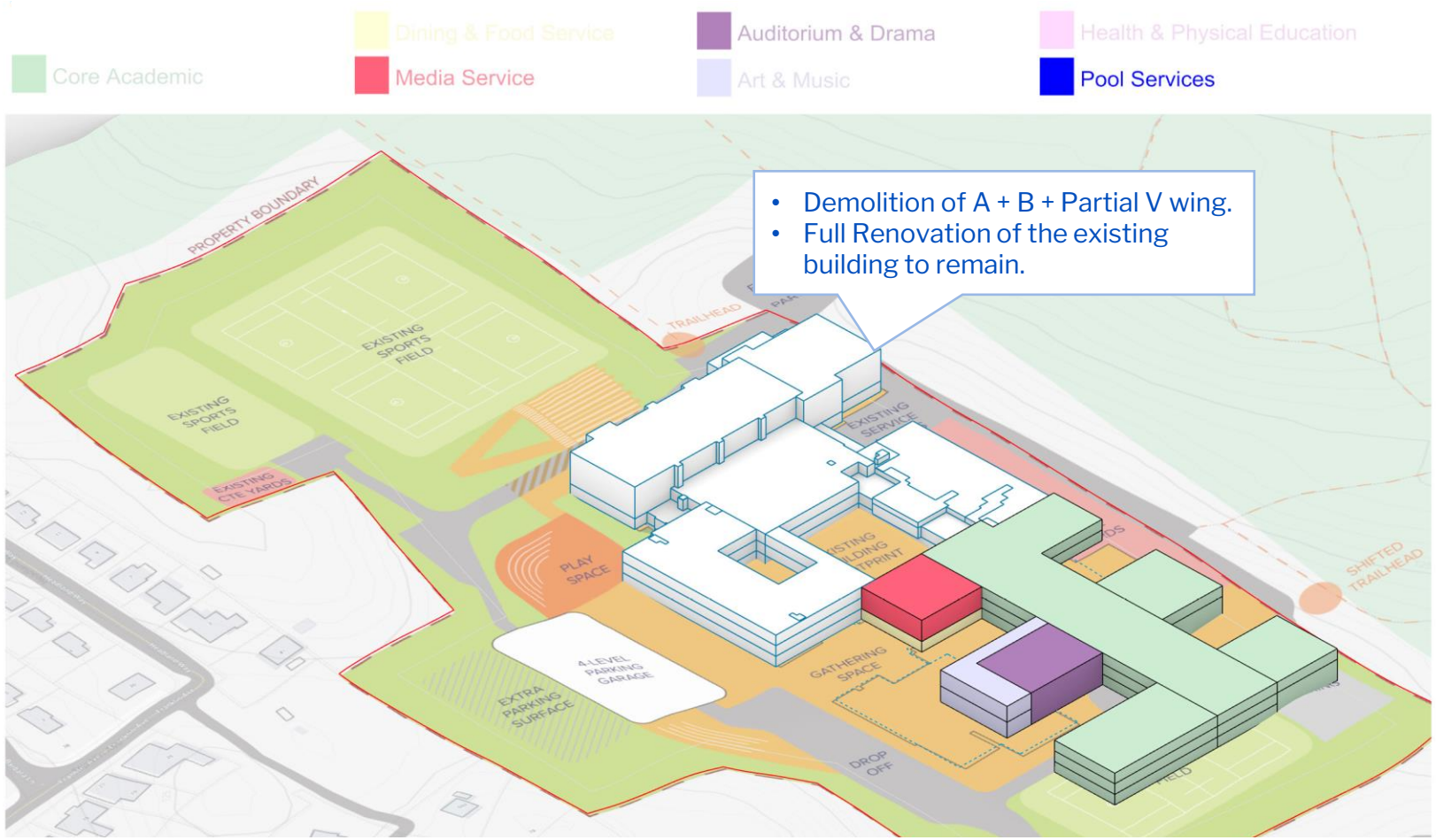


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.7.1



3D Aerial Massing Diagram

4 Stories Max.

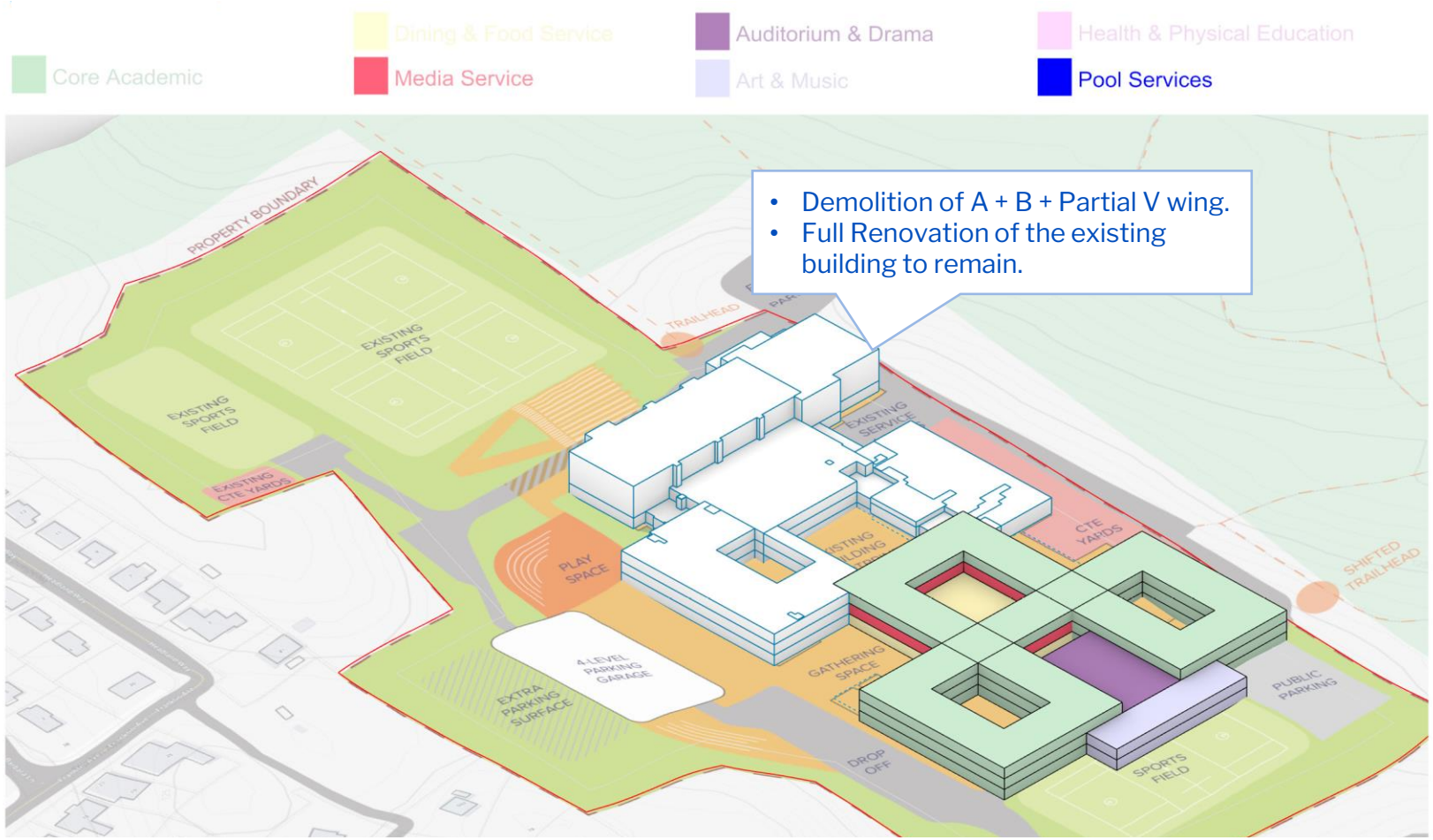
4,210 Linear ft of Building Perimeter at grade

1,370 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.7.2



3D Aerial Massing Diagram

4 Stories Max.

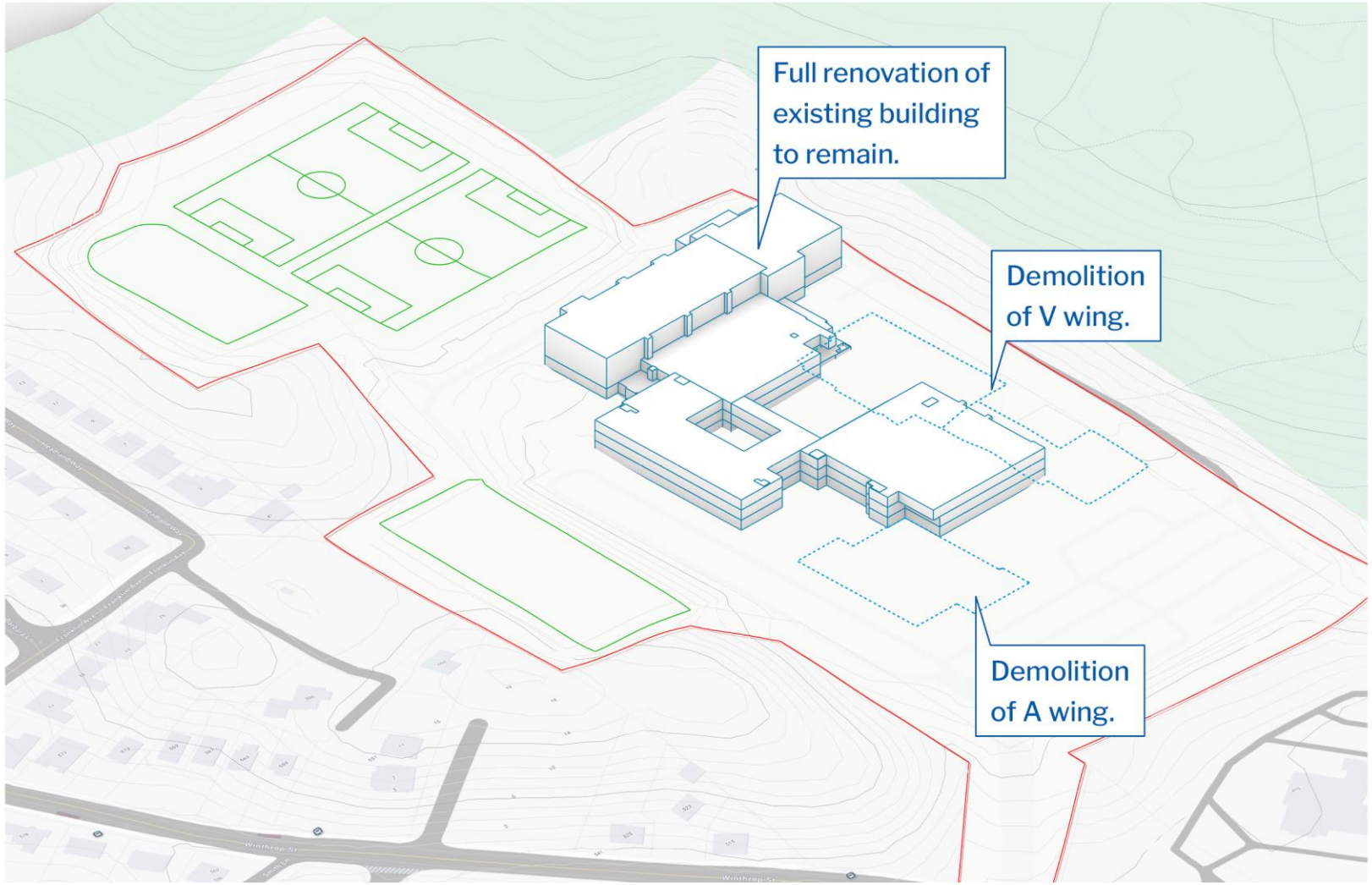
3,560 Linear ft of Building Perimeter at grade

1,360 ft max. horizontal distance travelled



Plan Massing Diagram

B.8 Alternatives for High Level Cost Estimating - Approaches

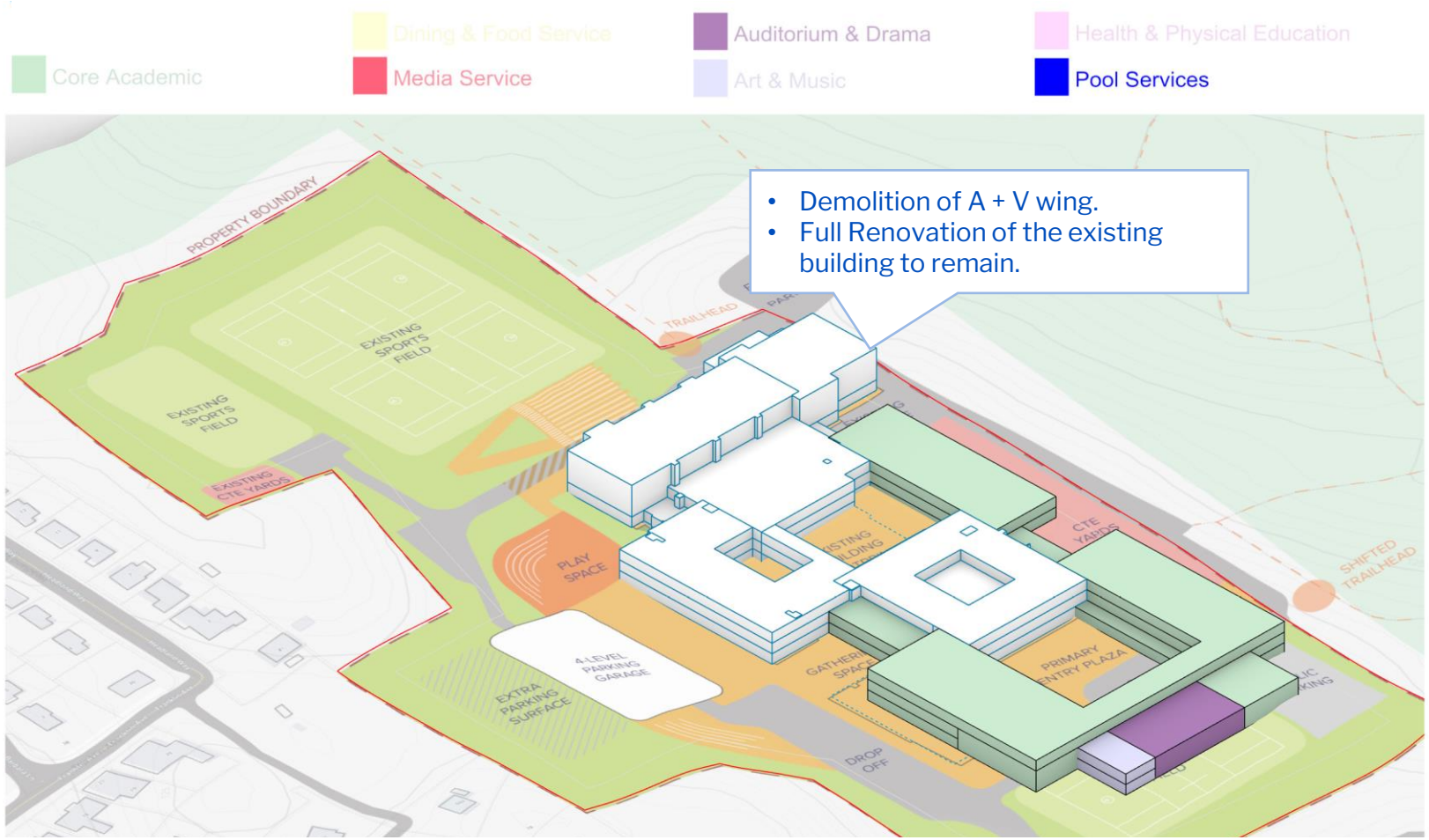


3D Aerial Massing Diagram



Plan Massing Diagram

Renovation + New Addition / B.8.1



3D Aerial Massing Diagram

4 Stories Max.

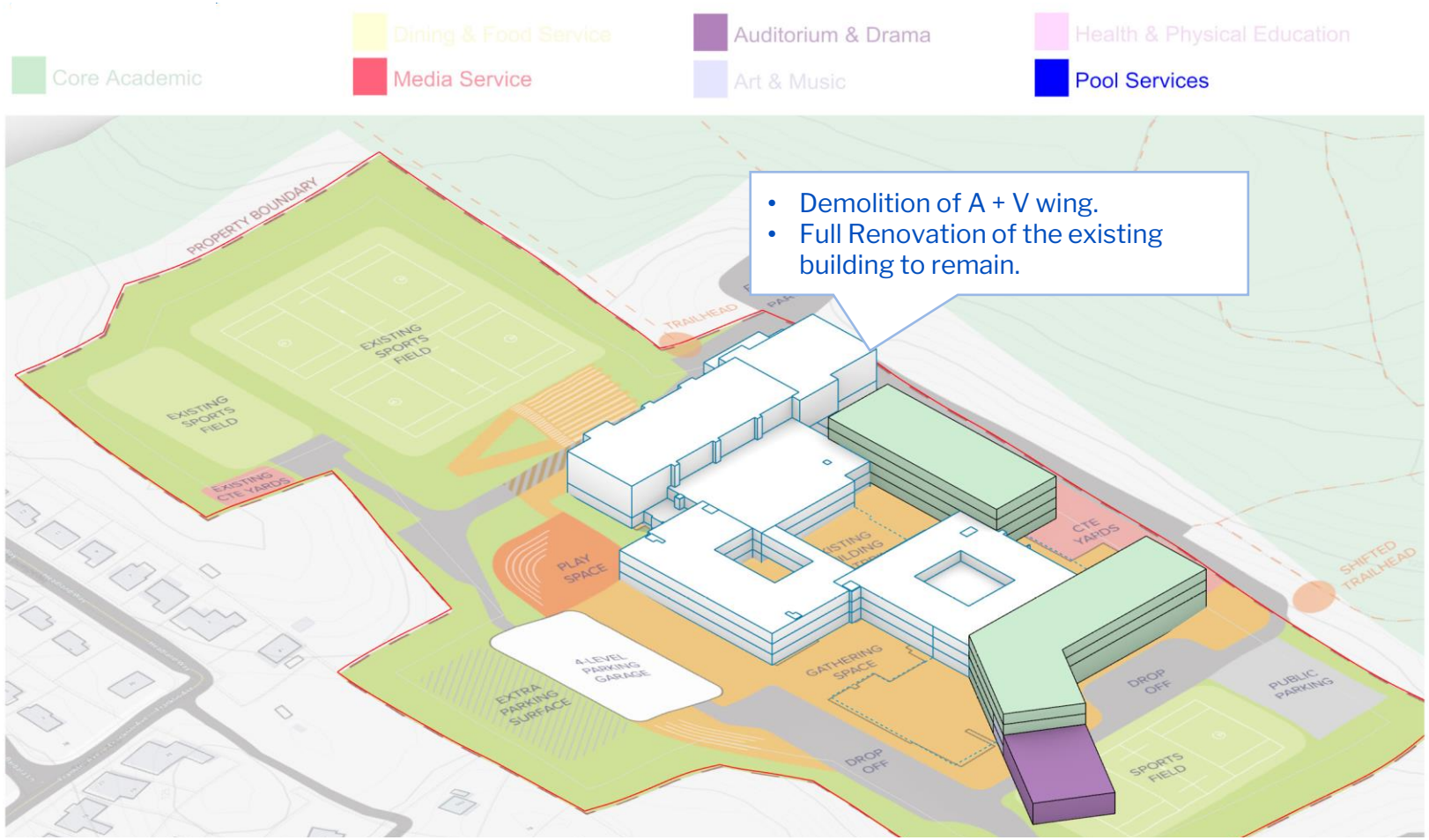
3,400 Linear ft of Building Perimeter at grade

1,350 ft max. horizontal distance travelled



Plan Massing Diagram

Renovation + New Addition / B.8.2



3D Aerial Massing Diagram

4 Stories Max.

3,450 Linear ft of Building Perimeter at grade

1,400 ft max. horizontal distance travelled

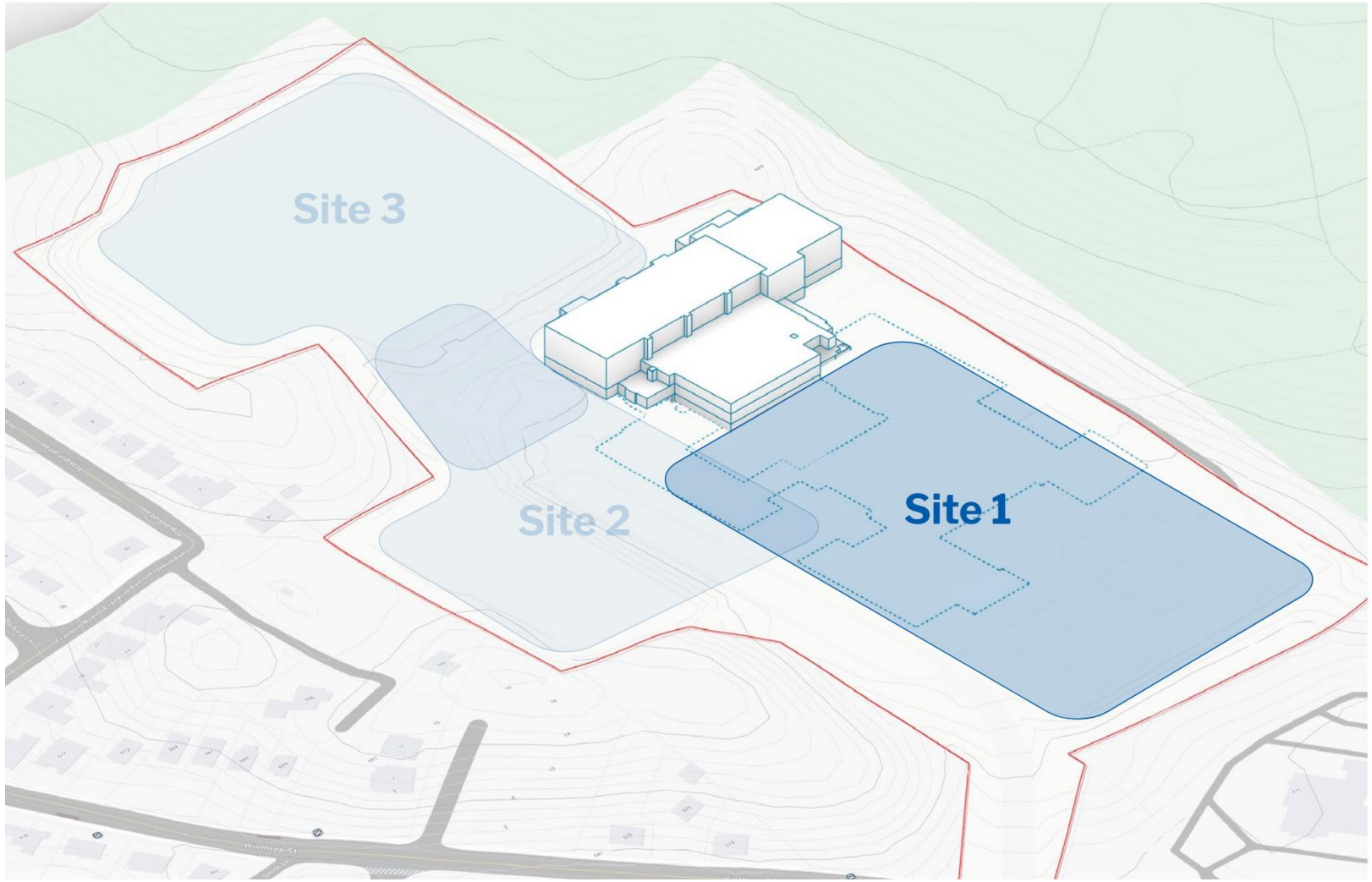


Plan Massing Diagram

A	B	C	D
Code Upgrade	Renovation + New Addition	Athletics Renovation Only + New Addition	New Construction

Renovation / Addition

Athletics Renovation Only + New Addition / Site 1

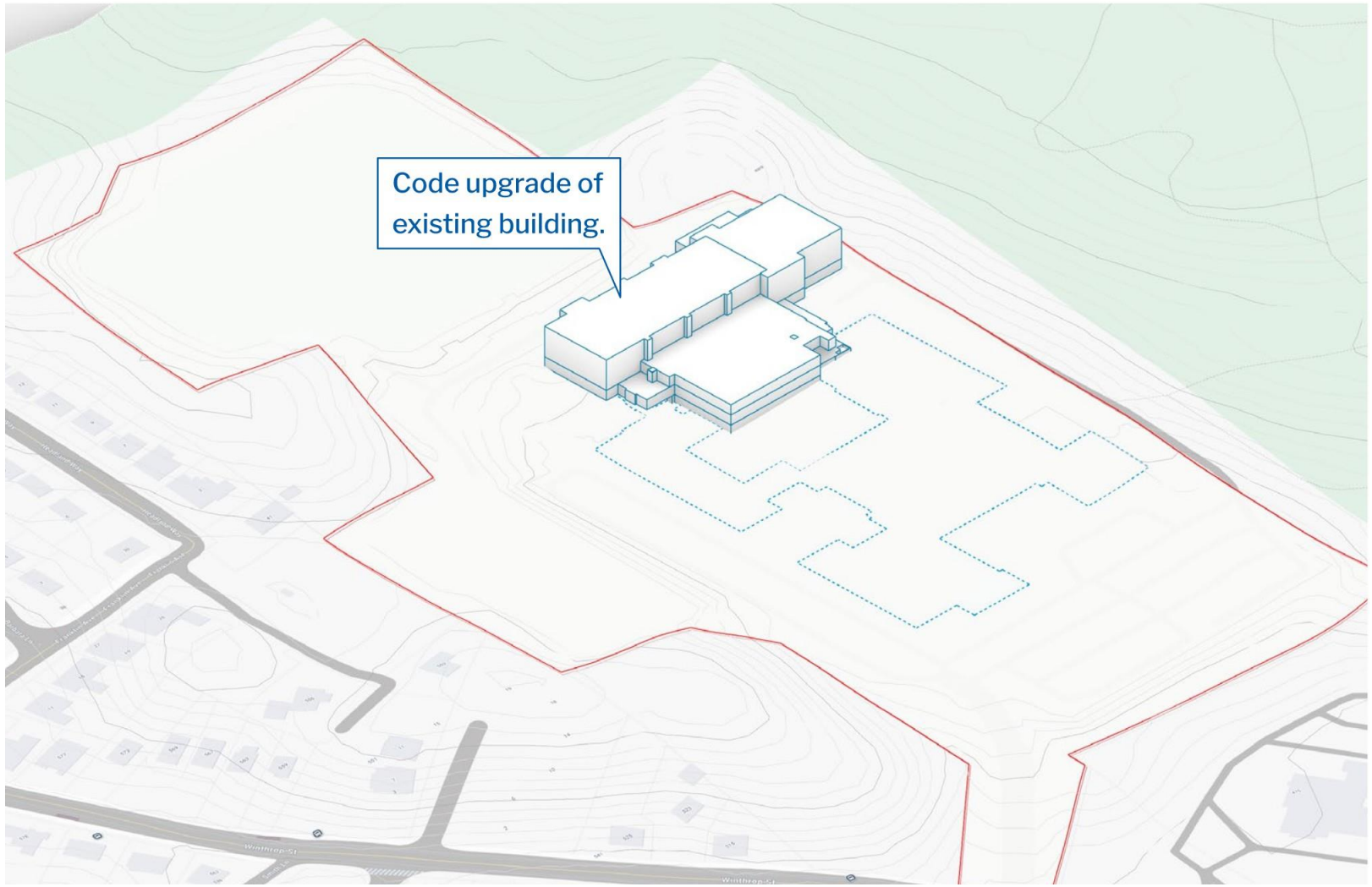


3D Aerial Massing Diagram

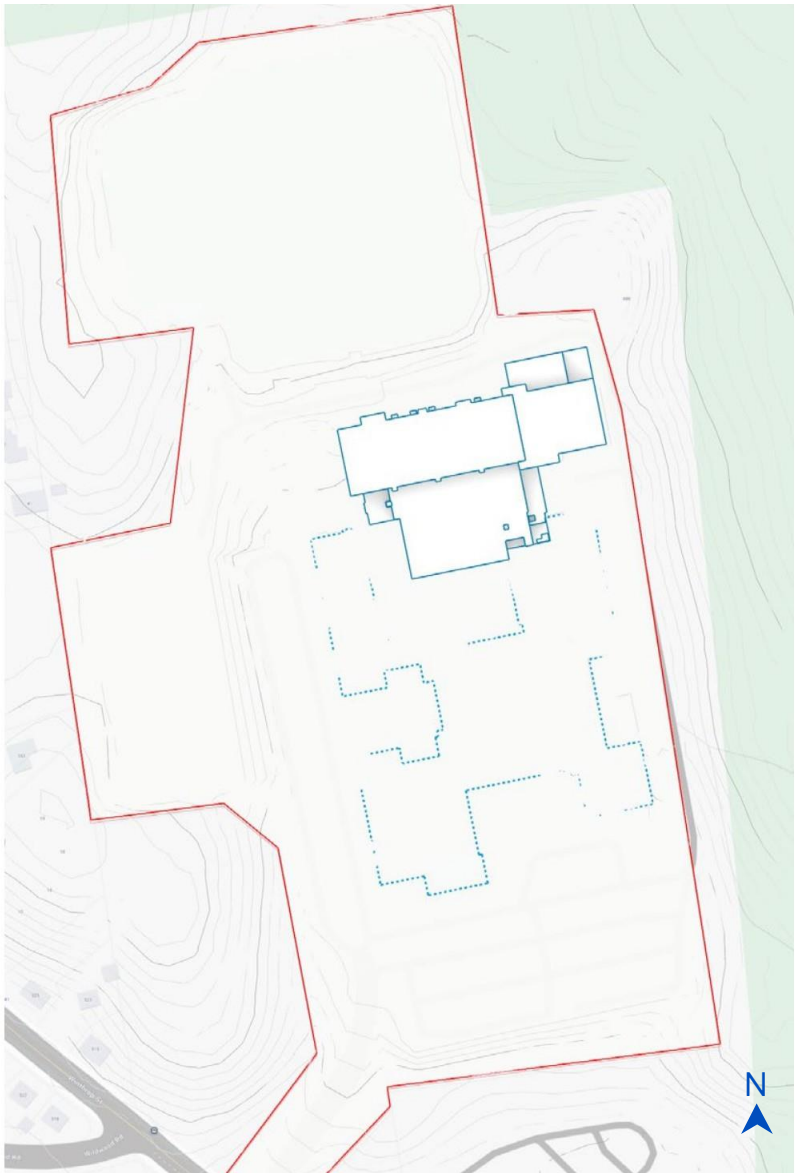


Main Parking Lot

Athletics Renovation Only + New Addition / Site 1

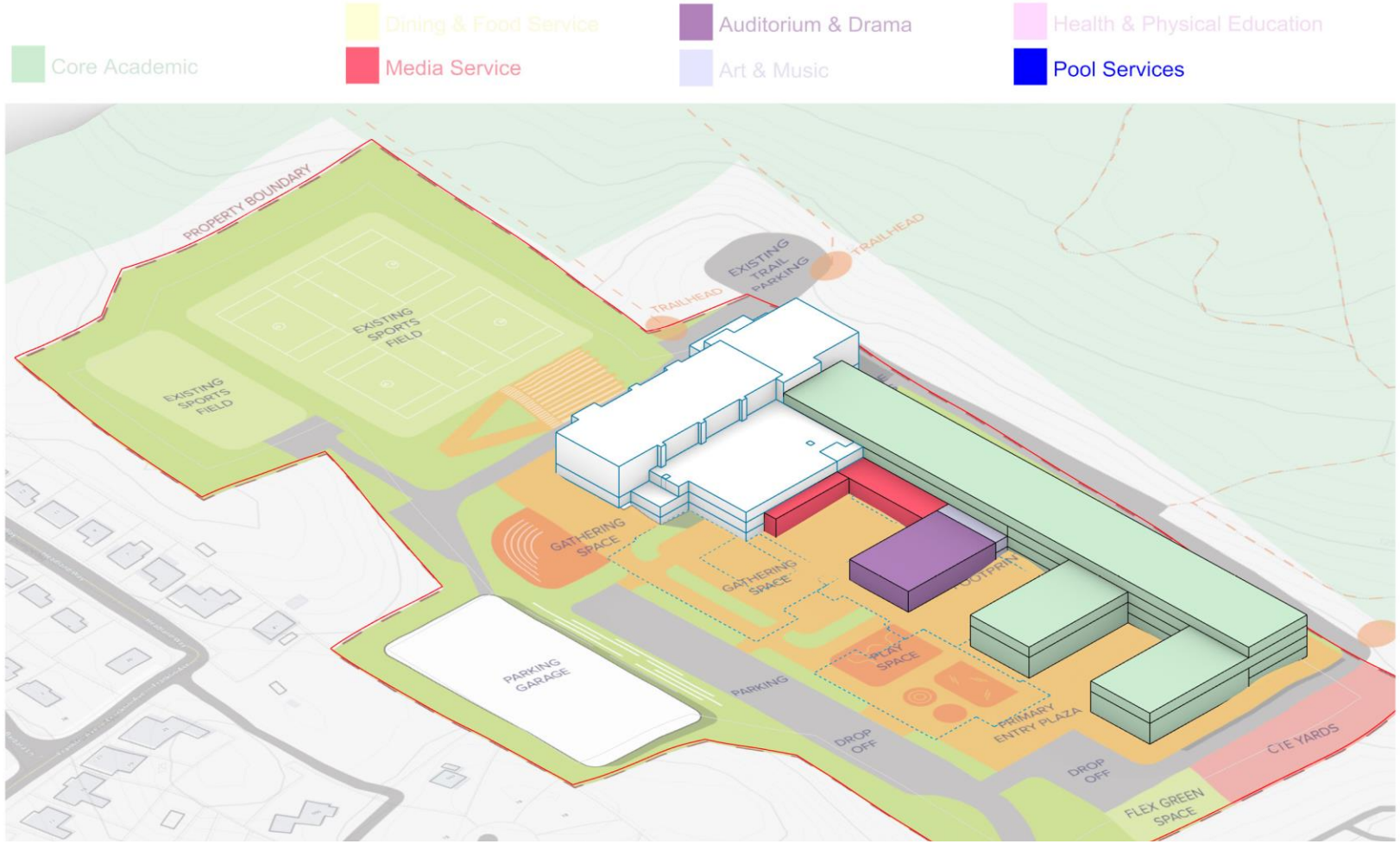


3D Aerial Massing Diagram



Plan Massing Diagram

Athletics Renovation Only + New Addition / C.1.1



3D Aerial Massing Diagram

4 Stories Max.

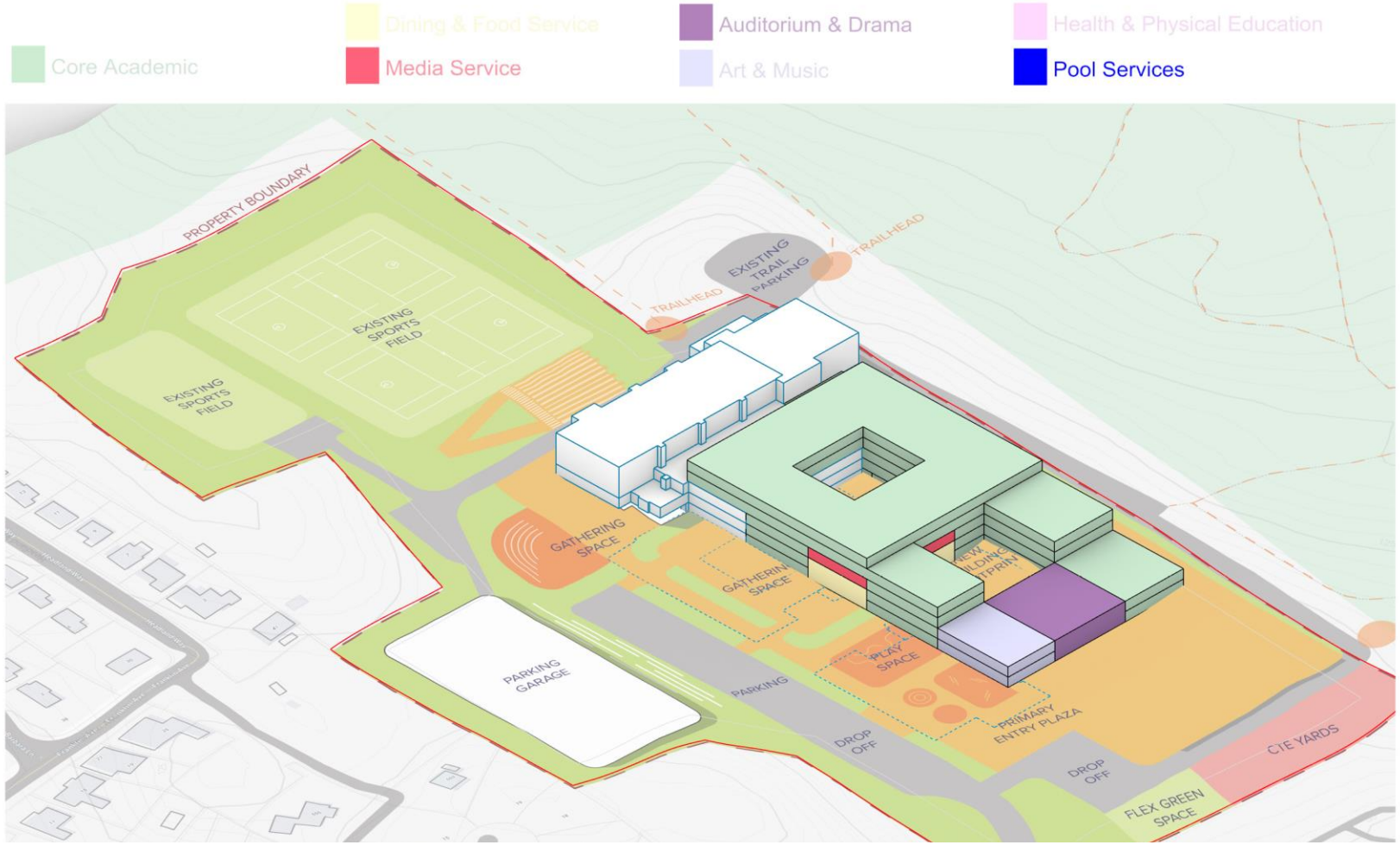
3,810 Linear ft of Building Perimeter at grade

1,270 ft max. horizontal distance travelled



Plan Massing Diagram

Athletics Renovation Only + New Addition / C.1.2



3D Aerial Massing Diagram



Plan Massing Diagram

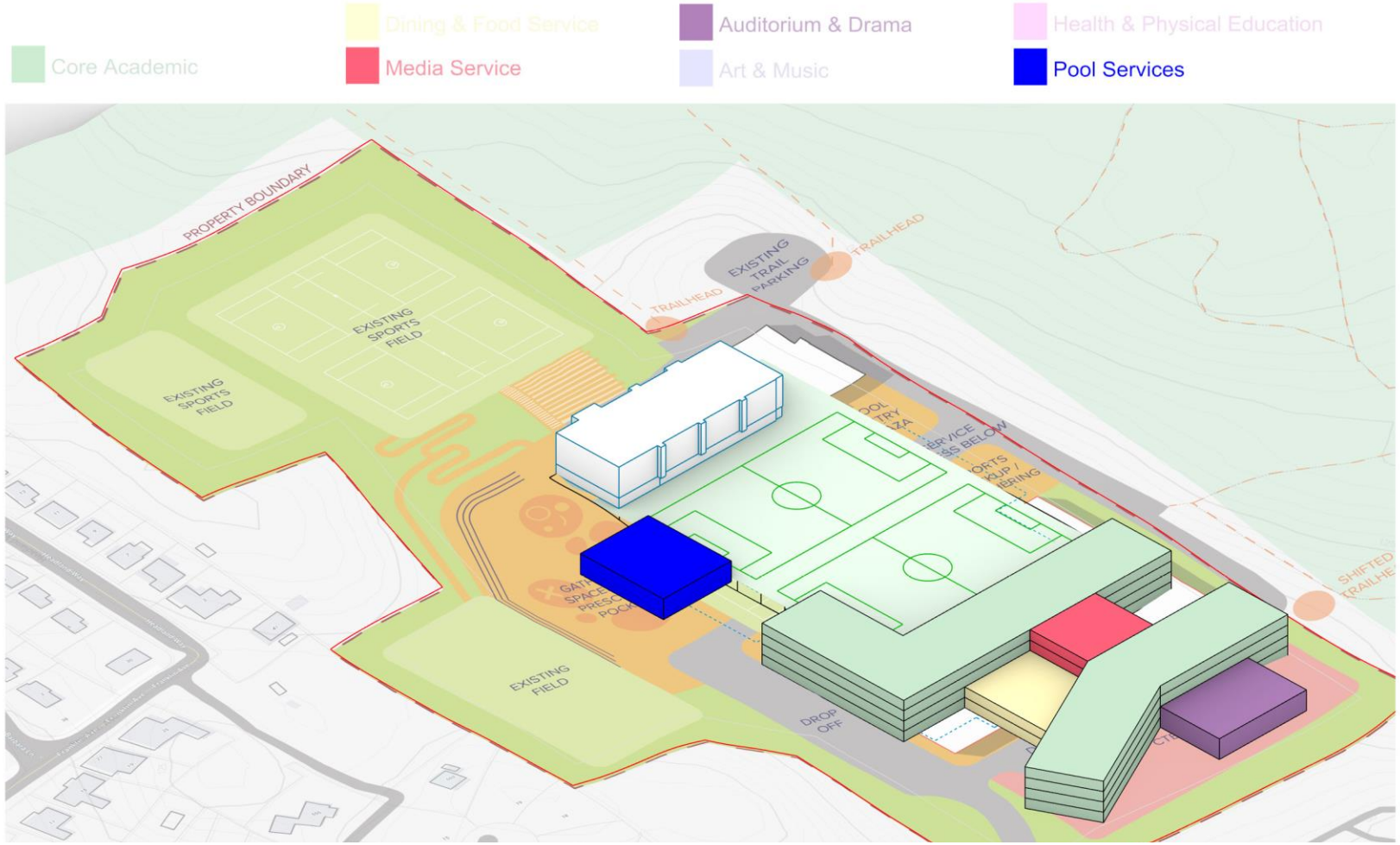
5 Stories Max.

2,460 Linear ft of Building Perimeter at grade

1,100 ft max. horizontal distance travelled

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Athletics Renovation Only + New Addition / C.1.4



3D Aerial Massing Diagram

4 Stories Max.

3,900 Linear ft of Building Perimeter at grade

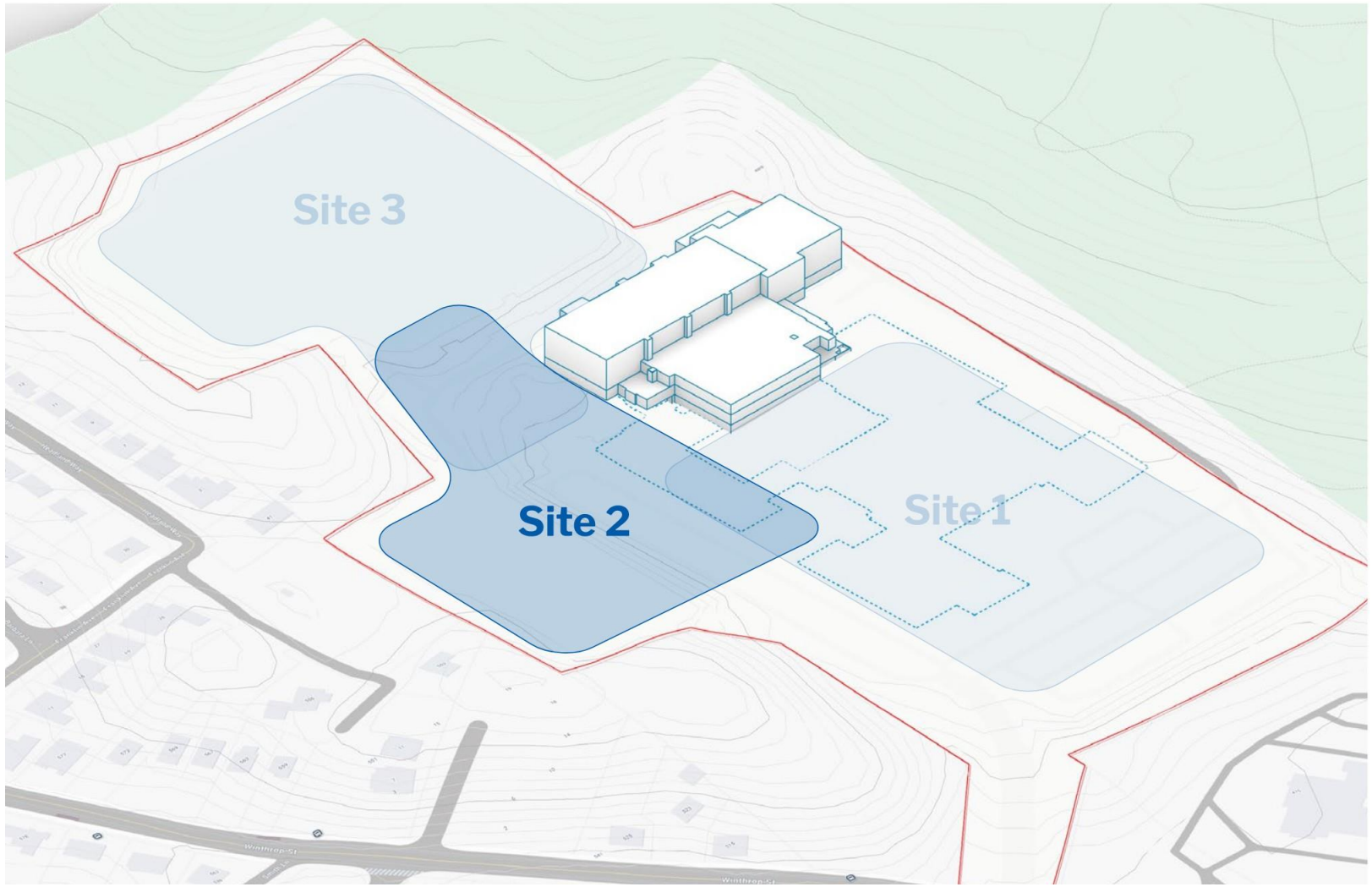
1,250 ft max. horizontal distance travelled



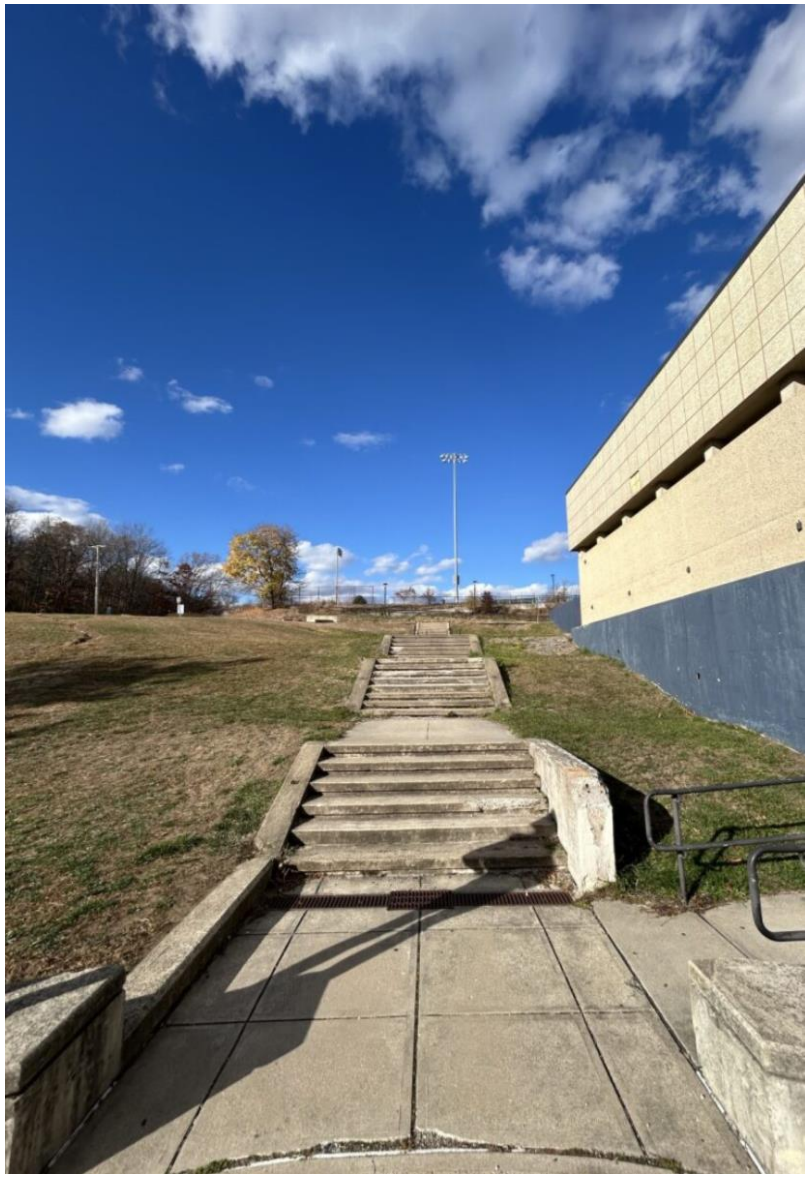
Plan Massing Diagram

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Athletics Renovation Only + New Addition / Site 2

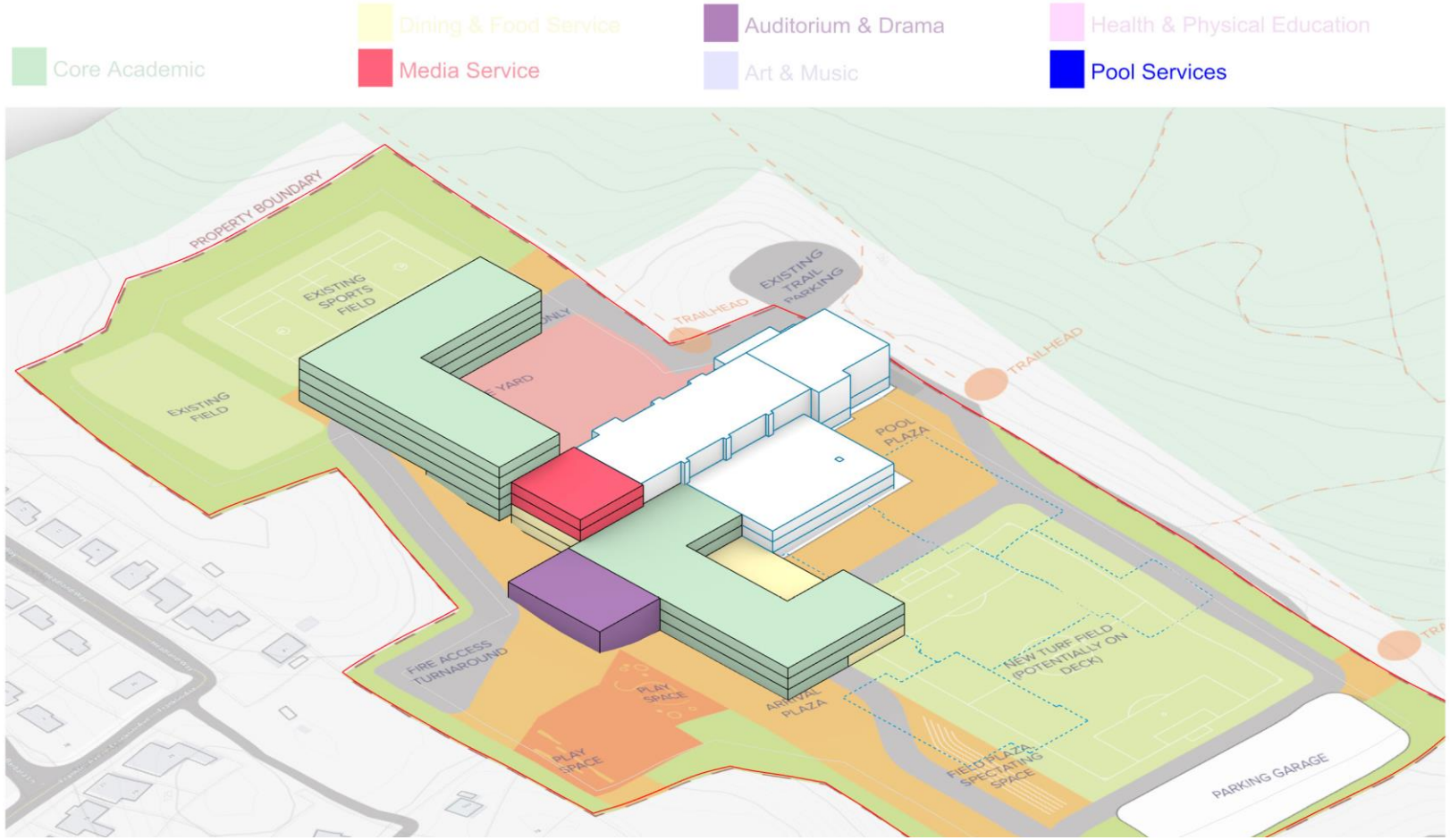


3D Aerial Massing Diagram



Western Edge

Athletics Renovation Only + New Addition / C.2.1



3D Aerial Massing Diagram

7 Stories Max.

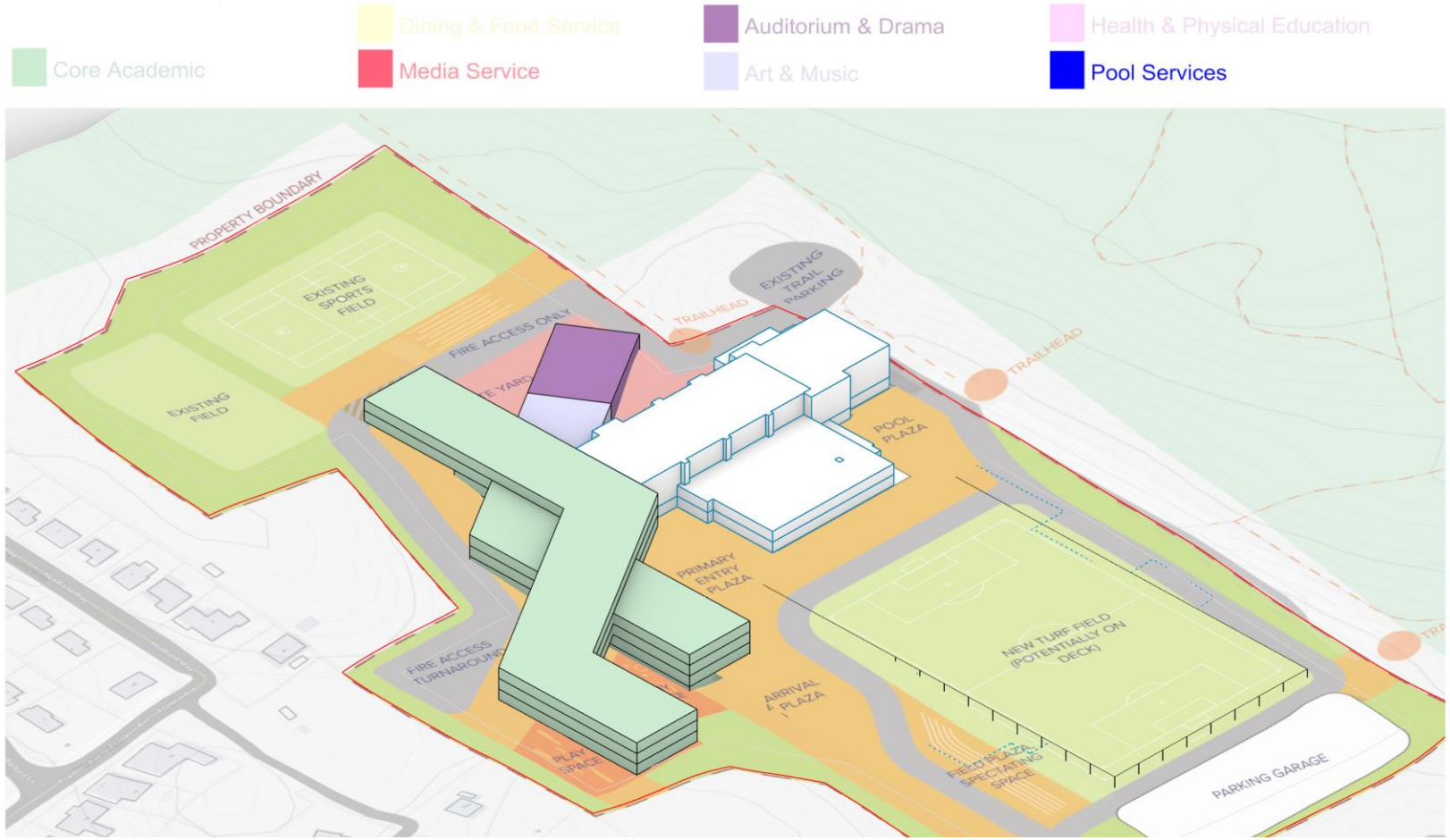
3,470 Linear ft of Building Perimeter at grade

1,100 ft max. horizontal distance travelled



Plan Massing Diagram

Athletics Renovation Only + New Addition / C.2.2



3D Aerial Massing Diagram

5 Stories Max.

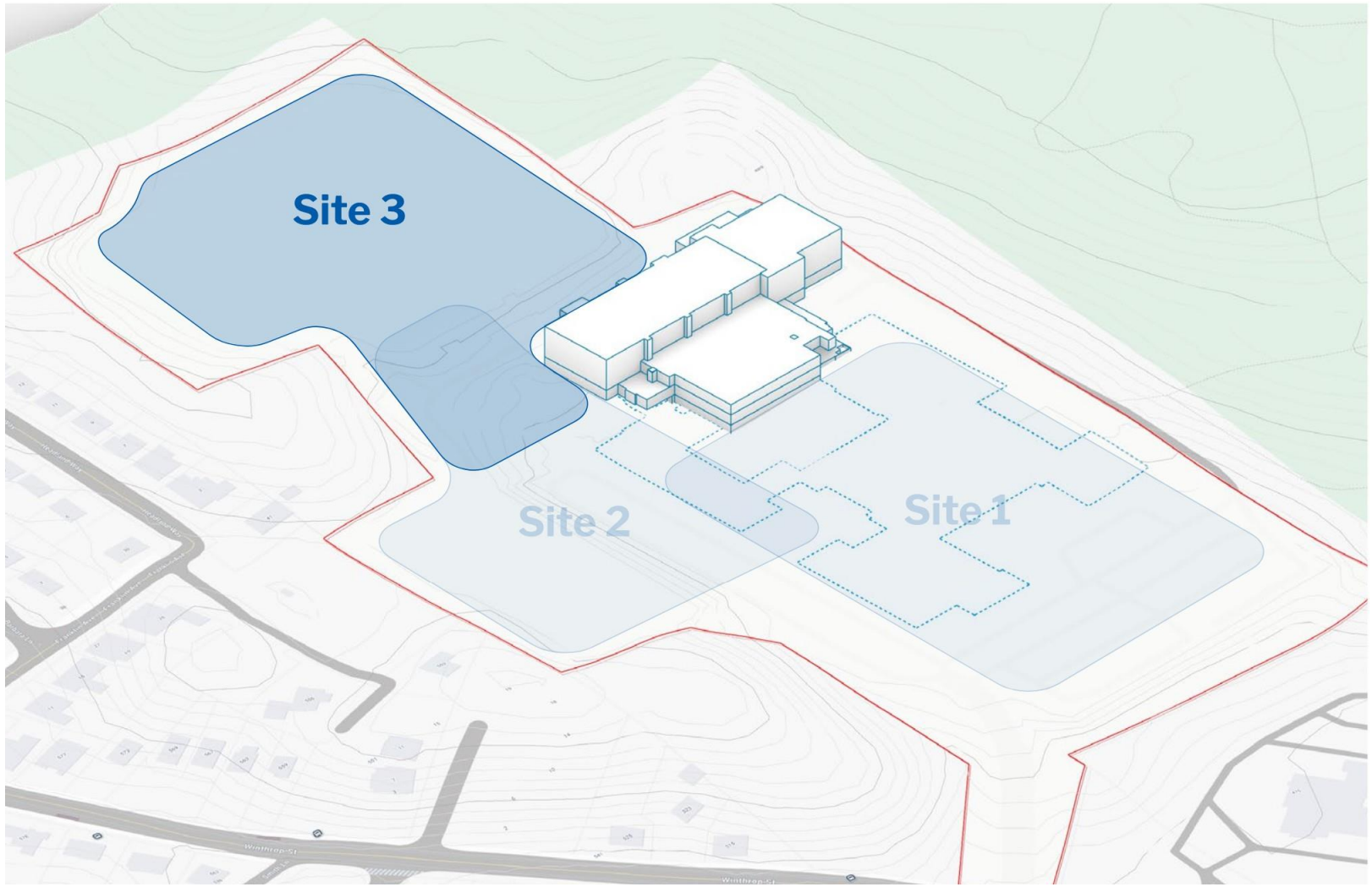
3,970 Linear ft of Building Perimeter at grade

1,340 ft max. horizontal distance travelled



Plan Massing Diagram

Athletics Renovation Only + New Addition / Site 3

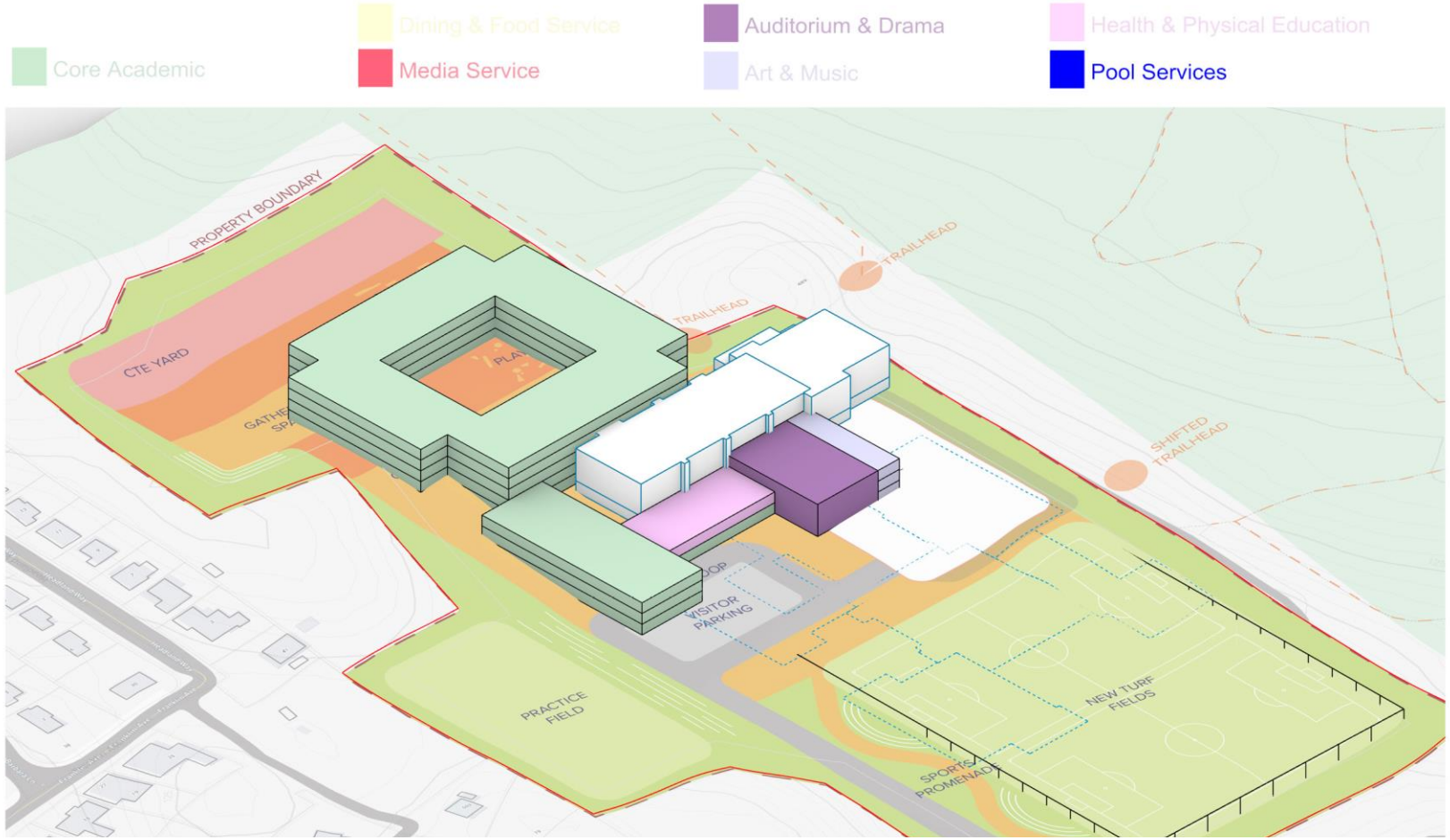


3D Aerial Massing Diagram



Edgerly Field

Athletics Renovation Only + New Addition / C.3.1



3D Aerial Massing Diagram

6 Stories Max.

2,810 Linear ft of Building Perimeter at grade

990 ft max. horizontal distance travelled



Plan Massing Diagram

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Athletics Renovation Only + New Addition / C.3.2



3D Aerial Massing Diagram

6 Stories Max.

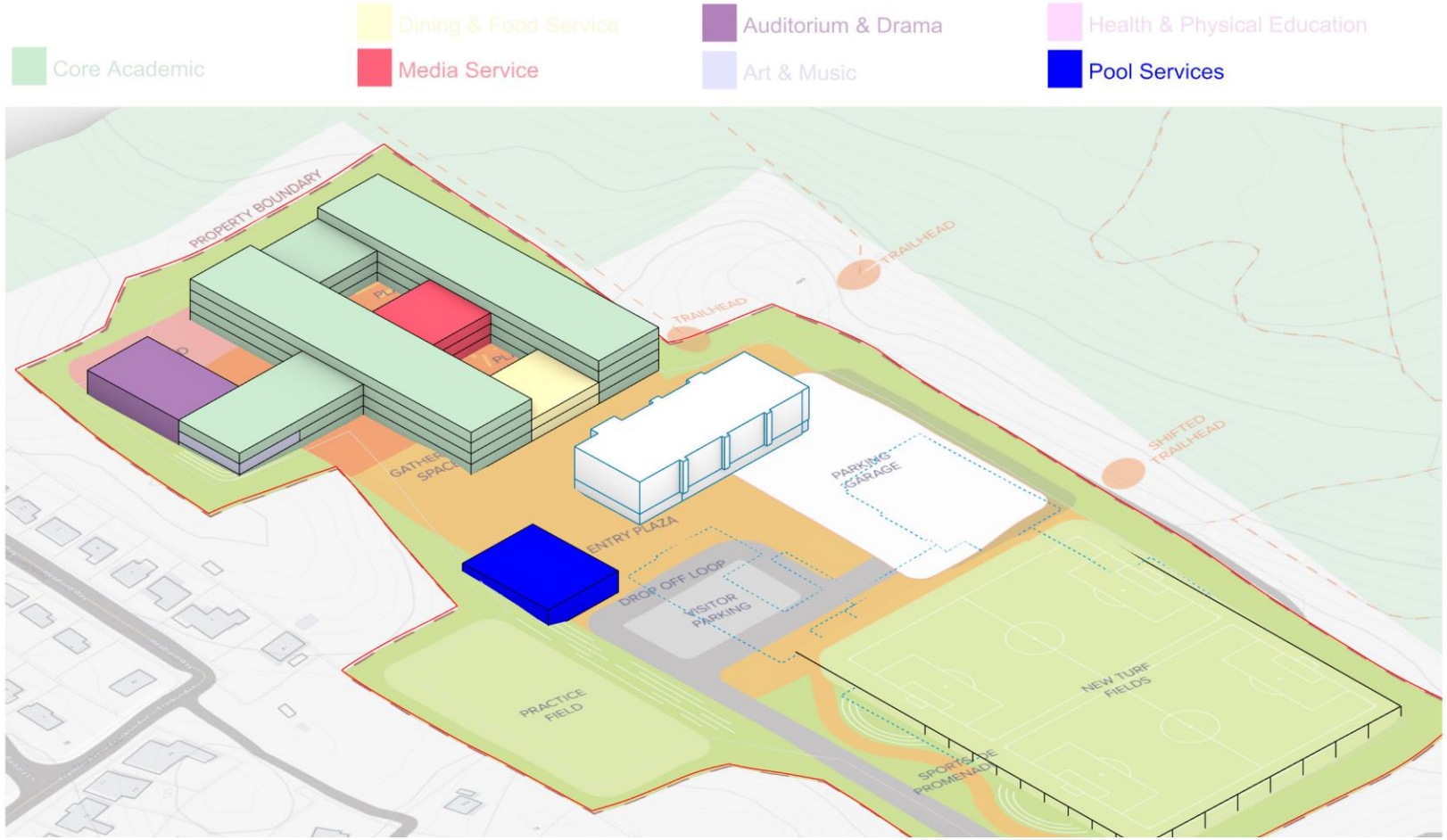
4,230 Linear ft of Building Perimeter at grade

1,340 ft max. horizontal distance travelled



Plan Massing Diagram

Athletics Renovation Only + New Addition / C.3.3



3D Aerial Massing Diagram

4 Stories Max.

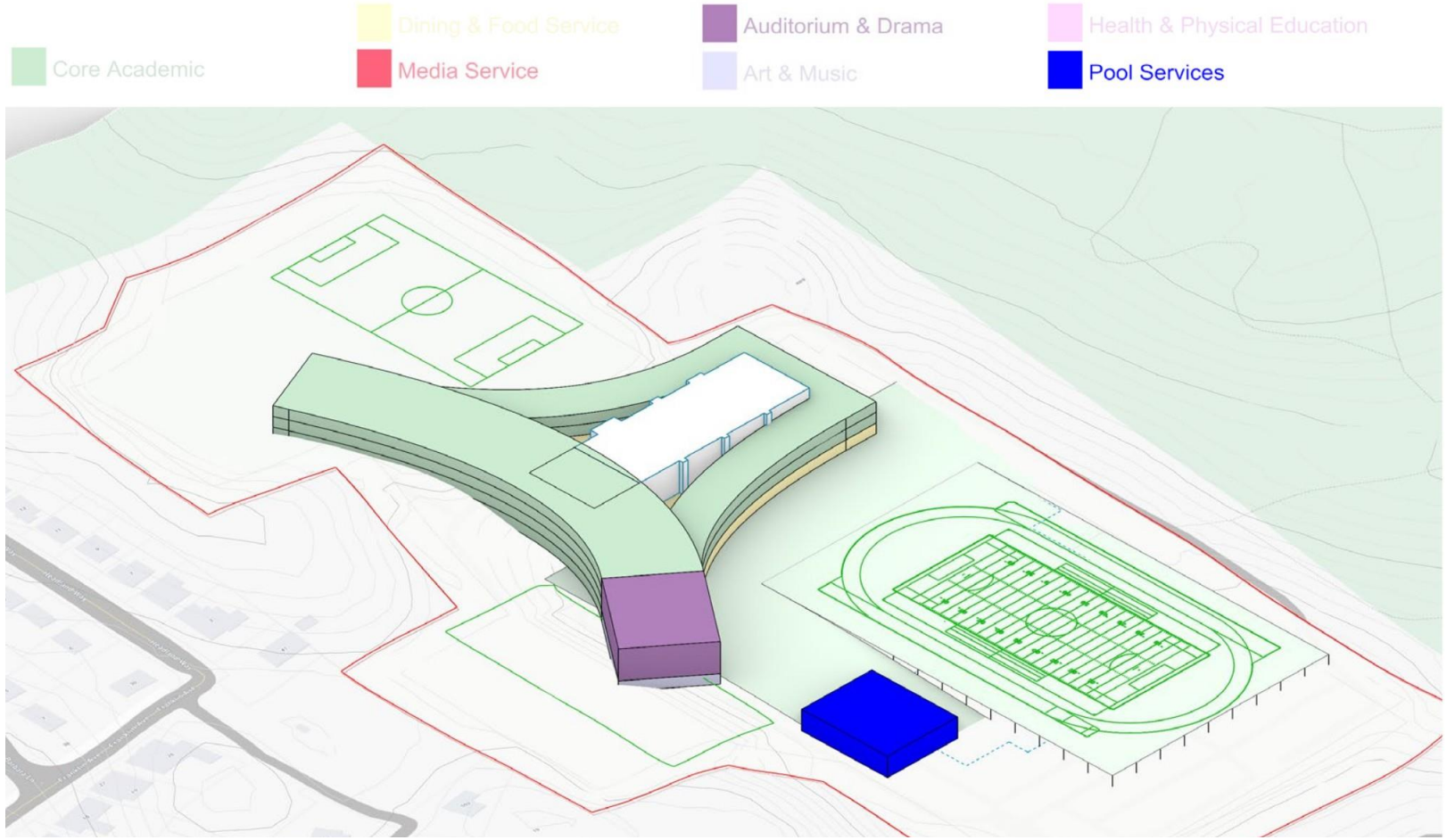
3,770 Linear ft of Building Perimeter at grade

1,300 ft max. horizontal distance travelled



Plan Massing Diagram

Athletics Renovation Only + New Addition / C.3.4

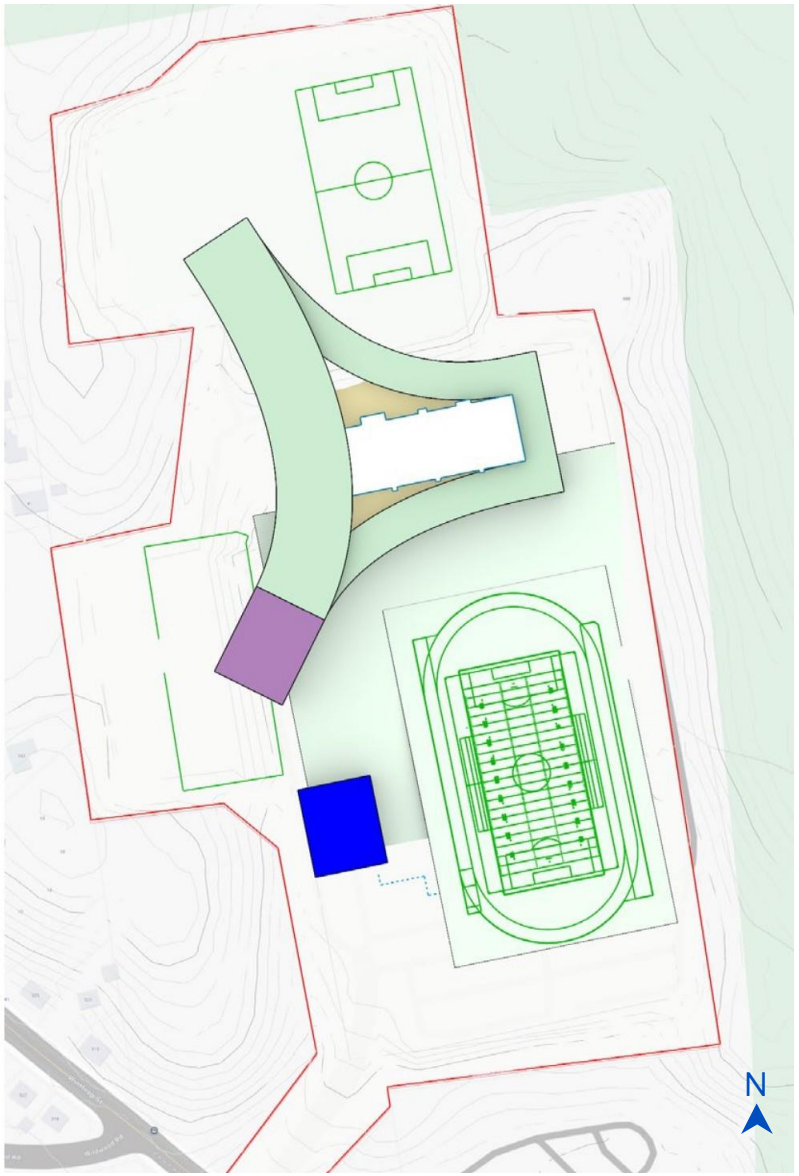


3D Aerial Massing Diagram

4 Stories Max.

2,310 Linear ft of Building Perimeter at grade

930 ft max. horizontal distance travelled



Plan Massing Diagram

A

Code Upgrade

B

Renovation + New Addition

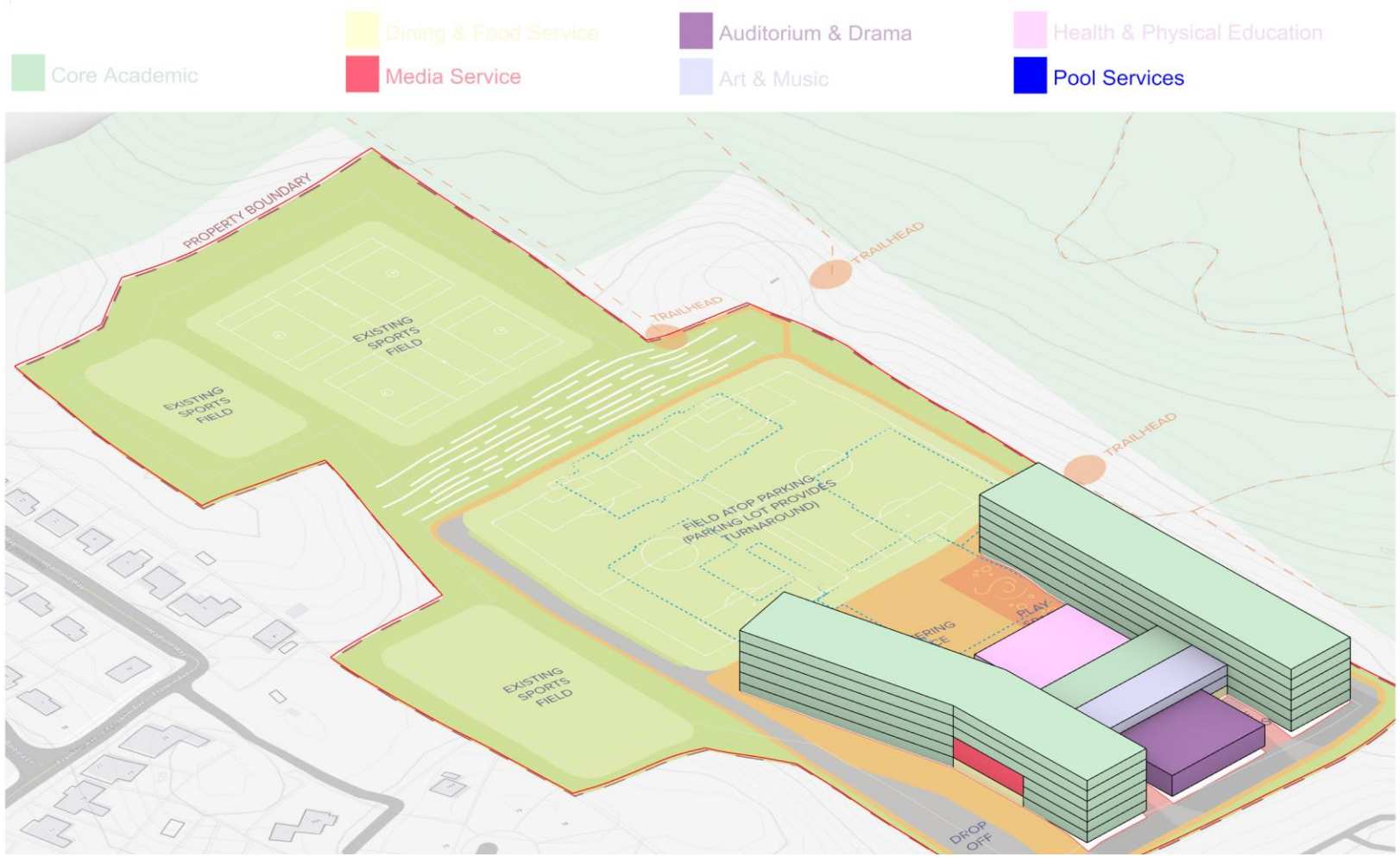
C

Athletics Renovation Only + New Addition

D

New Construction

New Construction / D.1.1



3D Aerial Massing Diagram

6 Stories Max.

3,260 Linear ft of Building Perimeter at grade

1,000 ft max. horizontal distance travelled



Plan Massing Diagram

New Construction/ D.1.2



3D Aerial Massing Diagram

4 Stories Max.

2,520 Linear ft of Building Perimeter at grade

1,060 ft max. horizontal distance travelled



Plan Massing Diagram

New Construction / D.2.1



3D Aerial Massing Diagram

6 Stories Max.

3,880 Linear ft of Building Perimeter at grade

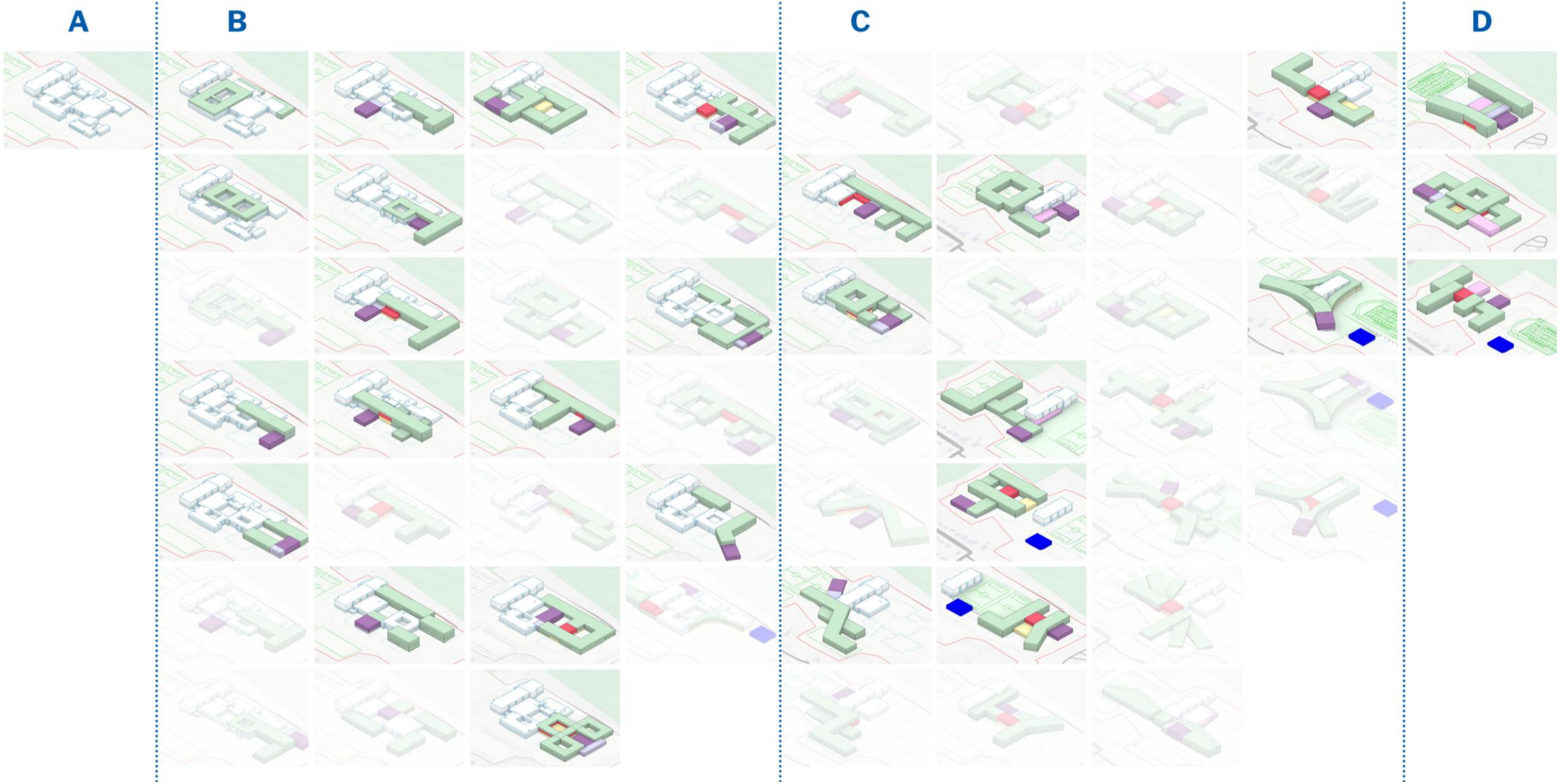
1,350 ft max. horizontal distance travelled



Plan Massing Diagram

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Alternatives for High Level Cost Estimating / Grouping Identical Cost Models



Thank you.

