Medford High School



Medford Comprehensive High School Building Committee Meeting

02/23/2026

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Agenda

- Roll call
- Approval of Meeting Minutes
  - February 11 Full Committee Meeting
- Cost Estimate Updates
- Vote to approve submission of Preliminary Design Program Report
- Evaluation Criteria Review
- Adjournment

Vote to approve the Medford SBC meeting minutes from the February 11, 2026 SBC Meeting

Cost Estimate Updates

Updates to Cost Information

Following the February 11, 2026 SBC Meeting the project team identified two areas of scope that were double-counted in the prior dollar values that were presented in the cost estimates.

- Costs for the Early Childhood Center were double counted in all Alternatives that had new addition construction (all Alternatives besides Code Upgrade A.1.1). (reduction of approx. $30M-$44M of total project cost)

- Costs for the new standalone Pool building were double counted in the New Construction D Alternatives. (reduction of approx. $16M of total project cost)

The following updated Comparative Cost Analysis Table reflects the updated lower numbers, with revised dollar values in blue colored text.

Understanding the PDP Comparative Costs

Comparative Cost Analysis Table

Medford Comprehensive High School

Preliminary Design Program - Comparative Cost Analysis

	A	B - Renovation & New Addition												C - Athletics Renovation Only + New Addition								D - New Construction - Multi-Phase		
	Code Upgrade to building and site	Reno Existing w/ some space reconfig. to meet MSBA and Ed. Vision goals		Selective Demo (Wing A) w/ Addition		Selective Demo (Wings A & C) w/ Addition		Selective Demo (Wings A, B, & C) w/ Addition	Selective Demo (Wings A, C, G & H) w/ Addition	Selective Demo (Wing A, B, G, & H) w/ Addition		Selective Demo (Wings A, B, & G) w/ Addition		Selective Demo (Wing A, G, & H) w/ Addition		Retain and Reno Gym, Pool, and Wing E w/ Addition on Site 1 (Parking Lot)				Retain and Reno Gym and Pool w/ Addition on Site 2		Retain and Reno Gym, Pool, and Wing E w/ Addition on Site 3 (Edgerly Field)				Demo Existing, Construct Building on Site 1 (parking lot)		New Building on Site 3, School remains operational (Edgerly Field)
	A.1	B.1		B.2		B.3		B.4	B.5	B.6		B.7		B.8		C.1				C.2		C.3				D.1		D.2
	A.1.1	B.1.1	B.1.2	B.2.1	B.2.2	B.3.1	B.3.2	B.4.1	B.4.2	B.5.1	B.6.1	B.6.2	B.7.1	B.7.2	B.8.1	B.8.2	C.1.1	C.1.2	C.1.3	C.1.4	C.2.1	C.2.2	C.3.1	C.3.2	C.3.3	C.3.4	D.1.1	D.1.2	D.2.1
1 Renovation	$ 201,575,030	$ 271,243,087	$ 265,797,547	$ 234,317,965	$ 240,985,117	$ 182,964,780	$ 190,844,280	$ 126,998,512	$ 130,475,312	$ 138,328,670	$ 127,284,807	$ 127,277,505	$ 150,598,883	$ 150,594,203	$ 183,246,395	$ 183,246,395	$ 80,179,110	$ 78,071,958	$ 78,071,958	$ 78,071,958	$ 80,179,110	$ 80,179,110	$ 13,007,362	$ 13,007,362	$ 12,739,482	$ 12,739,482	-		
2 Addition/New Construction		$ 27,479,935	$ 42,707,286	$ 74,637,150	$ 72,165,823	$ 128,266,331	$ 127,838,833	$ 194,523,799	$ 198,295,166	$ 189,122,243	$ 197,303,091	$ 191,557,635	$ 167,343,433	$ 170,052,818	$ 133,559,834	$ 127,258,529	$ 226,074,258	$ 229,422,639	$ 235,082,035	$ 231,623,744	$ 242,335,398	$ 234,212,855	$ 302,469,588	$ 303,498,144	$ 293,140,771	$ 287,730,688	$ 329,785,168	$ 327,424,045	$ 328,139,166
3 Sitework	$ 10,000,000	$ 50,170,607	$ 50,453,131	$ 50,145,907	$ 50,476,319	$ 50,713,743	$ 50,476,319	$ 50,920,409	$ 51,190,585	$ 51,246,443	$ 51,246,443	$ 51,246,443	$ 50,695,967	$ 50,535,019	$ 50,408,993	$ 50,863,171	$ 50,357,798	$ 50,578,529	$ 50,232,968	$ 56,382,226	$ 55,690,319	$ 55,726,078	$ 55,943,012	$ 56,114,603	$ 56,133,440	$ 58,535,940	$ 60,554,778	$ 51,855,468	$ 60,509,547
4 *Sitework without parking (incl in "Sitework")*	$ 10,000,000	$ 41,245,607	$ 41,528,131	$ 41,220,907	$ 41,551,319	$ 41,788,743	$ 41,551,319	$ 41,995,409	$ 42,265,585	$ 42,321,443	$ 42,321,443	$ 42,321,443	$ 41,770,967	$ 41,610,019	$ 41,483,993	$ 41,938,171	$ 41,432,798	$ 41,653,529	$ 41,307,968	$ 42,102,226	$ 41,410,319	$ 41,446,078	$ 41,663,012	$ 41,834,603	$ 41,853,440	$ 41,853,440	$ 43,872,278	$ 42,930,468	$ 43,827,047
5 *Parking Cost Breakout (incl in "Sitework"*		$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 8,925,000	$ 14,280,000	$ 14,280,000	$ 14,280,000	$ 14,280,000	$ 14,280,000	$ 14,280,000	$ 16,682,500	$ 16,682,500	$ 8,925,000	$ 16,682,500
6 Parking Approach	At grade surface parking	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	4-Story Parking Garage	Field over Parking	Field over Parking	Field over Parking	Field over Parking	Field over Parking	Field over Parking	Stadium over Parking	Stadium over Parking	4-Story Parking Garage	Stadium over Parking
7 Pool Scope	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 14,760,800	$ 12,710,000	$ 12,710,000	$ 12,710,000
8 Haumat Removal	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250	$ 3,819,250
9 Misc Hazardous Waste Removal	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750	$ 240,750
10 Demolition	-	-	$ 333,704	$ 823,272	$ 960,484	$ 1,908,228	$ 1,908,084	$ 3,216,036	$ 3,216,036	$ 2,995,464	$ 3,157,620	$ 3,157,620	$ 2,637,816	$ 2,637,816	$ 1,909,812	$ 1,909,812	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 3,889,666	$ 5,154,336	$ 5,154,336	$ 5,154,336	$ 5,154,336	$ 5,483,153	$ 5,483,153	$ 5,483,153
11 **Subtotal Direct Trade Cost**	$ 230,395,830	$ 367,714,429	$ 379,112,468	$ 378,745,095	$ 383,408,543	$ 382,733,893	$ 389,888,315	$ 394,479,556	$ 401,957,899	$ 400,515,629	$ 397,812,761	$ 392,060,003	$ 390,096,898	$ 392,640,656	$ 387,945,834	$ 382,098,707	$ 379,321,632	$ 380,783,592	$ 386,097,427	$ 388,788,194	$ 400,915,293	$ 392,828,509	$ 395,394,898	$ 394,595,045	$ 385,988,828	$ 382,981,246	$ 412,593,099	$ 401,532,665	$ 410,901,865
12 Design Contingency (15%)	$ 34,559,375	$ 55,157,164	$ 56,716,870	$ 56,811,764	$ 57,511,281	$ 57,410,083	$ 58,483,247	$ 59,171,933	$ 60,293,685	$ 60,077,041	$ 59,671,914	$ 58,809,000	$ 58,514,535	$ 58,896,098	$ 58,191,875	$ 57,314,806	$ 56,898,245	$ 57,117,539	$ 57,914,614	$ 58,318,259	$ 60,137,294	$ 58,924,276	$ 59,309,235	$ 59,189,257	$ 57,898,324	$ 57,447,187	$ 61,888,965	$ 60,229,900	$ 61,635,280
13 CM Contingency (3%)	$ 7,948,656	$ 12,686,148	$ 13,046,880	$ 13,066,706	$ 13,227,595	$ 13,204,319	$ 13,451,147	$ 13,609,545	$ 13,867,548	$ 13,817,720	$ 13,724,540	$ 13,526,070	$ 13,458,343	$ 13,546,103	$ 13,384,131	$ 13,182,405	$ 13,086,596	$ 13,137,034	$ 13,320,361	$ 13,413,200	$ 13,831,578	$ 13,552,584	$ 13,641,124	$ 13,613,529	$ 13,316,615	$ 13,212,853	$ 14,234,462	$ 13,852,877	$ 14,176,114
14 Escalation (Spring 2028) (10%)	$ 26,495,520	$ 42,287,159	$ 43,482,934	$ 43,555,686	$ 44,091,982	$ 44,014,397	$ 44,837,156	$ 45,365,149	$ 46,225,158	$ 46,059,066	$ 45,748,468	$ 45,086,900	$ 44,861,143	$ 45,153,675	$ 44,613,771	$ 43,941,351	$ 43,621,988	$ 43,790,113	$ 44,401,204	$ 44,710,665	$ 46,105,259	$ 45,175,279	$ 45,470,413	$ 45,378,430	$ 44,388,715	$ 44,042,843	$ 47,448,206	$ 46,176,256	$ 47,253,714
15 CM Costs (GCs/GRs/Fee/Ins)	$ 50,345,024	$ 68,306,993	$ 69,667,109	$ 74,249,545	$ 74,850,547	$ 74,762,298	$ 76,820,805	$ 77,421,363	$ 78,399,568	$ 78,218,649	$ 74,089,350	$ 73,736,860	$ 73,680,076	$ 73,812,812	$ 73,198,706	$ 72,633,872	$ 73,070,616	$ 72,261,848	$ 72,956,925	$ 73,308,917	$ 71,527,163	$ 70,669,371	$ 70,805,067	$ 70,700,443	$ 69,574,705	$ 69,181,299	$ 73,054,679	$ 71,607,918	$ 72,833,457
16 **TOTAL ESTIMATED CONSTRUCTION COSTS**	$ 349,744,405	$ 546,151,893	$ 561,024,261	$ 566,419,796	$ 573,089,949	$ 572,124,979	$ 583,480,671	$ 590,047,546	$ 600,743,858	$ 598,678,098	$ 591,447,033	$ 583,218,834	$ 580,410,995	$ 584,049,344	$ 577,334,317	$ 568,971,141	$ 564,999,077	$ 567,090,126	$ 574,690,531	$ 579,539,435	$ 592,516,586	$ 580,950,019	$ 584,620,738	$ 583,476,703	$ 571,167,190	$ 566,865,428	$ 609,219,411	$ 593,399,617	$ 606,800,431
17 *Cost Per SF*	$ 669.75	$ 991.89	$1,019.00	$1,028.80	$1,040.92	$1,039.17	$1,059.79	$1,071.72	$1,091.15	$1,087.39	$1,074.26	$1,059.32	$1,054.22	$1,060.82	$1,048.63	$1,033.44	$1,026.22	$1,030.02	$1,043.83	$1,050.82	$1,076.20	$1,055.19	$1,061.86	$1,059.78	$1,037.43	$1,029.61	$1,214.72	$1,183.17	$1,209.88
18 Soft Costs Calculated at 25%	$ 87,436,101	$ 136,537,973	$ 140,256,065	$ 141,604,949	$ 143,272,487	$ 143,031,245	$ 145,870,168	$ 147,511,887	$ 150,185,964	$ 149,669,525	$ 147,861,758	$ 145,804,708	$ 145,102,749	$ 146,012,336	$ 144,333,579	$ 142,242,785	$ 141,249,769	$ 141,772,531	$ 143,672,633	$ 144,634,859	$ 148,129,142	$ 145,237,505	$ 146,155,385	$ 145,869,176	$ 142,791,798	$ 141,716,357	$ 152,304,853	$ 148,349,904	$ 151,700,108
19 Modular Trailers	$ 22,960,000.00	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 39,360,000	$ 39,360,000	$ 31,160,000	$ 31,160,000	$ 39,360,000	$ 39,360,000	$ 31,160,000	$ 31,160,000	$ 31,160,000	$ 31,160,000	$ 22,960,000	$ 22,960,000	$ 22,960,000	$ 22,960,000		$ 22,960,000	$ 31,360,000.00	$ 31,160,000		$ 31,160,000
22 **TOTAL ESTIMATED PROJECT COSTS**	$ 437,180,506	$ 705,649,867	$ 724,240,327	$ 730,984,744	$ 739,322,436	$ 738,116,224	$ 752,310,838	$ 760,519,433	$ 773,889,822	$ 771,307,623	$ 778,868,791	$ 768,383,542	$ 756,673,743	$ 761,221,679	$ 761,027,896	$ 750,573,927	$ 737,408,846	$ 740,022,657	$ 749,523,164	$ 754,334,293	$ 763,605,733	$ 749,147,524	$ 753,735,923	$ 752,305,878	$ 713,958,988	$ 731,541,785	$ 792,684,264	$ 772,909,521	$ 758,500,539
23 **PROGRAM ALTERNATES ONLY**																													
24 PROG1 - Teen Health Center Space	-	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346	1,977,346
25 PROG2 - Medford Community Media	-	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954	2,166,954
26 PROG3 - Community Partner Rental Spaces	-	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996	3,737,996
27 PROG4 - Welcome Center/ Central Offices	-	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176	24,453,176
28 PROG5 - Community Meeting Space	-	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970	7,624,970
29 PROG6 - Additional area for 1,000 Seat Auditorium	-	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241	3,515,241
30 PROG7 - Early Childhood Center		37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604	37,299,604
31 Subtotal All Program Alternates		80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287	80,775,287
32 **Revised Construction Cost with all Alternates**	$ 349,744,405	$ 626,927,180	$ 641,799,548	$ 647,195,083	$ 653,865,236	$ 652,900,266	$ 664,255,958	$ 670,822,833	$ 681,519,145	$ 679,453,385	$ 672,222,320	$ 663,994,121	$ 661,186,282	$ 664,824,631	$ 658,109,604	$ 649,746,428	$ 645,774,364	$ 647,865,413	$ 655,465,818	$ 659,314,722	$ 673,291,873	$ 661,725,306	$ 665,396,025	$ 664,251,990	$ 651,942,477	$ 647,640,715	$ 689,994,698	$ 674,174,904	$ 687,575,718
33 **Revised Total Project Cost (soft cost+Modulars)**	$ 437,180,506	$ 806,618,975	$ 825,209,435	$ 831,953,853	$ 840,291,545	$ 839,085,333	$ 853,279,947	$ 861,488,541	$ 874,858,931	$ 872,276,732	$ 879,637,899	$ 869,352,651	$ 857,642,852	$ 862,190,788	$ 861,997,005	$ 851,543,036	$ 838,377,955	$ 840,991,766	$ 850,492,272	$ 855,303,402	$ 864,574,842	$ 850,116,633	$ 854,705,032	$ 853,274,987	$ 814,928,096	$ 832,510,894	$ 893,653,373	$ 873,878,630	$ 859,469,647

Note: Blue text = Updated figures from 2/11/2026 SBC Meeting

The estimated construction and total project cost provided are for COMPARISON PURPOSES ONLY. The estimated costs will be updated at the Preliminary Schematic Report (PSR) phase to assist the committee in defining the single preferred solution to proceed into the Schematic Design (SD) phase. The actual costs and total project budget will be established at the end of the Schematic Design (SD) phase for the district's preferred solution.

Understanding the PDP Comparative Costs – Programs *(Updated Costs)*

The estimators were asked to account for a series of specialty programming items and options so that the committee can best understand the costs associated with each.

This chart defines specialty programming items costed separately.

Program	Description	Construction Cost
PROG1	Teen Health Center Space	$1,977,346
PROG2	Medford Community Media	$2,166,954
PROG3	Community Partner Rental Spaces	$3,737,996
PROG4	Welcome Center/ Central Offices	$24,453,176
PROG5	Community Meeting Space	$7,624,970
PROG6	Additional area for 1,000 Seat Auditorium	$3,515,241
PROG7	Early Childhood Center	$37,299,604
	Subtotal All Programming	**$80,775,287 ***

** Overall increase of $747,529 from 2/11/26 SBC Meeting numbers*

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Understanding the PDP Comparative Costs – Life Cycle Cost Analysis (LCCA) Alternates ***(Updated Costs)***

These Alternates provide rough order of magnitude first cost impacts for different Solar PV and HVAC system options.

In addition to the first cost implications shown here, each of these alternatives will have long-term operating cost implications for the City and District. These operating cost implications will be studied moving forward with LCCA's.

Alternate	Description	Construction Cost	Increase/ (Decrease) from Base Bid
PV1	Provide Roof Mounted PV Panels over a fixed % of Roof Surface	Incl in base bid	$0
PV2	Purchase Additional Canopy Mounted PV Panels over Parking & Roadways	$32,619,060	$32,619,060
PV3	Canopy Structure only for PV Panels over Parking & Roadways (Panels via PPA)	$12,916,800	$12,916,800
HVAC 1	Air Source Heat Pump (remove geothermal)	*$69,211,416 **	*$(29,414,852) **
HVAC 2	Hybrid Ground Source Heat Pump and Air Source Heat Pump	*$81,631,416 **	*$(6,959,196) **
HVAC 3	Air Source Heat Pump VRF System	*$61,598,160 **	*$(26,992,452) **

** Reductions from 2/11/26 SBC Meeting numbers*

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Understanding the PDP Comparative Costs – Other Alternates *(Updated Costs)*

Access Alternates provide rough order of magnitude costs for emergency access strategies for first responders only.

Mass Timber Alternates provide rough order of magnitude cost premiums for building half or all of the new construction structural frame using heavy mass timber in lieu of steel. Cost offsets for finishes will be studied moving forward.

Alternate	Description	Construction Cost	Increase/ (Decrease) from Base Bid
ACCESS1	No land acquired. Steve Miller Drive widened in base estimate	Incl in base bid	$0
ACCESS2	Add a second curb cut west of Steve Miller Dr on Winthrop St.	$652,050	$652,050
ACCESS3	Connect the student parking lot to Winthrop St. (East of Victory Park)	$2,773,414	$2,773,414
TIMB1	Provide 50% of the new construction/addition frame with mass timber member/systems	*$31,145,137 **	*$9,833,520 **
TIMB2	Provide 100% of the new construction addition frame with mass timber members/systems	*$62,290,274 **	*$19,667,039 **

** Reductions from 2/11/26 SBC Meeting numbers*

smma LeftField Agency Landscape + Planning

Preliminary Design Program Report Submission

PDP Report Contents

Introduction

- Summary of Facility Deficiencies
- Invitation to Conduct Feasibility Study
- Executed Design Enrollment Certification
- Capital Budget Statement & Target Budget
- Project Directory
- Project Schedule

Educational Program

Initial Space Summary (ISS)

- Space Summary – Programming, Visioning
- Floor Plans of Existing Facility
- Narrative Description of Reasons for all Variances

Evaluation of Existing Conditions

- Legal Title to Property
- Determination that Property is Available for Development
- Existing Historically Significant Features
- Development Restrictions
- Evaluation of Building Code Compliance
- Evaluation of Accessibility Code Compliance
- Evaluation of Existing Conditions
- Traffic Report
- Wetland Resources
- Geotechnical Evaluation
- Environmental Site Assessment
- Environmental Noise
- Assessment of Hazardous Materials
- Previous Existing Building and/or Site Reports, Studies, Drawings

PDP Report Contents

Site Development

- Structures & Fences
- Site Access & Circulation
- Parking & Paving
- Code Requirements
- Zoning Requirements & Limitations
- Accessibility Requirements
- Easements
- Wetlands and/or Flood Restrictions
- Emergency Vehicle Access
- Safety & Security Requirements
- Utilities
- Athletic Fields & Outdoor Recreation Spaces

Preliminary Evaluation of Alternatives

- Analysis of School District Assignment Practices
- Tuition Agreements w/ Adjacent School Districts
- Rental or Acquisition of Existing Buildings
- Code Upgrade (Base Repair) Option
- Renovation/Addition Options
- New Construction Options

Local Actions & Approvals

- SBC Approval of Preliminary Design Program
- SBC Meeting Agendas, Minutes, and Materials
- Public Meeting Agendas, Minutes, and Materials

Vote to approve the submission of the MHS Preliminary Design Program Report to the MSBA

Evaluative Criteria

Evaluation Criteria Matrix

ALTERNATIVES EVALUATION CRITERIA MATRIX

Medford High School

Rating system: Use three levels as follows:

- Not favorable = 0
- Neutral = 2
- Favorable = 5

	Evaluation criteria based upon priorities	A.1	B.1.1	B.1.2	B.2.1	B.2.2	B.3.1	B.3.2	B.4.1	B.4.2	B.5.1	B.6.1	B.6.2	B.7.1	B.7.2	B.8.1	B.8.2	C.1.1	C.1.2	C.1.3	C.1.4	C.2.1	C.2.2	C.3.1	C.3.2	C.3.3	C.3.4	D.1.1
			Renovation and Addition																									
		Code Upgrade	Renovation and New Addition															Gym/Pool Renovation Only + New Addition										
			Renovate existing school, with Spatial Reconfigurations and New Additions		Selective demo (Wing A) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A & C) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, B, & C) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, B, C, G & H) with Renovation of Remaining Structure and New Addition	Selective Demo (Wings A, B, G & H) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, B & G) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, G & H) with Renovation of Remaining Structure and New Addition		Retain and Renovate Gym, Pool, and Wing E while constructing a New Addition on Parking Lot				Retain and Renovate Gym, Pool and Wing E while constructing a New Addition in the center of the site; Demolish existing portions after completion		Retain and Renovate Gym, Pool and Wing E while constructing a new addition on Edgerly Field; demolish existing portions after completion				Demolish existing fac building on the ex
																												
1 Alternatives Information																												
1.1	Size of overall site (acres)	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres
1.2	Athletic Fields & Outdoor Spaces	5.5 acres																										
	Edgerly Field (2 multi purpose soccer/lacrosse/field ...)	Replace synthetic turf																										
	Practice Field	No change																										
	Football Practice Field	No change																										
	Competition Football Field / Track / Stadium	na																										
1.3	School Building gross square feet (GSF)	522,205 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	640,594 GSF	607,250 GSF
	Number of Stories	4	4	5	4	5	4	5	4	5	5	4	4	4	4	4	4	4	5	4	4	7	5	6	6	4	4	6
	School Building Footprint (acres)	5.72 acres	5.16 acres	5.72 acres	5.74 acres	5.88 acres	5.78 acres	5.48 acres	5.88 acres	5.38 acres	5.74 acres	5.27 acres	5.38 acres	5.31 acres	5.78 acres	5.88 acres	5.88 acres	5.14 acres	4.71 acres	5.62 acres	4.45 acres	5.31 acres	5.22 acres	5.06 acres	4.81 acres	4.78 acres	4.87 acres	3.96 acres
	Parking Footprint - 450 spaces (acres)	1.25 acres																										
1.4	Area of roof PV available (SF)	-	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF
	Area of site PV required to meet 6.5MW (NZE Goal)	-	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF
1.5	Project Cost																											
1.6	Project Duration (months - beginning July 2026)	54	54	54	66	66	66	69	69	69	69	60	60	60	60	60	60	60	60	60	60	51	51	51	51	51	51	51
2 Space Optimization (Educational)																												
2.1	Meets educational plan for all students	0																										
2.2	Adequately sized spaces	0																										
2.3	Optimizes configuration and adjacency of teaching spaces	0																										
2.4	Educational program flexibility	0																										
2.5	Provides outdoor learning opportunities	2																										
2.6	Provides staff and students with a sense of community	0																										
2.7	Provides flexibility for future growth	0																										
2.8	Provides flexibility for fluctuation of grade cohort sizes	0																										
3 Cost and Schedule																												
3.1	Project Cost, $million	5																										
3.2	Project Duration (School Only)	2																										
3.3	District's annual operating expenses	2																										
3.4	Allows students to move into the completed new school the soonest	2																										
3.5	Requires swing space	2																										
3.6	Impact on taxpayer burden	5																										
4 Educational Plan & Equity																												
4.1	A place that centers student voice, agency, and leadership	0																										
4.2	Includes flexible, purposeful, and human-centered spaces that support collaboration, movement, and multiple modes of teaching and learning	0																										
4.3	Incorporates appropriate restroom and locker room facilities for student, staff, and public use	0																										
4.4	Includes areas of respite to benefit staff and student mental health	0																										
4.5	A future-ready building that is adaptable, sustainable, and able to evolve with changing student needs and educational practices	0																										
4.6	Has an accessible design that is easily understood and navigated without relying solely on signage	0																										
5 Sustainability																												
5.1	Ease of maintenance / maintenance costs	0																										
5.2	Maximizes solar (PV) opportunities	0																										
5.3	Achieves area for designated size/capacity of PV system	0																										
5.4	Minimizes embodied carbon footprint	2																										
5.5	Optimizes building orientation	0																										
6 Building Massing																												
6.1	Optimizes use of natural light and daylighting	0																										
6.2	Optimizes connection of outdoor/indoor space, integration with site	0																										
6.3	Provides flexibility for expansion/addition	0																										
6.4	Minimizes passing time between classes	0																										
7 Site																												
7.1	Increases the field inventory on the site	0																										
7.2	Creates a competition track and football field on the site	0																										
7.3	Separates safe circulation of bus, vehicle, pedestrian and bike access	0																										
7.4	Minimizes impact to existing trees	5																										
7.5	Improves off site traffic impact	0																										
7.6	Improves pedestrian safety and access	0																										
8 Construction Impacts / cost																												
8.1	Building construction cost	5																										
8.2	Site construction cost	5																										
8.3	Construction duration impact	2																										
8.4	School disruption impacts	0																										
9 Operational costs																												
9.1	Life Cycle Cost Analysis (LCCA)																											
9.2	Annual Operating Cost																											
9.3	Cost for solar as it relates to operating cost (annual)																											
10 Community																												
10.1	Provides a facility that fosters collaboration with community partners	0																										
10.2	Facilitates community use of and access to the pool, gym and fitness spaces	0																										
10.3	Facilitates community use of and access to the auditorium and support spaces	0																										
10.4	Maximizes opportunities to use school spaces for community activities	0																										
	Total Score	39	0		0												0	0	0		0		0	0	0	0	0	0

Agency Landscape + Planning

Using the Evaluation Criteria Matrix

2 Space Optimization (Educational)		
2.1	Meets educational plan for all students	0
2.2	Adequately sized spaces	0
2.3	Optimizes configuration and adjacency of teaching spaces	0
2.4	Educational program flexibility	0
2.5	Provides outdoor learning opportunities	2
2.6	Provides staff and students with a sense of community	0
2.7	Provides flexibility for future growth	0
2.8	Provides flexibility for fluctuation of grade cohort sizes	0
3 Cost and Schedule		
3.1	Project Cost, $million	5
3.2	Project Duration (School Only)	2
3.3	District's annual operating expenses	2
3.4	Allows students to move into the completed new school the soonest	2
3.5	Requires swing space	2
3.6	Impact on taxpayer burden	5

- Using the Alternative A.1 Code Upgrade as an example, each criteria would be applied and an assessment made as follows:
- Unfavorable = 0 points
- Neutral = 2 points
- Favorable = 5 points

Evaluation Criteria

1. Alternatives Information

1.1 Size of overall site (acres)

1.2 Athletic Fields & Outdoor Spaces

- Edgerly Field (2 Multi-purpose Soccer/Lacrosse/Field Hockey)
- Practice Field
- Football Practice Field
- Competition Football Field / Track / Stadium

1.3 School Building gross square feet (GSF)

- Number of Stories
- School Building Footprint (acres)
- Parking Footprint - 450 spaces (acres)

1.4 Area of roof PV available (SF)

- Area of site PV required to meet 6.5MW (NZE Goal)

1.5 Project Cost

1.6 Project Duration (months - beginning July 2028)

2. Space Optimization (Educational)

2.1 Meets educational plan for all students

2.2 Adequately sized spaces

2.3 Optimizes configuration and adjacency of teaching spaces

2.4 Educational program flexibility

2.5 Provides outdoor learning opportunities

2.6 Provides staff and students with a sense of community

2.7 Provides flexibility for future growth

2.8 Provides flexibility for fluctuation of grade cohort sizes

3. Cost and Schedule

3.1 Project Cost, $million

3.2 Project Duration (School Only)

3.3 District's annual operating expenses

3.4 Allows students to move into the completed new school the soonest

3.5 Requires swing space

3.6 Impact on taxpayer burden

Evaluation Criteria

4. Educational Plan & Equity

- **4.1** A place that centers student voice, agency, and leadership
- **4.2** Includes flexible, purposeful, and human-centered spaces that support collaboration, movement, and multiple modes of teaching and learning
- **4.3** Incorporates appropriate restroom and locker room facilities for student, staff, and public use
- **4.4** Includes areas of respite to benefit staff and student mental health
- **4.5** A future-ready building that is adaptable, sustainable, and able to evolve with changing student needs and educational practices
- **4.6** Has an accessible design that is easily understood and navigated without relying solely on signage

5. Sustainability

- **5.1** Ease of maintenance / maintenance costs
- **5.2** Maximizes solar (PV) opportunities
- **5.3** Achieves area for designated size/capacity of PV system
- **5.4** Minimizes embodied carbon footprint
- **5.5** Optimizes building orientation

6. Building Massing

- **6.1** Optimizes use of natural light and daylighting
- **6.2** Optimizes connection of outdoor/indoor space, integration with site
- **6.3** Provides flexibility for expansion/addition
- **6.4** Minimizes passing time between classes

Evaluation Criteria

7. Site

7.1 Increases the field inventory on the site

7.2 Creates a competition track and football field on the site

7.3 Separates safe circulation of bus, vehicle, pedestrian and bike access

7.4 Minimizes impact to existing trees

7.5 Improves off site traffic impact

7.6 Improves pedestrian safety and access

8. Construction impacts / cost

8.1 Building construction cost

8.2 Site construction cost

8.3 Construction duration impact

8.4 School disruption impacts

9. Operational costs

9.1 Life Cycle Cost Analysis (LCCA)

9.2 Annual Operating Cost

9.3 Cost for solar as it relates to operating cost (annual)

10. Community

10.1 Provides a facility that fosters collaboration with community partners

10.2 Facilitates community use of and access to the pool, gym and fitness spaces

10.3 Facilitates community use of and access to the auditorium and support spaces

10.4 Maximizes opportunities to use school spaces for community activities

Upcoming Meetings

Upcoming Meetings

- **2/25** Virtual) **MCHSBC** meeting to review CM at Risk vs. DBB Delivery
- **3/5** (In Person) **Community Forum #2** to collect Design Input
- **Week of 3/9** **Advisory Team** meetings
- **3/23** (In Person) **MCHSBC** meeting to evaluate options
- **4/27** (In Person) **MCHSBC** meeting to narrow options to 3-5
- **5/20** (In Person) **MCHSBC** meeting to review cost estimates for 3-5 options
- **5/27** (In Person) **MCHSBC** meeting
- **6/10** (In Person) **MCHSBC** meeting to select a single option
- **6/22** (In Person) **MCHSBC** meeting to review and approve PSR submission

Thank you.

